DRP Plans Filed - West San Gabriel Valley Planning Area

LA COUNTY PLANNING

Between 10/11/2026 and 10/18/2026

Total Cases Filed: 44

Certificate of Compliance
Number of Plans: 5

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003822 PRJ2026-004311	10/13/2026	5841015035	677 E Palm Street, Altadena CA 91001	ALTADENA	applying for a Certificate of Complience	Timothy Stapleton	R-1-7500
RPPL2026003874 PRJ2026-003568	10/15/2026	5387030035	5602 N Muscatel Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	COC FOR: - (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.	Timothy Stapleton	R-1
RPPL2026003881 PRJ2026-004251	10/15/2026	5279026018	1638 Delta Street, Rosemead CA 91770	SOUTH SAN GABRIEL	Certificate of Compliance	Timothy Stapleton	R-1
RPPL2026003902 PRJ2026-004390	10/15/2026	5833011016	3268 N Fair Oaks Avenue, Altadena CA 91001	ALTADENA	CERTIFICATE OF COMPLIANCE - Legalize existing "illegal" parcel.	Timothy Stapleton	R-1-7500
RPPL2026003909 PRJ2026-004335	10/15/2026	5847021014	1351 E Calaveras Street, Altadena CA 91001	ALTADENA	Certificate of Compliance application for the existing parcel located at 955 E Mendocino Street, Altadena, CA 91001, to determine and certify the legal status of the parcel pursuant to the California Subdivision Map Act. The applicant is requesting Los Angeles County Planning to review the existing parcel and process this Base Application as a Certificate of Compliance (COC).	Timothy Stapleton	R-1-7500

Permits
Number of Plans: 19

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026004540	10/13/2026	5387035022	5608 N Burton Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	ATACHED ADU	Joshua Pereira	R-1
RPAP2026004544	10/13/2026	5379033003	9060 Huntington Drive, San Gabriel CA 91775	EAST SAN GABRIEL	New 3-story 12-unit residential development	Joshua Huntington	MXD
RPAP2026004549	10/13/2026	5379023024	9132 Arcadia Avenue, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	SB9 LOT DEVELOPMENT – EXISTING SFR WITH SMALL GARAGE; PROPOSED 1000 SF SECOND PRIMARY DWELLING AND ONE 700 SF DETACHED ADU AND ONE 622 SF DETACHED ADU	Evan Sahagun	R-1
RPAP2026004553	10/14/2026	5866003001	5146 Pennsylvania Avenue, La Crescenta CA 91214	LA CRESCENTA	need planning approval please	Michele Bush	R-1-7500
RPAP2026004556	10/14/2026	5857030016	1999 Braeburn Road, Altadena CA 91001	ALTADENA	Swimming pool, spa and retaining wall	Michele Bush	R-1-30000
RPAP2026004557	10/14/2026	5378003021	534 Vallombrosa Drive, Pasadena CA 91107	EAST PASADENA	Adding a detached ADU in the backyard.	Michele Bush	R-1-20000
RPAP2026004570 PRJ2026-004381	10/14/2026	5841022003	410 E Pine Street, Altadena CA 91001	ALTADENA	Certificate of Compliance	Timothy Stapleton	R-1-7500
RPAP2026004577 PRJ2026-004390	10/14/2026	5833011016	3268 N Fair Oaks Avenue, Altadena CA 91001	ALTADENA	CERTIFICATE OF COMPLIANCE - Legalize existing "illegal" parcel.	Timothy Stapleton	R-1-7500
RPAP2026004581	10/15/2026	8572026013	11223 Miloann Street, Arcadia CA 91006	SOUTH ARCADIA	two story addition to existing single family dwelling	Michele Bush	R-1
RPAP2026004584	10/15/2026	5754029003	3344 Thorndale Road, Pasadena CA 91107	EAST PASADENA	REMODELING &592 SQ.FT ADDITION MODIFY ROOF	Michele Bush	R-1
RPAP2026004587	10/15/2026	5847016006	1321 E New York Drive, Altadena CA 91001	ALTADENA	Requesting Regional Planning Department clearance for Altadena Community Standards District.	Michele Bush	R-1-7500
RPAP2026004595	10/15/2026	5839008008	637 Alameda Street, Altadena CA 91001	ALTADENA	CONVERT EXT'G CARPORT TO (2) NEW ADU'S 416 SQ. FT. EACH & ONE NEW SECOND FLOOR ADU 887 SQ. FT.	Carmen Sainz	R-1-10000

