

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 3/22/2026 and 3/29/2026

Total Cases Filed: 27

Permits								
Number of Plans: 17								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001246	3/23/2026	8277003034		COVINA HIGHLANDS	NEW SINGLE FAMILY DWELLING WITH (2) GARAGES, SWIMMING POOL, OUTDOOR PATIOS, LIVING, DINING, ENTERTAINMENT, (4)BEDROOMS, (7) BATHROOMS, OFFICE, (2) KITCHENS, LAUNDRYAND STORAGE ROOMS.	Evan Sahagun	R-1-40000	kenneth morin
RPAP2026001247	3/23/2026	8404004042	4626 N Grand Avenue, Covina CA 91724	CHARTER OAK	Need zoning clearance to apply for Business License due to new owner.	Uriel Mendoza	MXD	Mindie Flores
RPAP2026001251	3/23/2026	8710032010	2418 Martingale Drive, Covina CA 91724	COVINA HIGHLANDS	1-1,200 sq.ft. new ADU 2 story 2- 350 sq.ft new addition 2 story 210 @ 1st floor 135 @ 2nd floor plus 75 sq.ft balcony @2nd floor 3- new pool and spa plus deck	Uriel Mendoza	A-1-40000	BELAL ELBOSTANY
RPAP2026001263 R2014-01529	3/24/2026	8264021043	1145 Grand Place, Rowland Heights CA 91748	PUENTE	Tenant improvement for a new restaurant space (A-2 occupancy) located at 1145 Grand Place, Building #4, Units 110, 111, and 112, Rowland Heights, CA 91748. The project consolidates three adjacent suites into a single tenant space under one business operation. Work includes installation of non-load-bearing interior partitions, storefront, doors, interior finishes, and coordination of mechanical, electrical, plumbing, and fire protection systems required for food service operations. All partitions are non-structural unless noted otherwise. REA to R2014-01529	David Finck	M-1.5-BE	Jose Velasco

RPAP2026001264	3/24/2026	8276006048	1740 Otterbein Avenue, Rowland Heights CA 91748	PUENTE	*Design has been updated based on the requirements from Building & Safety. Previously approved with Planning under RPPL2024004590* 1. 15 NEW ATTACHED ADU'S ON FIRST FLOOR AND ABOVE CARPORTS 2. RENOVATION ON FIRST FLOOR CARPORTS WITH 20 PARKING STALLS 3. NEW BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLER AND AUTOMATIC FIRE EXTINGUISHER	Carl Nadela	R-3	Ben Shemtov
RPAP2026001271	3/24/2026	8115020025	568 Basetdale Avenue, La Puente CA 91746	PUENTE	NEW RV GARAGE 20X30=600 SQFT	Marlene Vega-Hernandez	A-1-6000	luis santoyo
RPAP2026001273	3/24/2026	8710001917	21300 Via Verde Drive, Covina CA 91724	COVINA HIGHLANDS	Revised Exhibit A for Forest Lawn Covina Hills Golden Dawn project	Evan Sahagun	A-1-40000	George Dorantes
RPAP2026001305	3/26/2026	8405013016	4842 N Brightview Drive, Covina CA 91722	CHARTER OAK	(N) 478 SF DETACHED ADU WITH 67 SF PORCH	Michele Bush	R-2	Raymond Hansen
RPAP2026001308	3/26/2026	8208010026	14914 Valley Boulevard, La Puente CA 91746	PUENTE	THE SCOPE OF THE PROJECT INCLUDES THE DEMOLITION OF ALL UNPERMITTED STRUCTURES ON THE LOT, PROPOSAL OF A NEW WAREHOUSE OF 11,589 SQ.FT., RE-STRIPING THE EXISTING PARKING FROM 5 PARKING SPACES TO 16 PROPOSED PARKING SPACES, RELOCATING THE EXISTING IRON FENCE TO ADHERE TO THE STANDARDS FOR PEDESTRIAN SIGHT TRIANGLES, INCREASING THE EXISTING LANDSCAPE FROM 1,183 SQ.FT. TO 2,988 SQ.FT., AND UPGRADE THE EXISTING ELECTRICAL PANEL FOR THE (3) EV CHARGERS.	Maria Masis	M-1.5-BE-IP-GZ	Xingsheng Xiong

