

# DRP Plans Filed - West San Gabriel Valley Planning Area



Between 5/3/2026 and 5/10/2026

Total Cases Filed: 46

Lot Line Adjustment								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001647 PRJ2026-002004	5/4/2026	5842016027	914 Mount Curve Avenue, Altadena CA 91001	ALTADENA	Lot Line Adjustment	Timothy Stapleton	R-1-7500	Tannis Mann
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
RPPL2026001645 PRJ2026-002001	5/4/2026	5807017039	2539 Piedmont Avenue, Montrose CA 91020	MONTROSE	PRJ2026-002001 • ADU Garage conversion Total: 786 w/ OTP @ 2539 Piedmont Ave  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
Oak Tree Permit - Discretionary								
Number of Plans: 1								

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001650 PRJ2026-002009	5/4/2026	5868014035	5604 Canyonside Road, La Crescenta CA 91214	LA CRESCENTA	PRJ2026-002009 • (n) retaining wall with OTP @ 5604 Canyonside RD 1. BUILD A PILES AND GRADE BEAM SISTER RETAINING WALL, MAX. 6'-0" HIGH, APPROX. 20'-0" LONG AT THE RIGHT SECTION. 2. BUILD A SISTER RETAINING WALL ON CONVENTIONAL FOOTING, MAX. 4'-0" HIGH, APPROX. 38'-0" LONG AT THE MIDDLE SECTION. 3. REPLACE THE EXISTING DISTRESSED GARDEN WALL WITH A NEW GARDEN WALL ON CONVENTIONAL FOOTING, MAX. 3'-0" HIGH, APPROX. 56'-0" LONG AT THE LEFT SECTION	Joshua Pereira	R-1-7500	ALPHA STRUCTURAL INC, Channing Tidmore

**Permits**  
**Number of Plans: 24**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001912 PRJ2026-002095	5/3/2026	5754022037	3433 E Del Mar Boulevard, Pasadena CA 91107	EAST PASADENA	Proposed 1,198 sf new 2-story ADU	Stacy Corea	R-2	Jeremy Ngo
RPAP2026001916	5/3/2026	5271005058	561 Darlington Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	New Detached ADU (1199 sf). ADU entry porch (56 sf) 2-Car Garage ( 458 sf) attached to ADU.	Andrew Flores	A-1	Jeffrey Shen
RPAP2026001919	5/3/2026	5825006032	2080 Casitas Avenue, Altadena CA 91001	ALTADENA	Proposed ADU on (E) property.	Joshua Pereira	R-1-7500	Carolyn Saad
RPAP2026001922	5/4/2026	5842024007	3376 Monterosa Drive, Altadena CA 91001	ALTADENA	Run 1 1/4" Polyethylene gas line from meter to new proposed fire pit	Stacy Corea	R-1-10000	Manuel Carmona
RPAP2026001923 PRJ2026-002012	5/4/2026	5827011903	2231 Lincoln Avenue, Altadena CA 91001	ALTADENA	CORE Community Kick Back event on 5/4/26 2-4pm	Zoe Axelrod	C-3	Clara Zervigon
RPAP2026001932	5/4/2026	5375018019	8307 Longden Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	Nonconforming Review	Anthony Curzi	R-1-7500	Edward Li
RPAP2026001942	5/5/2026	5383026002	6538 N Golden West Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	To add ADU and JADU to the back of existing S.F.R.	Joshua Pereira	R-A	Chien Yeh

