

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 8/16/2026 and 8/23/2026

Total Cases Filed: 43

Housing Permit - Administrative							
Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003101 PRJ2026-003600	8/18/2026	8421031011	17880 E Covina Boulevard, Covina CA 91722	IRWINDALE	Tentative Tract Map and Administrative Housing Permit for a 37 lot residential subdivision.	Alejandrina Baldwin	R-1-7000
Oak Tree Permit - Administrative							
Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003110 PRJ2026-003625	8/19/2026	8426025013	21132 E Mesarica Road, Covina CA 91724	CHARTER OAK	Encroachment into one multi-trunk oak tree in front of SFR for new septic system/tank.		A-1-10000
Permits							
Number of Plans: 24							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003614	8/17/2026	8258009002	2602 Doubletree Lane, Rowland Heights CA 91748	PUENTE	1.PORITION OF EXISTING BUILDING TO BE CONVERTED INTO ADU (1200 SF) . 2.(E) 2-CAR GARAGE TO BE CONVERTED INTO JADU(435 SF)	Rick Kuo	R-1-6000
RPAP2026003617	8/17/2026	8684032012	18843 Hicrest Road, Glendora CA 91741	AZUSA - GLENDORA	1. DEMOLISH EXISTING GARAGE AND REPLACE WITH A NEW 30 FT x 28 FT 2-CAR GARAGE WITH A DECK ON TOP. 2. ADD NEW 1,439 SF CMU STORAGE ROOM WITH ROOF DECK TO EXISTING SFD.	Stacy Corea	R-A-20000
RPAP2026003618	8/17/2026	8218016004	15508 E Gale Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	update existing SC Fuel image to updated SC Fuel image	Aidan Holliday	C-2

RPAP2026003630	8/17/2026	8276024007	1841 Pepperdale Drive, Rowland Heights CA 91748	PUENTE	CONSTRUCT A TWO-STORY BUILDING AT THE REAR OF THE HOUSE, WITH THE FIRST FLOOR DESIGNED FOR A GARAGE AND STORAGE, AND THE SECOND FLOOR FEATURING A 1200 SQ.FT. TWO-BEDROOM ADU. 3 FEET BACKFILLED THE REAR SIDE WITH A RETAINER WALL AROUND.	Rudy Silvas	A-1-10000
RPAP2026003634	8/17/2026	8761026036	19209 Colima Road, Rowland Heights CA 91748	PUENTE	A set of illuminated letters: Includes four sets of Chinese characters and three sets of English letters; all are constructed from white acrylic with a red 3M film overlay, designed as illuminated light boxes.	David Finck	MXD
RPAP2026003638	8/18/2026	8740016020	17047 E Alwood Street, West Covina CA 91791	PUENTE	1. DEVELOP A NEW 880 S.F. DETACHED ADU WITH 2 BEDROOMS AND 2 BATHROOMS; 2. CONVERT THE EXISTING ATTACHED 401 S.F. GARAGE TO JADU; 3. CONVERT THE MAIN HOUSE FROM 4 BEDROOMS 2 BATHROOMS TO 3 BEDROOMS 3 BATHROOMS.	Dennis Harkins	R-1-7500
RPAP2026003640	8/18/2026	8741012013	16044 Fellowship Street, La Puente CA 91744	PUENTE	PER CA AB2533 (GOV'T CODE SEC 66332), THIS PROJECT LEGALIZES A JADU THAT WAS BUILT PRIOR TO JAN 1, 2020. THE JADU HAS IT'S OWN ENTRY, KITCHENETTE AND BATHROOM. THERE IS NO CONNECTION BETWEEN THE MAIN DWELLING AND THE JADU.	Maria Masis	A-1-10000
RPAP2026003656	8/18/2026	8729006001	17400 Renault Street, La Puente CA 91744	PUENTE	Converting AN existing garage INTO a 366 SF ADU	Maria Masis	R-A-6000
RPAP2026003657 PRJ2025-003648	8/18/2026	8254024020	15837 Meadowside Street, La Puente CA 91744	PUENTE	Revision to RPPL2025003301	David Finck	R-1-6000
RPAP2026003662	8/18/2026	8471012004	1225 N California Avenue, La Puente CA 91744	PUENTE	New in ground vinyl swimming pool and equipment	Maria Masis	R-1-6000
RPAP2026003663	8/18/2026	8268012028	2320 Felicia Avenue, Rowland Heights CA 91748	PUENTE	1. COVERT THE EXISTING ATTACHED GARAGE (403 S.F.) WITH NEW ADDITION (65 S.F.), TO MAKE A NEW JADU (468 S.F.) WITH 2 BEDROOMS, 1 BATHROOM, GREAT ROOM. 2. PROPOSED A NEW ATTACHED ADU (1072 S.F.) WITH 3 BEDROOMS, 3.5 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN AND LAUNDRY. 3. PROPOSED A NEW FRONT PORCH (192 S.F.)	Maria Masis	R-1-6000

