

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 02/15/2026 to 02/22/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>CUP</b>								
<b>Number of Plans: 1</b>								
RPPL2026000645 PRJ2026-000833	02/19/2026	PRJ2026-000833 • CUP for GRACE CHURCH OF LA VERNE @ 4552 N Towne Ave  New 13,021 SF Sanctuary and Classroom Building. Includes new site utilities, and parking lot.	4552 N Towne Avenue, Claremont CA 91711	8669015016	Danny Munsterman	Joshua Pereira	A-1-15000	5
<b>Permits</b>								
<b>Number of Plans: 18</b>								
RPAP2026000669	02/15/2026	kitchen expansion, add restroom, bedroom expansion to make space for walk in coset	2336 Las Lomas Drive, Hacienda Heights CA 91745	8222008076	Julio Garcia	Aidan Holliday	R-A-10000	1
RPAP2026000670 PRJ2026-000825	02/15/2026	Convert an existing 330 sq.ft. garage and expand it to create a new 664 sq.ft.	5715 N Rockvale Avenue, Azusa CA 91702	8623032008	Jose Abrigo	Anthony Curzi	R-1-6000	1
RPAP2026000673 PRJ2026-000833	02/16/2026	PRJ2026-000833 • CUP for GRACE CHURCH OF LA VERNE @ 4552 N Towne Ave  New 13,021 SF Sanctuary and Classroom Building. Includes new site utilities, and parking lot.	4552 N Towne Avenue, Claremont CA 91711	8669015016	Danny Munsterman	Joshua Pereira	A-1-15000	5
RPAP2026000675	02/16/2026	1 set of internally illuminated LED channel letter wall sign - Project name: Chubby Tan	1380 Fullerton Road #102, Rowland Heights CA 91748	8270002051	Nicky Chung	David Finck	C-2-DP	1

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RPAP2026000680	02/16/2026	(N) 360 SQFT GARAGE (N) 384 SQFT 1ST FLOOR ADDITON (N) 858 SECOND STORY ADDITION	17415 Glenthorne Street, La Puente CA 91744	8729008034	Anthony Leon	Dennis Harkins	R-A-6000	1
RPAP2026000681 PRJ2026-000785	02/17/2026	LEGALIZE 445 SF COVERED PATIO	18315 Gaillard Street, Azusa CA 91702	8623026009	ana chavez	Stacy Corea	R-1-6000	1
RPAP2026000689	02/17/2026	GARAGE CONVERSION TO JDU	18454 La Cortita Street, Rowland Heights CA 91748	8253012034	Eluzainie Mantik	Rudy Silvas	R-1-6000	1
RPAP2026000701	02/17/2026	The revision corrects the previously missing header in the living room as indicated on the structural drawings. The required header has now been properly included.	19512 Searls Drive, Rowland Heights CA 91748	8762007005	emory zhang	Carl Nadela	R-1-6000	1
RPAP2026000712	02/18/2026	LEGALIZE EXISTING GARAGE (370 SQ.FT.) AND PARTIAL OF EXISTING SINGLE FAMILY RESIDENCE (172 SQ.FT.) TO ADU	13956 Barrydale Street, La Puente CA 91746	8558012006	Diane Navarro	David Finck	R-1-6000	1
RPAP2026000729	02/18/2026	SITE PLAN AMENDMENT. CREAT 2 BEDROOMS, 2 BATHROOMS ON 2ND FLOOR. WITHDRAW JR ADU AND 1ST FLOOR REMODEL.	2248 S Stimson Avenue, Hacienda Heights CA 91745	8205014009	seunghwan pak	David Finck	R-A-15000	1
RPAP2026000732	02/18/2026	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	Rudy Silvas	R-1-6000	1
RPAP2026000733	02/18/2026	DUPLICATE - SEE RPAP2026000732 SB9. One new single family dwelling with attached ADU and 2 detached ADUs	15818 E Cadwell Street, La Puente CA 91744	8252005004	Sonny ng Guangwei Chen	To Be Assigned Received	R-1-6000	1

