

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 6/7/2026 and 6/14/2026

Total Cases Filed: 41

Permits Number of Plans: 25								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002468 PRJ2026-002563	6/7/2026	5383028031	6628 N Golden West Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	PRJ2026-002563 Convert existing garage to ADU.	Daniel Alcayaga	R-A	Ricky Huang
RPAP2026002469	6/7/2026	8510007013	215 W Altern Street, Monrovia CA 91016	DUARTE	ADU - Garage Conversion	Uriel Mendoza	R-1-7500	jason hsieh
RPAP2026002475 PRJ2024-002994	6/8/2026	8511008002	2542 S Mayflower Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2024-002994 • ADD/JADU@2542 S Mayflower Avenue Arcadia the height of the seond floor has changed from 8 feet to 9feet during the building and safety . original planning approval case no: RPPL2024004442	Joshua Pereira	R-A	Lori Pazula
RPAP2026002479	6/8/2026	5863024023	820 W Heritage Oak Court, Altadena CA 91001	ALTADENA	new pool remodel: demo ex. pool step & spa new 6'x9' spa new 18"ht. raised bond beam w/ (2) 24" sheer descents pool steps	Jessica Guillen	SP	Erik Reyes
RPAP2026002483	6/8/2026	5868001024	2420 Rockdell Street, La Crescenta CA 91214	LA CRESCENTA	[PENDING RESPONSE] (E) ADU For SFR Conversion	Evan Sahagun	R-1-10000	Binny UM
RPAP2026002484	6/8/2026	5387035014	5602 N Burton Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	Amendment to RPPL202400526 Revise 5ft setback to 4'2ft	Stacy Corea	R-1	Christina Trevino, Divina Hill
RPAP2026002485 PRJ2026-002604	6/8/2026	5801008052	3055 Evelyn Street, La Crescenta CA 91214	MONTROSE	PRJ2026-002604 • 748 SQ. FT. DETACHED ADU (2 BEDROOMS/2 BATHS) @ 3055 Evelyn St COVERT(E) 368 SQ. FT. GARAGE AND 380 SQ. FT. ADDITION TO CREATE A 748 SQ. FT. DETACHED ADU (2 BEDROOMS/2 BATHS)	Joshua Pereira	R-1	William Kempton

RPAP2026002489	6/8/2026	5839004012	479 Colman Street, Altadena CA 91001	ALTADENA	(N) 462 SF REAR ADDITION AND (N) 410 SF UNCOVERED DECK	Evan Sahagun	R-1-10000	Carolina Tazedjian Reistetter
RPAP2026002490	6/8/2026	5857014011	2600 N Altadena Drive, Altadena CA 91001	ALTADENA	Allow usage of single family residential property to be used to support Native American religious ceremonial, learning workshop and administration support.	Laura MacMorran	R-1-20000	Jerilyn Larson
RPAP2026002505	6/9/2026	5807013018	1947 Waltonia Drive, Montrose CA 91020	MONTROSE	AMMENDMENT TO RPPL2024000695 ADU PORCH UPDATED TO50 S.F.	Uriel Mendoza	R-3	Chris Baek, Edgar Cortes
RPAP2026002506	6/9/2026	5845005016	1040 Beverly Way, Altadena CA 91001	ALTADENA	PROPOSED 6' TALL CMU BLOCK WALL 2" OFF EXISTING REAR PROPERTY LINE. NO OTHER WORK. NO GRADING REQUIRED. (CREB2026001448)	Marc Levun	R-1-7500	Mackenzie Combs
RPAP2026002512	6/9/2026	8510026010	2456 S Treelane Avenue, Monrovia CA 91016	DUARTE	DEMOLISH EXISTING GARAGE 358 SQ FT DEMOLISH EXISTING MAIN HOUSE 437 SQ FT DEMOLISH EXISTING PATIO75 SQ FT & 274 SQ FT PROPOSE NEW SB-9 UNIT 1,600 SQ FT PROPOSE NEW SB-9 GARAGE 448 SQ FT PROPOSE TWO NEW DETACHED ADU1,200 SQ FT EACH	Joshua Pereira	R-1-7500	Yang Wang
RPAP2026002514	6/9/2026	5842002033	1017 Dolores Drive, Altadena CA 91001	ALTADENA	Proposed 2-Unit Single Family Residence/Development with an Attached ADU, a Detached ADU, and Attached Garages. (CREB2026001449)	Leslie Rivera	R-1-7500	Yifu Pan
RPAP2026002525	6/10/2026	5841019012	403 E Marigold Street, Altadena CA 91001	ALTADENA	perimeter fence and retaining wall	Jessica Guillen	R-1-7500	Troy Quiambao
RPAP2026002527	6/10/2026	5848037020	1000 E New York Drive, Altadena CA 91001	ALTADENA	Mills Act Application	Katrina Castañeda	R-1-7500	BETH ROMERO
RPAP2026002536	6/10/2026	5801002013	3104 Community Avenue, La Crescenta CA 91214	MONTROSE	(N) 536 SQFT ADU IN BACKYARD OF LOT	Stacy Corea	R-1	Hrachya Yeghoyan
RPAP2026002539	6/10/2026	5803027062	2704 Franklin Street, La Crescenta CA 91214	LA CRESCENTA	Conversion of Existing 470 S.F. Attached Garage into a Junior Accessory Dwelling Unit (JADU).	Uriel Mendoza	R-1-7500	Zinayda Reyes
RPAP2026002545	6/10/2026	5823024006	733 Sacramento Street, Altadena CA 91001	ALTADENA	Proposed 949 SF ADU addition to existing detached garage	Evan Sahagun	R-1-7500	Katie Flores
RPAP2026002548	6/11/2026	5847020018	1369 Boston Street, Altadena CA 91001	ALTADENA	ADU (garage) conversion (583.5 s.f.) + new addition (296 s.f.)	Joshua Pereira	R-1-7500	David Law
RPAP2026002560	6/11/2026	5807015040	2420 Mayfield Avenue, Montrose CA 91020	MONTROSE	NEW DETATCHED 2 BEDROOM 2.5 BATH ADU OF 1171 SF	Anthony Curzi	R-1	NAIRI NAYIRIAN