RPAP2026003671	8/19/2026	8404008026	19837 E Cienega Avenue, Covina CA 91724	CHARTER OAK	THE PROJECT CONSISTS OF CONVERTING AN EXISTING BEDROOM INTO A WALK-IN CLOSET AND BATHROOM, WITH THE ADDITION OF A NEW BEDROOM TO CREATE A NEW MASTER BEDROOM SUITE. EXISTING BEDROOM #2 WILL BE REMODELED TO INCLUDE TWO WALK-IN CLOSETS, ALONG WITH THE ADDITION OF A NEW BEDROOM. ADDITIONALLY, THE EXISTING100-AMP ELECTRICAL PANEL WILL BE RELOCATED AND UPGRADED TO A 200-AMP ELECTRICAL SERVICE PANEL.	Michele Bush	R-2
RPAP2026003678	8/19/2026	8761012012	18901 Colima Road, Rowland Heights CA 91748	PUENTE	One set 160 sq.ft. dual-lit channel letter wall sign "PARK TO SHOP SUPERMARKET"	Maria Matesic	MXD
RPAP2026003680	8/19/2026	8378022900	120 Via Verde, San Dimas CA 91773		Restroom Building Fire Repair - North Shore Power Boat Launch	Jason Wasmund	
RPAP2026003684	8/19/2026	8402016038	21010 E Cypress Street, Covina CA 91724	CHARTER OAK	(N) 1,200 SF DETACHED ADU (3 BED, 2 BATH)	Michele Bush	R-1-10000
RPAP2026003689	8/19/2026	8208005029	160 7th Avenue, La Puente CA 91746	PUENTE	Request for zoning verification only	Maria Masis	M-1-BE-IP
RPAP2026003692	8/20/2026	8276027021	19655 Carreta Drive, Rowland Heights CA 91748	PUENTE	Propose new detached ADU 1,000 sq ft	Maria Masis	RPD-6000-10U
RPAP2026003698	8/20/2026	8729006001	17400 Renault Street, La Puente CA 91744	PUENTE	465 SF ROOM ADDITION + INTERIOR REMODELING	Maria Masis	R-A-6000
RPAP2026003701	8/20/2026	8204001017	2020 S Hacienda Boulevard, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Verizon is requesting the County's approval in renewing the CUP for the existing Verizon wireless facility at this address. Verizon has 2 existing faux cupolas on the rooftop of a commercial (C-2 zone) building. The CUP was originally approved in 2011 and Verizon has been operating on air for 15 years. The wireless equipment is completely screened in the 2 Verizon cupolas and the faux FRP tiles are in good condition and match/blend with the real Spanish tiles on the commercial building's roof. NO modifications to Verizon equipment are proposed with this project. Scope is ONLY to renew the existing CUP to allow the continued operation of Verizon's facility- so network coverage and signal to the businesses, residents and visitors of this area of LA County, is not interrupted. Original entitlement approval was Project R2011-00147, CUP 201100015. Approved by the Planning Commission on 8.31.2011	Maria Masis	C-2

