

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 01/04/2026 to 01/11/2026



| Plan No./<br>Project No.         | Application<br>Date | Description                                                                                                                                        | Location                                    | Parcel Number | Applicant            | Planner                | Zone Code | SD |
|----------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------|----------------------|------------------------|-----------|----|
| Permits<br>Number of Plans: 14   |                     |                                                                                                                                                    |                                             |               |                      |                        |           |    |
| RPAP2026000026                   | 01/05/2026          | NEW DETACHED TWO STORY ADU WITH A TOTAL AREA OF 1200 SF.<br><br>BUILD A NEW BLOCK WALL 6' AT THE BACK PROPERTY LINE.                               | 18749 Altario Street, La Puente CA 91744    | 8726013047    | Roberto Benavidez    | Marlene Vega-Hernandez | R-1-6000  | 1  |
| RPAP2026000028                   | 01/05/2026          | PROPOSED KITCHEN ADDITION TO BEDROOM CONVERT TO ADU (395 SQ.F.T) & PROPOSED GARAGE CONVERSION TO JADU (388 SQ.F.T)                                 | 1847 Raleo Avenue, Rowland Heights CA 91748 | 8272019015    | Paley Zhang          | David Finck            | R-1-6000  | 1  |
| RPAP2026000030<br>PRJ2026-000148 | 01/05/2026          | NEW DETACHED ADU 496 SQ FT 1 BATHROOM 1 BEDROOM.                                                                                                   | 16673 E Radiant Court, Covina CA 91722      | 8410016006    | Sergio Garibay Ponce | Abby Coyle-Richards    | R-1       | 1  |
| RPAP2026000032                   | 01/05/2026          | - DEMOLISH THE EXISTING COVERED PATIO ON EAST SIDE<br>- DEMOLISH THE EXISTING COVERED PATIO ON SOUTH SIDE<br>- BASEMENT REMODEL(752 SF)            | 20130 Evening Breeze Drive, Walnut CA 91789 | 8764006031    | Fischer Yu           | Dennis Harkins         | R-1-8500  | 1  |
| RPAP2026000036                   | 01/06/2026          | 1- BUILD NEW ADU 749 SQ FT<br>2- NEW A/C MINI SPLIT FOR ADU<br>3- NEW TANKLESS WATER HEATER 8.4 GPM. FOR ADU<br>4- NEW SUB PANEL 100 AMP. FOR ADU. | 16321 E Cadwell Street, La Puente CA 91744  | 8742007040    | Israel Arriola Perez | Marlene Vega-Hernandez | R-1-6000  | 1  |

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| RPAP2026000040           | 01/06/2026          | 1, DEMOLISH THE 190 SF. OF STORAGE #A AT THE LOWER FLOOR LEVEL, 327 SF. OF STORAGE #B AT THE MAIN FLOOR LEVEL AND 90 SF. OF BALCONY AT THE UPPER FLOOR LEVEL.<br>2, LEGALIZE THE 249 SF. OF ONE-CAR GARAGE & 45 SF. PART OF TWO-CAR GARAGE INTO A TOTAL 249+45= 294 SF. OF ATTACHED JADU. | 2939 S Las Marias Avenue, Hacienda Heights CA 91745  | 8290010008    | Wayne Lei              | Rudy Silvas                | R-A-10000             | 1  |
| RPAP2026000045           | 01/06/2026          | Chiropractic                                                                                                                                                                                                                                                                              | 18938 Labin Court #A202, Rowland Heights CA 91748    | 8761011020    | Lele Crandall          | Steven Mar                 | C-3                   | 1  |
| RPAP2026000053           | 01/06/2026          | DEMOLISH (E) POOL AND SPA; (N) 528 SF POOL AND 56 SF SPA.                                                                                                                                                                                                                                 | 4122 Via Padova, Claremont CA 91711                  | 8673028008    | Michael Montalvo       | Uriel Mendoza              | R-1                   | 5  |
| RPAP2026000058           | 01/07/2026          | Untying Parcels (Lot Tie Termination of Lots 1 and 2)                                                                                                                                                                                                                                     | 2147 S Hacienda Boulevard, Hacienda Heights CA 91745 | 8215024018    | Jennifer Colicchio     | Timothy Stapleton          | C-1                   | 1  |
| RPAP2026000068           | 01/07/2026          | EXISTING 236 SQ.FT. ATTACHED GARAGE TO BE CONVERTED INTO AN ADU WITH A NEW 328 SQ.FT. ADDITION. WITH 2 BEDROOMS, 1 BATHROOM, LAUNDRY, KITCHEN AND LIVING.<br>TOTAL: 564 SQ.FT. ATTACHED ADU                                                                                               | 13639 Giordano Street, La Puente CA 91746            | 8561002002    | Laura Espindola Romero | Aidan Holliday             | R-1-6000              | 1  |
| RPAP2026000073           | 01/08/2026          | NEW TWO STORY- 1,198 SQ.FT. ACCESSORY DWELLING UNIT ADJACENT TO THE EXISTING TWO CAR GARAGE ON A 7,924 LOT.                                                                                                                                                                               | 623 Trafalgar Avenue, La Puente CA 91744             | 8727013006    | Joe Moreno             | To Be Assigned<br>Received | R-1-6000              | 1  |
| RPAP2026000092           | 01/08/2026          | Site Plan Review for monthly fundraising events to consist of Bingo games held in our O'Callaghan Center Hall.                                                                                                                                                                            | 1345 Turnbull Canyon Road, Hacienda Heights CA 91745 | 8220001050    | Jeannie Jaramillo      | To Be Assigned<br>Received | R-A-10000<br>R-A-7500 | 1  |

