

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 5/10/2026 and 5/17/2026

Total Cases Filed: 31

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Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001799	5/13/2026	8206007003	343 4th Avenue, La Puente CA 91746	PUENTE	Demolish existing single family house and accessory structures. Construct six new two story dwelling units with two car garages (8,760 sf) and 4 future ADUs (5,352 sf). Total of 14,112 sf.	Carl Nadela	A-1-6000	Tim Fan
Permits								
Number of Plans: 11								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002039	5/10/2026	8264021043	1145 Grand Place, Rowland Heights CA 91748	PUENTE	Renovate the area including units 4-209, 4-210, 4-211, 4-225, 4-226, 4-227 as a new bookstore	Steven Mar	M-1.5-BE	Peng Jiang
RPAP2026002046	5/11/2026	8726013010	18654 Villa Park Street, La Puente CA 91744	PUENTE	Revision provided per reviewer Addison's direction. Rear side of the ADU has been pushed back 10 feet from the utility pole to comply with clearance requirements. No changes are proposed to the previously approved (N) ADU at the rear of the property lot & 104 SQ. Ft. addition. All other construction work shall remain in accordance with the previously approved plans under Permit No. UNC-BLDR220816007560 (plans originally submitted 03/15/2024).	Carl Nadela	R-1-6000	Berenice Cardenas
RPAP2026002049 PRJ2025-004666	5/11/2026	8244010014	1915 Lancewood Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	The application is an amendment to RPPL2025003968	Aidan Holliday	R-A-7500	ADU Resource Center

RPAP2026002060 PRJ2026-002229	5/11/2026	8276028004	19468 Abert Street, Rowland Heights CA 91748	PUENTE	CONVERTING EXISTING 652 S.F. GARAGE TO NEW ADU WITH 2 BEDROOMS, 2 BATHROOMS, LIVING ROOM, AND KITCHEN. DEMO EXISTING COVER PATIO AND ADDING NEW405 S.F. SOLAR ROOM IN THE REAR OF THE PROPERTY.	Marlene Vega- Hernandez	R-A-7000	Junmou Li
RPAP2026002074	5/12/2026	8447004011	3348 Rancho La Carlota Road, Covina CA 91724	CHARTER OAK	Remodel (E) SFR: Relocate Bath in (E) master bedroom, add walk-in closet to bedroom 3, relocate laundry room, (N) 42 SF porch, (N) 300 SF movie room, (N) 430 game room, (N) 318 exercise room, (N) 756 SF 3-car garage	Evan Sahagun	A-1-20000	Katia Betancourt
RPAP2026002078	5/13/2026	8206006022	13818 Proctor Avenue, La Puente CA 91746	PUENTE	DEMOLISH EXISTING MAIN HOUSE 878 SQ FT DEMOLISH EXISTING PATIO190 SQ FT DEMOLISH EXISTING STORAGE 63 SQ FT DEMOLISH EXISTING STORAGE 58 SQ FT DEMOLISH EXISTING STORAGE 74 SQ FT  PROPOSE NEW MAIN HOUSE 2,145 SQ FT PROPOSE NEW GARAGE ATTACHED TO MAIN HOUSE 420 SQFT PROPOSE NEW JADU 499 SQ FT PROPOSE NEW DETACHED ADU1,193 SQ FT  CONVERT EXISTING DETACHED ADU TO ATTACHED ADU 1,153 SQ FT	To Be Assigned Received	A-1-6000	Yang Wang
RPAP2026002092	5/14/2026	8269045008	19643 Vega Way, Rowland Heights CA 91748	PUENTE	Amendment to RPPL2025001720 change ADU size to 799sf with patio 577sf. New work: 1. demolish ex. patio (480.00 sq.ft.) 2. main house remodel (560.00 sq.ft.) & addition ( 612.00 sq.ft.) to have 6 bedrooms & 5.5 baths. - kitchen remodel - convert ex. family room to bedro om 4 & bath 4&5 - add bedroom6, family room with wet bar. (612.00 sq.ft.) 3.new balcony / roof deck at addition area. (612 .00 sq.ft.)	To Be Assigned Received	R-1-10000	May Xu

RPAP2026002093	5/14/2026	8740007010	1622 Pass And Covina Road, La Puente CA 91744	PUENTE	VOID - DEFICIENT: CERTIFICATE OF COMPLIANCE	Timothy Stapleton	R-1-7500	Yang Wang
RPAP2026002095	5/14/2026	8740001028	16703 Holton Street, La Puente CA 91744	PUENTE	Converting the existing garage to ADU	To Be Assigned Received	R-1-7500	Farzin Maly
RPAP2026002104	5/14/2026	8366025057	2827 Parksquare Way, Pomona CA 91767		Installation of 22KW generator and (1) 100A ATS panel connected to NG	To Be Assigned Received		Robin Marshall
RPAP2026002115	5/15/2026	8294018027	2500 Bolar Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	- INTERIOR REMODEL FOR AN EXISTING 2-STORY SFD (ADD 1 FULL BATH AND 1 WALK-IN CLOSET INSIDE EXISTING 2ND-FLOOR BEDROOM) - NO EXTERIOR CHANGE	To Be Assigned Received	R-1-9000	Daisy Villalobos

