

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 8/23/2026 and 8/30/2026

Total Cases Filed: 34

Certificate of Compliance							
Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003236 PRJ2026-003742	8/27/2026	8740007010	1622 Pass And Covina Road, La Puente CA 91744	PUENTE	COC FOR Propose one new SB-9 unit, two detached ADUs and a new garage	Timothy Stapleton	R-1-7500
CUP							
Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003225 PRJ2026-003732	8/26/2026	8125021942	13134 Crossroads Parkway S, La Puente CA 91746	WORKMAN MILL	Crown Castle is requesting to renew the CUP for the wireless telecommunications facility located at 13130 Crossroads Parkway South, approximately 1300 feet East of Crossroads Parkway Overpass. There are no modifications proposed to the facility at this time. Crown Castle only wishes to renew the CUP.	Aidan Holliday	A-1-5, A-2-5
Permits							
Number of Plans: 15							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003737	8/24/2026	8620004035	17235 Millburgh Road, Azusa CA 91702	IRWINDALE	PROPOSED PATIO COVER, GARAGE CONVERSION TO AN ADU, DEMO NON PERMITTED ROOM ADDITIONS	Uriel Mendoza	R-2
RPAP2026003738	8/24/2026	8391011059		SAN DIMAS	Propose six units (Based on SB684)	Joshua Huntington	R-1-7500
RPAP2026003757 PRJ2026-003724	8/25/2026	8745007008	16332 Pocono Street, La Puente CA 91744	PUENTE	1. (E) ATTACHED TWO-CAR GARAGE CONVERTED TO JADU407 SF 2. (E) LIVING AREA CONVERTED TO ADU 433 SF 3. PROPOSED (N) HARDSCAPE @ FRONT YARD262 SF	Dennis Harkins	R-1-6000

RPAP2026003767	8/25/2026	8112002021		PUENTE	To construct a two-story S-F-R, a one-story attached ADU, a one-story detached ADU, and a JADU.	Carl Nadela	A-1-6000
RPAP2026003787	8/26/2026	8254007012	15769 Fellowship Street, La Puente CA 91744	PUENTE	addition / conversion of garage to ADU	Maria Masis	A-1-10000
RPAP2026003798	8/26/2026	8448007042	20540 Rancho La Floresta Road, Covina CA 91724	CHARTER OAK	Construction of a new driveway connecting the existing garage to the northwestern edge of the property. The new driveway will provide a much gentler slope and safer, easier access. Most importantly, it will help prevent stormwater from the street from flowing directly toward the garage.	Michele Bush	A-1-20000
RPAP2026003801	8/26/2026	8761011020	18938 Labin Court #A106, Rowland Heights CA 91748	PUENTE	Conditional Use Permit application for on-site beer and wine sales at an existing restaurant located at 18938 Labin Court, Unit A106, Rowland Heights, CA 91748.	Maria Masis	C-3
RPAP2026003812 PRJ2026-003742	8/27/2026	8740007010	1622 Pass And Covina Road, La Puente CA 91744	PUENTE	COC FOR Propose one new SB-9 unit, two detached ADUs and a new garage	Timothy Stapleton	R-1-7500
RPAP2026003828	8/27/2026	8741006017	1450 Vanderwell Avenue, La Puente CA 91744	PUENTE	DEMOLISH EXISTING GARAGE 260 SQ FT DEMOLISH EXISTING PATIO 328 SQ FT DEMOLISH EXISTING STORAGE #1 448 SQ FT DEMOLISH EXISTING STORAGE #2 50 SQ FT DEMOLISH EXISTING STORAGE #3 142 SQ FT PROPOSE NEW HOUSE ADDITION 50 SQ FT PROPOSE NEW SB-9 1,705 SQ FT PROPOSE NEW GARAGE 545 SQ FT PROPOSE NEW DETACHED ADU#1 1,200 SQ FT PROPOSE NEW DETACHED ADU#2 1,200 SQ FT	Maria Masis	R-1-7500
RPAP2026003829	8/27/2026	8204020015	16060 Villa Flores Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	New in ground vinyl swimming pool and equipment	Maria Masis	R-A-10000
RPAP2026003833	8/27/2026	8269051026	2343 Joel Drive, Rowland Heights CA 91748	SAN JOSE	1. Convert garage to ADU (614 s.f.) 2. Convert Den to bedroom #3 and Bathroom #3 (215 s.f.) 3. Convert Dining to storage/ pantry (155 s.f.) 4. Add JADU (351 s.f.)	Maria Masis	A-1-1