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| RPAP2026000106                                                      | 01/09/2026       | INSTALLATION OF TWO SETS INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS                                                                                                                                           | 1380 Fullerton Road #102, Rowland Heights CA 91748   | 8270002051    | Nicky Chung                    | To Be Assigned Received | C-2-DP    | 1  |
| RPAP2026000110                                                      | 01/10/2026       | (E) MAIN HOUSE BEDROOM 3 - 214 SF TO BE CONVERTED INTO NEW ADU WITH ADDITION 553 SF TOTAL (N) ATTACHED ADU - 767 SF                                                                                                 | 16520 Ingram Street, La Puente CA 91744              | 8745016014    | Arturo Castro                  | To Be Assigned Received | R-1-6000  | 1  |
| <b>Revised Exhibit "A"</b><br><b>Number of Plans: 4</b>             |                  |                                                                                                                                                                                                                     |                                                      |               |                                |                         |           |    |
| RPPL2026000015<br>PRJ2022-001388                                    | 01/05/2026       | REA to CUP to RPPL2022004092 to expand existing temple by converting portions of the attached SFR for temple use.                                                                                                   | 13624 E Temple Avenue, La Puente CA 91746            | 8562001021    | Ernest (Chengpeng) Wang        | Steven Mar              | R-1-6000  | 1  |
| RPPL2026000044<br>PRJ2023-004409                                    | 01/06/2026       | EXISTING RESTAURANT KITCHEN EXPANSION. - REA to CUP RPPL2023006493<br>-EXISTING RESTAURANT: 10,486 S.F.<br>-MERGE WITH ADJACENT KITCHEN: 1,363 S.F.<br>-NEW KITCHEN EQUIPMENT<br>TOTAL RESTAURANT AREA: 11,849 S.F. | 1388 Fullerton Road, Rowland Heights CA 91748        | 8270002051    | julie li                       | Steven Mar              | C-2-DP    | 1  |
| RPPL2026000046<br>R2014-01529                                       | 01/06/2026       | Renovate the area in the building 1 including units 1-106, 1-107, 1-109, 1-110 as a new restaurant. REA to R2014-01529.                                                                                             | 1127 Grand Place, Rowland Heights CA 91748           | 8264021041    | Peng Jiang                     | David Finck             | M-1.5-BE  | 1  |
| RPPL2026000076<br>PRJ2026-000110                                    | 01/07/2026       | 35.66 SQ FT ILLUMINATED CHANNEL WALL SIGN "CLUB PILATES"                                                                                                                                                            | 17472 Colima Road CA 91748                           | 8265003020    | HYUNG IM                       |                         | MXD       | 1  |
| <b>Site Plan Review - Ministerial</b><br><b>Number of Plans: 13</b> |                  |                                                                                                                                                                                                                     |                                                      |               |                                |                         |           |    |
| RPPL2026000014<br>PRJ2026-000035                                    | 01/05/2026       | INTERIOR REMODEL OF (E) SFD                                                                                                                                                                                         | 19003 Haltern Street, Glendora CA 91740              | 8633002027    | Dream Build<br>Scott G. Mounts | Uriel Mendoza           | R-1-8000  | 5  |
| RPPL2026000024<br>PRJ2026-000043                                    | 01/05/2026       | ADU                                                                                                                                                                                                                 | 2713 Punta Del Este Drive, Hacienda Heights CA 91745 | 8241018030    | Richard Stupin                 | Rudy Silvas             | R-A-15000 | 1  |

