

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 01/25/2026 to 02/01/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits Number of Plans: 24								
RPAP2026000320	01/25/2026	Application for Addition (ADU) to front of property.	14025 Lomitas Avenue, La Puente CA 91746	8206016022	Gregory Burdett	David Finck	A-1-20000	1
RPAP2026000322	01/26/2026	Remove the existing garage 368 sq ft Propose new main house 1,382 sq ft Convert the existing house to detached ADU	16008 Doublegrove Street, La Puente CA 91744	8741014035	Yang Wang	Marlene Vega-Hernandez	A-1-10000	1
RPAP2026000336	01/26/2026	1. FIRST FLOOR: ADD FOYER W/ STAIRS, EXPAND KITCHEN & LIVING ROOM AND BEDROOM REMODELING. 2. SECOND FLOOR: ADD 3 BEDROOM W/ BATHROOMS, DEN AND FAMILY ROOM 3. ROOF LEVEL: NEW COVERED PATIO & TERRACE Note: this is an updated application from an approved but expired application Plan Number: RPAP2022003410	1986 La Mesita Drive, Hacienda Heights CA 91745	8221015046	JOHN SHENG	Rick Kuo	A-1-1	1
RPAP2026000337	01/26/2026	New ADU construcion 3 bed 2 bath	16615 Sam Gerry Drive, La Puente CA 91744	8248018014	Jorge Valdez	Maria Masis	R-1-6000	1
RPAP2026000338	01/26/2026	Building a single family home, attached ADU, and a detached ADU on a 30,902 sf vacant lot.		8112002021	Steve Chen	Maria Masis	A-1-6000	1

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RPAP2026000340	01/26/2026	NEW PROPOSED 1196 SQUARE FOOT DETACHED 2 STORY ADU IN REAR YARD. NEW PROPOSED ADU SHALL INCLUDE NEW BEDROOMS, KITCHEN, LIVING ROOM, AND STORAGE AREA. NEW GAS METER, NEW ELECTRICAL METER, NEW WATER HEATER	1113 N Ahern Drive, La Puente CA 91746	8560027020	James An	Maria Masis	R-1-20000	1
RPAP2026000348	01/27/2026	New Detached 749 SF ADU 2BED / 2BATH	18620 Del Bonita Street, Rowland Heights CA 91748	8258005024	Stanley Tsai	Maria Masis	R-1-6000	1
RPAP2026000349	01/27/2026	Demolish a part of existing structure Propose a 163 sf new addition(Laundry & Bathroom) Amendment of approved plan, remove new ADU plan.	885 Helmsdale Avenue, La Puente CA 91744	8745006013	Haoran Chen	Maria Masis	R-1-6000	1
RPAP2026000359	01/27/2026	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	Michele Bush	A-1-2	5
RPAP2026000378 PRJ2026-000458	01/28/2026	Vivian Beauty Center site plan	18888 Labin Court #C210, Rowland Heights CA 91748	8761011020	Bobby Liu	Steven Mar	C-3	1
RPAP2026000384	01/28/2026	Install 234 SF Attached Patio Addition on rear of SFD. IAPMO RS REPORT #0254. 4-Lights, 1-Fan, 1-Switch	18638 Mescal Street, Rowland Heights CA 91748	8258001028	K. James Giguere	Maria Masis	R-1-6000	1
RPAP2026000390	01/28/2026	LEGALIZE 349 SF UNPERMITTED GARAGE CONVERSION AND CONVERT 324 SF UNPERMITTED STORAGE ADDITION TO 673 SF ADU (STUDIO, 1 BATCH)	18839 Hicrest Road, Glendora CA 91741	8684032015	Shiv Talwar	Michele Bush	R-A-20000	5
RPAP2026000395	01/28/2026	ADDITION & REMODEL OF EXISTING SINGLE FAMILY RESIDENCE - 326 SF NEW UNENCLOSED PORCH 20 SF	4445 Ellen Drive, Covina CA 91722	8417020001	JULIO HERNANDEZ	Michele Bush	R-1-6000	1

