

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 5/3/2026 and 5/10/2026

Total Cases Filed: 45

Housing Permit - Administrative								
Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001714 PRJ2026-002068	5/6/2026	8464028026	1213 Willow Avenue, La Puente CA 91746	PUENTE	Vesting Tentative Tract Map 85239 for a 10 home SB1123 subdivision with a remainder parcel.	Perla Inclan	R-1-6000	Matt Hamilton
Permits								
Number of Plans: 22								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001913	5/3/2026	8222009101	15434 Oakbrush Place, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Build retaining wall	Maria Masis	R-A-10000	Kinsley Grant
RPAP2026001915 R2012-00904	5/3/2026	8291033069	3205 S Hacienda Boulevard, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Revised Exhibit A to CUP 201200062 for minor modifications to an existing WCF on utility pole in public ROW. Project qualifies as an eligible facilities request under Section 6409 of the Federal Telecom Act.	Steven Mar	C-1	Jerry Ambrose
RPAP2026001918	5/3/2026	8635020008	19015 E La Crosse Street, Glendora CA 91741	AZUSA - GLENDORA	(N) 1 STORY (644 SF) DETACHED 2 CAR GARAGE	Uriel Mendoza	R-1-15000	BRADLEY .
RPAP2026001924	5/4/2026	8276033032	19550 Quicksilver Lane, Rowland Heights CA 91748	PUENTE	built new attached ADU 1140sf , 3bedroom , 3 bathroom	Aidan Holliday	R-A-10000	Lori Pazula
RPAP2026001931	5/4/2026	8264021043	1109 Grand Place, Rowland Heights CA 91748	PUENTE	Retaining wall for ADA pathway	David Finck	M-1.5-BE	Sarah Bova
RPAP2026001939	5/5/2026	8110004031	400 S Covina Boulevard, La Puente CA 91746	PUENTE	New driveway and approach to existing parking lot.	Marlene Vega-Hernandez	A-1-6000	Leticia Ochoa

RPAP2026001940	5/5/2026	8417019013	16064 Queenside Drive, Covina CA 91722	IRWINDALE	15 SF addition and 369 SF interior remodel of existing kitchen/living, including two new porches and roof modifications	Uriel Mendoza	R-1-6000	Jeremy Ngo
RPAP2026001979	5/6/2026	8265014023	17726 Contador Drive, Rowland Heights CA 91748	PUENTE	convert existing garage 478sqft to ADU	To Be Assigned Received	R-A-9000	Jenny Wang
RPAP2026001980	5/6/2026	8417008075	16223 E Bellbrook Street, Covina CA 91722	IRWINDALE	convert (e) garage to ADU	To Be Assigned Received	R-1-6000	Zhongyuan Luo
RPAP2026001982	5/6/2026	8417008075	16223 E Bellbrook Street, Covina CA 91722	IRWINDALE	convert (e) garage to ADU	Michele Bush	R-1-6000	Zhongyuan Luo
RPAP2026001991	5/6/2026	8726007036	403 Balham Avenue, La Puente CA 91744	PUENTE	1. CONSTRUCT (N) 426 SQFT ATTACHED (1) BEDROOM, (1) BATHROOM JADU. 2. CONSTRUCT (N) 1190 SQFT DETACHED (3) BEDROOM, (3) BATHROOM (1)GARAGE ADU.	To Be Assigned Received	R-1-6000	Xiaoyan Zeng
RPAP2026001992	5/6/2026	8112009030	319 S 3rd Avenue, La Puente CA 91746	PUENTE	RPPL2025001420 Site Plan Review Amendment	To Be Assigned Received	A-1-6000	ERNESTO JARAMILLO
RPAP2026001994	5/6/2026	8725010009	502 S Darney Avenue, West Covina CA 91792	PUENTE	1. CONVERT EXISTING GARAGE TO JADU (442 SQ.FT.) 2. PROPOSED DETACHED ADU (1,105 SQ.FT.)	To Be Assigned Received	R-1-6000	Ricky Huang
RPAP2026001995	5/6/2026	8410035037	16718 Masline Street, Covina CA 91722	IRWINDALE	NEW DETACHED ADU 944 SF	To Be Assigned Received	R-1-6000	Mihran Jaghlassian
RPAP2026001997	5/7/2026	8222001023	2321 S Hacienda Boulevard, Hacienda Heights CA 91745	HACIENDA HEIGHTS	sign permit:  new single pole price sign two new canopy fascia signs new building wall sign	To Be Assigned Received	C-3	cody fink
RPAP2026001998	5/7/2026	8219002100	15554 Garo Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Propose new detached garage (996 sf)	To Be Assigned Received	R-A-7500	April Mo
RPAP2026002013	5/7/2026	8464015012	13926 Joycedale Street, La Puente CA 91746	PUENTE	(N) 2-STORY ATTACHED 900 SQ FT ADU ( BEDROOM, LOFT, 2 BATHROOM, KITCHEN, AND LIVING ROOM).	To Be Assigned Received	R-1-6000	Natasha Geverola
RPAP2026002019	5/8/2026	8391009037	710 Payson Street, La Verne CA 91750	SAN DIMAS	NEW SFR 2337 SQFT W/ A NEW ATTACHED ADU 454 SQFT	To Be Assigned Received	R-1-7500	Alec Calzada
RPAP2026002022	5/8/2026	8401014032	20858 E Arrow Highway, Covina CA 91724	CHARTER OAK	CONVENIENCE STORE TENANT IMPROVEMENT 1754 S.F.	To Be Assigned Received	MXD	Chris Tamase, Florentino Mendoza
RPAP2026002023	5/8/2026	8277032040	2407 N Grand Avenue, Covina CA 91724	COVINA HIGHLANDS	PREFABRICATED ACCESSORY STRUCTURE ON A NEW CONCRETE FOUNDATION; NO UTILITIES	To Be Assigned Received	R-1-40000	Jason Sanchez

