

DRP Plans Filed - East San Gabriel Valley Planning Area



Between 9/6/2026 and 9/13/2026

Total Cases Filed: 24

Certificate of Compliance Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003425 PRJ2026-003887	9/9/2026	8204007011	2724 S Hacienda Boulevard, Hacienda Heights CA 91745	HACIENDA HEIGHTS	CERTIFICATE OF COMPLIANCE Remove the existing patio Propose a new detached ADU and a SB9 unit with two-car garage	Timothy Stapleton	R-A-15000
Parking Permit Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003382 PRJ2026-000419	9/8/2026	8112019022	545 3rd Avenue, La Puente CA 91746	PUENTE	Conversion of an existing residential structure into a 25-bed convalescent hospital - conditional use permit for 25 bed congregate living health facility which houses and rehabilitates ill individuals who come from hospitals.	Carl Nadela	A-1-20000
Permits Number of Plans: 7							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026004005 PRJ2026-003887	9/8/2026	8204007011	2724 S Hacienda Boulevard, Hacienda Heights CA 91745	HACIENDA HEIGHTS	CERTIFICATE OF COMPLIANCE Remove the existing patio Propose a new detached ADU and a SB9 unit with two-car garage	Timothy Stapleton	R-A-15000
RPAP2026004011	9/8/2026	8276001020	1830 Debann Place, Rowland Heights CA 91748	SAN JOSE	Zoning Verification Letter request for property AIN 8276-001-020.	To Be Assigned Received	A-1-10000

RPAP2026004013	9/8/2026	8410011041	4960 Vincent Avenue, Covina CA 91722	IRWINDALE	Legalize existing enclosed sally porch of approximate 210 SF with new walls, entry door at front, and sliding glass door at rear of existing SFR. Also to demolished existing covered shed at rear of existing residence. Please refer to Building Department Plan check number BLDR250521005900 for additional information and for reference only	Uriel Mendoza	R-1
RPAP2026004020	9/9/2026	8630003032	5505 Traymore Avenue, Covina CA 91722	AZUSA - GLENDORA	1. DEMOLISHED (E)GARAGE 361 SF & (E)UNPERMITTED STRUCTURAL 322 SF & (E) PORTABLE STORAGE68 SF 2. PROPOSED NEW 2-STORY ADU 1,197 SF WITH 16SF PORCH 3. PROPOSED NEW SB9 UNIT 1,188 SF WITH ONE-CAR GARAGE 231 SF AND PORCH 25 SF	Uriel Mendoza	R-1-7500
RPAP2026004022 PRJ2026-003942	9/9/2026	8401035027	21341 Tudor Street, Covina CA 91724	SAN DIMAS	CREATE NEW 1200 SF ADU IN BACKYARD	Anthony Curzi	R-1-7500
RPAP2026004040	9/10/2026	8268013010	2248 Cantaria Avenue, Rowland Heights CA 91748	PUENTE	New proposed 2-story attached ADU (1,200 sf); New proposed 2-story detached ADU (1,200 sf); New proposed 2-story JADU (500 sf)	To Be Assigned Received	R-1-6000
RPAP2026004060	9/10/2026	8219008105	1946 1/2 Kwis Avenue, Hacienda Heights CA 91745	HACIENDA HEIGHTS	(N) DETACHED 1,200 SQ FT 1-STORY ADU: 3 BEDROOMS, 2 BATHROOMS, KITCHEN, DINING AND LIVING ROOM	To Be Assigned Received	R-A-6000
Pre-Application Counseling Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003389 PRJ2026-003883	9/8/2026	8276001023	19650 Reedview Drive, Rowland Heights CA 91748	SAN JOSE	Develop a 160-bed senior assisted living facility using 2.4 acres of a total 6.4-acre parcel of A-1 Zone via a CUP application process	Steven Mar	A-1-10000
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
RPPL2026003386 PRJ2026-003878	9/8/2026	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
RPPL2026003395 PRJ2026-003896	9/9/2026	8242020036	16135 Denley Street, Hacienda Heights CA 91745	HACIENDA HEIGHTS	convert 350 s.f. attached garage into ADU.	Aidan Holliday	R-1-6000

RPPL2026003401 PRJ2026-003901	9/9/2026	8289012002	3315 Heatherfield Drive, Hacienda Heights CA 91745	HACIENDA HEIGHTS	SCOPE OF WORK 1, CONVERT EXISTING BEDROOM 2, BATHROOM2, BEDROOM 3, BATHROOM 3, 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.)	Marlene Vega-Hernandez	R-A-12000
RPPL2026003403 PRJ2026-003903	9/9/2026	8761016026	19129 Singingwood Drive, Rowland Heights CA 91748	PUENTE	detached adu 1200sf	Marlene Vega-Hernandez	RPD-6000-7U
RPPL2026003404 PRJ2026-003904	9/9/2026	8272011006	18831 Pilario Street, Rowland Heights CA 91748	PUENTE	CONVERT EXISTING TWO-CAR GARAGE TO JADU (380 SF)	Dennis Harkins	R-1-6000
RPPL2026003406 PRJ2026-003906	9/9/2026	8248017018	16616 Gumbiner Street, La Puente CA 91744	PUENTE	Proposed 2 Story Addition	Marlene Vega-Hernandez	R-1-6000
RPPL2026003408	9/9/2026	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 TO4 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
RPPL2026003422 PRJ2026-003919	9/9/2026	8740016020	17047 E Alwood Street, West Covina CA 91791	PUENTE	1. DEVELOP A NEW 880 S.F. DETACHED ADU WITH2 BEDROOMS AND 2 BATHROOMS; 2. CONVERT THE EXISTING ATTACHED401 S.F. GARAGE TO JADU; 3. CONVERT THE MAIN HOUSE FROM 4 BEDROOMS 2 BATHROOMS TO3 BEDROOMS 3 BATHROOMS.	Dennis Harkins	R-1-7500
RPPL2026003433 PRJ2026-003935	9/10/2026	8729019007	145 S Hambledon Avenue, La Puente CA 91744	PUENTE	CONVERT EXISTING CARPORT TO A.D.U. WITH A NEW ADDITION	Aidan Holliday	R-1-6000
RPPL2026003440 PRJ2026-003942	9/10/2026	8401035027	21341 Tudor Street, Covina CA 91724	SAN DIMAS	CREATE NEW 1200 SF ADU IN BACKYARD	Anthony Curzi	R-1-7500
Special Events Permit Number of Plans: 1							

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RPPL2026003445	9/10/2026	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
Zoning Conformance Review Number of Plans: 2							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003410 PRJ2026-003909	9/9/2026	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
RPPL2026003415 PRJ2026-003915	9/9/2026	8254002020	15910 Alwood Street, La Puente CA 91744	PUENTE	NEW ADDITION (514 sq. ft.) TO THE EXISTING RESIDENCE.	David Finck	A-1-10000
Zoning Verification Letter Number of Plans: 1							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003399	9/9/2026	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.	Rick Kuo	A-1-10000