

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 02/22/2026 to 03/01/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP								
Number of Plans: 1								
RPPL2026000698 PRJ2026-000904	02/24/2026	Parcel Map for one detached and three attached condominium units. TOTAL) AND 4 GARAGES IN 3 DETACHED BUILDINGS	16044 Fellowship Street, La Puente CA 91744	8741012013	Jenifer Carvalho	Perla Inclan	A-1-10000	1
Oak Tree Permit - Discretionary								
Number of Plans: 1								
RPPL2026000674 PRJ2026-000833	02/23/2026	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
Permits								
Number of Plans: 26								
RPAP2026000773	02/22/2026	CONSTRUCT ROOM ADDITION 130SF (W/ A SLAB ON GRADE FOUNDATION. MIN. 6FT. SETBACK (SIDE).	19554 Rogan Court, Rowland Heights CA 91748	8276033020	John Chu	Dennis Harkins	R-A-10000	1
RPAP2026000779	02/23/2026	897 s.f. attached ADU	18620 Mescalero Street, Rowland Heights CA 91748	8253017026	hong liu	Aidan Holliday	R-1-6000	1
RPAP2026000780	02/23/2026	ADU Garage conversion.	2747 Recinto Avenue, Rowland Heights CA 91748	8258017021	Basil Ammari Samuel Rivera	David Finck	R-1-6000	1

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RPAP2026000783	02/23/2026	ADU Garage conversion with additional 600 Sq. Ft.	1119 Saint Malo Avenue, La Puente CA 91744	8472041004	Benjamin Cortez	Marlene Vega-Hernandez	R-1-6000	1
RPAP2026000784	02/23/2026	PROPOSED SB9 #2: 1,400 SQ FT (3B/3B) TWO-STORY PROPOSED TWO CAR GARAGE#2:400 SQ FT PROPOSED PRIME HOUSE #2: 1,600 SQ FT (3B/3B) TWO-STORY PROPOSED TWO CAR GARAGE#4:400 SQ FT PROPOSED ADU #2:1,200 SQ FT (3B/2B) TWO-STORY PROPOSED ADU #4:800 SQ FT (3B/2B) ONE-STORY	1341 S Galemont Avenue, Hacienda Heights CA 91745	8219001074	Channie Wang	Rudy Silvas	R-A-7500	1
RPAP2026000785	02/23/2026	PROPOSED SB9 #1: 1,400 SQ FT (3B/3B) TWO-STORY PROPOSED TWO CAR GARAGE#1:400 SQ FT PROPOSED PRIME HOUSE #1: 1,200 SQ FT (3B/2.5B) TWO-STORY PROPOSED TWO CAR GARAGE#3:400 SQ FT PROPOSED ADU #1:1,200 SQ FT (3B/2B) TWO-STORY PROPOSED ADU #3:800 SQ FT (3B/2B) ONE-STORY	1349 S Galemont Avenue, Hacienda Heights CA 91745	8219001075	Channie Wang	Rudy Silvas	R-A-7500	1
RPAP2026000788	02/23/2026	Existing attached garage to be converted into JADU	506 3rd Avenue, La Puente CA 91746	8206004042	IRMA ROSALES LORENZO VARELA	Marlene Vega-Hernandez	A-1-20000	1
RPAP2026000800	02/23/2026	SCOPE OF WORK 1. CONVERT EXISTING TWO-CAR GARAGE AND EXISTING BEDROOM TO J.A.D.U WITH TWO BEDROOM, ONE BATHROOM, ONE KITCHEN AND LIVING ROOM (499 S.F.) 2. INSTALL TWO A/C M.N. SPLIT SYSTEMS	16767 Sam Gerry Drive, La Puente CA 91744	8248020006	Edena Liu	Dennis Harkins	R-1-6000	1
RPAP2026000815	02/24/2026	Pre-Application for SB9 Lot-Split; 2 Main units, and 2 ADU units. Current 7k SF lot, proposed to split to 3311 SF Lot 1, and 4466 SF Lot 2.	17616 Brookport Street, Covina CA 91722	8421004010	Brandon Wolfe	Joshua Huntington	R-1-7000	1

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RPAP2026000819	02/24/2026	SFR addition of 94 sf, new detached ADU of 1200 sf	19535 Rogan Court, Rowland Heights CA 91748	8276033023	Peter Sun	Maria Masis	R-A-10000	1