RPAP2026004596	10/15/2026	5277019007	1902 Redding Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	1. DEMOLISHED (E) GARAGE 410 SF & (E) SHED 85 SF 2. PROPOSED NEW 2-STORY ADU 1,197 SF WITH 25 SF PORCH: 1ST FL: 557 SF 2ND FL: 640 SF 3. PROPOSED NEW 2ND UNIT 1,438 SF WITH ONE-CAR GARAGE 239 SF AND PORCH 25 SF: 1ST FL: 556 SF 2ND FL: 882 SF	Elsa Rodriguez	R-1
RPAP2026004601	10/16/2026	5829005049	637 W Altadena Drive, Altadena CA 91001	ALTADENA	CONVERT EXT'G CARPORT TO (2) NEW ADU'S 416 SQ. FT. EACH & ONE NEW SECOND FLOOR ADU 887 SQ. FT.	Carmen Sainz	C-2
RPAP2026004607	10/16/2026	5802026019	2937 Los Olivos Lane, La Crescenta CA 91214	MONTROSE	New 72' Long by 3' Tall Retaining Wal	Michele Bush	R-1
RPAP2026004608	10/16/2026	5802020030	3044 Orange Avenue, La Crescenta CA 91214	MONTROSE	INTERIOR REMODEL OF THE EXISTING 1,465 SQFT SFD WITH 873.1 SQFT ADDITION	Michele Bush	R-1
RPAP2026004614	10/16/2026	5845019019	2345 N Lake Avenue, Altadena CA 91001	ALTADENA	1 Illuminated monument signs , 3 Illuminated wall signs, 1 non illuminated address numbers, 1 No smoking plaque, 2 ADA parking post and panel signs , 1 non illuminated directional sign. 2 wall mounted regulatory plaques	Carmen Sainz	C-3
RPAP2026004617	10/16/2026	5804010023	2415 Los Amigos Street, La Crescenta CA 91214	LA CRESCENTA	1. CONSTRUCT 1-STORY 2- BEDROOM, 2 BATH DETACHED ACCESSORY DWELLING UNIT ADU (1,200.0 SF) WITH ATTACHED500 SQ.FT. GAME ROOM AT REAR OF THE (E) SINGLE - STORY SFD (1,074.00 SQ. FT.).	Michele Bush	R-1-10000
RPAP2026004620	10/16/2026	5845024007	827 Morada Place, Altadena CA 91001	ALTADENA	New R-2 two-family residence (duplex): Unit 1 living 1,522 SF + 420 SF garage; Unit 2 living 1,446 SF + 420 SF garage; plus one new detached ADU living 1,200 SF + 420 SF garage. Lot ~7,615.92 SF. Zone R-2 Altadena CSD. NOT an SB9 project. Plans: MORADA 827_PS1 A.pdf. Ministerial Site Plan Review + ADU under one application.	To Be Assigned Received	R-2

