

DRP Plans Filed - West San Gabriel Valley Planning Area



Between 7/5/2026 and 7/12/2026

Total Cases Filed: 42

Certificate of Compliance								
Number of Plans: 3								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002495 PRJ2026-002949	7/7/2026	5277019029	1938 Redding Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Certificate of Compliance SB9 (to hold parcels as one) Convert ADU to 2nd main house. Total 1519 sf. (4bedrooms & 4 baths) 1. convert ex. balcony @2nd floor of ADU to bedroom 4 @ bath 4. 321sf. 2. New porch 18sf	Aramazd Ohanian	R-1	May Xu
RPPL2026002528 PRJ2026-002979	7/8/2026	5842011010	1275 Echo Glen Drive, Altadena CA 91001	ALTADENA	Certificate of Compliance (COC) request for APN 5842-011 -010 (Parcel 1) located at 1275 Echo Glen Drive, Altadena, CA 91001. Application submitted pursuant to guidance from LA County Regional Planning to verify legal parcel status under the Subdivision Map Act.	Aramazd Ohanian	R-1-7500	Eric Singley
RPPL2026002531 PRJ2026-002981	7/9/2026	5842011011	3130 Maiden Lane, Altadena CA 91001	ALTADENA	Certificate of Compliance (COC) request for APN 5842-011 -011 [& 5842011012] (Parcel 2) located at 3130 Maiden Lane, Altadena, CA 91001. Application submitted pursuant to guidance from LA County Regional Planning to verify legal parcel status under the Subdivision Map Act.	Timothy Stapleton	R-1-7500	Eric Singley
Lot Line Adjustment								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002474 PRJ2026-002926	7/6/2026	5275008007	7958 Hill Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	LLA	Timothy Stapleton	R-A	Maria Montoya

Permits Number of Plans: 25								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002527	7/9/2026	5848037020	1000 E New York Drive, Altadena CA 91001	ALTADENA	Mills Act Application	Katrina Castañeda	R-1-7500	BETH ROMERO
RPAP2026002895	7/5/2026	5375010005	8437 Sheffield Road, San Gabriel CA 91775	EAST SAN GABRIEL	1. Interior remodel. 2. 1042SF addition. 3. Demo the existing garage and build a new 441 SF garage.	Uriel Mendoza	R-1	Junfei Chen
RPAP2026002899 PRJ2026-001037	7/6/2026	5755014013	340 Walnut Drive, Pasadena CA 91107	EAST PASADENA	This is a new amended version of a previous DRP Base Application, with changed plans (that are now cleared) updated. ADU at 340 Walnut Dr91107	Evan Sahagun	R-1	Paul Layland
RPAP2026002900	7/6/2026	5832018021	70 W Las Flores Drive, Altadena CA 91001	ALTADENA	2500 square foot single family fire rebuild with attached 2 car garage (SEE RPPL2022005689)	Art Bashmakian	R-1-7500	Manuel Rincon
RPAP2026002907 PRJ2026-002926	7/6/2026	5275008007	7958 Hill Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	LLA	Timothy Stapleton	R-A	Maria Montoya
RPAP2026002908	7/6/2026	5851003003	1736 N Sierra Bonita Avenue, Pasadena CA 91104	ALTADENA	The project obtained a Certificate of Compliance for a Lot Tie Agreement to allow the lots to be tied together while maintaining the C2 and R2 Zoning. 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 49'-6" containing a total of 22 Dwelling Units. Of the proposed units, 11 will be designated by right, and 11 as affordable.	Diana Gonzalez	C-2, R-2	Kevin Kohan
RPAP2026002912	7/6/2026	8571010037	3118 8th Avenue, Arcadia CA 91006	SOUTH ARCADIA	(N) 1,198 SF DETACHED2-STORY ADU WITH 270 SF ATTACHED GARAGE (N) 1,198 SF DETACHED2-STORY SB9 WITH 270 SF ATTACHED GARAGE	Stacy Corea	R-1	Juan Flores