RPAP2026002025	5/8/2026	8265003019	17420 Colima Road, Rowland Heights CA 91748	PUENTE	-CONSTRUCTION OF FREE-STANDING NON-COMBUSTIBLE TRASH ENCLOSURE W/ COVER TO SERVE (E) PAD BUILDING WITH (E) RESTAURANT TENANTS.  -INSTALLATION OF TWO (2) METAL AWNINGS & FACADE LIGHTING AT (E) TENANT SPACES.	To Be Assigned Received	MXD	Claire Grover
RPAP2026002035	5/9/2026	8276016004	19336 Balan Road, Rowland Heights CA 91748	PUENTE	1. backfill existing pool 853 SF; 2. new Detached ADU 1200 SF w. 35 SF Porch	To Be Assigned Received	R-1-7200	Alex Li

**Referrals**  
**Number of Plans: 2**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001986	5/6/2026	8208010028	151 9th Avenue, La Puente CA 91746	PUENTE	DMV REFERRALS OL 139: PROPERTY USE VERIFICATION FOR REGISTRATION SERVICE LICENSE	To Be Assigned Received	M-1-BE-IP-GZ	NGOC HUONG NIEM

RPAP2026002007	5/7/2026	8762001033	19575 Walnut Drive S, Rowland Heights CA 91748	PUENTE, WALNUT	<p>SnowStride LLC seeks formal land-use verification to establish a boutique Recreation Club providing commercial indoor ski and snowboard technical training, with instructional sessions and private event rentals (e.g., corporate team-building, private parties) offered.</p> <p>Project Scope: This project involves the Change of Occupancy of an existing 4,586 SF industrial warehouse at 19575 E Walnut Dr S, Units C13-C14. The facility will utilize two factory-assembled, fixed-position technical training units (revolving ski slopes) delivered as non-structural equipment.</p> <p>Operational Suitability:</p> <ul style="list-style-type: none"> <li>- Occupancy: Strictly controlled occupancy with a maximum of 3 students and 1 instructor per training unit. Peak occupancy for the entire facility will not exceed 10 persons total (6 students, 2 instructors, 2 support staff).</li> <li>- Technical Compatibility: Laser measurements captured during site inspection confirm a clear height of 23', satisfying the 20-foot clearance requirement for the equipment.</li> <li>- Power: Verified infrastructure includes a robust 400A 480V 3-phase power supply distributed across two 225A panels (C13H and C14H), which is sufficient for industrial motor loads.</li> </ul> <p>Requested Verifications:</p> <ul style="list-style-type: none"> <li>- Confirmation that a Recreation Club (commercial recreation with instructional components) is a permitted use at this location.</li> <li>- Confirmation of the required parking ratio given the low-occupancy, supervised technical nature of the club.</li> <li>- Determination of the appropriate administrative pathway (e.g., Ministerial Site Plan Review or Revised Exhibit A).</li> </ul>	To Be Assigned Received	M-1-DP-BE	Cris Olariu
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**Revised Exhibit "A"**  
**Number of Plans: 1**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001716 R2012-00904	5/6/2026	8291033069	3205 S Hacienda Boulevard, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Revised Exhibit A to CUP 201200062 for minor modifications to an existing WCF on utility pole in public ROW. Project qualifies as an eligible facilities request under Section 6409 of the Federal Telecom Act.	Steven Mar	C-1	Jerry Ambrose
<b>Site Plan Review - Ministerial Number of Plans: 15</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001653 PRJ2026-002011	5/4/2026	8222007051	15587 Adelhart Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	(N) 630 SF DETACHED ADU	Carl Nadela	R-A-9000	David Lei
RPPL2026001666 PRJ2026-002021	5/4/2026	8440015025	16109 E Elgenia Street, Covina CA 91722	IRWINDALE	870 sq.ft. ADU	Anthony Curzi	R-1-7000	Edward Li
RPPL2026001667 PRJ2026-002022	5/4/2026	8268008068	18471 Aguiro Street, Rowland Heights CA 91748	PUENTE	NEW ADU 2 STORIES PROPOSED RFA: 1164 SF 2 BEDROOMS 2 BATHROOMS	Carl Nadela	R-1-6000	Samson Chua
RPPL2026001670 PRJ2026-002026	5/4/2026	8761011008	1425 S Nogales Street, Rowland Heights CA 91748	PUENTE	Continue existing restaurant (Denny's).	Carl Nadela	MXD	Robert Glessner, Rowland Ranch Properties LLC
RPPL2026001671 PRJ2026-002028	5/5/2026	8245016015	1215 Pontenova Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	JADU area 450sf detached garage conversion to adu with partial addition, total area 550sf	David Finck	R-1-6000	Esther Yang
RPPL2026001673 PRJ2026-002032	5/5/2026	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.	David Finck	R-1-6000	FRANCISCO OLIVARES
RPPL2026001680 PRJ2026-002040	5/5/2026	8222010067	15339 Regalado Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	(N) ADU 1200 SQ.FT. (E) PORCH 455 SQ.FT.(TO BE DEMOLISHED)	Marlene Vega- Hernandez	R-A-10000	Michael Zhang Construction