RPAP2026000827	02/24/2026	CONVERT EXISTING GARAGE TO JR. ADU 410 SQ.FT.	19054 Abdera Street, Rowland Heights CA 91748	8761017039	Cliff Ong	Rick Kuo	R-1-6000	1
RPAP2026000833	02/25/2026	SCOPE OF WORK -PROPOSED ADDITION TO EXISTING MAIN HOUSE 951.86sf (INCLUDING (N)MASTER BEDROOM, (N)KITCHEN AND (N)DINING) -(N)POOL BATHROOM (24.56sf), (N)COVERED PATIO (408sf), (N)GARAGE (277.28sf) and (N) RV GARAGE (707.90sf)	15706 E La Belle Street, Hacienda Heights CA 91745	8290020018	Arturo Castro	Maria Masis	R-A-10000	1
RPAP2026000835	02/25/2026	Legalization of the following works: 1)existing family room and dining room convert to JADU(437SF) 2)existing garage converts to ADU(433SF) 3)Home Remodel(801SF) 4)A new driveway on Brigita ave	702 Helmsdale Avenue, La Puente CA 91744	8745013019	Hui Shi	Maria Masis	R-1-6000	1
RPAP2026000837	02/25/2026	Open patio Cover -504sf.	15824 Meadowside Street, La Puente CA 91744	8254026006	Sandra Flores	Maria Masis	R-1-6000	1
RPAP2026000839	02/25/2026	selling smoke shop items and trading cards related to pokemon cards.	19020 La Puente Road, West Covina CA 91792	8725006034	sandip bhatia	Maria Masis	MXD	1
RPAP2026000846	02/25/2026	Possibility of adding sunroom or mobile office, deck and landscape enhancement.	19360 Colima Road, Rowland Heights CA 91748	8276005057	Xing Fang	Maria Masis	R-1-6000	1
RPAP2026000847	02/25/2026	Amendment to RPPL2022006876 New 1-Story SFD with Attached ADU, 2-Story Detached ADU, and Carport	238 S 3rd Street, La Puente CA 91746	8206009020	Osmond Van	Maria Masis	A-1-6000	1
RPAP2026000851	02/26/2026		4918 N Farber Avenue, Covina CA 91724	8404012009		To Be Assigned Received	R-2	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000855	02/26/2026	Exciting garage convert to ADU	2650 Blandford Drive, Rowland Heights CA 91748	8258008033	Chengxuan Dai	To Be Assigned Received	R-1-6000	1
RPAP2026000857	02/26/2026	Pre-application review/counseling for a proposed 35 lot subdivision.	17880 E Covina Boulevard, Covina CA 91722	8421031011	Matt Hamilton	To Be Assigned Received	R-1-7000	1
RPAP2026000862	02/26/2026	Propose a new detached ADU 600 sq ft	17034 Shady Meadow Drive, Hacienda Heights CA 91745	8209002032	Yang Wang	To Be Assigned Received	R-A	1
RPAP2026000863	02/26/2026	Proposed addition to existing garage to be converted into ADU and front addition to existing S.F.D.	1503 Evanwood Avenue, La Puente CA 91744	8471004005	ELSA VARELA	To Be Assigned Received	R-1-7500	1
RPAP2026000866	02/26/2026	Demolish existing single family house and accessory structures. Construct six new two story dwelling units with two car garages (8400 sf) and 4 future ADUs (3,444 sf). Total of 11,844 sf.	343 4th Avenue, La Puente CA 91746	8206007003	Steven Chen Tim Fan	To Be Assigned Received	A-1-6000	1
RPAP2026000869	02/26/2026	LA County Sanitation Districts would like to apply for a Special Events Permit to host an Earth Day Celebration in the parking lot of the Joint Administration office on Saturday, April 11 from 10:00am to 2:00pm.	1955 Workman Mill, Whittier CA 90601	8115004906	Robert Kovacs	To Be Assigned Received	R-A-7500	1
