

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 01/29/2024 to 02/05/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>Business License Referral</b>								
<b>Number of Plans: 5</b>								
RPPL2024000499	01/30/2024	We would like to apply for business license.	1616 Nogales Street, Rowland Heights CA 91748	8761013022	Meixiang Mai	Dennis Harkins	C-2-BE	1
RPPL2024000520	01/30/2024	For Restaurant - Public Eating	2112 S Hacienda Boulevard, Hacienda Heights CA 91745	8204001005	Boyu Liu	Steven Mar	C-2	1
RPPL2024000565	02/01/2024	Sushi and teriyaki restaurant with beer and sake  Actual address is  15944 Halliburton Rd Hacienda Heights, CA 91745	15902 Halliburton Road, Hacienda Heights CA 91745	8204023052	Joseph Yang	Dennis Harkins	C-2	1
RPPL2024000609	02/02/2024	Automotive Repair	14630 Valley Boulevard, La Puente CA 91746	8208005037	Oscar Ortega	Dennis Harkins	M-1-BE-IP	1
RPPL2024000610	02/02/2024	Business License Referral Auto Repair	14220 Valley Boulevard, La Puente CA 91746	8206025003	Jose Sanchez Ortiz	Dennis Harkins	M-1-BE-IP	1
<b>CUP</b>								
<b>Number of Plans: 1</b>								
RPPL2024000558 PRJ2024-000056	01/31/2024	Grab a Crab restaurant - CUP FOR ON-SALE BEER AND WINE FOR EXISTING RESTAURANT	2020 S Hacienda Boulevard #Suite F, Hacienda Heights CA 91745	8204001017	stanley szeto	Steven Mar	C-2	1

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<b>Permits</b>								
<b>Number of Plans: 21</b>								
RPAP2024000514	01/29/2024	Revised Exhibit "A" for #RPAP2023003805. Re-design to convert to 90 degree stalls	15808 E Gale Avenue, Hacienda Heights CA 91745	8245013002	ALLYSON KANE	Carl Nadela	C-2	1
RPAP2024000529	01/29/2024	two sb9 unit	837 E Juanita Avenue, La Verne CA 91750	8391011059	Lori Pazula	Joshua Huntington	R-A-7500	5
RPAP2024000530	01/29/2024	(N) 1180 SF TWO STORY ADU (TWO BEDROOMS AND TWO BATHROOMS) WITH 50 SF EXTERIOR STAIRCASE AND 16.5 SF STORAGE	4802 N Hollenbeck Avenue, Covina CA 91722	8407020007	Tommy Vega	Dennis Harkins	R-A-7000	1
RPAP2024000531	01/29/2024	Interior remodel of the existing kitchen and living room area by replacing the 8 foot flat ceiling with a vaulted ceiling, new kitchen cabinets and appliances. Convert the existing family room and a portion of the garage to to an ADU with bedroom bathroom and kitchen. The remainder of the garage to become storage with the garage car door remaining. Remove the unpermitted rear deck.	4175 Via Padova, Claremont CA 91711	8673028001	Carlos Grider	Michelle Lynch	R-1	5
RPAP2024000542	01/30/2024	Garage conversion to ADU	16613 Loukelton Street, La Puente CA 91744	8248002013	Josh Moas	Maria Masis	A-1-6000	1
RPAP2024000557	01/30/2024	We are expanding our existing business. We previously had 60% of the parking lot and now have taken over the other 40%. We are going to draw new parking spaces and put in a new fence. We will also be installing a grease trap.	14854 Valley Boulevard, La Puente CA 91746	8208007029	Mais Matevosyan	Maria Masis	M-1.5-BE-I P	1
RPAP2024000572	01/30/2024	PROPOSED A NEW DETACHED (N) ADU.( 828 SF )	2726 Allenton Avenue, Hacienda Heights CA 91745	8204018016	XIAOLEI CAO	Maria Masis	R-A-10000	1
RPAP2024000581	01/31/2024	New detached 1,200 SQFT ADU Existing 80 SQFT storage to be removed	18240 Gallineta Street, Rowland Heights CA 91748	8268017012	Jessica Chen Julio Jimenez	Maria Masis	A-1-6000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024000583	01/31/2024	New 1000 SQFT detached ADU  UNDER SEPARATE SUBMITTAL: New 600 SQFT attached ADU (355 SQFT garage conversion) Existing 238 SQFT porch to be demolished	18232 Mescalero Street, Rowland Heights CA 91748	8268016018	Jessica Chen Julio Jimenez	Maria Masis	A-1-6000	1
RPAP2024000584	01/31/2024	New 600 SQFT attached ADU (355 SQFT garage conversion) Existing 238 SQFT porch to be demolished  UNDER SEPARATE SUBMITTAL: New 1000 SQFT detached ADU	18232 Mescalero Street, Rowland Heights CA 91748	8268016018	Jessica Chen Julio Jimenez	Maria Masis	A-1-6000	1
RPAP2024000608	02/01/2024	Demolition of the existing building and new construction of a 5,930 square foot fast food restaurant with a full double lane drive-thru, outdoor dining area, and indoor playground. The proposed plan includes 84 indoor seats and 24 outdoor seats.	858 N Sunset Avenue, La Puente CA 91744	8212008022	Dillon Merchant	Maria Masis	C-2-DP	1
RPAP2024000609	02/01/2024	ADU, Patio - Code Enforcement	209 N Backton Avenue, La Puente CA 91744	8728013039	Benjamin Cortez	Maria Masis	R-1-6000	1
RPAP2024000613	02/01/2024	Dept. of Reg. Planning approval of modified plans. Plans request a change of use of uninhabitable space (garage) into computer room.		8220019033	Richard Torres	Maria Masis	R-A-8500	1
RPAP2024000616	02/01/2024	Sign Installation: 2 Face Lit Channel Letter Wall Signs (36.4 SF each); Tenant Panels for an existing D/F Pylon Sign (2 panels);	19708 Colima Road #44, Rowland Heights CA 91748	8276032025	Rita Coe	Maria Masis	C-2-BE	1
RPAP2024000620	02/01/2024	New attached patio cover 534 SF	2266 Sierra Leone Avenue, Rowland Heights CA 91748	8253017032	Lorena Garcia	Maria Masis	R-1-6000	1
RPAP2024000621	02/01/2024	Amendment RPPL2022002228 to change approved ceiling height from 8'-0" to 9'-0"	16029 Blackwood Street, La Puente CA 91744	8252002015	Jessica Chen Julio Jimenez	Maria Masis	R-1-6000	1

