

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 6/7/2026 and 6/14/2026

Total Cases Filed: 40

CUP								
Number of Plans: 2								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002117 PRJ2026-002517	6/8/2026	8563012021	13047 Valley Boulevard, La Puente CA 91746	PUENTE	CUP for outdoor storage of roofing materials for a roofing supply business in the Green Zone. (resubmittal of CUP RPPL2022001438 denied due to inactivity)	Steven Mar	M-1-BE-GZ	SHUNDE ROOFING INC
RPPL2026002137 PRJ2026-002537	6/8/2026	8209020027	1675 S Azusa Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	The applicant, SIYANG INC. (DBA Little Skewer), is requesting the renewal and modification of an existing Conditional Use Permit no. 200900118 to allow the continued sale and dispensing of beer and wine for on-site consumption (Type 41 ABC License) in conjunction with an existing restaurant located at 1675 S. Azusa Avenue, Hacienda Heights, CA 91745-3832 (APN: 8209-020-027). The subject property is located within the Mixed-Use Development (MXD) Zone and within the Hacienda Heights Community Plan area, where the General Plan Land Use designation is CG (General Commercial).	Steven Mar	MXD	Alicia Fan, Liliger Damaso
Permits								
Number of Plans: 18								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002466	6/7/2026	8219018079	1522 Larchwood Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	(N) 400 SF FIRST FLOOR ADDITION (N) 940 SF SECOND FLOOR ADDITION (N) 411 SF COVERED PATIO AT REAR OF SFD. (N) 130 SF FRONT COVERED PORCH	David Finck	R-A-6000	VARDAN KASEMYAN

RPAP2026002470	6/8/2026	8760030008	145 Brea Canyon Road, Walnut CA 91789	WALNUT	REQUEST FOR PRE-APPLICATION / ONE-STOP COUNSELING: >Change of Use and Tenant Improvement for an existing 26,348 SF 1-story commercial building with a mezzanine (1st Floor: 22,524 SF; Mezzanine: 3,824 SF). The scope of work includes: 1) Change of occupancy classification from F-1/S-1/B to A-3/B; 2) Legalizing previously unpermitted as built areas; 3) Installing a new ADA accessible ramp at the main sanctuary podium; and 4) Remodeling two existing mezzanine restrooms into one fully ADA compliant restroom.	Dennis Harkins	M-1.5-BE-IP	Ben Wu
RPAP2026002471	6/8/2026	8270005041	18307 Colima Road, Rowland Heights CA 91748	PUENTE	Request to allow the upgrade of their existing beer, wine type 20, to allow distilled spirits behind sales counter , type 21 for Off-site consumption in an existing 1,679 S.F. market, operating 5am-11pm daily.	Maria Masis	C-1	Sherrie Olson
RPAP2026002480	6/8/2026	8741007029	1435 Vanderwell Avenue, La Puente CA 91744	PUENTE	Construction of a new detached accessory dwelling unit including 2 bedrooms, 2 bathrooms, kitchen, and living area. Work includes foundation, framing, electrical, plumbing, and mechanical systems.	Rudy Silvas	R-1-7500	Alberto Garcia Zuniga
RPAP2026002487	6/8/2026	8219002100	15554 Garo Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Partial existing main house conversion to JADU 363 sf.	David Finck	R-A-7500	April Mo
RPAP2026002491 PRJ2026-002540	6/8/2026	8410026038	16684 E Greenhaven Street, Covina CA 91722	IRWINDALE	PRJ2026-002540. Site Plan Review Amendment --- TO ONLY CHANGE RIGHT SIDE SETBACK FROM 5 FEET TO 4 FEET UNDER ADU LAW...	Daniel Alcayaga	R-1-6000	MANY LOPES
RPAP2026002492	6/8/2026	8209011021	1628 Heather Hill Road, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Proposing a new 490 sq. ft. attached JADU at the rear of the existing house	Aidan Holliday	R-A	Julia Cheng
RPAP2026002500	6/8/2026	8391011121	537 Ramona Avenue, La Verne CA 91750	SAN DIMAS	1) PROPOSED 1,200 S.F. 2-STORY ADU @ 1ST AND 2ND FLOOR 2) PROPOSED 1,200 S.F. 2-STORY SB9 UNIT @ 1ST AND 2ND FLOOR	Evan Sahagun	R-1-7500	Mid Cities
RPAP2026002530	6/10/2026	8217031044	15003 Folger Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Alumawood patio cover. 15' X 19"=285 sq ft. Attached to structure. Anchored to existing concrete slab. Electrical 1 ceiling fan, 4 LED lights & 1 dimmer switch.	Maria Masis	R-1	Richard Kovach

