

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 8/30/2026 and 9/6/2026

Total Cases Filed: 41

CUP							
Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003319 PRJ2026-003773	9/2/2026	8253002015	1788 Sierra Leone Avenue, Rowland Heights CA 91748	PUENTE	Request for approval to operate a Massage Establishment (License Type 071) within an existing commercial tenant space. The business will provide professional massage therapy services only. No exterior modifications or building expansion are proposed.	Steven Mar	C-3
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
RPPL2026003352 PRJ2026-003840	9/3/2026	8669014001	5000 Live Oak Canyon Road, La Verne CA 91750	NORTH CLAREMONT	Site Plan Review and Oak Tree Permit for the demolition and construction of a 3,216 sf addition to an existing 7,008 sf single family residence. Scope of work includes new roof and new door & window openings throughout. No loss of existing square footage. Demolition is limited to exterior walls, windows, and/or doors to allow for the addition or changes to windows and doors. Sections of the existing roof will be raised from approximately 9 ft - 10 in to 14 ft - 2 in. No work is proposed within the Significant Ecological Area. One (1) oak tree outside of the SEA is proposed for removal.	Stacy Corea	A-1-2
Permits							
Number of Plans: 21							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003862 PRJ2026-003808	8/31/2026	8426022006	20779 E Mesarica Road, Covina CA 91724	CHARTER OAK	PROPOSED (N) 1,250 SF POOL AND (N) 120 SF SPA PROPOSED (N) 560 SF COVERED PATIO w/130 SF TRELLIS PROPOSED (N) 220 SF POOL HOUSE	Anthony Curzi	A-1-10000
RPAP2026003863	8/31/2026	8426022006	20779 E Mesarica Road, Covina CA 91724	CHARTER OAK	PROPOSED (N) 560 SF COVERED PATIO w/130 SF TRELLIS	Michele Bush	A-1-10000
RPAP2026003864	8/31/2026	8426022006	20779 E Mesarica Road, Covina CA 91724	CHARTER OAK	PROPOSED (N) 220 SF POOL HOUSE	Michele Bush	A-1-10000
RPAP2026003869	8/31/2026	8761016026	19129 Singingwood Drive, Rowland Heights CA 91748	PUENTE	detached adu 1200sf	Marlene Vega-Hernandez	RPD-6000-7U
RPAP2026003886	8/31/2026	8761012012	18991 Colima Road, Rowland Heights CA 91748	PUENTE	This plan case requests approval for temporary use/permits (special events) to host a community night market event at STC Rowland Legacy. Organized by the non-profit STC Foundation in partnership with STC Management, this event serves as a key activation within the property's broader vision to establish a vibrant, year-round community gathering space. The night market will feature local small business vendors, cultural and culinary programming, and family-friendly entertainment, promoting local economic development, cultural diversity, and community engagement in Los Angeles County while adhering strictly to all County public safety, health, and land use regulations.	David Finck	MXD
RPAP2026003889	8/31/2026	8277028005	2307 Coronet Court, Covina CA 91724	COVINA HIGHLANDS	Amendment. New Garage relocation	Joshua Pereira	R-1-40000
RPAP2026003890	8/31/2026	8248017018	16616 Gumbiner Street, La Puente CA 91744	PUENTE	Proposed 2 Story Addition	Marlene Vega-Hernandez	R-1-6000
RPAP2026003891	8/31/2026	8242020036	16135 Denley Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	convert 350 s.f. attached garage into ADU.	Aidan Holliday	R-1-6000
RPAP2026003902	9/1/2026	8729019027	17609 Calcutta Street, La Puente CA 91744	PUENTE	New detached ADU of 908.00 sq. ft. of living room, kitchen, laundry room, and two bedrooms, two bathrooms.	Rudy Silvas	R-1-6000

