

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 02/01/2026 to 02/08/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance Number of Plans: 1								
RPPL2026000422 PRJ2026-000527	02/05/2026	Certificate of Compliance submittal for a future Lot Line Adjustment	3021 Fullerton Road, Rowland Heights CA 91748	8269003900	Jeanpaul Boghos	Timothy Stapleton	A-1-5	1, 4
Permits Number of Plans: 18								
RPAP2026000457 PRJ2026-000581	02/01/2026	Addition and renovation of existing interior space for SFD.	15537 Ladysmith Street, Hacienda Heights CA 91745	8219007100	Ricardo Reyes	Rick Kuo	R-A-6000	1
RPAP2026000458	02/01/2026	ADU/ Attached patio	219 S Basetdale Avenue, La Puente CA 91746	8110006045	Xin Qiao		A-1-6000	1
RPAP2026000472	02/02/2026	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
RPAP2026000484 PRJ2026-000527	02/03/2026	Certificate of Compliance submittal for a future Lot Line Adjustment	3021 Fullerton Road, Rowland Heights CA 91748	8269003900	Jeanpaul Boghos	Timothy Stapleton	A-1-5	1, 4

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000485	02/03/2026	1, ACCESSORY DWELLING UNIT (ATTACHED ADU , 1200 S.F) (2) BED-ROOM, (2) BATHS w/ OPEN KITCHEN DESIGNED. 2, CONVERT FROM BOTH EXISTING SPACE & UN-PERMITTED SPACE. 3, LEGALIZE FOR THE UN-PERMITTED CAR-PORT BY PROPOSED ADU'S EXTRA PARKING.	1858 Charlemont Avenue, Hacienda Heights CA 91745	8243020011	Edward Hu	Rick Kuo	R-1-6000	1
RPAP2026000505	02/03/2026	1, CONSTRUCT 493 SF. OF ROOM ADDITION, INCLUDE TWO BEDROOMS AND TWO BATHROOMS. 2, LEGALIZE THE 5'-0"X10'-6" BATHROOM #3 IN THE EXISTING FAMILY ROOM. 3, LEGALIZE THE RETROFITTED WINDOWS REPLACEMENT WITH SAME SIZES AND AT THE SAME POSITION.	3909 N Morada Avenue, Covina CA 91722	8440007005	Wayne Lei	Uriel Mendoza	R-1-7000	1
RPAP2026000510	02/04/2026	PROPOSE CONVERT (E) GARAGE 425 S.F INTO JADU PER WFPP	18815 Elizondo Street, La Puente CA 91744	8726009020	angie betancourt	Maria Masis	R-1-6000	1
RPAP2026000535	02/04/2026	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.		8295003037	Larry (LIBIN) Tian	Maria Masis	RPD-6000-6U	1
RPAP2026000537	02/04/2026	Garage to ADU	16138 E Cadwell Street, La Puente CA 91744	8742008013	Consuelo Rodriguez	Maria Masis	R-1-6000	1
RPAP2026000540	02/04/2026	<ul style="list-style-type: none"> new construction of single family house (4b3.5b, 2,986 sf) w/ 492 sf two car garage. FRONT 140 SF COVERED PORCH 	2220 S Stimson Avenue, Hacienda Heights CA 91745	8205014010	Yutong Xie	Maria Masis	R-A-15000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000544	02/05/2026	Installation of Illuminated "VERIZON" wall sign	1015 S Nogales Street, Rowland Heights CA 91748	8264021040	Jorge Diaz	Maria Masis	B-1 M-1.5-BE	1
RPAP2026000548	02/05/2026	(E) 220 SF GARAGE CONVERSION TO A (N) ADU (STUDIO WITH 1 BATHROOM)	934 Larchwood Avenue, Hacienda Heights CA 91745	8218005034	Ben Manesh	Maria Masis	R-1	1
RPAP2026000563	02/06/2026	Submitting to regional planning as per Agency Referral Check mark. Legalization of 113 sq ft storage room constructed without permits. Status: Plans submitted to Building and Safety. (UNC-BLDC250807000931)	15975 E San Bernardino Road, Covina CA 91722	8435010016	Bardo Garcia	To Be Assigned Received	C-1	1
