

DRP Plans Filed - East San Gabriel Valley Planning Area



Between 7/12/2026 and 7/19/2026

Total Cases Filed: 28

Permits							
Number of Plans: 19							
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003009	7/13/2026	8404008023	19859 E Cienega Avenue, Covina CA 91724	CHARTER OAK	PROPOSED 2-STORY SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE	Uriel Mendoza	R-2
RPAP2026003013	7/13/2026	8209020023	1655 H S Azusa Avenue #D, Hacienda Heights CA 91745	HACIENDA HEIGHTS	ADDRESS: 1655 S Azusa Ave Suite H, Hacienda Heights, CA 91745 CHANGE OF USE AND TENANT IMPROVEMENT (1,443 SQ FT GROSS AREA). (E) USE: CLOTHING BOUTIQUE (N) USE: PILATES STUDIO	David Finck	MXD
RPAP2026003031	7/14/2026	8661020011	809 E Baseline Road, San Dimas CA 91773	SAN DIMAS	(N) ADU: 1,188 SQ. FT.	Evan Sahagun	R-1-7500
RPAP2026003032	7/14/2026	8466026017	907 N Sunset Avenue, La Puente CA 91744	PUENTE	Conditional Use Permit to authorize the continued maintenance, operation, and use of an existing Alternative Financial Services business ("Check Into Cash," which has been in continuous operation at the site since 2016) within an existing 5-tenant shopping center. No development or physical alterations are being proposed.	David Finck	C-3
RPAP2026003037	7/14/2026	8727015017	18417 Altario Street, La Puente CA 91744	PUENTE	New 2 story 1,200sqft detached ADU [duplicate application]	Maria Masis	R-1-6000
RPAP2026003041 PRJ2025-000740	7/14/2026	8727015017	18417 Altario Street, La Puente CA 91744	PUENTE	(N) 2-STORY 1,200 SQ FT DETACHED ADU (2 BEDROOM, 2.5 BATHROOM, KITCHEN, LIVING ROOM, AND FAMILY ROOM)	David Finck	R-1-6000
RPAP2026003042	7/14/2026	8222009101	15410 Oakbrush Place, Hacienda Heights CA 91745	HACIENDA HEIGHTS	ACTUAL ADDRESS IS 2521 MOUNTAINVIEW CT. (COULD NOT SELECT) PROPOSING NEW ELECTRICAL, GAS, SEWER LINE	Joshua Huntington	R-A-10000

RPAP2026003054	7/15/2026	8264021043	1127 Grand Place, Rowland Heights CA 91748	PUENTE	1. Renovate the area of Unit 208 as a new management office; 2. Install new partition wall to create a small office and a conference room; 3. Install new lighting at ceiling; 4. Install new mechanical/electrical work.	Maria Masis	M-1.5-BE
RPAP2026003055 PRJ2025-001910	7/15/2026	8248032010	16749 Wing Lane, La Puente CA 91744	PUENTE	(N) 1-STORY 712 SQ FT DETACHED ADU (2 BEDROOM, BATHROOM, KITCHEN, LIVING ROOM, AND LAUNDRY)	Dennis Harkins	R-1-6000
RPAP2026003058	7/15/2026	8421010005	4670 N Hollenbeck Avenue, Covina CA 91722	IRWINDALE	Remodel of a kitchen of an exiting single family dwelling	To Be Assigned Received	R-1-7000
RPAP2026003067	7/15/2026	8435020010	4039 Nora Avenue, Covina CA 91722	IRWINDALE	201 SF addition, extend bedroom and add bathroom, remove and replace windows 453 SF add storage to Garage add door and Roll up door	To Be Assigned Received	R-1-6000
RPAP2026003068	7/15/2026	8745023032	522 Ranlett Avenue, La Puente CA 91744	PUENTE	Garage conversion of existing 403sq.ft garage into attached ADU. New 440 sq.ft detached ADU at rear of property.	To Be Assigned Received	R-1-6000
RPAP2026003069	7/15/2026	8401002012	20628 E Arrow Highway, Covina CA 91724	CHARTER OAK	Site Plan Review application for an existing acupuncture clinic. The space was previously occupied and operated as an acupuncture clinic for several decades and has been vacant since May 2026. No remodeling, tenant improvements, or changes to the existing floor plan are proposed. The existing layout will remain unchanged. This application is submitted for Regional Planning review and site clearance.	To Be Assigned Received	MXD
RPAP2026003077	7/16/2026	8222018075	15547 Pintura Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	(E)GARAGE TO CONVERT INTO (N)ADU : 408.00 S.F	To Be Assigned Received	R-A-10000
RPAP2026003079	7/16/2026	8222025050	15615 Pintura Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	EXISTING GARAGE INTO NEW ADU 480 SQ FT	To Be Assigned Received	R-A-9000
RPAP2026003084	7/16/2026	8243032005	1526 Lyndhurst Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Permit application is submitted to obtain permit conversion. No addition is proposed.	To Be Assigned Received	R-A

