

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 5/31/2026 and 6/7/2026

Total Cases Filed: 45

Certificate of Compliance								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002060 PRJ2026-002447	6/3/2026	5868001024	2418 Rockdell Street, La Crescenta CA 91214	LA CRESCENTA	Certificate of Compliance	Timothy Stapleton	R-1-10000	Binny UM
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
RPPL2026002036 PRJ2024-002635	6/2/2026	5804024041	2530 Orange Avenue, La Crescenta CA 91214	LA CRESCENTA	1-DEMOLITION OF 1,434 S.F.EXISTING DWELLING AND BUILD 1,735 S.F. NEW ONE STORY DWELLING,3 BEDROOM 2 BATHROOM. 2- BUILD 561 S.F. NEW SWIMMING POOL AND SPA. 3-BUILD 1,685 S.F. NEW COVERED CARPORT W/ DECK ABOVE IT.	Stacy Corea	R-1-10000	Aydin Naghibi
Permits								
Number of Plans: 28								

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002312	5/31/2026	5843018021	1312 E Loma Alta Drive, Altadena CA 91001	ALTADENA	Proposed construction of a new two-story primary single-family residence of approximately 1,978 square feet with a 352 square foot garage and a new two-story detached accessory dwelling unit (ADU) of approximately 1,200 square feet with a 344 square foot garage located at 1312 E Loma Alta Dr, Altadena, CA 91001. The project includes related site improvements, driveway/parking, utility connections, and any required grading. Applicant is acting as the authorized agent for the property owner and is submitting this DRP Base Application for Regional Planning review and approval.	Marc Levun	R-1-7500	steven jobs
RPAP2026002313 PRJ2025-005199	5/31/2026	5373011013	5438 N Delta Street, San Gabriel CA 91776	EAST SAN GABRIEL	Approved Plan #RPPL2025004381 Resubmittal, due to addressing a correction from Fire Engineering	Stacy Corea	R-1	Huaxia Song
RPAP2026002316	5/31/2026	5845025015	755 Morada Place, Altadena CA 91001	ALTADENA	new 293 SF storage	Joshua Pereira	R-2	Aleksandr Bugaev
RPAP2026002319	5/31/2026	5285020023	7518 Marsh Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Remodel existing SFR and add new 2 car garage, from previous approval (expired) RPPL2020007448	Pauline Monroy	R-1	Carlos Lopez
RPAP2026002330	6/1/2026	8574010043	11008 Freer Street, Temple City CA 91780	SOUTH ARCADIA	- EXISTING GARAGE TO BE DEMO AND CONSTRUCT TO BE ADU. 03 - EXISTING PATIO01, 02,03 TO BE DEMO - BUILD NEW ADU. 01 1200 SF. (1ST FL.: 606 SF. 2ND FL.: 594 SF.) WITH NEW PORCH 01 42 SF. - BUILD NEW ADU. 02 1200 SF. (1ST FL.: 606 SF. 2ND FL.: 594 SF.) WITH NEW PORCH 02 42 SF. - BUILD NEW ADU. 03 1200 SF. (1ST FL.: 450 SF. 2ND FL.: 750 SF.) WITH NEW PORCH 03 43 SF., PATIO03 150 SF., GARAGE 01 503 SF., GARAGE 02 264 SF.,	Michele Bush	R-1	SAM zhou
RPAP2026002331	6/1/2026	5377037028	998 S San Gabriel Boulevard, Pasadena CA 91107	EAST PASADENA	CONVERT EXISTING GARAGE INTO 1,200 SF ADU AND ADD ATTACHED 500 SF J.ADU. NEW PROPOSED ADU SHALL INCLUDE NEW BEDROOMS, KITCHEN, AND LIVING ROOM	Michele Bush	R-1-10000	James An