RPAP2026001311	3/26/2026	8471017014	1320 N California Avenue, La Puente CA 91744	PUENTE	1.- CONVERT THE EXISTING GARAGE 20'X18' =360 SQ. FT IN TO AN ADU 2.- BUILD A NEW ADDITION OF 13'X9'=120 SQ.FT. FOR A TOTAL OF 480 SQ.FT. ONE BEDROOM ONE BATHROOM ADU 3.-REPLACE EXISTING 50 AMP ELECTRIC METER FOR A NEW 200 AMP ELECTRIC METER IN THE SAME SPOT.	Maria Masis	R-1-6000	Olga Mora
RPAP2026001314	3/27/2026	8623033011	5664 N Glenfinnan Avenue, Azusa CA 91702	AZUSA - GLENDORA	CONVERT (E) 439 SF GARAGE TO JADU AND CONSTRUCT (N) 404 SF PATIO COVER	Michele Bush	R-1-6000	James Liston
RPAP2026001319	3/27/2026	8217032004	15118 E Gale Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	legalize existing garage conversion to ADU 928 sqft, and correct existing patio setback.	To Be Assigned Received	R-1	Jenny Wang
RPAP2026001323	3/27/2026	8419003008	16844 E Bellbrook Street, Covina CA 91722	IRWINDALE	PV SYSTEM (DC): 11.61 kW PV SYSTEM (CEC-AC): 10.99 kW MODULES: 27 X Q.TRON BLK M G2.H1+/AC 430 INVERTER: AC MODULES BATTERY:1 X POWERWALL + (1) EXPANSION	To Be Assigned Received	R-1-6000	Axia Solar
RPAP2026001329	3/27/2026	8265018003	2524 Donosa Drive, Rowland Heights CA 91748	PUENTE	NEW 15' X 12' DECK ATTACHED TO EXISTING SFD	To Be Assigned Received	R-A-9000	Vered Nissan
RPAP2026001330	3/27/2026	8435002007	16337 McGill Street, Covina CA 91722	IRWINDALE	PROPOSED 1199 SQ. FT. TWO STORIES NEW DETACHED A.D.U: (3 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING ROOM), PORCH (119 S.F.) AND BALCONY.	To Be Assigned Received	R-1-6000	Bao Pham
RPAP2026001336	3/28/2026	8289018031	3336 Montellano Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Add 340 square feet to front of house for a bedroom with walk in closet and bathroom	To Be Assigned Received	R-A-12000	Joseph Biesiada
RPAP2026001337	3/28/2026	8417008034	16309 E Benwood Street, Covina CA 91722	IRWINDALE	Convert existing garage into ADU (Area = 364 sq. ft.)	To Be Assigned Received	R-1-6000	Christian Varela

Referrals
Number of Plans: 3

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001242	3/23/2026	8204023052	15920 Halliburton Road, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Request for Regional Planning review and approval of proposed illuminated front-lit channel letter wall sign with raceway for commercial storefront located in Hacienda Heights. Sign is approximately 11 ft in length and mounted to the building facade. A separate Sign Permit application has been submitted through Public Works. Requesting zoning clearance and confirmation of compliance with Los Angeles County Title 22 signage requirements.	Dennis Harkins	C-2	Ahmad Ibrahim
RPAP2026001270	3/24/2026	8490004007	1834 Valinda Avenue, La Puente CA 91744	PUENTE	RESIDENCE NEW DETACHED ADU AND ATTACHED ADU AND JADU AND MASTER HOUSE REMODEL NEW BATH	Dennis Harkins	R-1-7500	Zhenghao Ma
RPAP2026001303	3/26/2026	8760004006	19135 San Jose Avenue, Rowland Heights CA 91748	PUENTE	Using some car spaces on the land to sell used cars and trucks.	Maria Masis	B-1, M-1.5-BE	Mohammad Albadawi

Revised Exhibit "A"
Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001152 R2014-01529	3/26/2026	8264021043	1145 Grand Place, Rowland Heights CA 91748	PUENTE	Tenant improvement for a new restaurant space (A-2 occupancy) located at 1145 Grand Place, Building #4, Units 110, 111, and 112, Rowland Heights, CA 91748. The project consolidates three adjacent suites into a single tenant space under one business operation. Work includes installation of non-load-bearing interior partitions, storefront, doors, interior finishes, and coordination of mechanical, electrical, plumbing, and fire protection systems required for food service operations. All partitions are non-structural unless noted otherwise. REA to R2014-01529		M-1.5-BE	Jose Velasco

Site Plan Review - Ministerial
Number of Plans: 4

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001077 PRJ2026-001384	3/23/2026	8294013022	2258 Maywind Way, Hacienda Heights CA 91745	HACIENDA HEIGHTS	LEAGLIZATION OF NEW 1200SF ATTACHED ADU	Rick Kuo	RPD-6000-7U	Xin Chen

RPPL2026001119 PRJ2026-001422	3/25/2026	8726009020	18815 Elizondo Street, La Puente CA 91744	PUENTE	PROPOSE CONVERT (E) GARAGE 425 S.F INTO JADU PER WFPP	Dennis Harkins	R-1-6000	angie betancourt
RPPL2026001122 PRJ2026-001428	3/25/2026	8110007044	153 S Covina Boulevard, La Puente CA 91746	PUENTE	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	Carl Nadela	A-1-6000	JONATHAN Soo
RPPL2026001139 PRJ2026-001442	3/26/2026	8217041083	933 Beech Hill Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	(E)GARAGE CONVERTED TO ADU	Rick Kuo	R-1	Vincent Jiang

Subdivisions
Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001299	3/26/2026	8623004014	18414 Ghent Street, Azusa CA 91702	IRWINDALE	400 SQ.FT. GARAGE TO BE NEW ADU WITH 1 BEDROOM, 1 BATHROOM, KITCHEN, DINING AND LIVING	Michele Bush	R-1-6000	Saul Sanchez

Zoning Conformance Review
Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001156	3/26/2026	8761011013	18927 Daisetta Street, Rowland Heights CA 91748	PUENTE	SB 330 Preliminary Application submittal for the Project at 18927 Daisetta Street, Rowland Heights.	Perla Inclan	MXD	Tim Ramm