

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 4/12/2026 and 4/19/2026

Total Cases Filed: 27

Certificate of Compliance								
Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001373 PRJ2026-001700	4/14/2026	8401021004	21324 E Arrow Highway, Covina CA 91724	SAN DIMAS	Application for Certificate of Compliance	Aramazd Ohanian	MXD	Nicole Hannouche, Wun Sze Li
Permits								
Number of Plans: 13								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001571	4/13/2026	8120009035	13556 Ankerton Street, Whittier CA 90601	PUENTE	rebuild existing 4'- 8" high side retaining wall new front retaining wall 4'-8" max high	Rick Kuo	R-1-7200	Ivan Bautista
RPAP2026001590 PRJ2026-001719	4/14/2026	8464028026	1213 Willow Avenue, La Puente CA 91746	PUENTE	Certificate of Compliance	Timothy Stapleton	R-1-6000	Matt Hamilton
RPAP2026001601	4/15/2026	8729003072	17540 Northam Street, La Puente CA 91744	PUENTE	(900 SQ.FT.) ADDITION TO SINGLE FAMILY HOME, INCLUDES MASTER BEDROOM, WALK IN CLOSET, BATHROOM, REMODELED KITCHEN AND UPGRADING 40 GALLON WATER HEATER TO NEW TANKLESS WATER HEATER.	Maria Masis	R-1-6000	FRANCISCO OLIVARES
RPAP2026001610	4/15/2026	8558009025	13847 Cagliero Street, La Puente CA 91746	PUENTE	Proposed 2 Story Addition	Maria Masis	R-1-6000	Arturo Vazquez
RPAP2026001611	4/15/2026	8219021051	15709 Lujon Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	New attached patio enclosure 307 SF.	Maria Masis	R-A-6000	Lorena Garcia
RPAP2026001616	4/15/2026	8630002001	5402 Traymore Avenue, Covina CA 91722	AZUSA - GLENDDORA	New attached patio enclosure 180 SF	Michele Bush	R-1-7500	Lorena Garcia

RPAP2026001622	4/16/2026	8268008068	18471 Aguiro Street, Rowland Heights CA 91748	PUENTE	NEW ADU 2 STORIES PROPOSED RFA: 1164 SF 2 BEDROOMS 2 BATHROOMS	Maria Masis	R-1-6000	Samson Chua
RPAP2026001627	4/16/2026	8741012014	16047 Maplegrove Street, La Puente CA 91744	PUENTE	Garage Conversion to JADU to be legalized. Also convert existing storage and den space to ADU.	Maria Masis	A-1-10000	Roberto Graciano
RPAP2026001628	4/16/2026	8276001023	19650 Reedview Drive, Rowland Heights CA 91748	SAN JOSE	PAC: Subdivide a 6.49 acre parcel into 11 lots to develop 10 single-family residential units plus, apply a CUP for an approximately 60,000 sq. ft. senior assisted living facility	Joshua Huntington	A-1-10000	Robert Chiang
RPAP2026001629	4/16/2026	8620009013	5220 Leaf Avenue, Azusa CA 91702	IRWINDALE	· PROPOSED NEW REAR ADDITION 536 SQ. FT. ONE STORY. LEGALIZED	Michele Bush	R-2	Victor Vizcaino
RPAP2026001630	4/16/2026	8620009013	5220 Leaf Avenue, Azusa CA 91702	IRWINDALE	· PROPOSED CONVERT EXISTING GARAGE TO NEW J.A.D.U. 251 SQ. FT. IS FOR PERMIT BUILDING AND SAFETY BLDR240814007969	Michele Bush	R-2	Victor Vizcaino
RPAP2026001637 PRJ2025-003768	4/17/2026	8208025900	150 Hudson Avenue, La Puente CA 91744		This is an amendment to County project RPPL2025003350.	Diana Gonzalez		David Negrete
RPAP2026001651	4/17/2026	8560027009	1102 N Ahern Drive, La Puente CA 91746	PUENTE	- (E) 378 s.f. OF UN-PERMITTED (E) COVERED PATIO WILL BE REMOVED: - (E) 350 s.f. OF UN-PERMITTED ENCLOSED OCTAGONAL PATIO WILL BE LEGALIZED. - 405 s.f. OF (E) 2-CAR GARAGE WILL BE CONVERTED IN NEW ADU - 107 s.f. OF (N) ADDITION FOR NEW ADU. - AL SITE WORK WITHIN THE PROPERTY LINE.	To Be Assigned Received	R-1-20000	Billy Sandoval

