

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 03/08/2026 to 03/15/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance								
<i>Number of Plans:</i> 1								
RPPL2026000890 PRJ2026-001168	03/10/2026	COC	2359 Sandraglen Drive, Rowland Heights CA 91748	8253013026	Sonny ng	Timothy Stapleton	R-1-6000	1
Housing Permit - Administrative								
<i>Number of Plans:</i> 1								
RPPL2026000934 PRJ2026-001209	03/11/2026	New construction of a multi-family residential townhouse development. 35 three-story units, 3 buildings, with a central road to access private garages.	21324 E Arrow Highway, Covina CA 91724	8401021004	Nicole Hannouche	Larry Jaramillo	MXD	5
Landmark								
<i>Number of Plans:</i> 1								
RPPL2026000899 PRJ2026-001182	03/10/2026	County Landmark nomination for 4327 via Padova "Lake House"	4327 Via Padova, Claremont CA 91711	8673027015	Xavier Zamora	Katrina Castañeda	R-1	5
Permits								
<i>Number of Plans:</i> 17								
RPAP2026001004	03/08/2026	ATT: Rudy Silvas Site plan amendment to RPPL2025003813	15811 E Cadwell Street, La Puente CA 91744	8252006021	Guangwei Chen Sonny ng	Rudy Silvas	R-1-6000	1
RPAP2026001005	03/08/2026	PROPOSED CONSTRUCTION OF A NEW ATTACHED ADU AND CONVERSION OF EXISTING 2-CAR GARAGE TO JUNIOR ACCESSORY DWELLING UNIT	1138 Glenelder Avenue, Hacienda Heights CA 91745	8242006001	Mehrdad Mohammadi	Dennis Harkins	R-1	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026001006	03/08/2026	PROPOSING CONSTRUCTION OF A NEW 2 STORY DETACHED ACCESSORY DWELLING UNIT (ADU)	1138 Glenelder Avenue, Hacienda Heights CA 91745	8242006001	Mehrdad Mohammadi	Dennis Harkins	R-1	1
RPAP2026001017 PRJ2025-000382	03/09/2026	Amendment to the approved site plan: 1, DEMOLISH THE EXISTING 366 SF. OF HOBBY ROOM THAT ATTACHED TO THE EXISTING TWO-CAR GARAGE. 2, CONVERT THE EXISTING 397 SF. OF FAMILY ROOM INTO AN ATTACHED ADU, CONSIST OF ONE BEDROOM, ONE BATHROOM, ONE LIVING ROOM WITH KITCHEN. 3, CONSTRUCT 1,198 SF. OF TWO STORY DETACHED ADU. (1ST FLOOR 614 SF. AND 2ND FLOOR 574 SF.), CONSIST OF FOUR BEDROOMS, THREE BATHROOM, ONE POWDER ROOM AND ONE LIVING ROOM WITH KITCHEN AND LAUNDRY ROOM, ONE LIVING ROOM. 4, CONSTRUCT 222 SF. OF DETACHED GARAGE. 5, CONSTRUCT 65 SF. OF TWO LAUNDRY ROOMS ATTACHED TO THE ONE-CAR GARAGE.	1641 Pontenova Avenue, Hacienda Heights CA 91745	8244007028	Wayne Lei	Carl Nadela	R-A-7500	1
RPAP2026001019	03/09/2026	AMENDMENT: NEW ADU 1000 SQ.FT. (3 BEDROOMS, 2 BATHS, 1 LAUNDRY, 1 LIVING ROOM, 1 KITCHEN & 1 DINING.)	1551 La Mesita Drive, Hacienda Heights CA 91745	8211002020	Michael Zhang Construction	Dennis Harkins	R-A-15000	1
RPAP2026001023	03/09/2026	Lattice patio cover 16x10 Solid patio cover 11x16 per pre approved standard plans IAPMO 0195	2328 Fallen Drive, Rowland Heights CA 91748	8265032002	Idit Tadmor	Maria Masis	R-1-10000	1