RPAP2026003906	9/1/2026	8762015024	19508 Cronin Drive, Rowland Heights CA 91748	PUENTE	1-STORY REAR ADDITION TO (E)1-STORY SFD TO CONVERT FROM (E) 3 BEDROOMS AND (2) BATHROOMS TO 4 BEDROOMS AND (3) BATHROOMS; REPLACE (E) 2-CAR GARAGE ROOF; EXPAND FRONT COVERED PORCH. WORKS INCLUDE: · KITCHEN AND BATHROOM REMODEL · ASSOCIATED ELECTRICAL, PLUMBING AND HVAC WORKS	Marlene Vega-Hernandez	R-1-6000
RPAP2026003911	9/1/2026	8490034005	1854 S Gaybar Avenue, La Puente CA 91744	PUENTE	NEW SB-9 = 983. SQ.FT. NEW PORCH TO SB-9 = 18. SQ.FT.	Dennis Harkins	R-1-7500
RPAP2026003929 PRJ2026-003850	9/2/2026	8277016003	2458 Cameron Avenue, Covina CA 91724	COVINA HIGHLANDS	1. Legalization: (E)Unpermitted storage 251 sf. legalization. (E)Unpermitted patio 1,367 sf. legalization. 2. Demolition: (E) Unpermitted fish pool 385 sf. will be demolished. (E) Unpermitted storage shed 200 sf. will be demolished. (E) Unpermitted shade structure 96 sf. will be demolished. (E) Unpermitted storage structure 480 sf. will be demolished.	Stacy Corea	R-1-40000
RPAP2026003935	9/2/2026	8254002020	15910 Alwood Street, La Puente CA 91744	PUENTE	NEW ADDITION (514 sq. ft.) TO THE EXISTING RESIDENCE.	Maria Masis	A-1-10000
RPAP2026003940	9/2/2026	8120007008	925 Bunbury Drive, Whittier CA 90601	PUENTE	EX'G 4-BEDROOM 2-BATH RESIDENCE TO BE UTILIZED AS A R-3.1 RESIDENTIAL CARE FACILITY. TYPE OF CARE OFFERED IS A LEVEL 6 ADULT RESIDENTIAL FACILITY TO SERVE 4 ADULTS AGES 18-59 YEARS OLD (AMBULATORY) WHO HAVE BEEN DIAGNOSED AS BEING "INDIVIDUAL WITH INTELLECTUAL DISABILITY". TO SERVE INDIVIDUALS WHO REQUIRE SUBSTANTIAL SUPERVISION AND TRAINING DUE TO SIGNIFICANT DEFICITS IN ADAPTIVE LIVING SKILLS AND SEVERELY DISRUPTIVE BEHAVIOR.	Maria Masis	R-1-7200
RPAP2026003947	9/2/2026	8628021008	6054 Traymore Avenue, Azusa CA 91702	AZUSA - GLEN DORA	new attached patio 648 sq ft	Uriel Mendoza	R-1-6000
RPAP2026003955	9/3/2026	8621013006	17638 E Newburgh Street, Azusa CA 91702	IRWINDALE	New one story 157 S.F. addition to an existing one story single family residence.	Uriel Mendoza	R-1-6000

RPAP2026003969	9/3/2026	8272001005	1722 Desire Avenue, Rowland Heights CA 91748	PUENTE	Proposed chiropractic office in an existing commercial medical tenant space. No construction, remodeling, tenant improvements, structural alterations, or physical modifications are proposed. The existing interior layout and finishes will remain completely unchanged, including the existing wall colors. Requesting zoning approval to operate a chiropractic office within the existing medical office space.	Maria Masis	MXD
RPAP2026003972	9/4/2026	8471012001	14943 Fairgrove Avenue, La Puente CA 91744	PUENTE	Prior to the recordation of the final map and under Tentative Parcel Map No. 82668 (RPPL2020001873), the existing detached garage located on Parcel 2 will be demolished, leaving the existing single family dwelling on Parcel 1 without a garage. To address this, we propose constructing a replacement garage and porch attached to the primary residence. Additionally, the portion of the existing 7-foot high wooden fence along the west side property line within the front 20 feet of Parcel 1 will be reduced in height to 3.5 feet.	To Be Assigned Received	R-1-6000
RPAP2026003978	9/4/2026	8222018075	15547 Pintura Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	-(E)GARAGE TO CONVERT INTO (N)ADU :408.00 S.F -PROPOSED (N) COVERED BALCONY 336.00 S.F	To Be Assigned Received	R-A-10000
RPAP2026003986	9/4/2026	8215003016	15446 Three Palms Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	Regional Planning review and approval for legalization of existing unpermitted improvements at an existing single-family residence, including an existing patio cover, existing storage area, enclosed/altered breezeway, and existing interior room. Existing/as-built conditions are documented on the submitted site plan and floor plan. No new construction is proposed. Building and Safety application UNC-BLDR260903008768 was referred to Regional Planning for approval.	To Be Assigned Received	R-A-7500
RPAP2026003988	9/5/2026	8729019007	145 S Hambledon Avenue, La Puente CA 91744	PUENTE	CONVERT EXISTING CARPORT TO A.D.U. WITH A NEW ADDITION	To Be Assigned Received	R-1-6000
Referrals Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003975	9/4/2026	8206027068	14562 Valley Boulevard, La Puente CA 91746	PUENTE	Zoning Verification Letter Supplemental Form	To Be Assigned Received	M-1.5-BE-IP
Site Plan Review - Ministerial Number of Plans: 14							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003095 PRJ2026-003607	9/2/2026	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
RPPL2026003175 PRJ2026-003682	8/31/2026	8729006001	17400 Renault Street, La Puente CA 91744	PUENTE	Converting AN existing garage INTO a 366 SF ADU	Marlene Vega-Hernandez	R-A-6000
RPPL2026003284 PRJ2026-003780	9/2/2026	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	Aidan Holliday	R-1-6000
RPPL2026003290 PRJ2026-003784	9/1/2026	8276027021	19655 Carreta Drive, Rowland Heights CA 91748	PUENTE	Propose new detached ADU 1,000 sq ft	Rick Kuo	RPD-6000-10U
RPPL2026003293 PRJ2026-003789	9/1/2026	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.	Rick Kuo	A-2-1
RPPL2026003301 PRJ2026-003794	9/1/2026	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.)	Dennis Harkins	R-1-6000
RPPL2026003309 PRJ2026-003802	9/2/2026	8633002027	19003 Haltern Street, Glendora CA 91740	AZUSA - GLENDORA	1.- CONVERT EXISTING 2 CAR GARAGE INTO ADU UNIT PLUS ADDITION ON 1ST FLOOR ADU UNIT TOTAL= 796 SQ.FT. 2.- NEW SB9 UNIT ON TOP ON SECOND FLOOR (TOP OF ADU) SB9 UNIT TOTAL= 882 SQ.FT. 3.- NEW PATIO COVERED ATTACHED TO THE ADU OF 128 SQ.FT. 4.- NEW DETACHED 1 CAR GARAGE OF 205 SQ.FT. 5.- NEW 2-STORY DETACHED ADU OF 705 SQ.FT.	Uriel Mendoza	R-1-8000
RPPL2026003317 PRJ2026-003808	9/2/2026	8426022006	20779 E Mesarica Road, Covina CA 91724	CHARTER OAK	PROPOSED (N) 1,250 SF POOL AND (N) 120 SF SPA PROPOSED (N) 560 SF COVERED PATIO w/ 130 SF TRELLIS PROPOSED (N) 220 SF POOL HOUSE	Anthony Curzi	A-1-10000
RPPL2026003334 PRJ2026-003184	9/2/2026	8277027005	2257 S Buenos Aires Drive, Covina CA 91724	COVINA HIGHLANDS	Construct a New 4022 SF Single Family Dwelling w/ Attached 976 SF ADU and Attached 497 SF Jr. ADU. Construct New Detached 964 SF Garage W/ New 800 SF ADU on top.	Stacy Corea	A-1-40000