RPAP2026000565	02/06/2026	(E) GARAGE CONVERSION TO A NEW 378 SF JADU AND NEW DETACHED 1200 SF ADU TO AN EXISTING PARCEL WITH AN EXISTING PRIMARY RESIDENTIAL UNIT.	1423 Greenberry Drive, La Puente CA 91744	8471008001	Natasha Geverola	To Be Assigned Received	R-1-7500	1
RPAP2026000570	02/06/2026	392.50 SF bedroom additon and 190 SF patio cover addition to exisitng single family dwelling.	3360 N San Joaquin Road, Covina CA 91724	8447010022	Julie Lopez	To Be Assigned Received	R-A-10000	1
RPAP2026000575	02/07/2026	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	To Be Assigned Received	R-1-10000	1
RPAP2026000576	02/07/2026	CONVERT THE SFD TO DUPLEX WITH SB9 AND 2 ATTACHED ADU AT THE BACK 1119 SF EACH	15764 Alwood Street, La Puente CA 91744	8254008011	Mihran Jaghlassian	To Be Assigned Received	A-1-10000	1
RPAP2026000577	02/07/2026	New detached ADU	2109 Punta Del Este Drive, Hacienda Heights CA 91745	8205010011	Alan Gao	To Be Assigned Received	R-A-10000	1

Rebuild Letter
Number of Plans: 1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000435 PRJ2026-000603	02/05/2026	PRJ2026-000603 • Rebuild letter @ 4531 N Glenfinnan Ave REBUILD LETTER	4531 N Glenfinnan Avenue, Covina CA 91723	8431010005	trever epperson	Joshua Pereira	R-1-7000	1
Site Plan Review - Ministerial Number of Plans: 19								
RPPL2026000153 PRJ2026-000211	02/01/2026	CONSTRUCT SINGLE STORY HOUSE ADDITION (718 S.F)	18208 Villa Clara Street, Rowland Heights CA 91748	8268016041	George Wong	Aidan Holliday	R-1-6000	1
RPPL2026000330 PRJ2026-000497	02/02/2026	Proposed construction of a new detached Accessory Dwelling Unit(ADU)	16150 La Monde Street, Hacienda Heights CA 91745	8205012009	YING WANG	Dennis Harkins	R-A-10000	1
RPPL2026000331	02/03/2026	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
RPPL2026000335 PRJ2026-000504	02/02/2026	Two-story 1,200 sq.ft. SB9 second unit	2493 Robert Road, Rowland Heights CA 91748	8269050010	Edward Li	Dennis Harkins	R-A-15000	1
RPPL2026000337 PRJ2026-000508	02/02/2026	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	Anthony Curzi	R-A-20000	5
RPPL2026000356 PRJ2026-000531	02/03/2026	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

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000358 PRJ2026-000532	02/04/2026	New Detached 749 SF ADU 2BED / 1BATH	18620 Del Bonita Street, Rowland Heights CA 91748	8258005024	Stanley Tsai	Aidan Holliday	R-1-6000	1
RPPL2026000364 PRJ2026-000536	02/03/2026	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	Dennis Harkins	R-1-20000	1
RPPL2026000365	02/03/2026	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	Dennis Harkins	R-1-6000	1
RPPL2026000366 PRJ2026-000538	02/03/2026	Existing garage conversion to attached ADU (452 S.F)	14537 Rath Street, La Puente CA 91744	8466023021	April Mo	Dennis Harkins	R-1-6000	1
RPPL2026000368 PRJ2026-000540	02/03/2026	NEW 1000 S.F. 1 STORY DETACHED ADU IN BACKYARD	16031 Maplegrove Street, La Puente CA 91744	8741012009	Charlie Cheng	Dennis Harkins	A-1-10000	1
