

DRP Plans Filed - Gateway Planning Area

Between 9/27/2026 and 10/4/2026

Total Cases Filed: 16



Permits							
Number of Plans: 4							
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026004300	9/28/2026	8169013031	11645 Nan Street, Whittier CA 90606	WHITTIER DOWNS	New in ground vinyl swimming pool and equipment	Maria Masis	R-A
RPAP2026004313	9/29/2026	6245016926	11282 Garfield Avenue, Downey CA 90242		New construction of two Level 2 EV chargers	Bryan Moller	
RPAP2026004335	9/30/2026	8029005003	10761 Leland Avenue #A, Whittier CA 90605	SUNSHINE ACRES	Site Plan Review Amendment request for previously approved project RPPL2026001381 located at 10761 Leland Ave, Whittier, CA 90605. The proposed amendment consists of modifying the approved building heights by increasing interior ceiling heights from 8'-0" to 9'-0" per floor for the proposed Duplex and Detached ADU structures. No changes are proposed to the number of dwelling units, use, or overall site layout.	Dennis Harkins	R-2
RPAP2026004354	10/1/2026	8029005066		SUNSHINE ACRES	Remove and replace existing AT&T emergency generator.	Maria Masis	M-1-BE
Referrals							
Number of Plans: 1							
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPAP2026004273	9/27/2026	8228008064	10833 Scott Avenue, Whittier CA 90604	SOUTHEAST WHITTIER	Garage Sale	Marlene Vega-Hernandez	R-A-6000
Site Plan Review - Ministerial							
Number of Plans: 9							

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003666 PRJ2026-004026	9/29/2026	8157024035	13551 Telegraph Road, Whittier CA 90605	SOUTHEAST WHITTIER, SUNSHINE ACRES	Construction of a Dutch Bros Coffee with dual drive-through lanes.	Carl Nadela	C-3
RPPL2026003672 PRJ2026-004171	9/29/2026	8151028037	10438 Valley View Avenue, Whittier CA 90604	SOUTHEAST WHITTIER	Addition of 433sf to replace existing un-permitted structure.	Marlene Vega-Hernandez	R-1
RPPL2026003675 PRJ2026-004174	9/29/2026	7318009109	1975 E Charles Willard Street, Compton CA 90220	DEL AMO	[Fees Due 10/29] Installing signs for Crown Lift Trucks	Angelo Huang	M-2-IP
RPPL2026003685 PRJ2026-004184	9/29/2026	8176038016	7724 Glengarry Avenue, Whittier CA 90606	WHITTIER DOWNS	Remodel 2,173.8 SF Interior (E) 2 Story SFD, (N) 724 SF Addition, Total 2,961 SF 4 Bedroom/5 Bathroom, Replace (E) 89 SF Porch, (N) Addition 71 SF Second Porch	David Finck	R-1
RPPL2026003686 PRJ2026-004185	9/29/2026	8176023038	11014 Winchell Street, Whittier CA 90606	WHITTIER DOWNS	(N) DETACHED 499 SF ADU	David Finck	R-1
RPPL2026003689 PRJ2026-004186	9/29/2026	8178003024	10926 Benavon Street, Whittier CA 90606	WHITTIER DOWNS	NEW 1-STORY DETACHED ADU (1,200 SF). 3-BEDROOM, 2-BATHROOM	David Finck	R-A
RPPL2026003705 PRJ2026-004200	9/30/2026	8026034024	12403 Laurel Avenue, Whittier CA 90605	SUNSHINE ACRES	CONVERT 2 ATTACHED GARAGES INTO ACCESSORY DWELLING UNITS	Dennis Harkins	R-2
RPPL2026003707 PRJ2026-004201	9/30/2026	8028007016	12010 Carmenita Road, Whittier CA 90605	SUNSHINE ACRES	2 of 2 - 22 x 25 Garage conversion into an 1B1B 420sf 1B1B Accessary Dwelling Unit (ADU) (1 of 2 - UNC-BLDR251015013187)	Rudy Silvas	R-2
RPPL2026003716 PRJ2026-004211	10/1/2026	7185026025	3764 Conquista Avenue, Long Beach CA 90808	LAKEWOOD	NEW 796 SF GROUND UP ADU	Rudy Silvas	R-1
Yard Sale Registration Number of Plans: 1							
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	SITE ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES
RPPL2026003674	9/29/2026	8228008064	10833 Scott Avenue, Whittier CA 90604	SOUTHEAST WHITTIER	Garage Sale	Marlene Vega-Hernandez	R-A-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

RPPL2026003693	9/29/2026	7318019038	2576 E Victoria Street, Compton CA 90220	DEL AMO	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 access. • Is the property located in any special, restrictive, or overlay district? • 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)? • Is the current use as Industial/Warehouse permitted by right, or was a use approval granted? If so, please provide a copy. • To your knowledge, are there any legal nonconforming issues associated with the subject property? • 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? o In the event of destruction, would a new use permit, variance, or special exception be required?	Kevin Pascasio	M-2-IP
----------------	-----------	------------	--	---------	---	----------------	--------

				o 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? o 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. o Zoning Violations -		
--	--	--	--	--	--	--