

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 6/14/2026 and 6/21/2026

Total Cases Filed: 41

Certificate of Compliance								
Number of Plans: 2								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002208 PRJ2026-002628	6/15/2026	5846019002	1540 E Altadena Drive, Altadena CA 91001	ALTADENA	COC - Certificate of compliance for the property located at 1540 East Altadena Drive.	Timothy Stapleton	R-1-20000	Christopher Manasserian
RPPL2026002211 PRJ2026-002629	6/15/2026	5841016015	2821 Santa Rosa Avenue, Altadena CA 91001	ALTADENA	COC - Certificate of Compliance for 2821 Santa Rosa Avenue.	Aramazd Ohanian	R-1-7500	Christopher Manasserian
Lot Line Adjustment								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002229 PRJ2025-006490	6/16/2026	5847024003	2307 Sinaloa Avenue, Altadena CA 91001	ALTADENA	(LLA) Tentative Lot Line Adjustment	Timothy Stapleton	R-1-7500	Atanacio Payan
Permits								
Number of Plans: 22								

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002591	6/15/2026	5857014011	2600 N Altadena Drive, Altadena CA 91001	ALTADENA	CUP Application , Supplemental to Oak Tree Permit Application RPAP2026002580. Single Family Residence to be used for cultural and religious worship by the Tongva Taraxat Paxaavxa Conservancy. This includes (1) existing single family home will be converted into a limited administrative office space, (2) construction of new single family residence to replace the detached garage which was burned in the Eaton wildfire; (3) various outdoor community spaces and gardens (4)parking areas (5) retaining wall and fence	Zoe Axelrod	R-1-20000	Jerilyn Larson
RPAP2026002592	6/15/2026	5755011008	3636 Thorndale Road, Pasadena CA 91107	EAST PASADENA	First floor addition at rear (221 sf) - Kitchen & living room remodel (246 sf) - Second floor addition (367 sf)	Uriel Mendoza	R-1	Susan Salehi
RPAP2026002593	6/15/2026	5857014011	2600 N Altadena Drive, Altadena CA 91001	ALTADENA	Minor Parking Deviation - supplemental to CUP Application RPAP2026002580, Oak Tree permit application, RPAP2026002591. the Tongva Taraxat Paxaavxa Conservancy (TTPC) proposes to improve a R-1-20000 single family residential Land into a place of 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; (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.")	Zoe Axelrod	R-1-20000	Jerilyn Larson

RPAP2026002600	6/15/2026	5860020012	3300 Barhite Street, Pasadena CA 91107	NORTHEAST PASADENA	Proposed new two story 6,649 sf single family residence with attached four car 968 sf garage, 858 sf rear covered patio, and a 101 sf covered front porch.  Demolition of existing two story building and an existing one story building.	Uriel Mendoza	R-1-20000	Haik Patian
RPAP2026002606	6/15/2026	5281030026	1020 Muscatel Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Los Angeles World Cup 26 Fan Zone at Los Angeles County Whittier Narrows is a free and open to the public fan zone at 1600 Rosemead Blvd on July 9, 10, and 11. The event is produced in collaboration with Supervisorial District 1.	Larry Jaramillo	A-1	Erin Soares
RPAP2026002607	6/15/2026	5760007016	1960 Sierra Madre Villa Avenue, Pasadena CA 91107	NORTHEAST PASADENA	Oak Tree permit application to remove (1) dead Oak Tree and encroachment of (23) Oak Trees. 33 total Oaks on the property, encroachment scope is:  PROJECT SCOPE: 1. VEHICULAR GATE 6'-0" TALL - 15'-0" LENGTH 2. ENTRY PROPERTY LINE FENCE 6'-0" TALL - 48'-7" TOTAL LENGTH 3. DEER FENCE 6'-0" TALL - 346'-6" TOTAL LENGTH 4. CHAIN LINK FENCE 6'-0" TALL - 1,058'-3" TOTAL LENGTH 5. WALL 6'-0" TALL - 87'-3"	Uriel Mendoza	R-1-20000	Erica Adam
RPAP2026002610	6/15/2026	5374004046	6246 N Del Loma Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	Attached patio cover - See internal notes.	Stacy Corea	R-1-7500	Reza Aliee
RPAP2026002612	6/16/2026	5755024014	110 S Rosemead Boulevard, Pasadena CA 91107	EAST PASADENA	AT&T minor site mod for equipment/antenna on existing monopole.	Anthony Curzi	MXD	Jeremy Siegel
RPAP2026002616	6/16/2026	8513006033	302 E Pamela Road, Monrovia CA 91016	DUARTE	(N) 791 SF ADU (2 BED. 2 BATH) ATTACHED TO (E) 2-CAR GARAGE	Uriel Mendoza	R-1	Hector Gonzlez
RPAP2026002620	6/16/2026	5845002006	2528 Lake Avenue, Altadena CA 91001	ALTADENA	Proposed Tenant Improvement for Aesthetic Skin and Wellness Center	Uriel Mendoza	C-3	Anna Piaseczna, Gaspar De La Rosa
RPAP2026002621	6/16/2026	8513006033	302 E Pamela Road, Monrovia CA 91016	DUARTE	(N) 791 DF ADU (2 BED, 2 BATH) ATTACHED TO 9E) 2-CAR GARAGE	Michele Bush	R-1	Hector Gonzlez
RPAP2026002624	6/16/2026	5802004002	3152 El Caminito Street, La Crescenta CA 91214	MONTROSE	484 SF ADDITION FOR BEDROOM, WALK IN CLOSET, AND BATHROOM WITH 478 SF ROOF DECK, 60 SF BALCONY, AND EXTERIOR STAIRS	Uriel Mendoza	R-1	Hrach Javadvesian