RPAP2026002917	7/6/2026	5807018039	2544 Piedmont Avenue, Montrose CA 91020	MONTROSE	Planning Amendment to approved plans due to changes during the building and safety review process. The changes are the following; 1) Reduced ceiling heights 2) Building height reduced to accommodate the 1'-9" change in grade at the rear of the structure. 3) Removal of roof deck planters 4) Overall setbacks, size, and design of the structure remain the same. Permit numbers: RPPL2023000470 - PRJ2023-000346	Uriel Mendoza	R-2	Nareg Ghazarian
RPAP2026002919	7/6/2026	5845023011	2202 N Crawford Avenue, Altadena CA 91001	ALTADENA	Reconstruction of a single-family residence destroyed by the Eaton Fire. The proposed project includes a new two-story single-family residence (2,442.97 sq. ft.), an attached two-car garage (542.00 sq. ft.), and a new accessory dwelling unit (ADU) located above the garage (985.42 sq. ft.).	Art Bashmakian	R-2	Jeannice Carrillo
RPAP2026002923	7/7/2026	5868015029	2319 Jayma Lane, La Crescenta CA 91214	LA CRESCENTA	Oak permit approval for an addition to a residential	Uriel Mendoza	R-1-10000	Mihran Jaghlassian
RPAP2026002929 PRJ2026-002949	7/7/2026	5277019029	1938 Redding Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Certificate of Compliance SB9 (to hold parcels as one) Convert ADU to 2nd main house. Total 1519 sf. (4bedrooms & 4 baths) 1. convert ex. balcony @2nd floor of ADU to bedroom 4 @ bath 4. 321sf. 2. New porch 18sf	Timothy Stapleton	R-1	May Xu
RPAP2026002931	7/7/2026	5867017080	2757 Fierro Circle, La Crescenta CA 91214	LA CRESCENTA	(N) 799 SQ.FT. WORKSHOP (N) 304 SQ.FT. WOODEN DECK ATTACHED TO (N) WORKSHOP (E) 360 SQ.FT. STORAGE TO BE DEMOLISHED	Joshua Pereira	R-1-10000	Meri Ayrapetyan
RPAP2026002934 PRJ2026-002963	7/7/2026	5841032019	2581 Lake Avenue, Altadena CA 91001	ALTADENA	Temporary model home display on leased portion of property. No residential occupancy.	McCoy Cantwell	C-1	Kimberly Andriuzzo

RPAP2026002938 PRJ2025-003208	7/7/2026	5867012081	2517 Olive Avenue, La Crescenta CA 91214	LA CRESCENTA	CONVERT (E) 507 SF GARAGE WITH KITCHEN AND BATHROOM REMODEL TO (N) 757 SF ADU (2 BED, 1 BATH); (N) 433 SF GARAGE ATTACHED TO ADU	Joshua Pereira	R-1-7500	Cameron Cox
RPAP2026002939	7/7/2026	5841022007	385 E Altadena Drive, Altadena CA 91001	ALTADENA	(N) POOL & SPA-350SQFT (see CREB2026000275)	Art Bashmakian	R-1-7500	Justin Farhadian
RPAP2026002944	7/8/2026	5844030029	1761 Alta Wood Drive, Altadena CA 91001	ALTADENA	EATON FIRE REBUILD - NEW 315 LF RETAINING WALL WITH 5.5 MAX HEIGHT (SEE CREB2025000817)	Art Bashmakian	R-1-20000	VARDAN KASEMYAN
RPAP2026002954 PRJ2026-002976	7/8/2026	5846013032	1625 Braeburn Road, Altadena CA 91001	ALTADENA	CoC application associated with RPPL2026000390, SB-9 Lot Split	Timothy Stapleton	R-1-20000	Erica Adam
RPAP2026002956	7/8/2026	5846013032	1625 Braeburn Road, Altadena CA 91001	ALTADENA	(DUPLICATE FILING) CoC application associated with RPPL2026000390, SB-9 Lot Split	Timothy Stapleton	R-1-20000	Erica Adam
RPAP2026002957	7/8/2026	5847017014	1370 Morada Place, Altadena CA 91001	ALTADENA	Approve metal reroof for family that has been displace from eaton fire for more than 18 months. Roof pitch is 2:12 and can hardly be seen from the road. (please see google street view). CRRC # is 0870-0012 color Copper Cote. Please note copper being in the name however it does not shine like copper as it is a dulled tone. Solar Reflectance 0.35, Thermal Emitance 0.75, SRI 32	To Be Assigned Received	R-1-7500	Robin Thomas
RPAP2026002959 PRJ2026-002979	7/8/2026	5842011010	1275 Echo Glen Drive, Altadena CA 91001	ALTADENA	Certificate of Compliance (COC) request for APN 5842-011 -010 (Parcel 1) located at 1275 Echo Glen Drive, Altadena, CA 91001. Application submitted pursuant to guidance from LA County Regional Planning to verify legal parcel status under the Subdivision Map Act.	Timothy Stapleton	R-1-7500	Eric Singley
RPAP2026002961 PRJ2026-002981	7/8/2026	5842011011	3130 Maiden Lane, Altadena CA 91001	ALTADENA	Certificate of Compliance (COC) request for APN 5842-011 -011 [8 5842011012] (Parcel 2) located at 3130 Maiden Lane, Altadena, CA 91001. Application submitted pursuant to guidance from LA County Regional Planning to verify legal parcel status under the Subdivision Map Act.	Timothy Stapleton	R-1-7500	Eric Singley
RPAP2026002962	7/8/2026	5755031022	3757 E Colorado Boulevard, Pasadena CA 91107	EAST PASADENA	To construct new 2-story commercial building on the lot. Certificate of Compliance Application	To Be Assigned Received	MXD	Yue Zhao
RPAP2026002994	7/10/2026	5610010044	2944 Mayfield Avenue, La Crescenta CA 91214	MONTROSE	Addition to SFD	To Be Assigned Received	R-1	Hakob Chagaian