RPPL2026003345 PRJ2026-003839	9/3/2026	8729006001	17400 Renault Street, La Puente CA 91744	PUENTE	465 SF ROOM ADDITION + INTERIOR REMODELING	Marlene Vega-Hernandez	R-A-6000
RPPL2026003347 PRJ2026-003840	9/3/2026	8669014001	5000 Live Oak Canyon Road, La Verne CA 91750	NORTH CLAREMONT	Site Plan Review and Oak Tree Permit for the demolition and construction of a 3,216 sf addition to an existing 7,008 sf single family residence. Scope of work includes new roof and new door & window openings throughout. No loss of existing square footage. Demolition is limited to exterior walls, windows, and/or doors to allow for the addition or changes to windows and doors. Sections of the existing roof will be raised from approximately 9 ft - 10 in to 14 ft - 2 in. No work is proposed within the Significant Ecological Area. One (1) oak tree outside of the SEA is proposed for removal.	Stacy Corea	A-1-2
RPPL2026003349 PRJ2026-003845	9/3/2026	8431011015	17940 E Edna Place, Covina CA 91722	IRWINDALE	[PENDING FEES & MATERIALS DUE 9/17] CONVERT (E) 353 SF DETACHED GARAGE TO ADU	Evan Sahagun	R-1-7000
RPPL2026003354 PRJ2026-003850	9/3/2026	8277016003	2458 Cameron Avenue, Covina CA 91724	COVINA HIGHLANDS	1. Legalization: (E)Unpermitted storage 251 sf. legalization. (E)Unpermitted patio 1,367 sf. legalization. 2. Demolition: (E) Unpermitted fish pool 385 sf. will be demolished. (E) Unpermitted storage shed 200 sf. will be demolished. (E) Unpermitted shade structure 96 sf. will be demolished. (E) Unpermitted storage structure 480 sf. will be demolished.	Stacy Corea	R-1-40000
RPPL2026003367 PRJ2026-003860	9/3/2026	8254007012	15769 Fellowship Street, La Puente CA 91744	PUENTE	addition / conversion of garage to ADU	Aidan Holliday	A-1-10000
Subdivisions Number of Plans: 1							
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026003954	9/3/2026	8490021011	17203 E Francisquito Avenue, West Covina CA 91791	PUENTE	SB9 Urban Lot Split	Joshua Huntington	R-1-7500
Zoning Verification Letter Number of Plans: 2							
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003263	8/31/2026	8208005029	160 7th Avenue, La Puente CA 91746	PUENTE	Request for zoning verification only		M-1-BE-IP
RPPL2026003343	9/3/2026	8404022068	19531 E Covina Boulevard, Covina CA 91724	CHARTER OAK	What is the current zoning designation for the above-mentioned property?	Uriel Mendoza	R-3

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Are there any pending rezoning applications or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future?

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What are the immediate abutting zoning designations to the north, south, east, and west of this property?

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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.

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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 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? 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? 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). 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. Zoning Violations -		
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