

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 02/08/2026 to 02/15/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP								
Number of Plans: 1								
RPPL2026000523 PRJ2026-000694	02/11/2026	Change of alcohol sales from on-site beer and wine to on-site full-line alcohol for existing restaurant ("Boiling Crab")	18922 Gale Avenue, Rowland Heights CA 91748	8264021039	Steve Rawlings	Steven Mar	B-1 M-1.5-BE	1
Permits								
Number of Plans: 14								
RPAP2026000578	02/08/2026	SITE PLAN REVIEW FOR CONSTRUCTION OF AN SB-9 UNIT	3271 Dulzura Drive, Hacienda Heights CA 91745	8241013017	Allen Adel	David Finck	R-A-15000	1
RPAP2026000588	02/09/2026	SB9 One new single-family dwelling with attached ADU and 2 detached ADUs.	15811 E Cadwell Street, La Puente CA 91744	8252006021	Guangwei Chen Sonny ng	Maria Masis	R-1-6000	1
RPAP2026000589	02/09/2026	DUPLICATE - SEE RPAP2026000588 SB9. One new single-family dwelling with attached ADU and two detached ADUs.	15811 E Cadwell Street, La Puente CA 91744	8252006021	Guangwei Chen Sonny ng	To Be Assigned Received	R-1-6000	1
RPAP2026000590 PRJ2023-001469	02/09/2026	Revision to Permit #UNC-BLDR231204011570 and #UNC-BLDR231130011444 To shift the garage 2 additional feet away from the property line as required by Edison. Original scope of work: NEW ATTACHED ADU WITH NEW 2 CAR GARAGES AND PATIO NEW GRADING	15060 La Donna Way, Hacienda Heights CA 91745	8289001015	ADU Resource Center	Rudy Silvas	R-A-15000	1

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RPAP2026000595	02/09/2026	PROPOSED NEW ADU 1,157 SF. : 3 BEDROOMS, 2 BATHROOM, KITCHEN, LIVING, DINING AND LAUNDRY. TOTAL = 1,157.00 SQ.FT	280 S Basetdale Avenue, La Puente CA 91746	8112002019	Ana Valdivia	Maria Masis	A-1-6000	1
RPAP2026000605	02/10/2026	1,748 SQ FT INTERIOR TENANT IMPROVEMENT TO CONVERT EXISTING RESTAURANT TO A TEA SHOP	1015 S Nogales Street #130, Rowland Heights CA 91748	8264021040	Charlene Lee	Maria Masis	B-1 M-1.5-BE	1
RPAP2026000624	02/11/2026	PROPOSED 2-STORY SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE	19859 E Cienega Avenue, Covina CA 91724	8404008023	Gani DINO	Uriel Mendoza	R-2	5
RPAP2026000627	02/11/2026	Pre-application counseling for New 2-story professional office building.	1355 S Nogales Street, Rowland Heights CA 91748	8761011004	Carlos Sanchez Henry Chen	Maria Masis	C-3	1
RPAP2026000629	02/11/2026	CONVERT(E) GARAGE & ADDITION TO ADU	1114 N Ahern Drive, La Puente CA 91746	8560027011	Jason Yu	Maria Masis	R-1-20000	1
RPAP2026000637	02/11/2026	Renovating the existing gas station and adding one canopy and two dispensers on the south side of the property. Demolishing the existing 465 sq. ft. mechanical shop and convenience store to construct a new 3,000 sq. ft. convenience store	2041 S Hacienda Boulevard, Hacienda Heights CA 91745	8219012030	Atabak youssefzadeh	Maria Masis	C-2	1
RPAP2026000641	02/11/2026	build new attach ADU of 978 sqft to ex SFR	3019 Rio Lempa Drive, Hacienda Heights CA 91745	8241015051	Eddie Rodriguez	Maria Masis	R-A-15000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000654	02/12/2026	ADDITION TO SOUTH SIDE OF RESIDENCE TO EXPAND BEDROOM, ADD NEW BATHROOM, REDESIGN EXISTING BATHROOM, ADD NEW LAUNDRY AND NEW CLOSET TO EXISTING BEDROOM. ADDITION IS 175 SQUARE FEET. ADDITION TO NORTH SIDE OF RESIDENCE AND ENCLOSE EXISTING COVERED PATIO. EXPAND DECK ON SECOND FLOOR AND RELOCATE CIRCULAR STAIR. ADDITION IS 492 SQUARE FEET.	5013 N Langham Avenue, Covina CA 91724	8403007008	Ricardo Figueroa	To Be Assigned Received	R-1-7500	5
RPAP2026000661	02/13/2026	Propose new attached ADU 1,200 sq ft	17044 Countrypark Lane, Hacienda Heights CA 91745	8209019015	Yang Wang	To Be Assigned Received	R-2	1
RPAP2026000665	02/13/2026	Proposed to remove existing attached structure 297SF. Attached to existing main residence and proposed new detached one story ADU 688 SF.	1351 N California Avenue, La Puente CA 91744	8471011009	Jose Moreno	To Be Assigned Received	R-1-6000	1