RPAP2026002561 PRJ2026-000764	6/11/2026	5842002033	1017 Dolores Drive, Altadena CA 91001	ALTADENA	Proposed SB9 2-Unit Development with Detached ADU and Attached ADU (CREB2026001464)	Laura MacMorran	R-1-7500	Yifu Pan
RPAP2026002565	6/12/2026	5374004046	6246 N Del Loma Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	Attached patio cover	Michele Bush	R-1-7500	Reza Aliee
RPAP2026002580	6/12/2026	5857014011		ALTADENA	Oak Tree Permit for R-1-20000 land to be used for religious ceremonies to supplement current CUP application. The Conservancy proposes to improve the Land into a place used for cultural and religious worship, including accessory educational and social activities that will also house members of the Tribe. This will include: (1) the existing single family home ("Existing House") which will be converted into limited administrative/office space; (2) a new single family home on site that will serve to replace the detached garage and stone house that were destroyed during the Eaton Fire, which will serve to house artists in residence and as a cultural workshop; (3) various outdoor community gathering spaces, educational spaces, and gardens; (4) native landscaping improvements including the construction of an onsite pond; (5) the construction of an onsite surface parking area; and (6) the construction of a retaining wall and fence along the frontage of N Altadena Drive to facilitate street parking improvements (collectively the "Project.")	Ai-Viet Huynh	R-1-20000	Jerilyn Larson
RPAP2026002583	6/12/2026	5846019002	1540 E Altadena Drive, Altadena CA 91001	ALTADENA	COC - Certificate of compliance for the property located at 1540 East Altadena Drive.	To Be Assigned Received	R-1-20000	Christopher Manasserian
RPAP2026002584	6/12/2026	5841016015	2821 Santa Rosa Avenue, Altadena CA 91001	ALTADENA	COC - Certificate of Compliance for 2821 Santa Rosa Avenue.	To Be Assigned Received	R-1-7500	Christopher Manasserian
Pre-Application Counseling								
Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002198 PRJ2026-002396	6/12/2026	5845018009	868 E Mariposa Street, Altadena CA 91001	ALTADENA	PRE-APPLICATION COUNSELING - MIXED-USE FIRE REBUILD OF 868 MARIPOSA ST, PROPOSING 4,053 SF OF GROSS BUILDING AREA: ONE RESTAURANT WITH A BAR, TWO RESIDENTIAL UNITS, AND ONE ADU.	Zoe Axelrod	C-3	Claire Rosenberg

Referrals								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002558	6/11/2026	5284033044	7812 E Graves Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	wall sign	Angelo Huang	C-2	yuwei cao
Site Plan Review - Ministerial								
Number of Plans: 10								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002134 PRJ2026-002535	6/8/2026	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
RPPL2026002146 PRJ2026-002554	6/9/2026	8574010043	11008 Freer Street, Temple City CA 91780	SOUTH ARCADIA	PRJ2026-002554 - 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.,	Daniel Alcayaga	R-1	SAM zhou
RPPL2026002149 PRJ2026-002560	6/9/2026	8571003050	3022 Hodges Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2026-002560 Construct new 1,093 sf detached single story ADU behind existing residence.	Daniel Alcayaga	R-1	Jacob Huber