RPAP2026002629	6/16/2026	5845028005	2009 N Lake Avenue, Altadena CA 91001	ALTADENA	The project consists of the design and construction of an addition to an existing mixed-use property currently containing residential and commercial units. The proposed development will reconfigure and expand the existing structures to maximize the allowable building volume and usable floor area within the constraints of applicable zoning, building, and land-use regulations.	Joshua Pereira	C-2	Alicia Morales
RPAP2026002647	6/17/2026	8511024015	2833 S Mayflower Avenue, Arcadia CA 91006	SOUTH ARCADIA	Revision to RPPL2025004716 to change ADU height from 14'-3 ¼" to 14'-9 ½"	Daniel Alcayaga	R-A	Edgar Hakobyan
RPAP2026002650	6/18/2026	5376016022	8538 Palma Vista Street, San Gabriel CA 91775	EAST SAN GABRIEL	<p>1. Legalize an existing 134 SF unpermitted storage room addition constructed adjacent to the existing garage. convert the existing 346 SF garage together with the legalized 134 SF addition into a 480 SF JADU. The unpermitted addition shall be processed as new construction for permitting purposes and upgraded as necessary to comply with current zoning and building code requirements. No increase in the existing building footprint is proposed.</p> <p>2. Reconfigure the interior of the existing 2224 SF single-family residence to create:</p> <ul style="list-style-type: none"> <li>• A 1232 SF primary dwelling unit with 3 bedrooms and 4 bathrooms; and</li> <li>• A 992 SF Accessory Dwelling Unit (ADU) with 2 bedrooms and 2 bathrooms.</li> </ul> <p>3. Work includes interior remodeling, construction of non-load-bearing partitions, required fire-resistance-rated assemblies, and code compliance improvements associated with the legalization of the unpermitted storage room addition.</p> <p>No expansion of the existing building footprint is proposed under this permit.</p>	Stacy Corea	R-1	YUQIU MA
RPAP2026002654	6/18/2026	5832016045		ALTADENA	NEW 2,681 SF SFR (3 BED, 3 BATH, 1 OFFICE) WITH 635 SF ATTACHED GARAGE	Evan Sahagun	R-1-7500	Melania Gourehzar
RPAP2026002656	6/18/2026	5828022012	2524 N Olive Avenue, Altadena CA 91001	ALTADENA	NEW ADU 499 SF OVER GARAGE(GARAGE IS UNDER SEPARATE PERMIT) (CREB2026001539)	McCoy Cantwell	R-1-7500	Taron Samvelyan

RPAP2026002660	6/18/2026	5277019029	1938 Redding Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Certificate of Compliance SB9 (to hold parcels as one) 1. convert ex. balcony @ 2nd fl of ADU to bedroom 4 & bath 4. 321.00sq.ft. 2. New porch 18sf 3. Convert ADU to 2nd main house. total 1519 sf (4bedrooms &4 baths)	Timothy Stapleton	R-1	May Xu
RPAP2026002661	6/18/2026	8510010013	2326 S Graydon Avenue, Monrovia CA 91016	DUARTE	(N) 575 SF ADDITION TO (E) SFR WITH APPROX. 300 SF INTERIOR REMODEL. CUT AN UNPROTECTED CALIFORNIA PEPPER TREE.	Michele Bush	R-1-7500	Nareg Ghazarian
RPAP2026002671	6/18/2026	5373006011	5520 Angelus Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	convert existing art studio and one car garage into an ADU	To Be Assigned Received	R-1	Ricardo Figueroa
RPAP2026002672	6/19/2026	5748032028	454 Northcliff Road, Pasadena CA 91107	SAN PASQUAL	Legalize unpermitted patio enclosure as habitable space Kitchen remodel (fixture only) All bathrooms remodel Windows like-for-like replacement Replace all existing electrical outlets and switches Add new recessed lightings throughout entire house	To Be Assigned Received	R-1	David Lei
RPAP2026002679	6/19/2026	5378016010	452 Raymond Drive, Pasadena CA 91107	EAST PASADENA	CONVERT EXISTING DETACHED GARAGE TO ADU	To Be Assigned Received	R-1	Gilbert Canlobo