Referrals
Number of Plans: 1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000581	02/09/2026	<ul style="list-style-type: none"> • What is the current zoning designation for the above-mentioned property? - Are there any pending rezoning applications, or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future? • What are the immediate abutting zoning designations to the north, south, east, and west of this property? Is a copy of the zoning map for this area available? If so, please attach or provide a link to access. • Is the property located in any special, restrictive, or overlay district? • Is the property located in a Planned Unit Development (PUD)/Planned Area Development (PAD)? If so, can we please get a copy of the Development Plan and Ordinance, specifically the conditions of approval for parking, setbacks, height, use, and density? • Is the current use as Multi-Family permitted by right or was a use approval granted? If so, please provide a copy. • To your knowledge are there any legal nonconforming issues associated with the subject property? • Was this property granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind? If so, can we please get a copy of the approval(s)? If these are not available, would you briefly outline the conditions of the applicable document? o In the event of destruction, would a new use permit, variance, or special exception be required? o What is the threshold that would trigger a new Use Permit, Variances, or other approvals to be required? • Was this site developed with Site Plan approval? If so, can we obtain a copy of the plan and/or a copy of the approved conditions? • To the best of your knowledge, do your records show any current open zoning code violations within the Subject's files? 	1900 Fullerton Road, Rowland Heights CA 91748	8270023024	Morgan Guthier	Maria Masis	R-3	1