Referrals
Number of Plans: 5

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026004538	10/13/2026	5835014008	2349 N Fair Oaks Avenue, Altadena CA 91001	ALTADENA	Please provide a Zoning Verification Letter; copies of any open / active Zoning Code Violations; & copies of Variances (entitlements, special/conditional use permits, resolutions, certificates of approval, proffers, zoning cases, conditions of approval, petitions, staff reports, waivers, decisions, etc.) on file	Joshua Pereira	C-3
RPAP2026004548	10/13/2026	8511023043	2842 S Larkfield Avenue, Arcadia CA 91006	SOUTH ARCADIA	185-square-foot room addition contains an office and 1 Bathroom.	Uriel Mendoza	R-A
RPAP2026004579	10/14/2026	5275012019	1004 Grandview Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Construct a studio/apartment by repairing an existing wall and completing part of the garage entrance with a window. The project will include the addition of one bathroom, one bedroom and a kitchen.	Elsa Rodriguez	R-1
RPAP2026004585	10/15/2026	5835013905	2415 N Fair Oaks Avenue, Altadena CA 91001	ALTADENA	Please provide a zoning verification letter confirming the current zone of the property, confirming the abutting zones, confirming if in a PUD, and confirming if a part of an overlay. And outstanding zoning violations	Carmen Sainz	C-3
RPAP2026004613	10/16/2026	5807021014	3935 Orangedale Avenue, Montrose CA 91020	MONTROSE	We would like to apply for a permit to have a yard sale	To Be Assigned Received	R-3
Revised Exhibit "A" **Number of Plans: 1**							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003880 PRJ2026-004394	10/15/2026	5863030073	734 Via Arezzo Place, Altadena CA 91001	ALTADENA	NEW 16'x11'2" ' SPA I.D. &18" RAISED BOND BEAM w/ SHEER RAIN DESCENT (179sf) & prefab firepit	Uriel Mendoza	SP
Site Plan Review - Ministerial **Number of Plans: 7**							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003824 PRJ2026-004322	10/13/2026	8510013009	127 E Shrode Avenue, Monrovia CA 91016	DUARTE	[10/21] Demolish the existing patio 274 sq ft Propose a new SB9 unit 1,529 sq ft Propose a one-car garage 242 sq ft Propose detached ADU #1 749 sq ft Propose detached ADU #2 749 sq ft	Evan Sahagun	R-1

RPPL2026003833 PRJ2026-004343	10/13/2026	8571006037	4384 Lynd Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2026-004343 - Propose house addition 150 sq ft Propose JADU 500 sq ft Propose attached ADU 1,200 sq ft Propose attached garage 412 sq ft Propose detached ADU 1,200 sq ft	Daniel Alcayaga	R-1
RPPL2026003837 PRJ2026-004349	10/13/2026	5755013013	338 S Rosemead Boulevard, Pasadena CA 91107	EAST PASADENA	TI Existing office to use as a medical office	Daniel Alcayaga	MXD
RPPL2026003850	10/14/2026	5839027005	2000 Lovila Lane, Altadena CA 91001	ALTADENA	PRJ2026-004362 - EXISTING GARAGE 196.84 SF CONVERSION + ADDITION 195.83 SF TO NEW ONE STORY DETACHED ADU392.67 SF	Daniel Alcayaga	R-1-7500
RPPL2026003866 PRJ2026-004380	10/14/2026	5839024018	421 E Woodbury Road, Altadena CA 91001	ALTADENA	SHOP LOCAL MARKETING LAB + Illuminated LED channel letters ("ACADEMY") mounted to a pre-wired 5.5" x 3.5" raceway on the exterior wall facade above the entrance alcove. Dimensions: 156" W x 18" H.	Stacy Corea	C-3
RPPL2026003901 PRJ2026-004412	10/15/2026	5866003001	5146 Pennsylvania Avenue, La Crescenta CA 91214	LA CRESCENTA	GARAGE REMODEL: ADD 146 SF LOFT (STORAGE AREA), REPLACE EXISTING ROOF WITH NEW SHED ROOF SAME HEIGHT AS EXISTING, UPGRADE EXISTING FOUNDATION	Uriel Mendoza	R-1-7500
RPPL2026003912 PRJ2026-004419	10/15/2026	8572007008	5638 Huddart Avenue, Arcadia CA 91006	SOUTH ARCADIA	[PENDING FEES & RESPONSE DUE 10/29] Propose JADU 500 sq ft Propose attached ADU 800 sq ft Propose attached garage 200 sq ft Propose detached ADU 1,200 sq ft	Evan Sahagun	R-1
Subdivisions **Number of Plans: 4**							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026004545	10/13/2026	5845027006	803 E Sacramento Street, Altadena CA 91001	ALTADENA	PROPOSAL INCLUDES THE REPLACEMENT OF TWO BURNED BUILDINGS WHICH MAINAINTED 5 APARTMENT UNITS WITH A TOTAL OF 4 NEW CONDO UNITS AND2 ADU UNITS AND A TOTALOF 10,188 SF OF BUILT AREA. PROJECT IS1/2 MI FROM A MAJOR TRANSIT STATION ON WOODBURY RD. PROJECT ALSO UTILIZES SB1211 FOR THE ADDITION OF 2 DETACHED ADU UNITS TO THE PROPOSED 4 UNITS BASE.	Joshua Huntington	R-2
RPAP2026004559	10/14/2026	5845027006	803 E Sacramento Street, Altadena CA 91001	ALTADENA	PROPOSAL INCLUDES THE REPLACEMENT OF TWO BURNED BUILDINGS WHICH MAINAINTED 5 APARTMENT UNITS WITH A TOTAL OF 4 NEW CONDO UNITS AND2 ADU UNITS AND A TOTALOF 10,188 SF OF BUILT AREA. PROJECT IS1/2 MI FROM A MAJOR TRANSIT STATION ON WOODBURY RD. PROJECT ALSO UTILIZES SB1211 FOR THE ADDITION OF 2 DETACHED ADU UNITS TO THE PROPOSED 4 UNITS BASE	Joshua Huntington	R-2