RPAP2026003090 PRJ2026-003089	7/16/2026	8391011121	537 Ramona Avenue, La Verne CA 91750	SAN DIMAS	“Certificate of Compliance” for permit# RPAP2026002500 Project Description- 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	Timothy Stapleton	R-1-7500
RPAP2026003091	7/16/2026	8729019020	176 S Winton Avenue, La Puente CA 91744	PUENTE	AMENDMENT to previously approved RPPL2025004254 to modify BLDR251205015578 and increase floor area to 978.64 sq.ft	To Be Assigned Received	R-1-6000
RPAP2026003111	7/18/2026	8620009010	5202 Leaf Avenue, Azusa CA 91702	IRWINDALE	Amendment to existing permit #RPPL2025005446	To Be Assigned Received	R-2
Referrals Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003040	7/14/2026	8270002051	1370 Fullerton Road, Rowland Heights CA 91748	PUENTE	Existing restaurant tenant space reopening after an extended period of vacancy. No change in use or business operation. Interior tenant improvements only.	Maria Masis	C-2-DP
Site Plan Review - Ministerial Number of Plans: 6							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026002563 PRJ2026-003022	7/13/2026	8113015011	1918 Fruitvale Avenue, South El Monte CA 91733	FIVE POINTS	Garage Conversion into A.D.U. New addition & new balcony	Rudy Silvas	R-3
RPPL2026002581 PRJ2026-003045	7/14/2026	8268002049	2502 Doubletree Lane, Rowland Heights CA 91748	PUENTE	Convert ex. garage to an attached ADU, and remove unpermitted additions in the back of the main building	Rudy Silvas	R-1-6000
RPPL2026002599 PRJ2026-003063	7/15/2026	8272031003	19123 Killian Avenue, Rowland Heights CA 91748	PUENTE	New detached ADU 1200 s.f.	Marlene Vega- Hernandez	R-1-6000
RPPL2026002607 PRJ2026-003068	7/15/2026	8219008105	1946 Kwis Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	1. PROPOSING 1089 SF ATTACHED ADU. INCLUDING3 BEDROOM 2 BATHROOM. 2. CONVERTING EXISTING 476 SF OF MAIN HOUSE TO JADU, INCLUDING 2 BEDROOMS. 3. PROPOSING A 308 SF OF ADDITION TO MAIN HOUSE.	Dennis Harkins	R-A-6000
RPPL2026002612 PRJ2026-003073	7/15/2026	8110029908	12936 Valley Boulevard, La Puente CA 91746	PUENTE	2,700 Sqft. Prefabricated Modular Visitor Center and associated landscaping/hardscaping.	Jason Wasmund	O-S

RPPL2026002629 PRJ2026-003087	7/16/2026	8741013010	16114 Dubesor Street, La Puente CA 91744	PUENTE	Convert(e) garage 366 sf. and add 348 sf at 1st floor and 282 st at 2nd floor. to make a total 896 sf. 2-bedrooms & 2 bathrooms, kitchen, laundry area and living area. new front porch 83 sf.	Rudy Silvas	A-1-10000
Zoning Conformance Review Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026002555 PRJ2026-003019	7/13/2026	8243002012	1426 Barford Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	detached cover patio	Carl Nadela	R-1-6000
Zoning Verification Letter Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026002562	7/13/2026	8564013005	757 Baldwin Park Boulevard	PUENTE	Zoning Verification Letter [Split jurisdiction parcel]	Rick Kuo	M-1.5-IP-GZ