RPPL2026002151 PRJ2026-002563	6/9/2026	5383028031	6628 N Golden West Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	PRJ2026-002563 Convert existing garage to ADU.	Daniel Alcayaga	R-A	Ricky Huang
RPPL2026002152 PRJ2026-002564	6/9/2026	5375018014	6338 N Charlotte Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	PRJ2026-002564 Addition to existing SFR. New patio cover in rear. Redesign portion of front porch.	Daniel Alcayaga	R-1-7500	Meytal Buharon
RPPL2026002153 PRJ2026-002566	6/9/2026	5387002023	5730 N Willard Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	Convert existing pool room to an ADU	Anthony Curzi	R-3	Stephen Bacchetti
RPPL2026002186 PRJ2026-002602	6/11/2026	5823020016	777 Mountain View Street, Altadena CA 91001	ALTADENA	PRJ2026-002602 • Tenant Improvement and Exterior ADA Improvements @ 777 Mountain View St Tenant Improvement of Existing Kingdom Hall Facility, Including Renovation of Mechanical, Electrical Systems and Exterior ADA Improvements	Joshua Pereira	R-1-7500	Brian Gudets
RPPL2026002188 PRJ2026-002604	6/11/2026	5801008052	3055 Evelyn Street, La Crescenta CA 91214	MONTROSE	PRJ2026-002604 • 748 SQ. FT. DETACHED ADU (2 BEDROOMS/2 BATHS) @ 3055 Evelyn St COVERT(E) 368 SQ. FT. GARAGE AND 380 SQ. FT. ADDITION TO CREATE A 748 SQ. FT. DETACHED ADU (2 BEDROOMS/2 BATHS)	Joshua Pereira	R-1	William Kempton
RPPL2026002195 PRJ2026-002615	6/11/2026	5374009005	8328 E Garibaldi Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	[PENDING FEES & MATERIALS DUE 6/25] 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	Evan Sahagun	R-1	Andy Su
RPPL2026002196 PRJ2026-002617	6/11/2026	8510023018	2415 S Graydon Avenue, Monrovia CA 91016	DUARTE	PRJ2026-002617: (N) 854 SF ADU ATTACHED TO (E) GARAGE	Jolee Hui	R-1-7500	Brittney Valadez

Subdivisions
Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002585	6/12/2026	5377017004	3570 Lombardy Road, Pasadena CA 91107	EAST PASADENA	LOT SPLIT	To Be Assigned Received	R-1-40000	Stanley Tsai
Zoning Conformance Review								
Number of Plans: 3								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002121 PRJ2026-002523	6/8/2026	5846006030	1751 Homewood Drive, Altadena CA 91001	ALTADENA	PRJ2026-002523 • Exterior modification and repair @ 1751 Homewood Dr THIS WORK CONSISTS OF: 1- REMOVE FIRE-DAMAGED FRAMING MEMBERS & REPLACE LIKE FOR LIKE. 2- PROPOSED TWO NEW WROUGHT IRON BALCONIES @ THE FRONT OF THE HOUSE. 3- REPLACE THE REAR SIDE WROUGHT IRON BALCONY LIKE FOR LIKE.	Joshua Pereira	R-1-20000	Benito Corona
RPPL2026002160 PRJ2026-002577	6/10/2026	5823017020	2861 Sterling Place, Altadena CA 91001	ALTADENA	512 SF of interior remodeling to the existing bedroom, bathroom, and kitchen. 220 SF of refurbishment of the existing patio roof and posts at the rear of the building.		R-1-7500	Won Yoo
RPPL2026002191 PRJ2026-002605	6/11/2026	5791031020	2902 Weidermeyer Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2026-002605 • PROPOSE [N] COVERED PATIO @ 2902 Weidermeyer Ave -PROPOSE A [N] INTERIOR ALTERATION, INCLUDING PARTITION CHANGES, RELOCATION OF PLUMBING FIXTURES, KITCHEN REMODEL, AND WINDOW CHANGES -DEMOLISH [E] PATIO -PROPOSE [N] COVERED PATIO -PROPOSE [N] ELECTRICAL PANEL UPGRADE, WATER HEATER, AND AC FOR MAIN HOUSE.	Joshua Pereira	R-A	MING LIU