

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 05/27/2024 to 06/03/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP Number of Plans: 1								
RPPL2024002872 PRJ2024-001920	05/28/2024	"Melody Group" KTV alcohol change from Type 42 (on-site beer and wine - public premises) to Type 48 (on-site general - public premises)	18888 Labin Court #C201, Rowland Heights CA 91748	8761011020	stevie tu	Steven Mar	C-3-BE	1
Permits Number of Plans: 15								
RPAP2024002912	05/28/2024	PLANNING AMENDMENT TO [RPPL2024000081] REVISION FROM 1200 SQFT DETACHED ADU TO 800 SQFT DETACHED ADU	16429 Ember Glen Road, Hacienda Heights CA 91745	8207009017	Jessica Chen ALiGCUS Construction	Maria Masis	R-A	1

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RPAP2024002915	05/28/2024	<p>INTERIOR REMODEL S.F.D. (162 S.Q.F.T) - NEW BEDROOM</p> <p>EXISTING PARTIAL GARAGE TO BE CONVERTED INTO STORAGE (162 SQ. FT.)</p> <p>EXISTING PARTIAL GARAGE TO BE CONVERTED INTO A.D.U. (312 SQ. FT.) - NEW BATH & LAUNDRY</p> <p>EXISTING S.F.D. TO BE CONVERTED INTO A.D.U (193 SQ. FT.) - NEW BEDROOM #2</p> <p>NEW ADU ADDITION (332 SQ. FT.) - NEW KITCHEN, LIVING ROOM & BEDROOM #1</p> <p>TOTAL ADU SIZE: 837 SQ. FT.</p> <p>EXISTING GARAGE AREA TO BE DEMOLITION (3 SQ. FT.)</p>	2923 Montellano Avenue, Hacienda Heights CA 91745	8290004024	German Cortez	Maria Masis	R-A-10000	1
RPAP2024002926	05/28/2024	Restaurant	18888 Labin Court #C107, Rowland Heights CA 91748	8761011020	Yanmin Lai	Steven Mar	C-3-BE	1
RPAP2024002929	05/28/2024	<p>SITE PLAN AMENDMENT TO [RPPL2024001468]</p> <p>MOVE THE ADU EAST PER BUILDING PLAN CHECK COMMENTS</p>	15325 Via Verita Avenue, Hacienda Heights CA 91745	8222016075	Jessica Chen ALIGCUS Construction	Maria Masis	R-A-10000	1
RPAP2024002930	05/28/2024	Enclosed Patio Cover	646 Redburn Avenue, La Puente CA 91746	8206031003	Julian Ballesteros	Maria Masis	A-1-20000	1

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RPAP2024002945	05/29/2024	We are planning to teach private music lessons to kids and teenagers at this location. We will be taking over the existing floor plan. Based on the info we received from a planner, we were told to submit a SPR application.	19251 Colima Road, Rowland Heights CA 91748	8761026040	Ulf Geist	To Be Assigned Received	C-1	1
RPAP2024002961	05/29/2024	2 CAR GARAGE CHANGE TO ADU 440 S.F	4903 N De Lay Avenue, Covina CA 91722	8405012008	CAN FANG	To Be Assigned Received	A-1-7500	5
RPAP2024002964	05/30/2024	539 SF building addition and remodel	20858 E Arrow Highway, Covina CA 91724	8401014032	Samantha Patterson	To Be Assigned Received	C-2-BE	5