RPAP2026002542	6/10/2026	8207009015	16439 Ember Glen Road, Hacienda Heights CA 91745	HACIENDA HEIGHTS	PROJECT DESCRIPTION: PROPOSED 682 SQ. FT. ADDITION TO AN EXISTING COVERED PATIO, ATTACHED TO AN EXISTING 1,669 SQ. FT. SINGLE-FAMILY RESIDENCE ON A 5,770 SQ. FT. LOT. SCOPE SUMMARY (DEMOLITION / NEW WORK): THE SCOPE OF WORK CONSISTS OF DEMOLITION OF EXISTING EXTERIOR WALLS, WINDOWS AND A DOUBLE DOOR. EXISTING CONSTRUCTION TO REMAIN INCLUDES THE CONCRETE SLAB, EXISTING WOOD DECK, AND EXISTING FAUX CHIMNEY. NEW WORK INCLUDES CONSTRUCTION OF NEW LOWER-LEVEL EXTERIOR WALLS, INSTALLATION OF WINDOWS AND DOORS, AND CONSTRUCTION OF A NEW SECOND FLOOR.	Maria Masis	R-A	Luis Madrigal
RPAP2026002544	6/10/2026	8417013012	16214 Clovermead Street, Covina CA 91722	IRWINDALE	(N) 311 SF ADDITIONS: 111 SF AT FRONT AND 200 SF AT REAR OF (E) SFR	Anthony Curzi	R-1-6000	Dominique Higgins
RPAP2026002547	6/10/2026	8253013026	2359 Sandraglen Drive, Rowland Heights CA 91748	PUENTE	(1) ACCESSORY STORAGE (1) 1136 SF ATTACHED ADU (1) 1173 SF DETACHED ADU	Maria Masis	R-1-6000	Sonny ng, Ying Huang
RPAP2026002549	6/11/2026	8410018005	5130 N Clydebank Avenue, Covina CA 91722	IRWINDALE	Home Remodel	Uriel Mendoza	R-1	Winner Ng
RPAP2026002551	6/11/2026	8620020012	5558 Lark Ellen Avenue, Azusa CA 91702	IRWINDALE	Resubmittal of expired approved plans for residential addition and detached ADU. Reference Project No. PRJ2020-001098 and Permit No. RPPL2020003632.	Uriel Mendoza	R-1	Angelica Arteaga
RPAP2026002562	6/11/2026	8619014025	16721 E Arrow Highway, Azusa CA 91702	IRWINDALE	Requesting a Conditional Use Permit (CUP) to authorize the operation of an existing self-serve coin-operated car wash	Michele Bush	C-2	Richard Parra
RPAP2026002564	6/11/2026	8217038009	1176 S Jarrow Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	One garage Conversion to ADU per CA govt Code	Maria Masis	R-1	MARIA ORNELAS
RPAP2026002569	6/12/2026	8277018010	2675 S Buenos Aires Drive, Covina CA 91724	COVINA HIGHLANDS	Amendment to permit number RPPL2024001893 to replace approved composition shingles roof with metal roof over proposed SFR.	Michele Bush	R-1-40000	Julio Silerio

RPAP2026002571	6/12/2026	8760002029	19201 E Walnut Drive N, Rowland Heights CA 91748	PUENTE	Engineering shade structure that will have 42.640KW solar system	Maria Masis	B-1, M-1.5-BE	Joe smith
Pre-Application Counseling								
Number of Plans: 2								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002114	6/8/2026	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.	Marie Pavlovic	R-1-10000	Ronald Sosa
RPPL2026002143	6/9/2026	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	Erica Aguirre	R-1-6000	SAM zhou
Referrals								
Number of Plans: 2								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002533	6/10/2026	8270017025	18184 Colima Road, Rowland Heights CA 91748	PUENTE	Full service Japanese restaurant	Maria Masis	C-2, C-3	Justin Liu
RPAP2026002556	6/11/2026	8290001016	15364 Cristalino Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Yard sale permit application scheduled for June 20, 2026 and June 21, 2026	Maria Masis	R-A-10000	Sherryn Ortiga
Revised Exhibit "A"								
Number of Plans: 2								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002173	6/10/2026	8222009101	15434 Oakbrush Place, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Build retaining wall	Perla Inclan	R-A-10000	Kinsley Grant