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RPAP2026000735	02/18/2026	1. DEMOLISH (E) SUNROOM(319 S.F.) 2. CONVERT (E) SINGLE FAMILY RESIDENTIAL INTO ADU 3. (N) SINGLE FAMILY RESIDENTIAL (1,310 S.F.)(2 BEDS, 3 BATHS, 1 KITCHEN WITH BALCONY AND TRELLIS) 4. (N) 2-CAR GARAGE ATTACHED NEW SFR (469 S.F.) 5. (N) 6'-0" HEIGHT RETAINING WALL 6. (N) TRELLIS BETWEEN ADU AND SFR	1657 Morning Sun Avenue, Walnut CA 91789	8764010014	David Huang	Maria Masis	R-1-8500	1
RPAP2026000736	02/18/2026	SB9 unit in later phase	2724 S Hacienda Boulevard, Hacienda Heights CA 91745	8204007011	Yang Wang	Maria Masis	R-A-15000	1
RPAP2026000758	02/20/2026	Upgrade meter panel from 100 Amp to 200 Amp  CONTRACTOR/OWNER TO VERIFY ACCURACY OF LINE ITEMS PRIOR TO FINAL INSPECTION, ADDITIONAL FEES MAY APPLY  *** WARNING! CONDUCTORS SHALL NOT EXIT THE BACK OF ANY SURFACE MOUNTED ELECTRICAL EQUIPMENT; *** FOR EXTERIOR SEMI-FLUSH MOUNTED ELECTRICAL EQUIPMENT: LATH/PLASTER SHALL NOT BE INSTALLED PRIOR TO INITIAL INSPECTION; *** FOR EXTERIOR SURFACE MOUNTED ELECTRICAL EQUIPMENT: ALL WORK DONE BEHIND THE EQUIPMENT SHALL BE PHOTO DOCUMENTED (LATH/PLASTER, ETC.) AND PROVIDED TO THE INSPECTOR AT INITIAL INSPECTION.	20019 Iluso Avenue, Walnut CA 91789	8762025034	Jack Vardiman	To Be Assigned Received	RPD-5000 -15U	1
RPAP2026000766	02/20/2026	568 SF addition to existing single-family residence. Removal of existing patio cover.	1515 Park Lawn Road, Hacienda Heights CA 91745	8209008025	erix chen	To Be Assigned Received	R-2	1

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RPAP2026000767	02/20/2026	1. Remove (E) Patio = 522 S.F. 2. Demolish (E) Garage = 774 S.F. 3. (N) SB9 2nd Unit = 1,927 S.F. w/ Garage = 604 S.F., Balcony = 322 S.F. & Porch = 33 S.F. [1-Liv, 1-Kit, 1-Din, 4-Bed & 3-Bath] 4. (N) ADU #1 = 1,187 S.F. w/ Garage = 215 S.F. & Porch = 15 S.F. [1-Liv, 1-Kit, 3-Bed & 3-Bath] 5. (N) ADU #2 = 1,187 S.F. w/ Garage = 215 S.F. & Porch = 15 S.F. [1-Liv, 1-Kit, 3-Bed & 3-Bath]	1635 Golden View Drive, Hacienda Heights CA 91745	8211005028	SARINA TRUONG	To Be Assigned Received	R-A-15000	1
RPAP2026000769	02/20/2026	CONVERT (E)GARAGE 323 S.F TO JADU	1330 Edmore Avenue, Rowland Heights CA 91748	8761024022	George Wong	To Be Assigned Received	R-1-6000	1
<b>Pre-Application Counseling</b> <i>Number of Plans:</i> 1								
RPPL2026000648 PRJ2026-000838	02/19/2026	Pre-application counseling for New 2-story professional office building.	1355 S Nogales Street, Rowland Heights CA 91748	8761011004	Henry Chen Carlos Sanchez	Carl Nadela	C-3	1
<b>Referrals</b> <i>Number of Plans:</i> 1								
RPAP2026000753	02/19/2026	Business License Regional Planning	18888 Labin Court #B101, Rowland Heights CA 91748	8761011020	Kate Chen	To Be Assigned Received	C-3	1
<b>Site Plan Review - Ministerial</b> <i>Number of Plans:</i> 15								
RPPL2026000421 PRJ2026-000589	02/17/2026	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
RPPL2026000565 PRJ2026-000759	02/17/2026	(E) 220 SF GARAGE CONVERSION TO A (N) ADU ( STUDIO WITH 1 BATHROOM) (JADU to ADU change)	934 Larchwood Avenue, Hacienda Heights CA 91745	8218005034	Ben Manesh	Marlene Vega-Hernandez	R-1	1