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RPAP2026000403	01/29/2026	NEW 1000 S.F. 1 STORY DETACHED ADU IN BACKYARD	16031 Maplegrove Street, La Puente CA 91744	8741012009	Charlie Cheng	To Be Assigned Received	A-1-10000	1
RPAP2026000404	01/29/2026	(N) 556 SF ATTACHED ALUMINUM PATIO WITH SOLID INSULATED ROOF PANELS AND FOOTINGS	16832 E Newburgh Street, Azusa CA 91702	8619011027	Tamir Dayan	To Be Assigned Received	R-1	1
RPAP2026000420	01/30/2026	Existing two-car garage conversion to attached ADU (468 S.F.)	19502 Pilario Street, Rowland Heights CA 91748	8276019008	April Mo	To Be Assigned Received	RPD-6000 -10U	1
RPAP2026000423	01/30/2026	Construction of a new K-5 elementary school.	16949 Wedgeworth Drive, Hacienda Heights CA 91745	8209001901	Joel Duarte Ron Canedy	To Be Assigned Received	R-A	1
RPAP2026000426	01/30/2026	DEMOLISH EXISTING BUILDING STRUCTURE AND GARAGE PROPOSE NEW HOUSE ADDITION 705 SQ FT (GROUND FLOOR) PROPOSE NEW HOUSE ADDITION 705 SQ FT (SECOND FLOOR) CONVERT MAIN HOUSE TO NEW ATTACHED ADU 832 SQ FT PROPOSE NEW SB9 1,216 SQ FT (GROUND FLOOR) PROPOSE NEW SB9 1,216 SQ FT (SECOND FLOOR) PROPOSE NEW GARAGE 295 SQ FT	15457 Hollis Street, Hacienda Heights CA 91745	8215004007	Yang Wang	To Be Assigned Received	R-A-10000	1
RPAP2026000431	01/30/2026	CONSTRUCT A (N) ACCESSORY DWELLING UNIT (1200 S.F.) W/ A SLAB ON GRADE FOUNDATION. PROPOSED ADU SHALL NOT REQUIRE FIRE SPRINKLES. ADU SHALL HAVE A SEPARATION OF 6'-0" MIN. AWAY FROM (E) SINGLE FAMILY RESIDENCE AND 4'-0" MIN. AWAY FROM PROPERTY LINES.	19554 Rogan Court, Rowland Heights CA 91748	8276033020	John Chu	To Be Assigned Received	R-A-10000	1
RPAP2026000432	01/30/2026	THIS IS A REVISION OF THE PROJECT RPAP2024003331. AN EXTENSION WAS ALREADY PAID. AN ADU OF 1,111 SQ. FT. WILL BE BUILT ATTACHED TO AN EXISTING STORAGE	14056 Proctor Avenue, La Puente CA 91746	8206013049	Evelio de Rojas	To Be Assigned Received	A-1-20000	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000433	01/30/2026	Pre-Application review for a proposed residential development consisting of two separate subdivisions: A 10 lot SB1123 subdivision on .5 acres and a 5 lot density bonus subdivision on .25 acres.	1213 Willow Avenue, La Puente CA 91746	8464028026	Matt Hamilton	To Be Assigned Received	R-1-6000	1
RPAP2026000450	01/31/2026	SB9 One new single-family dwelling with attached ADU and 2 detached ADUs.	15818 E Cadwell Street, La Puente CA 91744	8252005004	Guangwei Chen Sonny ng	To Be Assigned Received	R-1-6000	1
RPAP2026000451	01/31/2026	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	To Be Assigned Received	R-1-6000	1
RPAP2026000454	01/31/2026	New 1200 SF detached ADU	1647 Turnbull Canyon Road, Hacienda Heights CA 91745	8211001005	Sonny ng	To Be Assigned Received	R-A-15000	1
Referrals <i>Number of Plans:</i> 1								
RPAP2026000399	01/29/2026	REBUILD LETTER	4531 N Glenfinnan Avenue, Covina CA 91723	8431010005	trever epperson	To Be Assigned Received	R-1-7000	1
Site Plan Review - Ministerial <i>Number of Plans:</i> 9								
RPPL2026000128 PRJ2026-000184	01/29/2026	1- BUILD NEW ADU 749 SQ FT 2- NEW A/C MINI SPLIT FOR ADU 3- NEW TANKLESS WATER HEATER 8.4 GPM. FOR ADU 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
RPPL2026000167 PRJ2026-000230	01/27/2026	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. TOTAL: 564 SQ.FT. ATTACHED ADU	13639 Giordano Street, La Puente CA 91746	8561002002	Laura Espíndola Romero	Aidan Holliday	R-1-6000	1

