

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 5/24/2026 and 5/31/2026

Total Cases Filed: 16

Permits								
Number of Plans: 6								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002215	5/25/2026	8268010084	18223 Senteno Street, Rowland Heights CA 91748	PUENTE	Amendment for RPPL2025004773 & UNC-BLDR260206001353 a. (N) 841SF main dwelling unit on top of (N) 2-car garage 528SF and (N) Laundry 238SF b. N) Attached 769SF ADU (on top of Ex Garage) under SB 9 pursuant to SB 9 on R-1-6000 Zone with no propose Lot Split. (E) 618SF and (E) 220SF Storages to be demolished	Dennis Harkins	R-1-6000	James Sy
RPAP2026002220	5/25/2026	8254028007	1527 N Stimson Avenue, La Puente CA 91744	PUENTE	(E) Unpermitted 479 sf Cover patio to be Enclosed) to Legalized	Maria Masis	R-1-7500	Victor Valdez
RPAP2026002222	5/25/2026	8741001023	16065 Doublegrove Street, La Puente CA 91744	PUENTE	1. CONVERT EXISTING (560 S.F) POOL HOUSE TO NEW ADU (1 BEDROOM, 2 BATHROOM, KITCHEN, LIVING) 2. CONVERT EXISTING (417 S.F) GARAGE TO NEW J-ADU(1 BEDROOM. 1 BATHROOM. KITCHEN, LIVING) 3. REMODEL KITCHEN OF MAIN HOUSE.	Aidan Holliday	A-1-10000	Bao Pham
RPAP2026002226	5/25/2026	8451004055	19270 E Thelborn Street, Covina CA 91723	CHARTER OAK	Proposed Two Story Addition 1,477 sq. ft. consisting of Living Room Extension on First Floor, Entry Porch, 3 Bedrooms, 3 Bath, Laundry, Family Room and Deck on Second Floor . Existing un Permitted Patio (Enclosed) and Enclosed pre fab patio to be demolished (555 sq. ft.)	Uriel Mendoza	R-A-10000	Arturo Vazquez
RPAP2026002230	5/26/2026	8419032016	16672 E Edna Place, Covina CA 91722	IRWINDALE	Garage conversion to ADU with 2nd floor addition 743 sf	Joshua Pereira	R-1-6000	RAZ GRINBAUM

RPAP2026002241	5/26/2026	8112005024	232 Orange Blossom Avenue, La Puente CA 91746	PUENTE	1. CONSTRUCT A NEW 1,200 SF 1-STORY DETACHED ADU (3BEDS / 2BATHS) 2. RELOCATE (E) 6' HT. WOOD FENCE IN THE REAR YARD 3. REMOVE ONE (E) ORANGE TREE ON SITE	Maria Masis	A-1-6000	Hanxiong Liu
Referrals								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002228	5/26/2026	8760024014	20935 Currier Road, Walnut CA 91789	WALNUT	Zoning Verification Letter Request	Maria Masis	M-1.5-BE-IP	TERESA MACDONALD
Revised Exhibit "A"								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001971 R2014-01529	5/27/2026	8264021043	1133 Grand Place, Rowland Heights CA 91748	PUENTE	Exterior and Interior TI for a new 3,667 sq.ft. Restaurant, Tim Ho Wan, in an existing shell - REA to R2014-01529. 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
Site Plan Review - Ministerial								
Number of Plans: 6								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001953 PRJ2026-002362	5/27/2026	8276025011	1943 Arcdale Avenue, Rowland Heights CA 91748	PUENTE	Propose new detached ADU 1,200 sq ft	David Finck	R-A-6000	Yang Wang
RPPL2026001954 PRJ2026-002363	5/27/2026	8410035037	16718 Masline Street, Covina CA 91722	IRWINDALE	NEW DETACHED ADU 944 SF	Uriel Mendoza	R-1-6000	Mihran Jaghlassian
RPPL2026001964 PRJ2026-002369	5/27/2026	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.	Marlene Vega-Hernandez	R-A-15000	Chloe Liu

RPPL2026001973 PRJ2026-002377	5/27/2026	8268001029	18580 Mescal Street, Rowland Heights CA 91748	PUENTE	ADDITION 1050SF AT REAR OF PROPERTY FOR WORK SHOP AND FAMILY ROOM	David Finck	R-1-6000	Star Wang
RPPL2026001981 PRJ2026-002383	5/27/2026	8740001028	16703 Holton Street, La Puente CA 91744	PUENTE	Converting the existing garage to ADU	Rudy Silvas	R-1-7500	Farzin Maly
RPPL2026001985 PRJ2022-002489	5/28/2026	8726013010	18654 Villa Park Street, La Puente CA 91744	PUENTE	Reauthorization of previously approved Project that expired on 1/23/2026 and 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

Subdivisions
Number of Plans: 2

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002249 PRJ2026-002375	5/27/2026	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
RPAP2026002252 PRJ2026-002375	5/27/2026	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