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| RPPL2026000025<br>PRJ2026-000044 | 01/06/2026          | (1) . DEMOLISH (E) SUNROOM: 296 SF<br>(2) BUILD AN DETACH A.D.U.: 999 SF<br>(3) BUILD ADU PORCH: 28 SF                                                                                                                                                                                     | 19641 Carreta Drive, Rowland Heights CA<br>91748       | 8276027018    | ANGELA MAI           | Marlene<br>Vega-Hernandez | RPD-6000<br>-10U | 1  |
| RPPL2026000041<br>PRJ2026-000062 | 01/08/2026          | (N) ONE STORY ADDITION AT THE EXISTING S.F.D. 991 SQ.F..<br>244 SQ.F. TO BE REMODELING , (EX) GARAGE TO BE<br>DEMOLISH 408 SQ.F.. (N) TWO CAR GARAGE ATTACHED AT<br>THE S.F.D. 696 SQ.F.(N) POCH 78 SQ.F..(N) PORCH 64 SQ.F..<br>(N) 1 STORY ADU 1,165 SQ.F.. (N) ONE CAR GARAGE 360 SQ.F. | 3275 Richview Drive, Hacienda Heights CA<br>91745      | 8241007026    | ERNESTO<br>JARAMILLO | Marlene<br>Vega-Hernandez | R-A-15000        | 1  |
| RPPL2026000058<br>PRJ2026-000086 | 01/06/2026          | Main House renovation with 2-story addition (3,557 S.F.)                                                                                                                                                                                                                                   | 15554 Garo Street, Hacienda Heights CA<br>91745        | 8219002100    | April Mo             | David Finck               | R-A-7500         | 1  |
| RPPL2026000066<br>PRJ2026-000100 | 01/07/2026          | New Detached Double-Story 1200SF and New Attached<br>One-Story ADU 798SF                                                                                                                                                                                                                   | 1531 Greencastle Avenue, Rowland Heights<br>CA 91748   | 8761005006    | James Sy             | Carl Nadela               | R-1              | 1  |
| RPPL2026000068<br>PRJ2026-000102 | 01/07/2026          | CONVERT EXISTING GARAGE TO JADU 438SF                                                                                                                                                                                                                                                      | 19378 Fadden Street, Rowland Heights CA<br>91748       | 8276012017    | George Wong          | Dennis Harkins            | R-1-6000         | 1  |
| RPPL2026000069<br>PRJ2026-000101 | 01/07/2026          | 1 ILLUMINATED WALL SIGN TO READ CRICKET 2'X7'-7"                                                                                                                                                                                                                                           | 18922 Gale Avenue #Unit D, Rowland<br>Heights CA 91748 | 8264021039    | Alexis Estrada       | Steven Mar                | M-1.5-BE<br>B-1  | 1  |
| RPPL2026000074<br>PRJ2026-000108 | 01/07/2026          | Existing Garage convert into 483s.f. attached ADU and 222s.f.<br>JADU, add new patio to Adu/Jadu                                                                                                                                                                                           | 15405 E Newton Street, Hacienda Heights<br>CA 91745    | 8215015007    | Xin Qiao             | Rick Kuo                  | R-A-15000        | 1  |
| RPPL2026000081<br>PRJ2026-000116 | 01/08/2026          | Adding 3 automated vehicle barrier arm gates to secure the staff<br>parking lot.                                                                                                                                                                                                           | 1427 West Covina Parkway, West Covina CA<br>91790      | 8474001907    | Ed Thorpe            | Diana Gonzalez            |                  | 1  |
| RPPL2026000082<br>PRJ2026-000122 | 01/08/2026          | INSTALL (1) NEW ILLUMINATED MONUMENT SIGN                                                                                                                                                                                                                                                  | 506 Workman Mill Road, La Puente CA<br>91746           | 8112022024    | RYAN YBARRA          | Dennis Harkins            | C-1              | 1  |
| RPPL2026000093<br>PRJ2026-000133 | 01/08/2026          | CONVERT (E) GARAGE TO (N) 389 SF JADU (STUDIO, 1 BATH)                                                                                                                                                                                                                                     | 21140 E Covina Hills Road, Covina CA 91724             | 8448013041    | Evgeny<br>Nagovitsyn | Stacy Corea               | A-1-40000        | 1  |

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| RPPL2026000103<br>PRJ2026-000148                              | 01/09/2026       | NEW DETACHED ADU 496 SQ FT 1 BATHROOM 1 BEDROOM.                                                                                                                                                                                                      | 16673 E Radiant Court, Covina CA 91722     | 8410016006    | Sergio Garibay Ponce | Abby Coyle-Richards | R-1       | 1  |
| <b>Subdivisions</b><br><i>Number of Plans:</i> 1              |                  |                                                                                                                                                                                                                                                       |                                            |               |                      |                     |           |    |
| RPAP2026000059                                                | 01/07/2026       | Subdivide one lot into two.<br>Proposed Parcel 1: Existing Garage and Storage to be removed.<br>Proposed Parcel 2:Existing Converted ADU and House to remain, with existing 1-car garage to remain and a proposed new 1-car garage to be constructed. | 225 S Covina Boulevard, La Puente CA 91746 | 8110007014    | Ping Yang            | Joshua Huntington   | A-1-6000  | 1  |
| <b>Zoning Conformance Review</b><br><i>Number of Plans:</i> 1 |                  |                                                                                                                                                                                                                                                       |                                            |               |                      |                     |           |    |
| RPPL2026000055<br>PRJ2026-000084                              | 01/06/2026       | Application for rebrand of signage.                                                                                                                                                                                                                   | 955 Fairway Drive, Walnut CA 91789         | 8760007048    | Julie Seimears       | David Finck         | M-1.5-BE  | 1  |