**Site Plan Review - Ministerial**

**Number of Plans: 7**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002202 PRJ2026-002623	6/15/2026	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)	Stacy Corea	R-1	Jessi Li
RPPL2026002203 PRJ2026-002625	6/15/2026	5801002013	3104 Community Avenue, La Crescenta CA 91214	MONTROSE	(N) 536 SQFT ADU IN BACKYARD OF LOT	Stacy Corea	R-1	Hrachya Yeghoyan
RPPL2026002218 PRJ2026-002641	6/15/2026	5284033044	2252 Del Mar Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	wall sign	Angelo Huang	C-2	yuwei cao
RPPL2026002223 PRJ2026-002648	6/15/2026	5823024006	733 W Sacramento Street, Altadena CA 91001	ALTADENA	[07/14] Proposed 949 SF ADU addition to existing detached garage	Evan Sahagun	R-1-7500	Katie Flores

RPPL2026002241 PRJ2025-006508	6/16/2026	5868001024	2420 Rockdell Street, La Crescenta CA 91214	LA CRESCENTA	(E) ADU For SFR Conversion. Associated with SB 9 lot split application (RPPL2025005283 / PM85087).	Erica Aguirre	R-1-10000	Binny UM
RPPL2026002249 PRJ2026-002671	6/16/2026	5807015040	2420 Mayfield Avenue, Montrose CA 91020	MONTROSE	NEW DETACHED 2 BEDROOM 2.5 BATH ADU OF 1171 SF	Anthony Curzi	R-1	NAIRI NAYIRIAN
RPPL2026002281 PRJ2026-002706	6/18/2026	5868015029	2319 Jayma Lane, La Crescenta CA 91214	LA CRESCENTA	636 SF ADDITION TO THE EXISTING SFD 84SF ADDITION TO THE FIRST FLOOR 552 SF ADDITION TO THE SECOND FLOOR	Uriel Mendoza	R-1-10000	Mihran Jaghlassian
<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
RPPL2026002206 PRJ2026-002626	6/15/2026	5801016903		MONTROSE	Annual community fireworks show in La Crescenta-Montrose	Stacy Corea	R-1	Cheryl Davis
<b>Subdivisions</b>								
<b>Number of Plans: 2</b>								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002622	6/16/2026	8513006033	302 E Pamela Road, Monrovia CA 91016	DUARTE	(N) 791 SF ADU (2 BED. 2 BATH) ATTACHED TO (E) 2-CAR GARAGE.	Michele Bush	R-1	Hector Gonzlez
RPAP2026002625	6/16/2026	5285017004	2220 Cathryn Place, Rosemead CA 91770	SOUTH SAN GABRIEL	proposes to subdivide the existing 7,800 square foot R-1 zoned lot at 2220 Cathryn Place into two SB 9 parcels (Parcel 1 at approximately 4,197 square feet and Parcel 2 at approximately 3,603 square feet, roughly a 53/47 split)	Joshua Huntington	R-1	Josie Guan
<b>Zoning Conformance Review</b>								
<b>Number of Plans: 6</b>								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002213 PRJ2026-002634	6/15/2026	5839004012	479 Colman Street, Altadena CA 91001	ALTADENA	[07/13] (N) 462 SF REAR ADDITION AND (N) 410 SF UNCOVERED DECK	Evan Sahagun	R-1-10000	Carolina Tazedjian Reistetter
RPPL2026002217 PRJ2026-002639	6/15/2026	5374004046	6246 N Del Loma Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	Attached patio cover	Stacy Corea	R-1-7500	Reza Aliee
RPPL2026002235 PRJ2026-002659	6/16/2026	5802021003	4930 Ramsdell Avenue, La Crescenta CA 91214	MONTROSE	Build retaining wall in the backyard	Anthony Curzi	R-1	Chan Park

RPPL2026002242 R2015-00356	6/16/2026	5279022020	1218 San Gabriel Boulevard, Rosemead CA 91770	SOUTH SAN GABRIEL	Tree Planting Plan	Erica Aguirre	R-A	Hank Jong
RPPL2026002282 PRJ2026-002707	6/18/2026	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.		R-1-7500	Barrett Cooke
RPPL2026002308 PRJ2026-002719	6/18/2026	5277024027	2029 Agnolo Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	[FEES DUE BY JULY 2] As-built patio cover permit for an existing attached patio structure. 18 ft x 12 ft attached to rear of single-family residence. Project is to legalize existing construction.	Andrew Flores	R-1	Joanne Ye, YE, JOANNE X AND WONG, KUOK FONG