RPPL2026001688 PRJ2026-002047	5/5/2026	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.	Rudy Silvas	R-1-20000	Billy Sandoval
RPPL2026001691 PRJ2026-002049	5/5/2026	8269017034	2545 Brea Canyon Cutoff Court, Walnut CA 91789	SAN JOSE	Owner revision to approved plans REMODEL OF THE EXISTING FRONT PORCH	Dennis Harkins	A-1-1	Fischer Yu
RPPL2026001693 PRJ2026-002050	5/5/2026	8254026007	15832 Meadowside Street, La Puente CA 91744	PUENTE	1. INTERIOR AND EXTERIOR FIRE-DAMAGE REPAIR (1,042 Sq. Ft.) 2. PROPOSED SIDE AND REAR ONE-STORY ADDITIONS (664 Sq. Ft.) 3. PROPOSED ENTRY PORCH (110 Sq. Ft.)	Dennis Harkins	R-1-6000	Oscar Vega
RPPL2026001702 PRJ2026-002058	5/6/2026	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.	Uriel Mendoza	R-1-6000	Bao Pham
RPPL2026001704 PRJ2026-002061	5/6/2026	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	Uriel Mendoza	R-2	Victor Vizcaino
RPPL2026001720 PRJ2026-002082	5/6/2026	8269037012	20326 E Crestline Drive, Walnut CA 91789	SAN JOSE	CONSTRUCT NEW 399 SF ADU WITHIN THE BACKYARD, CONSISTING OF STUDIO, 1 BATHROOM, AND 1 KITCHEN.	David Finck	A-1-1	Star Wang
RPPL2026001727 PRJ2026-002090	5/7/2026	8276020001	1803 Hollandale Avenue, Rowland Heights CA 91748	PUENTE	1. PROPOSED (N) 2-STORY 800 SQ.FT. DETACHED ADU (2 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING ROOM, AND POWDER ROOM)	Rick Kuo	RPD-6000-10U	Andy Su
RPPL2026001733 PRJ2026-002098	5/7/2026	8204023052	15904 Halliburton Road, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Plan check for sign permit	Aidan Holliday	C-2	Gaoyan Zhou

**Tentative Map - Tract**  
**Number of Plans: 1**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001713 PRJ2026-002068	5/6/2026	8464028026	1213 Willow Avenue, La Puente CA 91746	PUENTE	Vesting Tentative Tract Map 85239 for a 10 home SB1123 subdivision with a remainder parcel.	Erica Aguirre	R-1-6000	Matt Hamilton

**Zoning Conformance Review**

**Number of Plans: 3**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001703 PRJ2026-002060	5/6/2026	8435025019	4015 N Shadydale Avenue, Covina CA 91722	IRWINDALE	NEW 914 SF DETACHED ADU NEW 88 SF FRONT HOUSE BATHROOM ADDITION	Uriel Mendoza	R-1-6000	hong liu
RPPL2026001706 PRJ2026-002062	5/6/2026	8620009013	5220 Leaf Avenue, Azusa CA 91702	IRWINDALE	· PROPOSED NEW REAR ADDITION 536 SQ. FT. ONE STORY. LEGALIZED	Uriel Mendoza	R-2	Victor Vizcaino
RPPL2026001707 PRJ2026-002064	5/6/2026	8630002001	5402 Traymore Avenue, Covina CA 91722	AZUSA - GLENDORA	New attached patio enclosure 180 SF	Uriel Mendoza	R-1-7500	Lorena Garcia