RPPL2026000376 PRJ2026-000548	02/04/2026	1. PROPOSED ATTACHED ONE-STORY J-A.D.U. 485 SF (1) 0.75 BATHROOM, (1) BEDROOM & (1) KITCHEN 2. PROPOSED DETACHED ONE- STORY A.D.U. 1,199 SF (2) 0.75 BATHEOOMS, (1) LAUNDRY ROOM, (3) BEDROOMS & (1) KITCHEN W/ ISLAND 3. PROPOSED FRONT PORCH @ ADU 157 SF	816 Donley Street, La Verne CA 91750	8391005040	Mandy Situ	Uriel Mendoza	R-1-7500	5
RPPL2026000400 PRJ2026-000569	02/04/2026	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	Dennis Harkins	R-A-10000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000408 PRJ2026-000573	02/04/2026	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	David Finck	R-A-10000	1
RPPL2026000413 PRJ2026-000581	02/05/2026	Addition and renovation of existing interior space for SFD.	15537 Ladysmith Street, Hacienda Heights CA 91745	8219007100	Ricardo Reyes	Rick Kuo	R-A-6000	1
RPPL2026000414 PRJ2026-000582	02/05/2026	Existing two-car garage conversion to attached ADU (468 S.F.)	19502 Pilario Street, Rowland Heights CA 91748	8276019008	April Mo		RPD-6000 -10U	1
RPPL2026000421 PRJ2026-000589	02/05/2026	Previously submitted plans. CONVERT EXISTING RESIDENCE 1,258SF TO ADU, DEMOLISH EXISTING PATIO 304SF. DEMOLISH EXISTING REAR SHED 153SF. CONSTRUCT NEW 2-STORY SFD 1055SF WITH ATTACHED ADU 1107SF, ATTACHED GARAGE 360SF	138 S Hambleton Avenue, La Puente CA 91744	8728012036	Star Wang	Aidan Holliday	R-1-6000	1
RPPL2026000425 PRJ2026-000593	02/05/2026	EXISTING SINGLE FAMILY DWELLING (NO CHANGE) (UNIT ADU) EXISTING DETACHED GARAGE TO BE CONVERTED TO A ACCESSORY DWELLING UNIT (ADU). INFILL OF EXISTING GARAGE DOOR OPENING AS REQUIRED; NEW INTERIOR PARTITIONS, FINISHES, KITCHEN, AND BATHROOM; TITLE 24 ENERGY COMPLIANCE; AND ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CURRENT CALIFORNIA CODES AND LOS ANGELES COUNTY BUILDING & SAFETY REQUIREMENTS.	13541 Don Julian Road, La Puente CA 91746	8112014005	Luis Palomera	Dennis Harkins	A-1-6000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000436 PRJ2026-000605	02/05/2026	New 1200 SF detached ADU	1647 Turnbull Canyon Road, Hacienda Heights CA 91745	8211001005	Sonny ng Kevin Xie	David Finck	R-A-15000	1
Subdivisions								
Number of Plans: 2								
RPAP2026000460	02/02/2026	SUBDIVISION APPLICATION FOR THE TENTATIVE TRACT MAP FOR THE DEVELOPMENT OF 4 DWELLING UNITS, 2 ADUs (6 UNITS TOTAL) AND 4 GARAGES IN 3 DETACHED BUILDINGS	16044 Fellowship Street, La Puente CA 91744	8741012013	Jenifer Carvalho	Michelle Lynch	A-1-10000	1
RPAP2026000470	02/02/2026	Tentative Parcel Map. Convert existing Lease Parcel Map to two lot Parcel Map.	18963 Labin Court, Rowland Heights CA 91748	8761011007	Robert Glessner	Marie Pavlovic	MXD	1
Zoning Conformance Review								
Number of Plans: 2								
RPPL2026000336 PRJ2026-000506	02/02/2026	ADDITION & REMODEL OF EXISTING SINGLE FAMILY RESIDENCE - 326 SF NEW UNENCLOSED PORCH 20 SF	4445 Ellen Drive, Covina CA 91722	8417020001	JULIO HERNANDEZ	Stacy Corea	R-1-6000	1
RPPL2026000418 PRJ2026-000586	02/05/2026	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	Rick Kuo	R-1-6000	1
Zoning Verification Letter								
Number of Plans: 1								
RPPL2026000437	02/05/2026	Requesting a Zoning Verification Letter	14048 Valley Boulevard, La Puente CA 91746	8206011009	David Oeffling	Carl Nadela	M-1.5-BE-I P-GZ	1