RPAP2026004567	10/14/2026	5842011011	3130 Maiden Lane, Altadena CA 91001	ALTADENA	Pre-application Counseling Request We are reaching out about APNs 5842-011-011 and 5842-011-012, for which we recently received CoC #RPPL2026002531 (attached).Our client, the property's owners, James & Birla Hood, want to build another house on their property.To do that, they neec to split the parcel. Our architect has reviewed this against the zoning and other regulations and believe it complies. We submitted the CoC because the two APNs created ambiguity about whether or not what we thought was one parcel, was actually two. Page 6 of the CoC says, "The subject property is one parcel with two assessor parcel numbers.Can you clarify our next step? Is it the subdivision process, or something else? I've attached a document explaining our intent for the lot. (Page 4-6 is likely the most relevant)	Joshua Huntington	R-1-7500
RPAP2026004573	10/14/2026	5835042045	2764 Scripps Place, Altadena CA 91001	ALTADENA	Submission for a SB-9 Urban Lot Split with companion Oak Tree Permit request. Ministerial urban lot split pursuant to Government Code § 65852.21/66411.7 of one existing R-1 parcel at 2764 Scripps Place, Altadena (AIN 5835-042-045; Lot 15, Tract No. 25367, MB 657-84/85; 14,890 SF) into two parcels: Parcel I– 8,883 SF (59.6%) and Parcel II – 6,006 SF (40.4%). Parcel Map No. MAP085373 assigned by DPW; prior application reference RPAP2026003931. Eaton Fire rebuild; site is within the Eaton Fire boundary but NOT within a High or Very High Fire Hazard Severity Zone and is not subject to Executive Order N-32-25. Companion Oak Tree Permit requests one removal (Tree H, structurally compromised per consulting arborist report, S. Marshall, 9/26/2026) and one protected-zone encroachment (Tree J, <5% RPZ, driveway); all other oaks retained with 2:1 mitigation planting. Public sewer service confirmed (LACSD District No. 17 will-serve, 8/12/2026); water will-serve letter attached. Owner Occupancy Affidavit executed. Tentative Parcel Map, application checklist forms, affidavits, arborist report, Oak Tree Findings, and Environmental Assessment Information Form attached. Applicant: Atlas Lantz Studio, authorized agent for record owners Mark Read and Liberty McNeil Silver.	Joshua Huntington	R-1-7500
Zoning Conformance Review **Number of Plans: 3**							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003875 PRJ2026-004391	10/15/2026	5271006019	546 Darlington Street, Rosemead CA 91770	SOUTH SAN GABRIEL	Shear Walls Voluntary Earthquake Retrofit & (N) 190 SQ. FT. COVERED PATIO	Andrew Flores	A-1
RPPL2026003882 PRJ2026-004395	10/15/2026	5853002041	1609 N Grand Oaks Avenue, Pasadena CA 91104	ALTADENA	new pool and spa		R-1-7500
RPPL2026003891 PRJ2026-004402	10/15/2026	5866027022	5427 Pineridge Drive, La Crescenta CA 91214	LA CRESCENTA	-Conversion of 98 sf. of existing covered patio in the back of kitchen to expand kitchen; adding sliding door; and enlarge the windows in the kitchen side wall - Adding windows in the nook - Adding windows in the family room	Uriel Mendoza	R-1-10000