

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 5/17/2026 and 5/24/2026

Total Cases Filed: 20

Business License Referral								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001870	5/18/2026	8208010028	151 9th Avenue, La Puente CA 91746	PUENTE	DMV REFERRALS OL 139: PROPERTY USE VERIFICATION FOR REGISTRATION SERVICE LICENSE	Rick Kuo	M-1-BE-IP-GZ	NGOC HUONG NIEM
Permits								
Number of Plans: 9								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002169	5/19/2026	8204023052	15906 Halliburton Road, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Full Service Restaurant Applying for Type 41 - Beer and Wine for Eating Place	Maria Masis	C-2	Shugui Lin
RPAP2026002171	5/19/2026	8264021043	1133 Grand Place, Rowland Heights CA 91748	PUENTE	Exterior and Interior TI for a new 2,372 sq.ft. Restaurant, Tim Ho Wan, in an existing shell. Interior: New Kitchen, New partition walls, Electrical, Mechanical and Plumbing distribution modifications. Exterior: New storefront, New Pass-Through Window, New Signage Under Separate Permit	David Finck	M-1.5-BE	Elizabeth Valerio
RPAP2026002172	5/19/2026	8630010014	5227 N Fairvalley Avenue, Covina CA 91722	AZUSA - GLENDORA	CONVERT (E) HOME INTO RESIDENTIAL CARE FACILITY BY CHANGE OF OCCUPANCY FROM R-3 TO R-3.1 WITH 4 CLIENTS	Michele Bush	R-1-6000	Latonda Knox
RPAP2026002175	5/19/2026	8276025011	1943 Arcdale Avenue, Rowland Heights CA 91748	PUENTE	Propose new detached ADU 1,200 sq ft	Maria Masis	R-A-6000	Yang Wang
RPAP2026002177	5/19/2026	8669013064	4742 Live Oak Canyon Road, La Verne CA 91750	NORTH CLAREMONT	1 day fundraiser picnic	Michele Bush	A-1-10000	Charity Croomes

RPAP2026002184	5/20/2026	8269047006	19629 Bomar Court, Rowland Heights CA 91748	SAN JOSE	TWO-STORY SINGLE FAMILY HOUSE RESIDENTIAL ADDITIONAL INCLUDES A FIRST-FLOOR REAR ADDITION OF 894 SQ. FT. LIVING AREA PLUS 298 SQ. FT COVERED PATIO, AND REMODELING OF FIRST FLOOR SPACE.	Maria Masis	R-A-15000	Chloe Liu
RPAP2026002185	5/20/2026	8421014010	4654 N Fircroft Avenue, Covina CA 91722	IRWINDALE	Conversion of an existing garage onto a jr. ADU	Michele Bush	R-1-7000	Refugio Reyes
RPAP2026002191	5/20/2026	8268001029	18580 Mescal Street, Rowland Heights CA 91748	PUENTE	ADDITION 1050SF AT REAR OF PROPERTY FOR WORK SHOP AND FAMILY ROOM	Maria Masis	R-1-6000	Star Wang
RPAP2026002197	5/20/2026	8265003025	17518 Colima Road, Rowland Heights CA 91748	PUENTE	Tenant improvement for a FedEx office retail location	Maria Masis	MXD	Kirsten Recker
<b>Revised Exhibit "A"</b>								
<b>Number of Plans: 1</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001912 R2014-01529	5/20/2026	8264021043	1145 Grand Place #Unit 4-210, Rowland Heights CA 91748	PUENTE	New bookstore at @Grand Century Plaza units 4-209, 4-210, 4-211, 4-225, 4-226, 4-227	Steven Mar	M-1.5-BE	Peng Jiang
<b>Site Plan Review - Ministerial</b>								
<b>Number of Plans: 6</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001861 PRJ2026-002262	5/18/2026	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	Dennis Harkins	R-1-7200	Alex Li
RPPL2026001888 PRJ2026-002283	5/19/2026	8276033016	19534 Rogan Court, Rowland Heights CA 91748	PUENTE	(N) 1157 SF detached ADU	Dennis Harkins	R-A-10000	Pnina Elias
RPPL2026001889 PRJ2026-002284	5/19/2026	8211007003	1521 Ridley Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	I need permits and plan review from LA COUNTY DEP. OF CITY PLANNING for an addition to existing SFD, Convert existing garage to Junior ADU and new detached ADU	Dennis Harkins	R-A-10000	Carlos Silva
RPPL2026001897 PRJ2026-002299	5/19/2026	8419027008	4409 Aspan Avenue, Covina CA 91722	IRWINDALE	NEW DETACHED 1-STORY ADU (490 SQ.FT.)	Uriel Mendoza	R-1-6000	Juan Granados
RPPL2026001914 PRJ2026-002313	5/20/2026	8277032040	2407 N Grand Avenue, Covina CA 91724	COVINA HIGHLANDS	PRJ2026-002313 • PREFABRICATED ACCESSORY STRUCTURE @ 2407 N Grand Ave PREFABRICATED ACCESSORY STRUCTURE ON A NEW CONCRETE FOUNDATION; NO UTILITIES	Joshua Pereira	R-1-40000	Jason Sanchez

RPPL2026001922 PRJ2026-002324	5/21/2026	8447004011	3348 Rancho La Carlota Road, Covina CA 91724	CHARTER OAK	[PENDING FEES DUE 6/4] 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
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**Subdivisions**  
**Number of Plans: 2**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002135	5/17/2026	8254027004		PUENTE	1. EXISTING PARCEL 17600SF TO BE SB9 SUBDIVIDE INTO 2 PARCELS 2. BUILD AN ADU 01 1200SF WITH A GARAGE 02 IN NEW PARCEL 01 3. BUILD AN SB9 MAIN HOUSE 02 1400SF WITH GARAGE 03 BUILD AN ADU 02 WITH GARAGE 04 IN NEW PARCEL 02	Joshua Huntington	R-1-6000	SAM zhou
RPAP2026002208	5/22/2026	8402018013	4410 N Lyman Avenue, Covina CA 91724	CHARTER OAK	I am applying for a PAC meeting. i want to subdivide my lot into 3 lots.	To Be Assigned Received	R-1-10000	Ronald Sosa

**Zoning Conformance Review**  
**Number of Plans: 1**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001896 PRJ2026-002297	5/19/2026	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