RPAP2026003848	8/28/2026	8276001020	1830 Debann Place, Rowland Heights CA 91748	SAN JOSE	Request for a parcel-specific Zoning Verification Letter for APN 8276-001-020, 1830 Debann Place, Rowland Heights, California. This is a ZVL-only request. No construction, grading, demolition, subdivision, airspace condominium, or development entitlement is proposed through this application. Please verify the current adopted zoning, including whether the parcel is A-1, A-1-10000, R-1, or another classification; the adopted General Plan and ESGVAP land-use designation; density; FAR; height; setbacks; parking; overlays; permitted residential uses; and applicable review procedures. Please identify the applicable procedure for a single-family residence, ADU, duplex, multifamily rental housing, affordable housing, senior housing, supportive housing, and transitional housing. Please also identify whether Los Angeles County Code section 22.02.050(B)(2) requires or permits a separate Housing Development Project consistency analysis. This request does not seek approval of a 61-unit project, a zone change, a Housing Permit, a building permit, or any other development entitlement.	Maria Masis	A-1-10000
RPAP2026003849 PRJ2026-001673	8/28/2026	8252007027	1126 Aileron Avenue, La Puente CA 91744	PUENTE	THE OBJECTIVE OF THIS PROJECT IS 1.(E) UNPREMITTED 463 SF DEMOLITION 2.(N) DEN 387 SF ATTACHED TO (E) SFD	Maria Masis	R-1-6000
RPAP2026003851	8/28/2026	8289012002	3315 Heatherfield Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	SCOPE OF WORK 1, CONVERT EXISTING BEDROOM 2, BATHROOM2, BEDROOM 3, BATHROOM3, AND WET BAR OF THE MAIN DWELLING INTO A NEW ATTACHED ADU.(798 S.F.) 2, CONVERT EXISTING BEDROOM 1, BATHROOM1, AND A PORTION OF THE ATTACHED GARAGE INTO A NEW JADU WITH AN INDEPENDENT EXTERIOR ENTRY AND EFFICIENCY KITCHEN. (315.84 S.F.)	Maria Masis	R-A-12000
RPAP2026003856	8/29/2026	8276001020	1830 Debann Place, Rowland Heights CA 91748	SAN JOSE	Project Description: Request for a multi-family residential structural development proposal and project consistency review for APN 8276-001-020 (1830 Debann Place, Rowland Heights, California). The project entails a 47-unit residential development utilizing California housing state preemption statutes including SB 423, AB 1287, AB 2097, and SB 330 to streamline approvals, incorporate density bonus provisions, and comply with local land-use policies under the East San Gabriel Valley Area Plan.	To Be Assigned Received	A-1-10000
Revised Exhibit "A" Number of Plans: 1							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003227 PRJ2026-003736	8/26/2026	8265003029	17580 Colima Road, Rowland Heights CA 91748	PUENTE	Install the following signs: S1 - Channel letters flush mounted DV1 - Install vinyl to entry door P1 - Install 2 FedEx parking signs REA to CP1939	David Finck	MXD
Site Plan Review - Ministerial Number of Plans: 16							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003137 PRJ2026-003645	8/24/2026	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 BEDROOMS + 1 BATHROOM) TOTAL OF NEW MAIN HOUSE AREA1,484 s.f.	Aidan Holliday	R-1-7200
RPPL2026003169 PRJ2026-003679	8/24/2026	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.	David Finck	A-1-10000
RPPL2026003175 PRJ2026-003682	8/24/2026	8729006001	17400 Renault Street, La Puente CA 91744	PUENTE	Converting AN existing garage INTO a 366 SF ADU	Marlene Vega-Hernandez	R-A-6000
RPPL2026003179 PRJ2026-003684	8/25/2026	8258009002	2602 Doubletree Lane, Rowland Heights CA 91748	PUENTE	1.PORION 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
RPPL2026003180 PRJ2026-003686	8/25/2026	8276028016	2203 Arcdale Avenue, Rowland Heights CA 91748	PUENTE	Convert exist garage to JADU	Rick Kuo	R-A-7500
RPPL2026003195 PRJ2026-003704	8/26/2026	8378022924	120 Via Verde, San Dimas CA 91773		Restroom Building Fire Repair - North Shore Power Boat Launch	Jason Wasmund	

RPPL2026003197	8/26/2026	8222021054	15555 E Los Altos Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	PROPOSE (N) A.D.U (23' X 34' = 782 SQ.FT) TWO BEDROOM, ONE BATH, ONE LIVING , ONE KITCHEN	Dennis Harkins	R-A-10000
RPPL2026003198 PRJ2026-003706	8/26/2026	8290024026	3145 Camino Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	543 SQFT attached ADU	Dennis Harkins	R-A-10000
RPPL2026003199 PRJ2026-003710	8/26/2026	8268010082	2508 Fullerton Road, Rowland Heights CA 91748	PUENTE	Residential remodel, new attached ADU & new detached ADU	Dennis Harkins	R-1-6000
RPPL2026003201 PRJ2026-003712	8/26/2026	8265011023	18021 Mescal Street, Rowland Heights CA 91748	PUENTE	NEW DETACHED ADU 1200SF, 3BEDROOM 3 BATHROOM	Dennis Harkins	R-A-9000
RPPL2026003206 PRJ2026-003712	8/26/2026	8265011023	18021 Mescal Street, Rowland Heights CA 91748	PUENTE	NEW DETACHED ADU 1200SF, 3BEDROOM 3 BATHROOM	Dennis Harkins	R-A-9000
RPPL2026003211 PRJ2026-003716	8/26/2026	8740007065	1419 Dawley Avenue, La Puente CA 91744	PUENTE	PROPOSED 207 SQ.FT.ADDITION, ATTACHED PATIO COVER 1,122, GARAGE CONVERSION TO J ADU 400 SQ.FT., NEW ADDITION (ATTACHED) ADU 2-BEDROOM AND 1-BATH 529 S.F.	Rudy Silvas	R-1-7500
RPPL2026003215 PRJ2026-003724	8/26/2026	8745007008	16332 Pocono Street, La Puente CA 91744	PUENTE	1. (E) ATTACHED TWO-CAR GARAGE CONVERTED TO JADU407 SF 2. (E) LIVING AREA CONVERTED TO ADU 433 SF 3. PROPOSED (N) HARDSCAPE @ FRONT YARD262 SF	Dennis Harkins	R-1-6000
RPPL2026003223 PRJ2026-003730	8/26/2026	8761012008	18847 Colima Road, Rowland Heights CA 91748	PUENTE	asphalt repaving, ADA accessibility upgrades, and new area drain	Rick Kuo	MXD
RPPL2026003229 PRJ2026-003740	8/26/2026	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
RPPL2026003242 PRJ2026-003753	8/27/2026	8402016038	21010 E Cypress Street, Covina CA 91724	CHARTER OAK	(N) 1,200 SF DETACHED ADU (3 BED, 2 BATH)	Anthony Curzi	R-1-10000