

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 03/01/2026 to 03/08/2026



| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|----------------------------------|------------------|---|---|---------------|--|----------------|---------------------------------|----|
| CUP | | | | | | | | |
| Number of Plans: 1 | | | | | | | | |
| RPPL2026000796 PRJ2026-001051 | 03/03/2026 | we are applying for a CUP for auto body repair and painting, because the currently permit holder company changed ownership, we apply the CUP under new company name | 13962 Valley Boulevard, La Puente CA 91746 | 8206010054 | JIANWEI ZHU | Carl Nadela | B-1-IP-GZ M-1.5-BE-I P-GZ | 1 |
| Permits | | | | | | | | |
| Number of Plans: 15 | | | | | | | | |
| RPAP2026000894 | 03/01/2026 | add 3 sets of patio | 15840 Annellen Street, Hacienda Heights CA 91745 | 8204005004 | Talu Su | Maria Masis | R-2 | 1 |
| RPAP2026000895 | 03/01/2026 | I am interested in expanding my operations to include retail used-vehicle sales (used car dealership) at this location, in addition to the existing auto mechanic shop. | 19130 E Walnut Drive N #I, Rowland Heights CA 91748 | 8760001010 | Muhammad Almomani Rakan Almomani Muhammad Almomani Rakan Almomani | Dennis Harkins | B-1 M-1.5-BE | 1 |
| RPAP2026000899 | 03/02/2026 | New proposed detached ADU (1,200 S.F.) & New laundry attached to new ADU (44 S.F.) | 18083 Mescal Street, Rowland Heights CA 91748 | 8265009011 | April Mo | Maria Masis | R-A-9000 | 1 |
| RPAP2026000907 | 03/02/2026 | (E) 346 SF GARAGE TO BE CONVERTED INTO A 306 SF JADU & A 40 SF BATHROOM FOR THE (E) SFD. | 16220 Sigman Street, Hacienda Heights CA 91745 | 8243012011 | Sergio Lamas | Maria Masis | R-1-6000 | 1 |

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| RPAP2026000918 | 03/03/2026 | CONVERT EXISTING GARAGE TO JR. ADU 410 SQ.FT. | | 8761017039 | Cliff Ong | Maria Masis | R-1-6000 | 1 |
| RPAP2026000921 PRJ2026-001098 | 03/03/2026 | CONVERT (E) 636 SF ATTACHED 3-CAR GARAGE TO ADU AND LEGALIZE INTERIOR NON-BEARING WALLS IN GARAGE | 911 Herbine Street, La Verne CA 91750 | 8391012086 | Garrett Tsuyuki | Stacy Corea | R-1-7500 | 5 |
| RPAP2026000925 | 03/03/2026 | Site Plan Review Amendment for: New 1200 SF detached ADU and a 480 SF detached garage. | 2351 Sarandi Grande Drive, Hacienda Heights CA 91745 | 8205015035 | Meghan Heitmann | Maria Masis | R-A-10000 | 1 |
| RPAP2026000929 | 03/03/2026 | 1. LEGALIZE UN-PERMITTED CONSTRUCTION ON SFR AREA = 536 SF 2. (E) GARAGE TO BE CONVERTED INTO NEW JADU AREA = 251 SF 3. RELOCATED (E) WATER HEATER FOR SFR | 5220 Leaf Avenue, Azusa CA 91702 | 8620009013 | Victor Vizcaino | Uriel Mendoza | R-2 | 1 |
| RPAP2026000934 | 03/04/2026 | Proposed 1 story detached 1196 sq ft ADU | 1670 Rolling Greens Way, Whittier CA 90601 | 8115021017 | Carlos Jasso | Maria Masis | R-1-7200 | 1 |
| RPAP2026000954 | 03/04/2026 | To construct a 2-stories 3,474Sq.Ft. Single Family House with 7 bedrooms and 8 baths and a 1,192Sq.FT. Accessory Dwelling Unit with 3 bedrooms and 3.5 baths | 153 S Covina Boulevard, La Puente CA 91746 | 8110007044 | JONATHAN Soo | Maria Masis | A-1-6000 | 1 |
| RPAP2026000961 | 03/05/2026 | Legalizing the unpermitted bathroom | 16930 Shady Meadow Drive, Hacienda Heights CA 91745 | 8209002023 | Julia Cheng | Maria Masis | R-A | 1 |
| RPAP2026000964 | 03/05/2026 | change proposed dining room and office in unit one to bedrooms, no exterior change based on approved case RPPL2025004641 | 18427 E Cypress Street, Covina CA 91723 | 8421022016 | Esther Yang | Michele Bush | R-3 | 1 |
| RPAP2026000968 | 03/05/2026 | County Landmark nomination for 4327 via Padova "Lake House" | 4327 Via Padova, Claremont CA 91711 | 8673027015 | Xavier Zamora | | R-1 | 5 |
| RPAP2026000969 | 03/05/2026 | NEW 628 SQUARE FOOT DETACHED OPEN DECK. | 3373 S Viewfield Avenue, Hacienda Heights CA 91745 | 8291047022 | Adan Macias | Maria Masis | A-2-1 | 1 |