RPAP2026002997	7/10/2026	5388027004	5122 N Muscatel Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	A PROPOSED 10-UNIT PROJECT FOR APARTMENT DEVELOPMENT, 3 STORIES TOWNHOUSE STRUCTURAL WITH 1 STORY PARKING GARAGE AND 2 STORY RESIDENTIAL ABOVE. PLUS 2 DETACHED 2 STORY ADU ON THE REAR YARD. COMMON OUTDOOR SPACES INCLUDE LANDSCAPE AREA, TRASH AREA	To Be Assigned Received	R-1	Yutong Xie
RPAP2026002999	7/10/2026	5845028001	1979 N Lake Avenue, Altadena CA 91001	ALTADENA	TWO STORY, STATE APPROVED FACTORY-BUILT OF TWO ACCESSORY DWELLING UNITS (ADUs)	To Be Assigned Received	C-2	Teresa Vargas
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
RPPL2026002469 PRJ2026-002921	7/6/2026	5376016022	8538 Palma Vista Street, San Gabriel CA 91775	EAST SAN GABRIEL	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. 2. Reconfigure the interior of the existing 2224 SF single-family residence to create: • A 1232 SF primary dwelling unit with 3 bedrooms and 4 bathrooms; and • A 992 SF Accessory Dwelling Unit (ADU) with 2 bedrooms and 2 bathrooms. 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. No expansion of the existing building footprint is proposed under this permit.	Stacy Corea	R-1	YUQIU MA

RPPL2026002483 PRJ2026-002935	7/7/2026	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.	Uriel Mendoza	R-1-7500	Nareg Ghazarian
RPPL2026002485 PRJ2026-002936	7/7/2026	5748026004	260 S Virginia Avenue, Pasadena CA 91107	SAN PASQUAL	CONVERSION OF (E) ACCESSORY DWELLING UNIT INTO ONE ADU AND ONE SB9. (E) ADU PERMIT # BLDR200418002340	Uriel Mendoza	R-1	Permits Karabachian Architects Inc.
RPPL2026002488 PRJ2026-002940	7/7/2026	5387030035	5602 N Muscatel Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	- (E)GARAGE 400 SF TO BE DEMO. - BUILD A NEW MAIN HOUSE 02 (SB9 UNIT) 1ST FL. +2ND FL. 574+910=1484 SF. WITH A NEW GARAGE 01 290 SF. AND PORCH 02 71 SF. - BUILD A NEW ADU. 01 1SF FL.+2ND FL. 484+716+1200 SF. WITH NEW GARAGE 02 486 SF. AND PORCH 03 35 SF. - BUILD A NEW ADU. 02 1SF FL.+2ND FL. 488+712+1200 SF. WITH NEW GARAGE 03 770 SF. AND PORCH 04 55 SF.	Uriel Mendoza	R-1	SAM zhou
RPPL2026002501 PRJ2026-001944	7/7/2026	5379009013	7062 N Muscatel Avenue, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	NEW DETACHED 1000 SF SB9 UNIT FOR 3-BED, 2-BATH, OPEN KITCHEN/LIVING ROOMS WITH 193 SF PATIO COVER.	Stacy Corea	R-A	Frank Liu
RPPL2026002505 PRJ2026-002956	7/8/2026	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
RPPL2026002546 PRJ2026-003001	7/9/2026	5853006018	1580 Coolidge Avenue, Pasadena CA 91104	ALTADENA	PRJ2026-003001: New addition of a family room 448 square	Applicant	R-1-7500	Jose Gonzalez
Special Events Permit Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002492 PRJ2026-002948	7/7/2026	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
Zoning Conformance Review Number of Plans: 5								

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002471 PRJ2026-002922	7/6/2026	5847016006	1321 E New York Drive, Altadena CA 91001	ALTADENA	NEW 30'x15', -5' MAX DEPTH POOL W/ 7'x7', -3.5' MAX DEPTH BUILT-IN SPA.	Anthony Curzi	R-1-7500	Zaya Osborn
RPPL2026002481 PRJ2026-002933	7/7/2026	5377001021	525 S Lotus Avenue, Pasadena CA 91107	EAST PASADENA	New, detached shade structure and outdoor fireplace. Project also include relocation of the existing swimming pool equipment	Uriel Mendoza	R-1-40000	David Law
RPPL2026002487 PRJ2026-002941	7/7/2026	5844027013	1511 E Altadena Drive, Altadena CA 91001	ALTADENA	[07/21] NEW 209 LF RETAINING WALL WITH ABOUT 8 FT MAX HEIGHT AND 221 SF MINI PICKLE-BALL COURT	Evan Sahagun	R-1-20000	Hrach Javadvesian
RPPL2026002506 PRJ2026-002957	7/8/2026	5377018007	909 S Lotus Avenue, Pasadena CA 91107	EAST PASADENA	Revision to approved plan for new single family house that is under construction. BLDR211216010871 (909 S Lotus Avenue Pasadena, CA 91107)	Uriel Mendoza	R-1-40000	Eric Tsang
RPPL2026002511 PRJ2026-002963	7/8/2026	5841032019	2581 Lake Avenue, Altadena CA 91001	ALTADENA	Temporary model home display on leased portion of property. No residential occupancy.	McCoy Cantwell	C-1	Kimberly Andriuzzo