RPAP2026000884	02/27/2026	ADDING A NEW ADU 602 SF IN BACK YARD INCLUDES ONE BEDROOM, ONE BATHROOM, ONE KITCHEN & ONE LIVING ROOM.	18332 Senteno Street, Rowland Heights CA 91748	8268009058	Steven Wang	To Be Assigned Received	R-1-6000	1
RPAP2026000891	02/28/2026	Addition & Conversion Garage to ADU (625 sq.ft.) New Concrete Slab (318 sq.ft)	16558 Masline Street, Covina CA 91722	8410025001	Nilton Acosta	To Be Assigned Received	R-1-6000	1
Referrals								
Number of Plans:		2						
RPAP2026000803	02/24/2026	Zoning Verification Letter	19525 E Covina Boulevard, Covina CA 91724	8404022068	Maggie Gabany	Uriel Mendoza	R-3	5, 1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000889	02/27/2026	Requesting Zoning Department Approved Referral (zoning clearance) for a proposed spa/personal care services business at 20540 E Arrow Hwy, Unit 1, Covina, CA 91724, to confirm the use is permitted and to proceed with the City of Covina business license/permit process.	20540 E Arrow Highway, Covina CA 91724	8401001017	lin hong	To Be Assigned Received	MXD	5
Site Plan Review - Ministerial								
Number of Plans: 7								
RPPL2026000565 PRJ2026-000759	02/24/2026	(E) 220 SF GARAGE CONVERSION TO A (N) ADU (STUDIO WITH 1 BATHROOM) (JADU to ADU change) (CREATED IN ERROR)	934 Larchwood Avenue, Hacienda Heights CA 91745	8218005034	Ben Manesh	Marlene Vega-Hernandez	R-1	1
RPPL2026000661 PRJ2026-000849	02/25/2026	CONVERT(E) GARAGE & ADDITION TO ADU	1114 N Ahern Drive, La Puente CA 91746	8560027011	Jason Yu	Marlene Vega-Hernandez	R-1-20000	1
RPPL2026000675 PRJ2026-000876	02/25/2026	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
RPPL2026000679 PRJ2026-000879	02/23/2026	ADU/ Attached patio	219 S Basetdale Avenue, La Puente CA 91746	8110006045	Hanbin Cao Xin Qiao	Dennis Harkins	A-1-6000	1
RPPL2026000689 PRJ2026-000893	02/24/2026	568 SF addition to existing single-family residence. Removal of existing patio cover.	1515 Park Lawn Road, Hacienda Heights CA 91745	8209008025	erix chen	Rick Kuo	R-2	1
RPPL2026000700 PRJ2026-000909	02/24/2026	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
RPPL2026000710	02/25/2026	CONVERT (E)GARAGE 323 S.F TO JADU	1330 Edmore Avenue, Rowland Heights CA 91748	8761024022	George Wong	Rudy Silvas	R-1-6000	1
Subdivisions								
Number of Plans: 2								

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RPAP2026000593	02/24/2026	Submission for a P.A.C. (lease project) Proposed 4 residential units: each unit is 1,110 SF with an 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
RPAP2026000868	02/26/2026	Demolish existing single family house and accessory structures. Construct six new two story dwelling units with two car garages (8400 sf) and 4 future ADUs (3,444 sf). Total of 11,844 sf.	343 4th Avenue, La Puente CA 91746	8206007003	Steven Chen Tim Fan	To Be Assigned Received	A-1-6000	1
Tentative Map - Parcel Number of Plans: 1								
RPPL2026000695 PRJ2026-000904	02/24/2026	Parcel Map for one detached and three attached condominium units. TOTAL) AND 4 GARAGES IN 3 DETACHED BUILDINGS	16044 Fellowship Street, La Puente CA 91744	8741012013	Jenifer Carvalho	Perla Inclan	A-1-10000	1