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RPAP2024000630	02/01/2024	Room addition and covered Porch.	1402 Millbury Avenue, La Puente CA 91746	8558013015	CARLOS VALDEZ	Maria Masis	A-1-6000	1
RPAP2024000639 PRJ2022-000315	02/02/2024	Revision to approved site plan to change north fence height from 6'-0" to 8'-0"	14863 Clark Avenue, Hacienda Heights CA 91745	8217003037	troy aday	Carl Nadela	M-1.5-BE	1
RPAP2024000644	02/02/2024	1. Convert existing permitted attached ADU to JADU ( 243SF) 2. Proposed new detached ADU (1080SF)	5214 Hyacinth Avenue, Azusa CA 91702	8620023021	Junfei Chen	Michele Bush	A-1-6000	1
RPAP2024000646	02/02/2024	A new 330 S.F. family room addition with two skylights. (2) new Patios, one 180 S.F., and the second 525 S.F. patio. A 200 S.F. proposed covered patio at Entry.	17039 E Holton Street, West Covina CA 91791	8740016048	Roy Riveroy	Maria Masis	R-1-7500	1
RPAP2024000654	02/03/2024	1. Legalize addition and alteration to the main house. 1905 SF. 2. Convert (E) garage to an ADU 540 SF. 3. Convert portion of house to a JADU. 362 SF.	2502 Doubletree Lane, Rowland Heights CA 91748	8268002049	Oliver Roan	To Be Assigned Received	A-1-6000	1

**Referrals**  
*Number of Plans: 4*

RPAP2024000540	01/29/2024	Auto repair shop	18125 Valley Boulevard, La Puente CA 91744	8727012027	Sergei Eliseev	Maria Masis	C-M-BE	1
RPAP2024000564	01/30/2024	Business License for Vitamin store	1788 Sierra Leone Avenue, Rowland Heights CA 91748	8253002015	Miao Yang	Maria Masis	C-3-BE	1
RPAP2024000594	01/31/2024	Zoning verification letter	1900 Sycamore Canyon Road, San Dimas CA 91773	8665001901	Kim Bosell	Larry Jaramillo		5
RPAP2024000605	02/01/2024	auto body shop	19058 E Arrow Highway, Covina CA 91722	8405002008	JESSE RUIZ	Michele Bush	M-1-IP	5