RPAP2026001952	5/5/2026	5755031022	3757 E Colorado Boulevard, Pasadena CA 91107	EAST PASADENA	To apply alley dedication wariver for the 5-ft alley dedication for Muscatel Ave.	To Be Assigned Received	MXD	Yue Zhao
RPAP2026001955	5/5/2026	5277003030	2250 Kays Avenue #A, Rosemead CA 91770	SOUTH SAN GABRIEL	[CORRECTIONS DUE 5/21] 400SF GARAGE CONVERSION TO ADU [1BED/1BATH] PER THE LOS ANGELES COUNTY EXISTING SINGLE STORY GARAGE CONVERSION TO ADU STANDARD PLAN	Andrew Flores	R-1	Harondeep Singh
RPAP2026001956	5/5/2026	8513006008	326 E Altern Street, Monrovia CA 91016	DUARTE	2 car garage 375.54 SF to be converted to an ADU + 102 SF addition to new ADU total of 477 SF	Anthony Curzi	R-1	JORGE JACINTO
RPAP2026001959	5/5/2026	5868015016	2327 Dorothy Street, La Crescenta CA 91214	LA CRESCENTA	Requesting a Home Occupation Permit for administrative/office use only. Business is a wholesale auto dealership (Kai Motors LLC) operated from home for administrative purposes only. No customers, no inventory, no vehicles stored at residence, no signage, no employees visiting.	Uriel Mendoza	R-1-7500	Devin Means
RPAP2026001968	5/6/2026	5807003016	2230 Del Mar Road, Montrose CA 91020	MONTROSE	Minor Interior Remodeling	Stacy Corea	R-3	Mihran Jaghlassian
RPAP2026001972	5/6/2026	5755031022	3757 E Colorado Boulevard, Pasadena CA 91107	EAST PASADENA	(VOID - DEFICIENT) Certificate of Compliance application	Timothy Stapleton	MXD	Yue Zhao
RPAP2026001976	5/6/2026	5755030035	3768 E Colorado Boulevard #b, Pasadena CA 91107	EAST PASADENA	(N) 27.29 SF SIGN FOR HOVSEPYAN FAMILY OPTOMETRY	To Be Assigned Received	MXD	FIDEL JUAREZ
RPAP2026001978	5/6/2026	8521010031	2209 S Felberg Avenue, Duarte CA 91010	DUARTE	area to be legalized and become ADU (386 sf) E-garage to become ADU (219 sf)	Evan Sahagun	R-1	Hipolito Jr Serrano
RPAP2026001993	5/6/2026	5342005904	900 S Fremont Avenue, Alhambra CA 91803		Installation of (30) Level 2 Electric Vehicle Supply Equipment.	To Be Assigned Received		Albert Perez
RPAP2026002001	5/7/2026	5829018028	215 W Mariposa Street, Altadena CA 91001	ALTADENA	DEMO EXISTING UNPERMITTED ADDTION 248 SQ. FT. REMODEL EXISTING RESTROOM (REPLACE WINDOW IN BATHROOM, NEW SHOWER / TUBE). REMOVE SMOKE DAMAGED DRYWALL. ADD MASTER BEDROOM WITH BATHROOM ROOM AND CLOSETS. REMOVE EXISTING 100 AMP PANEL UPGRADE WITH 200 AMP PANEL.	To Be Assigned Received	R-1-7500	Alvin Panopio
RPAP2026002002	5/7/2026	5388032080	4004 N Highland Court, San Gabriel CA 91776	EAST SAN GABRIEL	Replace partial of a block wall 28' x 12-6" high	To Be Assigned Received	R-1	Ifat Brotman
RPAP2026002004	5/7/2026	5852012052	1982 New York Drive, Altadena CA 91001	ALTADENA	RPPL2025002173 - ADJUSTED SITE PLAN TO REFLECT ACCURATE SET-BACKS	To Be Assigned Received	R-1-7500	Jarrod Davis