**Pre-Application Counseling**

**Number of Plans: 1**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001754	5/11/2026	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	Jodie Sackett	A-1-10000	Robert Chiang

**Site Plan Review - Ministerial**

**Number of Plans: 15**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001741 PRJ2026-002122	5/11/2026	8219023031	15732 Ladysmith Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	New attached single story ADU, 638 SF	Rick Kuo	R-A-6000	REIKO MICHLIG
RPPL2026001746 PRJ2026-002132	5/11/2026	8270003007	1400 Felicia Avenue, Rowland Heights CA 91748	PUENTE	garage conversion to ADU, area 650	Dennis Harkins	R-1-6000	Esther Yang
RPPL2026001763 PRJ2026-002138	5/11/2026	8562012023	318 Vineland Avenue, La Puente CA 91746	PUENTE	addition to the dwelling and garage conversion to ADU	Rudy Silvas	R-1-6000	Alex Campos
RPPL2026001787 PRJ2026-002185	5/13/2026	8435025019	4015 N Shadydale Avenue, Covina CA 91722	IRWINDALE	add 88 sf bathroom	Uriel Mendoza	R-1-6000	hong liu
RPPL2026001789 PRJ2026-002188	5/13/2026	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 .
RPPL2026001790 PRJ2026-002189	5/13/2026	8112009030	319 S 3rd Avenue, La Puente CA 91746	PUENTE	RPPL2025001420 Amendment per Edison requirements Site Plan Review Amendment	Dennis Harkins	A-1-6000	ERNESTO JARAMILLO

RPPL2026001792 PRJ2026-002187	5/13/2026	8276033032	19550 Quicksilver Lane, Rowland Heights CA 91748	PUENTE	built new attached ADU 1140sf , 3bedroom , 3 bathroom	Aidan Holliday	R-A-10000	Lori Pazula
RPPL2026001796 PRJ2026-002190	5/13/2026	8277018011	2659 S Buenos Aires Drive, Covina CA 91724	COVINA HIGHLANDS	CONVERT EXISTING DETACHED 500 SF REC ROOM INTO A DETACHED ADU WITH AND ADDITION OF 600 SF FOR A TOTAL OF 1100 SF. (PRJ2026-002190)	Alejandra Perez-Serrato	R-1-40000	Todd Alagulyan
RPPL2026001801 PRJ2026-002193	5/13/2026	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.)	Dennis Harkins	R-1-6000	Ricky Huang
RPPL2026001814 PRJ2026-002206	5/14/2026	8417008075	16223 E Bellbrook Street, Covina CA 91722	IRWINDALE	convert (e) garage to ADU	Anthony Curzi	R-1-6000	Zhongyuan Luo
RPPL2026001837 PRJ2026-002226	5/14/2026	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	David Finck	C-3	cody fink
RPPL2026001838	5/14/2026	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).	Marlene Vega-Hernandez	R-1-6000	Natasha Geverola
RPPL2026001839 PRJ2026-002227	5/14/2026	8265014023	17726 Contador Drive, Rowland Heights CA 91748	PUENTE	convert existing garage 478sqft to ADU	David Finck	R-A-9000	Jenny Wang
RPPL2026001840 PRJ2026-002230	5/14/2026	8219002100	15554 Garo Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Propose new detached garage (996 sf)	David Finck	R-A-7500	April Mo
RPPL2026001841 PRJ2026-002229	5/14/2026	8276028004	19468 Abert Street, Rowland Heights CA 91748	PUENTE	CONVERTING EXISTING 652 S.F. GARAGE TO NEW ADU WITH 2 BEDROOMS, 2 BATHROOMS, LIVING ROOM, AND KITCHEN. DEMO EXISTING COVER PATIO AND ADDING NEW405 S.F. SOLAR ROOM IN THE REAR OF THE PROPERTY.	Marlene Vega-Hernandez	R-A-7000	Junmou Li

**Zoning Conformance Review**

**Number of Plans: 2**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001788 PRJ2026-002186	5/13/2026	8629019027	18806 Fondale Street, Azusa CA 91702	AZUSA - GLENDORA	Proposed 381 SF "As-Built" enclosed patio	Uriel Mendoza	R-1-6000	David Lin
RPPL2026001793 R2014-01529	5/13/2026	8264021043	1109 Grand Place, Rowland Heights CA 91748	PUENTE	Retaining wall for ADA pathway - REA to R2014-01529.	David Finck	M-1.5-BE	Sarah Bova

**Zoning Verification Letter**

**Number of Plans: 1**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
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RPPL2026001806	5/13/2026	8762001033	19575 Walnut Drive S, Rowland Heights CA 91748	PUENTE, WALNUT	<p>WITHDRAWN - APPLICANT STATED THAT SUBJECT PROPERTY IS NO LONGER AVAILABLE</p> <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>	Steven Mar	M-1-DP-BE	Cris Olariu
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