RPPL2026002192 CP1939	6/11/2026	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. REA to CUP 1939	David Finck	MXD	Claire Grover
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Site Plan Review - Ministerial
Number of Plans: 12

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001838 PRJ2026-002228	6/9/2026	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
RPPL2026002109 PRJ2026-002509	6/8/2026	8222021054	15555 E Los Altos Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	new attached ADU about 748 sf, single story	Dennis Harkins	R-A-10000	Wallace Fu
RPPL2026002135 PRJ2026-002534	6/9/2026	8740005030	16822 Doublegrove Street, La Puente CA 91744	PUENTE	EXISTING GARAGE CONVERT INTO JADU 1- STORY 511.00 SQ. FT	Aidan Holliday	R-1-7500	Jaime Mejia
RPPL2026002141 PRJ2026-002540	6/9/2026	8410026038	16684 E Greenhaven Street, Covina CA 91722	IRWINDALE	PRJ2026-002540. Site Plan Review Amendment --- TO ONLY CHANGE RIGHT SIDE SETBACK FROM 5 FEET TO 4 FEET UNDER ADU LAW...	Daniel Alcayaga	R-1-6000	MANY LOPES
RPPL2026002142 PRJ2026-002541	6/9/2026	8205004039	16383 Colegio Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Extension of bedroom 2	Marlene Vega-Hernandez	R-A-10000	Jason Lee
RPPL2026002144 PRJ2026-002543	6/9/2026	8277033023	19431 E Cameron Avenue, Covina CA 91724	COVINA HIGHLANDS	PRJ2026-002543 New detached 1,200 SF ADU	Daniel Alcayaga	R-1-40000	Victor Lockett
RPPL2026002145 PRJ2026-002555	6/9/2026	8265003024	17550 Colima Road #C, Rowland Heights CA 91748	PUENTE	INSTALLATION OF TWO SET INTERNALLY ILLUMINATED CHANNEL LETTER	Aidan Holliday	MXD	Nicky Chung
RPPL2026002163 PRJ2026-002582	6/10/2026	8269013005	18784 Alderbury Drive, Rowland Heights CA 91748	PUENTE	Convert the existing garage to an ADU.	Dennis Harkins	R-1-6000	Ricky Huang
RPPL2026002165 PRJ2026-002584	6/10/2026	8219021049	15704 Ragley Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	192 sf addition to existing SFD	Dennis Harkins	R-A-6000	Julie Lopez

RPPL2026002168 PRJ2026-002585	6/10/2026	8241003053	16159 Elza Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Interior and exterior residential remodel/addition to convert the existing 226 sq. ft. patio into a sunroom by adding a roof; add two bathrooms within the existing 107 sq. ft. balcony area for Rooms 3 and 4, converting both rooms into ensuite bedrooms; and add 19 sq. ft. to Dining Room 1.	Dennis Harkins		Max Yu
RPPL2026002194 PRJ2026-002613	6/11/2026	8666007019	4319 Saint Mark Avenue, La Verne CA 91750	NORTH CLAREMONT	[PENDING FEES & MATERIALS DUE 6/25] Convert 640 SF garage to Aux unit	Evan Sahagun	A-1-15000	Ron Busante
RPPL2026002197 PRJ2026-002618	6/11/2026	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	Rudy Silvas	A-1-6000	Hanxiong Liu

Zoning Conformance Review

Number of Plans: 1

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002154 PRJ2026-002567	6/9/2026	8628012008	6002 Galanto Avenue, Azusa CA 91702	AZUSA - GLENORA	Construction of attached wood-framed patio cover at the rear of the existing house.	Anthony Curzi	R-1-6000	Lorena Bernal Mendoza

Zoning Verification Letter

Number of Plans: 1

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002127	6/8/2026	8760024014	20935 Currier Road, Walnut CA 91789	WALNUT	Zoning Verification Letter	Steven Mar	M-1.5-BE-IP	Ashlee Turner