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RPPL2026000455 PRJ2026-000632	02/09/2026	PRJ2026-000632 • (N) 556 SF ATTACHED ALUMINUM PATIO @ 16832 E Newburgh St (N) 556 SF ATTACHED ALUMINUM PATIO WITH SOLID INSULATED ROOF PANELS AND FOOTINGS	16832 E Newburgh Street, Azusa CA 91702	8619011027	Tamir Dayan	Joshua Pereira	R-1	1
RPPL2026000463 PRJ2026-000635	02/09/2026	1ST FLOOR CAR GARAGE 429SF CHANGE TO 1BEDROOM/1BATHROOM [ADU]; BEDROOM#7 BATHROOM#7 1ST FLOOR OFFICE 136SF CHANG TO 1BEDROOM BEDROOM#6 1ST FLOOR LIVINGROOM 182SF CHANG TO 1BEDROOM BEDROOM#5 1ST FLOOR CARGRAGE Add NEW WALL AND WINDOW 1ST FLOOR MASTER BEDROOM#1 WINDOW CHANGE TO DOOR NO STRUCTURE CHANG	19165 Galatina Street, Rowland Heights CA 91748	8272020008	Sarina Truong	David Finck	R-1-6000	1
RPPL2026000483 PRJ2026-000652	02/10/2026	1, ACCESSORY DWELLING UNIT (ATTACHED ADU , 1200 S.F) (2) BED-ROOM, (2) BATHS w/ OPEN KITCHEN DESIGNED. 2, CONVERT FROM BOTH E;ISTING SPACE & UN-PERMITTED SPACE. 3, LEGALI=E FOR THE UN-PERMITTED CAR-PORT BY PROPOSED ADU'S E;TRA PARKING.	1858 Charlemont Avenue, Hacienda Heights CA 91745	8243020011	Edward Hu	Rick Kuo	R-1-6000	1
RPPL2026000495 PRJ2026-000661	02/10/2026	- PROPOSING A NEW ADDITION TO THE EXISTING HOUSE TO ADD A NEW BATHROOM. TOTAL NEW ADDITION AREA: 117 SQ. FT. - RELOCATION OF AN EXISTING WATER HEATER TO NEW LOCATION (PRJ2026-000661)	16754 E Benwood Street, Covina CA 91722	8419009010	Travis Tran	Alejandra Perez-Serrato	R-1-6000	1
RPPL2026000530 PRJ2026-000704	02/12/2026	Legalize existing unpermitted garage conversation into ADU. Currently under violation. Code Enforcement Case Number: RPCE2025006063	17227 Millburgh Road, Azusa CA 91702	8620004034	Oscar Gutierrez	Uriel Mendoza	R-2	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000534 PRJ2026-000711	02/12/2026	PROPOSED GARAGE CONVERSION TO 1200 SF DETACHED ACCESSORY DWELLING UNIT (ADU)	15854 Maplegrove Street, La Puente CA 91744	8254005063	Carmen Parra Monica Rodriguez	Dennis Harkins	A-1-10000	1
RPPL2026000538 PRJ2026-000713	02/12/2026	New 1200 S.F. DETACHED ADU with 1-Liv, 1-Kit, 3-Bed, 2-Bath, 18 S.F. PORCH, 24 S.F. PORCH	1831 Avenida Del Canada, Rowland Heights CA 91748	8265053004	Sarina Truong	Dennis Harkins	R-1-10000	1
RPPL2026000539 PRJ2026-000714	02/12/2026	CONVERT THE SFD TO DUPLEX WITH SB9 AND 2 ATTACHED ADU AT THE BACK 1119 SF EACH [incorrect project description? mm]	15764 Alwood Street, La Puente CA 91744	8254008011	Mihran Jaghlassian	Dennis Harkins	A-1-10000	1
RPPL2026000552 PRJ2026-000724	02/12/2026	Garage to ADU	16138 E Cadwell Street, La Puente CA 91744	8742008013	Consuelo Rodriguez	Aidan Holliday	R-1-6000	1
RPPL2026000559 PRJ2026-000728	02/12/2026	conversion existing garage into new 349 sq. ft. attached junior dwelling unit w/new mini split unit and 100A sub-panel upgrade existing 100A main / 100A busbar main service panel with a new 200A main / 200A busbar solar ready panel.	821 N California Avenue, La Puente CA 91744	8212010013	Jorge Garcia	Rudy Silvas	R-1-6000	1

Subdivisions
Number of Plans: 1

RPAP2026000593	02/09/2026	Submission for a P.A.C. Proposed 4 residential units: each unit is 1,110 SF with a attached 2 car garage of 400 SF. Proposing an animal holding structure: 1,476 SF. Consisting of 8 horse stalls, one tack room, and one storage room.	433 4th Avenue, La Puente CA 91746	8206005014	Vincent Vasquez	Joshua Huntington	A-1-20000	1
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Tentative Map - Parcel
Number of Plans: 1

RPPL2026000491 PRJ2026-000656	02/10/2026	Subdivision to create two residential parcels on 0.5 gross acres. Proposed Parcel 1: Existing Garage and Storage to be removed. 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	Alejandrina Baldwin	A-1-6000	1
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Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Zoning Conformance Review								
Number of Plans: 2								
RPPL2026000469 PRJ2026-000643	02/10/2026	1. ENCLOSE (E) REAR PATIO AND CONVERTED TO (N) OFFICE=324 SF 2. REPLACE W/ (N) WINDOWS FOR (E) ENCLOSED FRONT PATIO=153 SF, ENCLOSED FRONT PATIO WAS EXISTED PRIOR TO THE OWNER OCCUPIED.	2109 Langspur Drive, Hacienda Heights CA 91745	8295003037	Larry (LIBIN) Tian	Rick Kuo	RPD-6000 -6U	1
RPPL2026000524 PRJ2026-000676	02/11/2026	INTERIOR REMODEL OF 5,388 SF IN (E) SINGLE FAMILY DWELLING, WORK INCLUDES DEMO OF INTERIOR NON-STRUCTURAL WALLS, DEMO OF INTERIOR DOORS, CASEWORK, AND FIXTURES. SCOPE INCLUDES NEW INTERIOR WALLS, DOORS, AND CASEWORK. EXISTING EXTERIOR DOORS & WINDOWS TO REMAIN (NO CHANGE).	5000 Live Oak Canyon Road, La Verne CA 91750	8669014001	Lauryn Pinsak	Stacy Corea	A-1-2	5