RPAP2026002347	6/1/2026	8571003050	3022 Hodges Avenue, Arcadia CA 91006	SOUTH ARCADIA	Construct new 1,093 sf detached single story ADU behind existing residence.	Michele Bush	R-1	Jacob Huber
RPAP2026002352	6/1/2026	5833016027	3108 Ewing Street, Altadena CA 91001	ALTADENA	Void - Created in error 21 sq. ft. covered entry way 221 sq. ft. cellar	Marc Levun	R-1-7500	Dave Bailey
RPAP2026002355	6/1/2026	5852007044	1929 Beverly Drive, Pasadena CA 91104	ALTADENA	Interior remodel and 447 SF addition. Layout changes including floorplan, kitchen, bathrooms, new windows and doors, new tankless water heater, new split heat pump.	Michele Bush	R-1-7500	Barrett Cooke
RPAP2026002360	6/2/2026	8572019001	5302 Farna Avenue, Arcadia CA 91006	SOUTH ARCADIA	(N) 2-STORY ADU 863 SF 1 BEDROOM 1.5 BATH 1. (N) GARAGE CONVERTED ADU 360 SF 2. (N) 2-STORY ADU ADDITION 503 SF	Michele Bush	R-1	dongxiong chen
RPAP2026002364	6/2/2026	5375018014	6338 N Charlotte Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	Addition	Michele Bush	R-1-7500	Meytal Buharon
RPAP2026002365	6/2/2026	5802029009	2963 Foothill Boulevard, La Crescenta CA 91214	MONTROSE	Installation of (1) Dual ATM Sunscreen	Michele Bush	MXD	Mia Bruce
RPAP2026002366 PRJ2025-004913	6/2/2026	8521006046	2248 Goodall Avenue, Duarte CA 91010	DUARTE	PRJ2025-004913 - New attached ADU of 1080 sq.ft.	Michele Bush	R-1	Luis Yanez
RPAP2026002369 PRJ2026-002433	6/2/2026	5851003003	1736 N Sierra Bonita Avenue, Pasadena CA 91104	ALTADENA	The project proposes a Certificate of Compliance and Lot Tie Agreement to combine the subject parcels for development purposes while preserving the underlying C2 and R2 zoning designations. Utilizing the State Density Bonus Law and AB 1287 incentives, the proposed multi-family residential development will consist of a four-story building with a maximum height of 50 feet, containing a total of 22 dwelling units. Of the proposed units, 11 will be designated as affordable housing units in compliance with applicable density bonus provisions.	Timothy Stapleton	C-2, R-2	Kevin Kohan
RPAP2026002370	6/2/2026	8510023018	2415 S Graydon Avenue, Monrovia CA 91016	DUARTE	(N) 854 SF ADU ATTACHED TO (E) GARAGE	Michele Bush	R-1-7500	Brittney Valadez
RPAP2026002373	6/2/2026	5843006022	3360 Villa Grove Drive, Altadena CA 91001	ALTADENA	Oak tree permit for partial demo of existing oak tree damaged by Eaton Canyon fire.	Leslie Rivera	R-1-7500	Rita Noravian
RPAP2026002381	6/2/2026	5853006018	1580 Coolidge Avenue, Pasadena CA 91104	ALTADENA	New addition of a family room 448 square	Michele Bush	R-1-7500	Jose Gonzalez

RPAP2026002382	6/2/2026	8571013040	4132 Lynd Avenue, Arcadia CA 91006	SOUTH ARCADIA	1.CONVERT THE MAIN HOUSE AREA (460 SF) TO JADU 2.CONVERT THE MAIN HOUSE AREA (1165 SF) TO ATTACHED ADU 3.NEW DETACHED ADU (1200 SF)	Michele Bush	R-1	Jessi Li
RPAP2026002394 PRJ2026-002447	6/3/2026	5868001024	2418 Rockdell Street, La Crescenta CA 91214	LA CRESCENTA	Certificate of Compliance	Timothy Stapleton	R-1-10000	Binny UM
RPAP2026002396	6/3/2026	5845021034	2235 N Lake Avenue, Altadena CA 91001	ALTADENA	Add sector: update equipment to AIR3283 antenna, and radio 4490 and AIR6419 for all 3 sectors. Add/install new 12" wide wall mounted cable tray for the new 6X12 hybrid cables.	Michele Bush	C-3	Angela Mumme
RPAP2026002405	6/3/2026	5755019026	3900 Blanche Street, Pasadena CA 91107	EAST PASADENA	Plan Amendment to RPPL2024005469 Revise DRP planner's approval notes to attached carport to existing single family dwelling instead of detached. Canopy attached to rear of ADU is not shown on DRP approval. ADU building height. (DRP – 19'-2", B&S – 20'-1") Submit B&S carport plan and elevation to match DRP approval.	Michele Bush	R-1	Daniel Salmeron
RPAP2026002406	6/3/2026	5279013015	8020 Linwalt Street, Rosemead CA 91770	SOUTH SAN GABRIEL	ROOF REPAIR OF BURNED SECTION OF REAR PATIO ROOF RESULTING IN SMOKE DAMAGE OF PATIO ROOF AND INTERIOR ROOF RAFTERS 150 SF	Kevin Pascasio	R-1	RAMON BAGUIO
RPAP2026002407	6/3/2026	5830017015	339 1/2 W Loma Alta Drive, Altadena CA 91001	ALTADENA	New house sfd 2718 sqft. (CREB2026001387) New garage 695 sqft New carport 282 sqft Due to the fire	Luciralia Ibarra	A-1	Ifat Brotman