RPAP2026002008	5/7/2026	5770021011	451 W Foothill Boulevard, Arcadia CA 91006		THIS WORK CONSISTS OF NEW DETACHED ADU APPROXI. AREA 498 SF ON THE REAR SIDE OF THE HOUSE.	To Be Assigned Received		Benito Corona
RPAP2026002010	5/7/2026	8574014032	5213 Tyler Avenue, Temple City CA 91780	SOUTH ARCADIA	1. (E) GARAGE/ STORY CONVERTED INTO ADU 1,199 sf	To Be Assigned Received	C-1	Mandy Situ
RPAP2026002014	5/8/2026	5810014009	4418 Young Drive, Montrose CA 91020	MONTROSE	New AC compressor for original approval RPPL2026000508.	To Be Assigned Received	R-1	Ariel Khachatourian
RPAP2026002020	5/8/2026	5832020006	36 Silver Spruce Lane, Altadena CA 91001	ALTADENA	COC application in response to planning review for permit CREB2026000912	To Be Assigned Received	R-1-7500	Villa Technologies Inc.
RPAP2026002034	5/8/2026	5379032050	7232 Rosemead Boulevard #302, San Gabriel CA 91775	EAST SAN GABRIEL	1. PROPOSED NEW MEDICAL OFFICE SPACE (1,028 SQ.FT. / UNIT 302).	To Be Assigned Received	MXD	Jonathan Ng

**Pre-Application Counseling**

**Number of Plans: 1**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001651	5/4/2026	5801017045	2828 Altura Avenue, La Crescenta CA 91214	MONTROSE	Subdivisions Pre-Counseling Application	Alejandrina Baldwin	R-1	Jennifer Hong

**Referrals**

**Number of Plans: 1**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001999	5/7/2026	5845010020	2052 N Lake Avenue #<Null>, Altadena CA 91001	ALTADENA	zoning verification letter for due diligence - Property Name: 2052 Lake Avenue Apartments Address: 2052 Lake Ave, Altadena, CA 91001 Parcel – 5845-010-020 Yr Built - 2025	To Be Assigned Received	C-2	Jamie Noriega

**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
RPPL2026001644 PRJ2026-002001	5/4/2026	5807017039	2539 Piedmont Avenue, Montrose CA 91020	MONTROSE	PRJ2026-002001 • ADU Garage conversion Total: 786 w/ OTP @ 2539 Piedmont Ave  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
RPPL2026001646 PRJ2026-002002	5/4/2026	8573032090	11163 Wildflower Road, Temple City CA 91780	SOUTH ARCADIA	PRJ2026-002002 • (N) 1,200 SQ.FT Detached ADU with attached garage @ 11163 Wildflower Rd (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
RPPL2026001656 PRJ2026-002015	5/4/2026	5271005058	561 Darlington Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	New Detached ADU (1199 sf). ADU entry porch (56 sf) 2-Car Garage ( 458 sf) attached to ADU.	Andrew Flores	A-1	Jeffrey Shen
RPPL2026001664 PRJ2026-002020	5/4/2026	5378013008	3744 Anita Avenue, Pasadena CA 91107	EAST PASADENA	INTERIOR REMODEL TO INCLUDE KITCHEN REMODEL, BATHROOM REMODEL, ADDITION OF TWO NEW BATHROOMS, WINDOW REPLACEMENT, REPLACEMENT OF EXISTING DOORS IN THE LIVING ROOM AND KITCHEN WITH NEW WINDOWS, AND CONVERSION OF SECOND-FLOOR AREA TO HABITABLE SPACE	Anthony Curzi	R-1-10000	Yang Wang
RPPL2026001696 PRJ2026-002051	5/5/2026	5829029038	2923 Casitas Avenue, Altadena CA 91001	ALTADENA	Garage conversion to ADU	Uriel Mendoza	R-1-7500	CLASH,DANNY O AND LAURETTE Y, Hakob Chagaian
RPPL2026001697 PRJ2026-002053	5/5/2026	5754011025	3329 Milton Street, Pasadena CA 91107	EAST PASADENA	EXISTING GARAGE CONVERSION TO ADU (1200 SF)	Uriel Mendoza	R-2	Jessi Li
RPPL2026001708 PRJ2026-002065	5/6/2026	5845016041	2000 N Lake Avenue #B, Altadena CA 91001	ALTADENA	Non Illuminated Exterior Sign 12.8" H x 120.3 "W	Uriel Mendoza	C-2	Marina Ananyan
RPPL2026001728 PRJ2026-002091	5/7/2026	5854013027	1715 N Roosevelt Avenue, Altadena CA 91001	ALTADENA	CONVERT 210 SF PORTION OF (E) GARAGE TO ADU (ADDITION TO (E) ADU). CONVERT 133 SF PORTION OF (E) GARAGE TO STORAGE. PRJ2026-002091	Alejandra Perez-Serrato	R-1-7500	Richard Herron