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| RPAP2026001001 | 03/07/2026 | (N) RETAINING WALL FOR ADU 16 LINEAR FEET, 4'-5' TALL (ASSOCIATED WITH BLDG251223002280, BLDR241230012774, BLDR250106000119) | 21112 E Rimpath Drive, Covina CA 91724 | 8426026007 | Jason Sun | To Be Assigned Received | A-1-10000 | 5 |
| Pre-Application Counseling | | | | | | | | |
| Number of Plans: 1 | | | | | | | | |
| RPPL2026000775 | 03/03/2026 | 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 | Erica Aguirre | R-1-6000 | 1 |
| Referrals | | | | | | | | |
| Number of Plans: 1 | | | | | | | | |
| RPAP2026000944 | 03/04/2026 | <p>According to Los Angeles County public records, the property is improved with an existing multi-family residential structure (Triplex / 2-4 units) located within an M-1 (Light Manufacturing) zoning district.</p> <p>We are currently in the process of refinancing the property, and the lender has requested written confirmation regarding reconstruction rights in the event of casualty loss.</p> <p>Specifically, we respectfully request written confirmation of the following:</p> <p>Whether the existing multi-family residential structure qualifies as a legally established non-conforming residential use under Los Angeles County zoning regulations; and</p> <p>In the event the existing structure is destroyed due to fire or other casualty, whether Los Angeles County would permit reconstruction of a multi-family residential structure (Triplex / 2-4 units) on the subject property.</p> <p>This confirmation is being requested solely for lender underwriting purposes.</p> | 14330 Don Julian Road, La Puente CA 91746 | 8206021002 | Guadalupe Silva | Maria Masis | MPD-IP-G Z | 1 |

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| Site Plan Review - Ministerial Number of Plans: 18 | | | | | | | | |
| RPPL2026000727 PRJ2026-000978 | 03/02/2026 | (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 |
| RPPL2026000733 PRJ2026-000981 | 03/02/2026 | Propose new attached ADU 1,200 sq ft | 17044 Countrypark Lane, Hacienda Heights CA 91745 | 8209019015 | Yang Wang | Dennis Harkins | R-2 | 1 |
| RPPL2026000735 PRJ2026-000985 | 03/02/2026 | 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 |
| RPPL2026000751 PRJ2026-001005 | 03/03/2026 | 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 | Aidan Holliday | A-1-6000 | 1 |
| RPPL2026000766 PRJ2026-001015 | 03/02/2026 | 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 | Steven Mar | R-1-7500 | 1 |
| RPPL2026000767 PRJ2026-001016 | 03/03/2026 | ADU Garage conversion/Addition. | 2747 Recinto Avenue, Rowland Heights CA 91748 | 8258017021 | Basil Ammari Samuel Rivera | David Finck | R-1-6000 | 1 |
| RPPL2026000776 PRJ2026-001024 | 03/03/2026 | 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 |
| RPPL2026000780 PRJ2026-001026 | 03/03/2026 | Propose a new detached ADU 600 sq ft | 17034 Shady Meadow Drive, Hacienda Heights CA 91745 | 8209002032 | Yang Wang | Marlene Vega-Hernandez | R-A | 1 |

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| RPPL2026000794 PRJ2026-001050 | 03/03/2026 | 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 |
| RPPL2026000795 PRJ2026-001052 | 03/03/2026 | New ADU construcion 3 bed 2 bath | 16615 Sam Gerry Drive, La Puente CA 91744 | 8248018014 | Jorge Valdez | Dennis Harkins | R-1-6000 | 1 |
| RPPL2026000804 PRJ2026-001064 | 03/04/2026 | 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 |
| RPPL2026000805 PRJ2026-001067 | 03/04/2026 | Existing garage convert to ADU | 2650 Blandford Drive, Rowland Heights CA 91748 | 8258008033 | Chengxuan Dai | Rick Kuo | R-1-6000 | 1 |
| RPPL2026000806 PRJ2026-001068 | 03/04/2026 | GARAGE CONVERSION TO JDU | 18454 La Cortita Street, Rowland Heights CA 91748 | 8253012034 | Eluzainie Mantik | Rudy Silvas | R-1-6000 | 1 |
| RPPL2026000807 PRJ2026-001069 | 03/04/2026 | 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 | Rick Kuo | A-1-6000 | 1 |
| RPPL2026000808 PRJ2026-001070 | 03/04/2026 | selling smoke shop items and trading cards related to pokemon cards. | 19020 La Puente Road, West Covina CA 91792 | 8725006034 | sandip bhatia | David Finck | MXD | 1 |
| RPPL2026000809 PRJ2026-001071 | 03/04/2026 | 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 | Rick Kuo | R-A-10000 | 1 |
| RPPL2026000810 PRJ2026-001073 | 03/04/2026 | 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 | David Finck | R-1-6000 | 1 |

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| RPPL2026000831 PRJ2026-001098 | 03/05/2026 | CONVERT (E) 636 SF ATTACHED 3-CAR GARAGE TO ADU AND LEGALIZE INTERIOR NON-BEARING WALLS IN GARAGE | 911 Herbine Street, La Verne CA 91750 | 8391012086 | Garrett Tsuyuki | Stacy Corea | R-1-7500 | 5 |
| Subdivisions | | | | | | | | |
| Number of Plans: 1 | | | | | | | | |
| RPAP2026000911 | 03/03/2026 | Lot split SB9 | 15553 Lujon Street, Hacienda Heights CA 91745 | 8219005068 | Eugene Fujimoto | To Be Assigned Received | R-A-10000 | 1 |
| Zoning Conformance Review | | | | | | | | |
| Number of Plans: 2 | | | | | | | | |
| RPPL2026000787 PRJ2026-001043 | 03/03/2026 | 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 |
| RPPL2026000841 PRJ2026-001106 | 03/05/2026 | Installation of Illuminated "VERIZON" wall sign | 1015 S Nogales Street, Rowland Heights CA 91748 | 8264021040 | Jorge Diaz | David Finck | B-1 M-1.5-BE | 1 |