**Site Plan Review - Ministerial**  
*Number of Plans: 13*

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2024000468	01/29/2024	Proposing new detached 1192 SF ADU	1811 Arcdale Avenue, Rowland Heights CA 91748	8276019015	Junmou Li	Marlene Vega-Hernandez	RPD-6000 -10U	1
RPPL2024000485	01/29/2024	LEGALIZING A NON-PERMITTED NEW ATTACHED ADU 463.2SF ON THE NORTH OF THE EXISTING HOUSE, INCLUDING ONE BEDROOM, ONE DINNING ROOM, ONE KITCHEN & ONE BATHROOM	18683 Mescalero Street, Rowland Heights CA 91748	8253016013	Steven Wang	Rudy Silvas	R-1-6000	1
RPPL2024000500 PRJ2024-000368	01/30/2024	project approved on 2021, Expired apply for re-submit , detached 2-story ADU total 1198 sq.ft.	1144 Falstone Avenue, Hacienda Heights CA 91745	8245019002	yuyang mai	Rick Kuo	R-1-6000	1
RPPL2024000507 PRJ2024-000370	01/30/2024	[RE-APPROVAL OF EXPIRED RPPL2020008969] 1. 1st FLOOR ADDITION=336 SF for FAMILY/DINING AREA 2. DEMO (E) BONUS ROOM on 2nd FLOOR. 3. ADD 1888 SF on 2nd FLOOR for 2 BRMs, 2 BATHs, LAUNDRY RM, and DEN. 4. DEMO (E) DETACHED CARPORT. 5. REPLACE (2) 4'X5' WINDOWS FOR (E) BRM-2 6. BUILD (N) TRELLIS PATIO COVER 12X38=456 SF	2056 Punta Del Este Drive, Hacienda Heights CA 91745	8205009003	Larry (LIBIN) Tian	Rick Kuo	R-A-10000	1
RPPL2024000515 PRJ2024-000377	01/30/2024	Site Plan Amendment for new position of ADU [amendment to RPPL2023002980]	20151 Donway Drive, Walnut CA 91789	8764004038	Julio Jimenez	Dennis Harkins	R-1-8500	1
RPPL2024000519 PRJ2024-000382	01/30/2024	- CONVERT EXISTING GARAGE INTO NEW A.D.U. CONSISTING OF LIVING AREA KITCHEN, BATHROOM AND TWO BEDROOMS.	532 Obar Drive, La Puente CA 91746	8110015004	Luis Lainez	Marlene Vega-Hernandez	R-1-6000	1
RPPL2024000524 PRJ2024-000384	01/30/2024	DETACHED GARAGE TO ADU CONVERSION AND ATTACHED GARAGE TO ADU CONVERSION	1862 Valencia Street, Rowland Heights CA 91748	8276006071	Sevak Karabachian	Rudy Silvas	A-1-6000	1
RPPL2024000541 PRJ2024-000394	01/31/2024	New garage 1190 sf on 1st floor, new ADU 1190 sf on 2nd floor . New laundry 52 sf. New exterior stairs 106 sf.	19525 Galeview Drive, Rowland Heights CA 91748	8269029010	Vivian Tang	Dennis Harkins	A-1-15000	1

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RPPL2024000555 PRJ2024-000406	01/31/2024	1. Remove ex. illegal patio 308sf. 2. convert part of garage to part of main house 33sf. add 2 baths, remodel ex. main house. construction area 350sf. 3. convert part of garage to JADU. 347 sf. 4. new detached ADU 1198sf. 5. new conc. paving 382sf.	1521 Almena Avenue, Rowland Heights CA 91748	8270024009	May Xu	Rudy Silvas	A-1-6000	1
RPPL2024000563 PRJ2024-000410	02/01/2024	Home addition/Remodel	25556 Brassie Lane, La Verne CA 91750	8678065009	Richard Karraker	Sean Donnelly	A-1-2	5
RPPL2024000600 PRJ2024-000428	02/01/2024	ADU	440 Richford Avenue, La Puente CA 91744	8728019021	Rosa Trujillo	Rudy Silvas	R-1-6000	1
RPPL2024000601 PRJ2024-000429	02/02/2024	Residential Addition & Remodel	5814 Cedarglen Drive, Azusa CA 91702	8623035024	Sandra Flores	Dennis Harkins	R-A-6000	1
RPPL2024000608 PRJ2024-000435	02/02/2024	EXITING 234 SF OF GARAGE TO BE CONVERTED TO ADU WITH ADDITION 266 SF TOTAL ADU SIZE 500 SF	335 Basetdale Avenue, La Puente CA 91746	8110004094	Mihran Jaghllassian	Dennis Harkins	A-1-6000	1
<b>Zoning Conformance Review</b>								
<b>Number of Plans: 3</b>								
RPPL2024000509 PRJ2024-000374	01/30/2024	NEW 160 ADDITION. NEW PATIO COVER.	15450 La Subida Drive, Hacienda Heights CA 91745	8222017062	Sergio Garibay Ponce	Rick Kuo	R-A-10000	1
RPPL2024000554 PRJ2024-000405	01/31/2024	472 SQ FT ADDITION TO EXISTING RESIDENCE	16203 E Benbow Street, Covina CA 91722	8417009037	Cathy Stevens	Sean Donnelly	A-1-6000	1
RPPL2024000595	02/01/2024	(N) 2-Story, 8-Unit Condominium Project	4739 N Vincent Avenue, Covina CA 91722	8417008084	Kamen Lai	Perla Inclan	A-1-6000	1