RPPL2026001731 PRJ2026-002095	5/7/2026	5754022037	3433 E Del Mar Boulevard, Pasadena CA 91107	EAST PASADENA	Proposed 1,198 sf new 2-story ADU	Stacy Corea	R-2	Jeremy Ngo
<b>Special Events Permit</b> <b>Number of Plans: 1</b>								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001657 PRJ2026-002012	5/4/2026	5827011903	2231 Lincoln Avenue, Altadena CA 91001	ALTADENA	CORE Community Kickback event on 5/4/26 2-4pm	Zoe Axelrod	C-3	Clara Zervigon
<b>Subdivisions</b> <b>Number of Plans: 4</b>								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001974	5/6/2026	5841016015	2821 Santa Rosa Avenue, 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.	To Be Assigned Received	R-1-7500	Christopher Manasserian
RPAP2026001975	5/6/2026	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.	To Be Assigned Received	R-1-20000	Christopher Manasserian
RPAP2026002000	5/7/2026	5754011031	3362 Brandon Street, Pasadena CA 91107	EAST PASADENA	Per SB 1123 - Existing Owner-Occupied Primary Dwelling Property to Be Removed to Subdivide (4) SFR Homes on (4) Parcels 1,580 sf 3 Bedroom 2.5 Bath each with 2-Car Garage	To Be Assigned Received	R-2	Adam Mayberry, AIA
RPAP2026002021	5/8/2026	5841026014	2755 Saint James Place, Altadena CA 91001	ALTADENA	New 2 lots subdivision with SB9	To Be Assigned Received	R-1-7500	John Wang
<b>Zoning Conformance Review</b> <b>Number of Plans: 2</b>								

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001649 PRJ2026-002009	5/4/2026	5868014035	5604 Canyonside Road, La Crescenta CA 91214	LA CRESCENTA	PRJ2026-002009 • (n) retaining wall with OTP @ 5604 Canyonside RD 1. BUILD A PILES AND GRADE BEAM SISTER RETAINING WALL, MAX. 6'-0" HIGH, APPROX. 20'-0" LONG AT THE RIGHT SECTION. 2. BUILD A SISTER RETAINING WALL ON CONVENTIONAL FOOTING, MAX. 4'-0" HIGH, APPROX. 38'-0" LONG AT THE MIDDLE SECTION. 3. REPLACE THE EXISTING DISTRESSED GARDEN WALL WITH A NEW GARDEN WALL ON CONVENTIONAL FOOTING, MAX. 3'-0" HIGH, APPROX. 56'-0" LONG AT THE LEFT SECTION	Joshua Pereira	R-1-7500	ALPHA STRUCTURAL INC, Channing Tidmore
RPPL2026001661 PRJ2026-002018	5/4/2026	5854018005	2084 Meadowbrook Road, Altadena CA 91001	ALTADENA	PRJ2026-002018 • Interior and additions proposed @ 2084 Meadowbrook Rd INTERIOR REMODEL ON 1ST FLR AND (N) 255 SF ADDITION ON 2ND FLR OF (E) SFR, AND (N) 228 SF ADDITION TO (E) STORAGE ROOM BEING CONVERTED TO GUEST HOUSE/POOL HOUSE.	Joshua Pereira	R-1-20000	Leticia Ackerley
<b>Zoning Verification Letter</b>								
<b>Number of Plans: 1</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001698	5/6/2026	8571010045	4064 E Live Oak Avenue, Arcadia CA 91006	SOUTH ARCADIA	Zoning Verification Letter	Uriel Mendoza	MXD	Janet Chan, Kali Hastings