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RPAP2026001026 PRJ2026-001168	03/09/2026	COC	2359 Sandraglen Drive, Rowland Heights CA 91748	8253013026	Sonny ng	Timothy Stapleton	R-1-6000	1
RPAP2026001041 PRJ2026-001227	03/10/2026	Legalization of 760 s.f. ADU, Legalization of 477 s.f.JADU	148 S Basetdale Avenue, La Puente CA 91746	8112001006	Xin Qiao	Marlene Vega-Hernandez	A-1-6000	1
RPAP2026001043	03/10/2026	To legalize (E) Garage converted to ADU. To restore (E) Storage to its original forms. To legalize open patio cover at Main House and Storage	13774 Lomitas Avenue, La Puente CA 91746	8120001020	Manuel Uy	Steven Mar	A-1-20000	1
RPAP2026001044	03/10/2026	NEW 799 SQ.FT DETACHED ADU	4944 N Sunflower Avenue, Covina CA 91724	8401022101	Bryan Torres	Michele Bush	R-1-7500	5
RPAP2026001045	03/10/2026	1.(ADD) FRONT MAIN HOUSE ADDITION 32 S.F,(PROPOSED)FRONT MAIN HOUSE FLOOR AREA: 1198S.F+32 S.F=1230 S.F(3 BEDROOMS & 2 BATHS); 2.(EX) 2 CARS GARAGE 356 S.F + ADD 257 S.F= ATTACHED ADU 613 S.F	1274 Barford Avenue, Hacienda Heights CA 91745	8242023022	JASMINE FANG	Rick Kuo	R-1-6000	1
RPAP2026001054	03/10/2026	CONSTRUCT ROOM ADDITION @ 356 SF TO THE REAR EXISTING HOUSE	5251 N Clydebank Avenue, Azusa CA 91702	8619016002	Felix Obamogie	Michele Bush	R-1	1
RPAP2026001061 PRJ2024-000942	03/11/2026	Revised Planning approval for ADU (Permit# RPPL2024001370, Project #PRJ2024-000942). County Public Work assigned address is 1442 A, Evanwood Ave, New ADU will be 1,140 SF with 5' rear yard setback to satisfy the S>C Edison requirement	1440 Evanwood Avenue, La Puente CA 91744	8471005022	Terence Chan	Carl Nadela	R-1-7500	1
RPAP2026001072	03/12/2026	1. Remove patio (462 s.f.) 2. Remove storage (120 s.f.) 3. Add Dan (621 s.f.) 4. Add bedroom #4 (188 s.f.) and W.I.C. (51 s.f.) 5. Add bathroom #3 (48 s.f.) 6. Add bedroom #5 (268 s.f.) and W.I.C. (90 s.f.) 7. Add bathroom #4 (105 s.f.)	2055 Saleroso Drive, Rowland Heights CA 91748	8265001011	CHEN KUN LEE	David Finck	R-1-20000	1

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RPAP2026001100	03/12/2026	(N) 458 SF POOL AND 64 SF SPA	5044 N Linda Lou Avenue, Covina CA 91724	8404003050	KJ Design Studio	Michele Bush	R-2	5
RPAP2026001108	03/13/2026	Amendment to RPPL2025001691	1935 Parkway Drive, South El Monte CA 91733	8113019010	Kin Man Fok	Maria Masis	A-1	1
RPAP2026001112	03/14/2026	ADDITION TO SOUTH SIDE OF RESIDENCE FOR NEW MASTER SUITE (BEDROOM, BATH and CLOSET) AND NEW LAUNDRY ROOM. ADDITION IS 510 SQUARE FEET. ADDITION TO NORTH SIDE OF RESIDENCE AND ENCLOSURE OF EXISTING COVERED PATIO. EXPAND DECK ON SECOND FLOOR AND RELOCATE CIRCULAR STAIR. ADDITION IS 492 SQUARE FEET. total addition is 1002 square feet	5013 N Langham Avenue, Covina CA 91724	8403007008	Ricardo Figueroa	To Be Assigned Received	R-1-7500	5

**Rebuild Letter
Number of Plans:** 1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000916	03/11/2026	<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	David Finck	MPD-IP-G Z	1
Referrals Number of Plans: 1								
RPAP2026001103	03/13/2026	CUP: Applicant is applying for a new original type 41 ABC license. This is an established restaurant and no new construction, additions or modifications as part of this CUP.	1133 S Hacienda Boulevard, Hacienda Heights CA 91745	8218022023	Luis Andres Segura Garibay Rene Guzman	Maria Masis	C-2	1
Site Plan Review - Ministerial Number of Plans: 11								
RPPL2026000298 PRJ2026-000440	03/10/2026	PROPOSED ONE STOREY ACCESSORY DWELLING UNIT (440 SF)	3038 Leticia Drive, Hacienda Heights CA 91745	8290020014	Robert Ayala Ymelda Rodriguez	Aidan Holliday	R-A-10000	1