RPAP2026002414	6/3/2026	5374009005		EAST SAN GABRIEL	1. DEMOLISH THE EXISTING 2,260 SQ.FT. SINGLE-FAMILY RESIDENCE. PROPOSE A NEW ONE-STORY SINGLE-FAMILY RESIDENCE(4,076 SQ.FT.), PRESERVING THE EXISTING SOUTH WALL(14 LINEAR FT.). 2. PROPOSE A NEW DETACHED ADU(1,198 SQ.FT.), WITH THREE BEDROOMS, THREE BATHROOMS, ONE LAUNDRY ROOM, AND A LIVING&KITCHEN&DINING ROOM. 3. PROPOSE A NEW DETACHED GARAGE(525 SQ.FT.) 4. NEW ELECTRICAL & WATER & GAS METER	Michele Bush	R-1	Andy Su
RPAP2026002422	6/3/2026	5801016903		MONTROSE	Annual community fireworks show in La Crescenta-Montrose	Michele Bush	R-1	Cheryl Davis
RPAP2026002437 PRJ2026-002484	6/4/2026	5801001003	3130 Foothill Boulevard, La Crescenta CA 91214	MONTROSE	LEGALIZE TENANT SPACE 3130 FOOTHILL BLVD, UNITS #1-#13; 3132 1/2 FOOTHILL BLVD, 3134 UNIT A & UNIT B, 3136 FOOTHILL BLVD UNIT A & UNIT B.	Anthony Curzi	MXD	Armen Kazanchyan
RPAP2026002455	6/5/2026	5854006028	1924 Grand Oaks Avenue, Altadena CA 91001	ALTADENA	FIRE REMEDIATION, INTERIOR REMODEL, WINDOWS AND DOORS REPLACEMENT AND ADDITION OF A BATHROOM WITHIN THE SAME FOOTPRINT AND AREA OF AN (E) 3,188, 2 STORY SFR. (E) POOL TO BE DEMOLISHED, FILLED AND DECOMMISSIONED. FILL QUANTITY: 47 CYD. MAX FILL HEIGHT: 3.5FT.	Michele Bush	R-1-7500	patrick Odicho
RPAP2026002457	6/5/2026	5845026015	741 E Sacramento Street, Altadena CA 91001	ALTADENA	(n) 800 sf detached ADU	Ai-Viet Huynh	R-2	Pnina Elias

Pre-Application Counseling

Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002090 PRJ2026-002488	6/4/2026	5271009005	300 San Gabriel Boulevard, Rosemead CA 91770	SOUTH SAN GABRIEL	HyRAP® hot mix asphalt plant and related processing facilities.	Carl Nadela	A-1	John Corcoran

Revised Exhibit "A"

Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002042 86461	6/2/2026	5847022008	2290 Country Club Drive, Altadena CA 91001	ALTADENA	Temporary revised Exhibit A to update CUP with interim operations of private recreational club after Eaton Canyon fire. Proposed structures include mobile trailer for office, commissary, bathroom facilities, and tents for social use and fitness.	Sean Donnelly	R-R	Mark Gangi
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
RPPL2026001014 PRJ2026-001300	6/2/2026	5857022070	2110 Roosevelt Avenue, Altadena CA 91001	ALTADENA	Convert (E) Accessory Building to (N) 369sf ADU	Anthony Curzi	R-1-7500	Timothy Clark
RPPL2026002000 PRJ2026-002401	6/1/2026	5857025001	2247 Glen Canyon Road, Altadena CA 91001	ALTADENA	PRJ2026-002401 • 1,070 SF ADDITION TO AN (E) 1,628 SFR @ 2247 Glen Canyon Road INTERIOR REMODEL, 1,070 SF ADDITION TO A 1,628 EXISTING SINGLE FAMILY RESIDENCE, AND REPLACEMENT OF ALL EXISTING WINDOWS.	Joshua Pereira	R-1-7500	Permits Karabachian Architects Inc.
RPPL2026002001 PRJ2026-002402	6/1/2026	5381020004	6516 Lober Place, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	PRJ2026-002402 • New Detached ADU-(1,200 s.f.) @ 6516 Lober Place New Detached ADU-(1,200 s.f.)	Joshua Pereira	R-1	BRUCE LUO
RPPL2026002007 PRJ2026-002408	6/1/2026	5804017062	2362 Chapman Road #A, La Crescenta CA 91214	LA CRESCENTA	PRJ2026-002408 • Legalize unpermitted, addition, storage, and ADU @ 2362 Chapman Road Legalization unpermitted area (134 s.f.) and storage (177 s.f.) Addition 324 s.f.	Joshua Pereira	R-1-10000	jaeduk yang
RPPL2026002008 PRJ2026-002409	6/1/2026	5801011031	2948 Foothill Boulevard, La Crescenta CA 91214	MONTROSE	NON-STRUCTURAL TI: 2,242 SQ FT RESTAURANT, INTERIOR REMODELING. NO CHANGE TO EXISTING BUILDING ENVELOPE, EXISTING AREA, HEIGHT, PARKING, SITE & LANDSCAPE.	Uriel Mendoza	MXD	Haykanush Ananyan
RPPL2026002013 PRJ2026-002416	6/1/2026	5383026002	6538 N Golden West Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	PRJ2026-002416 • ADU and JADU to the back of existing S.F.R @ 6538 N Golden West Ave To add ADU and JADU to the back of existing S.F.R.	Joshua Pereira	R-A	Chien Yeh

RPPL2026002027	6/1/2026	5833016027	3108 Ewing Street, Altadena CA 91001	ALTADENA	Created in error		R-1-7500	Dave Bailey
RPPL2026002051 PRJ2024-003947	6/2/2026	5870034020	5806 Canyonside Road, La Crescenta CA 91214	LA CRESCENTA	New 3,409-square-foot four bedroom, five-bathroom three-story SFR with attached two-car garage.	Anthony Curzi	R-1-10000	Sol Kim
RPPL2026002096 PRJ2026-002495	6/5/2026	5853019009	1407 Coolidge Avenue, Pasadena CA 91104	ALTADENA	480 SF ADDITION AT THE BACK OF THE HOUSE INTERIOR REMODELING	Anthony Curzi	R-1-7500	Mihran Jaghlassian

Subdivisions
Number of Plans: 2

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002343	6/1/2026	5807017042	2527 Piedmont Avenue, Montrose CA 91020	MONTROSE	Tentative parcel map No. 85287 for urban lot split subdivision purpose	Joshua Huntington	R-2	MIGUEL A. RODRIGUEZ
RPAP2026002371	6/2/2026	5833004075	3225 N Marengo Avenue, Altadena CA 91001	ALTADENA	Exploring SB9 lot split feasibility as part of a fire-rebuild project.	Joshua Huntington	R-1-7500	Christian Kienapfel

Zoning Conformance Review
Number of Plans: 2

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002003 PRJ2026-002403	6/1/2026	5863030080	743 Via Arezzo Place, Altadena CA 91001	ALTADENA	PRJ2026-002403 • New pool @ 743 Via Arezzo Place New pool	Joshua Pereira	SP	Erik Reyes, Leonel Rayas
RPPL2026002085 PRJ2026-002484	6/4/2026	5801001003	3130 Foothill Boulevard, La Crescenta CA 91214	MONTROSE	LEGALIZE TENANT SPACE 3130 FOOTHILL BLVD, UNITS #1-#13; 3132 1/2 FOOTHILL BLVD, 3134 UNIT A & UNIT B, 3136 FOOTHILL BLVD UNIT A & UNIT B.	Anthony Curzi	MXD	Armen Kazanchyan