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RPPL2026000280 PRJ2026-000406	01/27/2026	(N) Proposed double-story detached ADU 1078SF at front with (N) Proposed Addition of 1080SF at the rear of Main house. Existing shed 70SF to be removed	18609 Del Bonita Street, Rowland Heights CA 91748	8258004002	James Sy	Aidan Holliday	R-1-6000	1
RPPL2026000281 PRJ2026-000411	01/27/2026	ONE-STORY HOUSE ADDITION	1008 Willow Avenue, La Puente CA 91746	8465028024	Peggy QI	Marlene Vega-Hernandez	R-1-6000	1
RPPL2026000294 PRJ2026-000432	01/28/2026	Convert garage to Jr. ADU 345 sqft, 40 sq ft addition to Jr ADU, new 2nd floor ADU 1,166 sqft,, carport addition 408 sqft, existing residence remodel 170 sqft (add 1 bath and remodel 1 bath and kitchen, add stack washer dryer)	1410 Gloriosa Avenue, Rowland Heights CA 91748	8270011034	WALTER PATROSKE	Rudy Silvas	R-1-6000	1
RPPL2026000297 PRJ2026-000438	01/28/2026	Installation of EVCS.	6631 Stephens Ranch Road, La Verne CA 91750	8678016903	Lena Strauss	Jason Wasmund	O-S	5
RPPL2026000298 PRJ2026-000440	01/28/2026	PROPOSED ONE STOREY ACCESSORY DWELLING UNIT (440 SF)	3038 Leticia Drive, Hacienda Heights CA 91745	8290020014	Arturo Castro	Aidan Holliday	R-A-10000	1
RPPL2026000314 PRJ2026-000467	01/29/2026	PRJ2026-000467 • ONE STORY DETACHED ADU 1198 SF. @ 5251 N Clydebank Ave CONTRUCT ONE STORY DETACHED ADU @ 1198 SF. THIS WILL CONSIST OF THREE BEDROOMS, 2 BATHROOMS, LIVING RM, KITCHEN, DINING AND WASHER AND DRYER AT THE BACK OF EXISTING HOUSE.	5251 N Clydebank Avenue, Azusa CA 91702	8619016002	Felix Obamogie	Joshua Pereira	R-1	1
RPPL2026000322 PRJ2026-000473	01/29/2026	new detached 1 story ADU	2248 S Stimson Avenue, Hacienda Heights CA 91745	8205014009	ku YEO	David Finck	R-A-15000	1
Subdivisions Number of Plans: 1								
RPAP2026000365	01/27/2026	Map No. 085157. Subdivide existing lot into (3) lots. No change to existing use.	329 S 3rd Avenue, La Puente CA 91746	8112009086	Daniel Carns	Joshua Huntington	A-1-6000	1
Zoning Conformance Review Number of Plans: 1								

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RPPL2026000311 PRJ2026-000458	01/29/2026	Vivian Beauty Center site plan (commercial use to commercial use)	18888 Labin Court #C210, Rowland Heights CA 91748	8761011020	Bobby Liu	Steven Mar	C-3	1