RPAP2026003706	8/21/2026	8465010015	14440 1/2 Barrydale Street, La Puente CA 91746	PUENTE	- Build New Detached 750 sq ft ADU - Add 55 sq ft SFR -Convert 207 sq ft to JADU	To Be Assigned Received	R-1-6000
RPAP2026003711	8/21/2026	8291047022	3373 S Viewfield Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	NEW 799 SQUARE FOOT DETACHED ADU WITH 1,340 SQUARE FOOT OPEN DECK ABOVE.	To Be Assigned Received	A-2-1
RPAP2026003712	8/21/2026	8726005023	555 1/2 Aberly Avenue, La Puente CA 91744	PUENTE	Legalize an existing ADU and make an addition to the ADU	To Be Assigned Received	R-1-6000
RPAP2026003714	8/21/2026	8761012008	18847 Colima Road, Rowland Heights CA 91748	PUENTE	asphalt repaving, ADA accessibility upgrades, and new area drain	To Be Assigned Received	MXD
RPAP2026003728	8/22/2026	8431011015	17940 E Edna Place, Covina CA 91722	IRWINDALE	CONVERT (E) 353 SF DETACHED GARAGE TO ADU	To Be Assigned Received	R-1-7000
Referrals Number of Plans: 2							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003633	8/17/2026	8761012012	18901 Colima Road, Rowland Heights CA 91748	PUENTE	CA Department of Alcoholic Beverage Control has requested Public Convenience and/or Necessity Determination due to over concentration and high crime. The location has been operating as a super market since 2002.	Carl Nadela	MXD
RPAP2026003715	8/21/2026	8404022068	19531 E Covina Boulevard, Covina CA 91724	CHARTER OAK	What is the current zoning designation for the above-mentioned property? o Are there any pending rezoning applications or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future? • What are the immediate abutting zoning designations to the north, south, east, and west of this property? • Is a current, up-to-date copy of the zoning map for this area available? If so, please attach or provide a link to access. • Is a current, up-to-date copy of all zoning ordinances/codes/regulations for this area available (i.e., Zoning Ordinance Book, Unified Development Code, etc.)? If so, please attach or provide a link to	To Be Assigned Received	R-3

access.

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Is the property located in any special, restrictive, or overlay district?

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Is the property located in a Planned Unit Development (PUD)/Planned Area Development (PAD)? If so, can we please get a copy of the Development Plan and Ordinance, specifically the conditions of approval for height, setbacks, use, density, lot size, and parking (but excluding electrical, mechanical, grading, and plumbing)?

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Is the current use as Multi-Family permitted by right, or was a use approval granted? If so, please provide a copy.

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To your knowledge, are there any legal nonconforming issues associated with the subject property?

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Was this property granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind (excluding signage)? If so, can we please get a copy of the approval(s)? If these are not available, would you briefly outline the conditions of the applicable document?

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In the event of destruction, would a new use permit, variance, or special exception be required?

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What is the threshold that would trigger a new Use Permit, Variances, or other approvals to be required?

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Was this site developed with Site Plan approval? If so, can we obtain a copy of the plan and/or a copy of the approved conditions?

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If only conditions of approval are available, please provide approved height, setbacks, use, density, lot size, and parking (but exclude electrical, mechanical, grading, and plumbing).

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To the best of your knowledge, do your records show any of the following open or unresolved violations within the Subject's files? If yes, please provide inspection reports and Notice(s) of Violation. If no violations, please state "no violations," or provide a copy of the most recent

					applicable inspection report showing violation/inspection status. o Zoning Violations -		
Revised Exhibit "A" Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003112 PRJ2026-003627	8/19/2026	8265003012	17370 Colima Road, Rowland Heights CA 91748	PUENTE	Install one (1) illuminated channel letter sign 2'-6" x 12'-11" 23.3 SQ FT. Install one (1) illuminated channel letter sign 5'-6" x 28'-5" 156.2 SQ FT. Install two (2) new tenant faces for existing pole sign, 2'-11 1/4" x 11'-11" 34.76 SQ FT each. REA to CP 1939.	David Finck	MXD
Site Plan Review - Ministerial Number of Plans: 10							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003056 PRJ2026-003569	8/17/2026	8258002010	18703 Barroso Street, Rowland Heights CA 91748	PUENTE	1.EX TWO CAR GARAGE : 467 S.F TO BE JADU (WITH 2 BEDROOMS AND 1 BATH); 2.NEW ATTACHED ADU:707 S.F (WITH 2 BEDROOMS AND 1 BATH)	Rick Kuo	R-1-6000
RPPL2026003058 PRJ2026-003572	8/17/2026	8276013001	19410 Dairen Street, Rowland Heights CA 91748	PUENTE	CONVERT ATTACHED GARAGE TO JADU. NEW ATTACHED CARPORT.	Dennis Harkins	R-1-6000
RPPL2026003095 PRJ2026-003607	8/18/2026	8244015002	1827 Falstone Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	New 1054 sqft 2-Story Attached ADU (3 bedrooms / 2 bathrooms)	Marlene Vega-Hernandez	R-A-7500
RPPL2026003105 PRJ2026-003619	8/18/2026	8204023027	15929 La Ronda Circle, Hacienda Heights CA 91745	HACIENDA HEIGHTS	GARAGE CONVERSION INTO JR. A.D.U. (447 SQ. FT.) - NEW KITCHEN & LIVING ROOM NEW PORCH (72 SQ. FT.)	Rudy Silvas	R-1-6000