**Pre-Application Counseling**

**Number of Plans: 1**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001335	4/13/2026	8421004010	17616 Brookport Street, Covina CA 91722	IRWINDALE	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.	Perla Inclan	R-1-7000	Brandon Wolfe

**Referrals**

**Number of Plans: 1**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001653	4/17/2026	8464031002	14086 Ragus Street, La Puente CA 91746	PUENTE	Yard sale	To Be Assigned Received	R-1-6000	Maria Montes
<b>Site Plan Review - Ministerial</b>								
<b>Number of Plans: 9</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001336 PRJ2026-001677	4/13/2026	8410035025	16722 Masline Street, Covina CA 91722	IRWINDALE	NEW DETACHED 2 STORY BUILDING -1ST STORY TWO-CAR GARAGE W/ WORKSHOP -2ND STORY 2-BED, 2-BATH ADU -(N) COVERED PORCH 33 S.F. -(N) STORAGE 33 S.F.	Stacy Corea	R-1-6000	LILIAN DIAZ
RPPL2026001347 PRJ2026-001695	4/13/2026	8729009004	17418 Boulay Street, La Puente CA 91744	PUENTE	Construct new 325 S.F. ADU consisting of 1 bedroom, Kitchen, and bathroom.	Rick Kuo	R-A-6000	Robert Tabares
RPPL2026001351 PRJ2026-001699	4/13/2026	8745009006	905 Helmsdale Avenue, La Puente CA 91744	PUENTE	(E) 400 sf Garage convert into (N) JADU	Aidan Holliday	R-1-6000	Victor Valdez
RPPL2026001362 PRJ2026-001713	4/14/2026	8112006012	208 S 2nd Avenue, La Puente CA 91746	PUENTE	Residential Remodel, 751sf and living area addition 780sf, front porch 74sf & rear porch 41sf.	Marlene Vega-Hernandez	A-1-6000	Sandra Flores
RPPL2026001364 PRJ2026-001715	4/14/2026	8761006033	1465 Heatherton Avenue, Rowland Heights CA 91748	PUENTE	NEW HEATHERTON DETACHED ADU	Marlene Vega-Hernandez	R-1	Jeffrey Liu
RPPL2026001379 PRJ2026-001733	4/15/2026	8294007022	16744 Rocky Knoll Road, Hacienda Heights CA 91745	HACIENDA HEIGHTS	This application is for the construction of a new ADU at this property.	Marlene Vega-Hernandez	RPD-6000-7U	Jia Yan
RPPL2026001382 PRJ2026-001740	4/15/2026	8242006001	1138 Glenelder Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	PROPOSED CONSTRUCTION OF A NEW ATTACHED ADU AND CONVERSION OF EXISTING 2-CAR GARAGE TO JUNIOR ACCESSORY DWELLING UNIT	Dennis Harkins	R-1	Mehrdad Mohammadi
RPPL2026001388 PRJ2026-001745	4/15/2026	8760001010	19130 E Walnut Drive N #I, Rowland Heights CA 91748	PUENTE	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.	Dennis Harkins	B-1, M-1.5-BE	Muhammad Almomani, Rakan Almomani
RPPL2026001413 PRJ2026-001761	4/16/2026	8435014007	4225 Yaleton Avenue, Covina CA 91722	IRWINDALE	EXISTING 480 SQ. FT. GARAGE TO BE CONVERTED IN TO ADU  Pre-approved plans same scope resubmit	Uriel Mendoza	R-1-6000	Ivan Roche, JoAnn Verduzco

**Zoning Conformance Review****Number of Plans: 2**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001326 PRJ2026-001673	4/13/2026	8252007027	1126 Aileron Avenue, La Puente CA 91744	PUENTE	THE OBJECTIVE OF THIS PROJECT IS 1.(E) UNPREMITTED 463 SF DEMOLITION 2.(N) DEN 387 SF ATTACHED TO (E) SFD	Rick Kuo	R-1-6000	Mary Dela Fuente
RPPL2026001355 PRJ2026-001703	4/14/2026	8265018003	2524 Donosa Drive, Rowland Heights CA 91748	PUENTE	NEW 15' X 12' DECK ATTACHED TO EXISTING SFD	Rick Kuo	R-A-9000	Vered Nissan