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RPPL2026000862 PRJ2026-001149	03/09/2026	LEGALIZATION OF THE EXISTING JADU STRUCTURE, NO WORK ON THE EXISTING HOUSE EXISTING HOUSE WOOD FRAMED STUCCO 3 BEDROOM 2 BATH, 1,405 S.F.	1633 Bork Avenue, Hacienda Heights CA 91745	8207008005	dongxiong chen	Dennis Harkins	R-A	1
RPPL2026000863 PRJ2026-001150	03/09/2026	897 s.f. attached ADU	18620 Mescalero Street, Rowland Heights CA 91748	8253017026	hong liu	Aidan Holliday	R-1-6000	1
RPPL2026000881 PRJ2026-001162	03/10/2026	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
RPPL2026000892 PRJ2026-001174	03/10/2026	Proposed 1 story detached 1196 sq ft ADU	1670 Rolling Greens Way, Whittier CA 90601	8115021017	Carlos Jasso	David Finck	R-1-7200	1
RPPL2026000900 PRJ2026-001183	03/10/2026	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
RPPL2026000914 PRJ2026-001194	03/11/2026	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 TRELIS) 4. (N) 2-CAR GARAGE ATTACHED NEW SFR (469 S.F.) 5. (N) 6'-0" HEIGHT RETAINING WALL 6. (N) TRELIS BETWEEN ADU AND SFR	1657 Morning Sun Avenue, Walnut CA 91789	8764010014	David Huang	Rudy Silvas	R-1-8500	1
RPPL2026000926 PRJ2026-001201	03/11/2026	<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	David Finck	R-A-15000	1
RPPL2026000933 PRJ2026-001208	03/11/2026	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	Aidan Holliday	R-A-9000	1
RPPL2026000939 PRJ2026-001209	03/11/2026	New construction of a multi-family residential townhouse development. 35 three-story units, 3 buildings, with a central road to access private garages.	21324 E Arrow Highway, Covina CA 91724	8401021004	Nicole Hannouche	Larry Jaramillo	MXD	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000952 PRJ2026-001227	03/12/2026	Legalization of 760 s.f. ADU, Legalization of 477 s.f. JADU	148 S Basetdale Avenue, La Puente CA 91746	8112001006	Hanbin Cao Xin Qiao	Marlene Vega-Hernandez	A-1-6000	1
Special Events Permit <i>Number of Plans: 1</i>								
RPPL2026000880 PRJ2026-001159	03/09/2026	SEP - LA County Sanitation Districts Earth Day Celebration 2026 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	Steven Mar	R-A-7500	1
Subdivisions <i>Number of Plans: 1</i>								
RPAP2026001032	03/10/2026	The proposed tentative parcel map converts 3 lease areas to a 2 lot parcel map. Parcel 1 is 0.96 acres with one building. Parcel 2 is 1.61 acres with 4 buildings. No physical changes to the properties. Property is fully developed. Previous Approved Maps Include PM No. 12126 and PM No 18768.	18963 Labin Court, Rowland Heights CA 91748	8761011007	Robert Glessner Rowland Ranch Properties LLC	Joshua Huntington	MXD	1
Tentative Map - Parcel <i>Number of Plans: 2</i>								
RPPL2026000695 PRJ2026-000904	03/09/2026	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	Michelle Lynch	A-1-10000	1
RPPL2026000924 PRJ2026-001200	03/11/2026	Tentative Parcel Map. Convert existing Lease Parcel Map to two lot Parcel Map.	18963 Labin Court, Rowland Heights CA 91748	8761011007	Robert Glessner	Perla Inclan	MXD	1
Zoning Verification Letter <i>Number of Plans: 1</i>								
RPPL2026000859	03/09/2026	Zoning Verification Letter	19525 E Covina Boulevard, Covina CA 91724	8404022068	Maggie Gabany	Uriel Mendoza	R-3	5, 1