RPPL2026003107 PRJ2026-003622	8/19/2026	8417011027	16256 E Cypress Street, Covina CA 91722	IRWINDALE	1,415 s.f. OF NEW 2-story ROOM ADDITION (474 s.f. OF 1st LEVEL ADDITION & 941 s.f. OF 2nd LEVEL ADDITION) - 1 NEW BEDROOM. - 1 (E) BEDROOM LOCATED IN1st. LEVEL WILL BE RELOCATED IN 2nd. LEVEL - 2 FULL BATHROOMS - (E) KITCHEN WILL BE RELOCATED. - NEW FAMILY ROOM - NEW DEN - NEW LAUNDRY ROOM	Uriel Mendoza	R-1-6000
RPPL2026003128 PRJ2026-003635	8/19/2026	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.	Aidan Holliday	C-2-DP
RPPL2026003137 PRJ2026-003645	8/20/2026	8120009014	13586 Loumont Street, Whittier CA 90601	PUENTE	- 432 s.f. OF EXISTING 2-CAR GARAGE WIIL BE CONVERTED IN: 362 s.f. AREA OF GARAGE WILL BE CONVERTED IN NEW ADU. 70 s.f. AREA OF GARAGE WILL BE CONVERTED IN NEW LAUNDRY AREA FOR MAIN HOUSE.. - 399 s.f. OF ADDITION FOR ADU AREA TOTAL OF NEW ADU AREA761 s.f. (3 BEDROORMS + 1 BATHROOM) TOTAL OF NEW MAIN HOUSE AREA1,484 s.f.	Aidan Holliday	R-1-7200
RPPL2026003138 PRJ2026-003647	8/20/2026	8215006014	1520 Drumhill Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Construct a new second-story addition consisting of: 881 sq.ft. ADU 345 sq.ft. JADU 635 sq.ft. attached sunroom	Rudy Silvas	R-A-10000
RPPL2026003142 PRJ2026-003654	8/20/2026	8268001012	2448 Ablano Avenue, Rowland Heights CA 91748	PUENTE	SCOPE OF WORK 1, PROPOSE NEW EXERCISE ROOM.(625 S.F.) 2, PROPOSE NEW DETACHED ADU.(1200 S.F.)	Aidan Holliday	R-1-6000

RPPL2026003146 PRJ2026-003658	8/20/2026	8291002024		HACIENDA HEIGHTS	Apply extension or re-apply for the planning approved on 6/25/2022 with permit no. RPPL2022003273. 1. CONSTRUCT A NEW SINGLE FAMILY HOUSE7,420SF, AND BASEMENT GARAGE 2,841 SF ON A EXISTING LOT AREA57,152 SF. 2. PROPOSED TRELLIS 610 SF, PATIO571 SF ON THIRD FLOOR. 3. PROPOSED BALCONIES 122 SF ON SECOND FLOOR. 4. PROPOSED TRELLIS 1407SF & BALCONY #1 195SF ON FIRST FLOOR. 5. PROPOSED CONCRETE DECK #1 450 SF ADJACENT TO DRIVEWAY ON BASEMENT GARAGE LEVEL. 6. PROPOSED CONCRETE DECK #2, #3 & #4 4,749 SF ON GROUND FLOOR LEVEL. 7. PROPOSED 205' RAILING, AND 105' RETAINING WALL.	Rick Kuo	A-1-1
Subdivisions Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003615	8/17/2026	8254005037	15884 Fellowship Street, La Puente CA 91744	PUENTE	Tentative Parcel Map	Joshua Huntington	A-1-10000
Tentative Map - Tract Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003100 PRJ2026-003600	8/18/2026	8421031011	17880 E Covina Boulevard, Covina CA 91722	IRWINDALE	Tentative Tract Map and Administrative Housing Permit for a 37 lot residential subdivision.	Alejandrina Baldwin	R-1-7000
Zoning Conformance Review Number of Plans: 2							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003091 PRJ2026-003601	8/18/2026	8421027004	17722 E Covina Boulevard, Covina CA 91722	IRWINDALE	(N) 390 SF COVERED PATIO AND 130 SF KITCHEN REMODEL. DEMOLISH (E) UNPERMITTED 250 SF PATIO COVER.	Anthony Curzi	R-1-7000
RPPL2026003098 PRJ2026-003610	8/18/2026	8270007024	18215 Espito Street, Rowland Heights CA 91748	PUENTE	398 SF MASTER BEDROOM & DEN ADDITION	David Finck	R-1-6000