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RPPL2026000570 PRJ2026-000763	02/17/2026	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
RPPL2026000572 PRJ2026-000768	02/19/2026	New detached ADU	2109 Punta Del Este Drive, Hacienda Heights CA 91745	8205010011	Alan Gao	Aidan Holliday	R-A-10000	1
RPPL2026000584 PRJ2026-000782	02/17/2026	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	Steven Mar	C-2	1
RPPL2026000586 PRJ2026-000784	02/18/2026	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	Uriel Mendoza	C-1	1
RPPL2026000605 PRJ2026-000804	02/18/2026	build new attach ADU of 978 sqft to ex SFR	3019 Rio Lempa Drive, Hacienda Heights CA 91745	8241015051	Eddie Rodriguez	David Finck	R-A-15000	1

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RPPL2026000607 PRJ2026-000807	02/18/2026	PRJ2026-000807 • 392.50 SF bedroom additon and 190 SF patio cover @ (3360 N San Joaquin Rd)  392.50 SF bedroom additon and 190 SF patio cover addition to existitng single family dwelling.	3360 N San Joaquin Road, Covina CA 91724	8447010022	Julie Lopez	Joshua Pereira	R-A-10000	1
RPPL2026000629 PRJ2026-000825	02/19/2026	Convert an existing 330 sq.ft. garage and expand it to create a new 664 sq.ft.	5715 N Rockvale Avenue, Azusa CA 91702	8623032008	Jose Abrigo	Anthony Curzi	R-1-6000	1
RPPL2026000647 PRJ2026-000836	02/19/2026	Building a single family home, attached ADU, and a detached ADU on a 30,902 sf vacant lot.		8112002021	Steve Chen	Carl Nadela	A-1-6000	1
RPPL2026000650 PRJ2026-000839	02/19/2026	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
RPPL2026000651 PRJ2026-000840	02/19/2026	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	Uriel Mendoza	R-1-7500	5
RPPL2026000655 PRJ2026-000843	02/19/2026	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	Rick Kuo	B-1 M-1.5-BE	1
RPPL2026000661 PRJ2026-000849	02/19/2026	CONVERT(E) GARAGE & ADDITION TO ADU	1114 N Ahern Drive, La Puente CA 91746	8560027011	Jason Yu	Marlene Vega-Hernandez	R-1-20000	1
RPPL2026000662	02/19/2026	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	Marlene Vega-Hernandez	R-1-6000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>Zoning Conformance Review</b>								
<i>Number of Plans:</i> 1								
RPPL2026000637 PRJ2026-000785	02/19/2026	LEGALIZE 445 SF COVERED PATIO	18315 Gaillard Street, Azusa CA 91702	8623026009	ana chavez	Stacy Corea	R-1-6000	1
<b>Zoning Verification Letter</b>								
<i>Number of Plans:</i> 1								

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000578	02/17/2026	<ul style="list-style-type: none"> <li>• What is the current zoning designation for the above-mentioned property?</li> <li>- Are there any pending rezoning applications, or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future?</li> <li>• 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.</li> <li>• Is the property located in any special, restrictive, or overlay district?</li> <li>• 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?</li> <li>• Is the current use as Multi-Family permitted by right or was a use approval granted? If so, please provide a copy.</li> <li>• To your knowledge are there any legal nonconforming issues associated with the subject property?</li> <li>• 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?</li> <li>o In the event of destruction, would a new use permit, variance, or special exception be required?</li> <li>o What is the threshold that would trigger a new Use Permit, Variances, or other approvals to be required?</li> <li>• 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?</li> <li>• To the best of your knowledge, do your records show any current open zoning code violations within the Subject's files?</li> </ul>	1900 Fullerton Road, Rowland Heights CA 91748	8270023024	Morgan Guthier	Steven Mar	R-3	1