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RPAP2024002971	05/30/2024	<p>FIRE DAMAGE REPAIR:</p> <p>1. REPAIR DAMAGED ROOF FRAMING.</p> <p>2. REMOVE AND REPLACE DAMAGED DRYWALL AT WALLS AND CEILINGS. ASSUME REPLACE DRYWALL IN LIVING ROOM, KITCHEN, AND DINING ROOM. ALSO REPLACE CEILING FINISHES IN THE BEDROOMS AND BATHROOM ON THE RIGHT SIDE OF THE RESIDENCE.</p> <p>3. INSULATE EXTERIOR WALLS, AND ATTIC SPACE AS REQUIRED PER THE T24 SHEETS AS NOTED ON THE PLANS. ASSUME REPLACE WALL INSULATION AT EXTERIOR WALLS WHERE DRYWALL IS REMOVED. REPLACE ALL ATTIC INSULATION.</p> <p>4. REPLACE DAMAGED ELECTRICAL RUNS TO NEAREST BOX, SEE ELECTRICAL NOTES SHEET</p> <p>S1.2. ASSUME REPLACE ELECTRICAL IN THE LIVING ROOM, KITCHEN, DINING ROOM, TWO BEDROOMS AND ONE BATHROOM.</p> <p>5. REPLACE DAMAGED HVAC SYSTEM TO CURRENT STANDARDS. ASSUME REPLACE FAU, CONDENSER AND DUCTWORK.</p> <p>6. REPLACE DAMAGED PLUMBING FIXTURES. ASSUME REPALCE KITCHEN SINK.</p> <p>7. INSTALL NEW SMOKE DETECTORS AND CARBON MONOXIDE ALARMS AS REQUIRED.</p> <p>8. REMOVE AND REPLACE DOORS AND WINDOWS NOTED ON PLANS</p>	19234 E Campton Street, West Covina CA 91792	8725009014	ALDO MANTELLASSI	To Be Assigned Received	R-1-6000	1
RPAP2024002973	05/30/2024	<p>Repair and rebuild existing balcony.</p> <p>Remodel existing master bath and closet area. Demo existing closet.</p>	4020 N Orange Avenue, Covina CA 91722	8435017004	ROBERT ARELLANO	To Be Assigned Received	A-1-6000	1
RPAP2024002983	05/31/2024	<p>new covered patio/bbq it at 170 sf.</p> <p>new covered patio at 600 SF</p> <p>new storage with doors at 264 sf</p>	1661 S 7th Avenue, Hacienda Heights CA 91745	8211013001	JOSE TABAREZ	To Be Assigned Received	R-A-15000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024002988	05/31/2024	proposed new detached accessory dwelling unit	753 Aldgate Avenue, La Puente CA 91744	8212022031	Edmond Carraud	To Be Assigned Received	R-1-6000	1
RPAP2024002996	05/31/2024	Conversion of a 436 s.f. existing two-car garage into a 1-bedrm, 1-bathrm JADU to be occupied by an elderly family member.	19375 Dairen Street, Rowland Heights CA 91748	8276012010	Michael Molouri	To Be Assigned Received	A-1-6000	1
RPAP2024002997	05/31/2024	(N) 290 SF Addition to (E) SFD and convert 776 SF to (N) attached ADU	1417 Eastleigh Avenue, Hacienda Heights CA 91745	8243005009	SARINA TRUONG	To Be Assigned Received	R-1-6000	1
RPAP2024003006	06/02/2024	1. DEMOLITION EXISTING DETACHED GARAGE (629 SF) AND PATIO (173 SF) 2. PROPOSED NEW DETACHED GARAGE (486 SF)	458 Yorbita Road, La Puente CA 91744	8727014020	XIAOLEI CAO	To Be Assigned Received	A-1-6000	1
Referrals Number of Plans: 5								
RPAP2024002908	05/27/2024	Chinese Restaurant with on-site seating, pre-packaged items, and take-out	3180 Colima Road #G, Hacienda Heights CA 91745	8291033074	Emily Dam	Maria Masis	CPD	1
RPAP2024002934	05/28/2024	fast food restaurant	13032 Valley Boulevard, La Puente CA 91746	8110023029	Marisa Nunez	Maria Masis	C-1	1
RPAP2024002951	05/29/2024	FULL SERVICE RESTAURANT SERVING GRILLED MEAT ON SKEWER AND HOTPOT FOODS	18331 Colima Road, Rowland Heights CA 91748	8270005043	Yeji Mun	To Be Assigned Received	C-1 P-R	1
RPAP2024002958	05/29/2024	Restaurant		8761011014	bo yu	To Be Assigned Received	C-3-BE	1

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RPAP2024002968	05/30/2024	<p data-bbox="459 159 1198 256">Subject Property: 13110 Louden Ln City of Industry, CA 91746 Parcel Number: 8564-013-008, 8564-013-009</p> <p data-bbox="459 337 1198 362">Dear Municipality Official,</p> <p data-bbox="459 410 1198 435">At our client's request, we are seeking the following information:</p> <ul data-bbox="459 483 1198 1222" style="list-style-type: none"> <li data-bbox="459 483 1198 792">• Zoning Compliance/Verification Letter: Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, if there are any overlay districts applicable to the subject property, permissiveness of current use and any compliance information you may be able to provide. Please use municipality letterhead, or, if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed. <li data-bbox="459 841 1198 930">• Adjacent Property Designations and Uses (if known): Current zoning district in which properties adjacent to the subject property (North, South, East & West) are located. <li data-bbox="459 979 1198 1076">• Any Variances, Special Permits, Conditions, etc.: Please note the existence of these items as they relate to the subject property and supply documentation, if available. <li data-bbox="459 1125 1198 1222">• Code Violations: Please note whether or not there are currently any open/outstanding zoning or building code violations of record that apply to the subject property <p data-bbox="459 1304 1198 1474">Please advise us at your earliest convenience of any additional fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. We are on a strict timeline, and your prompt attention to this request is greatly appreciated. Upon completion, please forward the information</p>	13110 Louden Lane, La Puente CA 91746	8564013009		To Be Assigned Received		1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
		<p>via email or toll free fax 877-324-8133. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me toll-free at (800) 787-8390 ext. 15263 or via email at Amanda.Teatom@NV5.com with any questions or concerns you may have regarding this request.</p> <p>Thank you very much for your assistance!</p> <p>Amanda Teatom, Bock & Clark Corporation, an NV5 Company</p>			Amanda Teatom		M-1.5-IP	

Site Plan Review - Ministerial
Number of Plans: 14

RPPL2024002853 PRJ2024-001901	05/28/2024	Amendment to the existing approved plan RPPL2024000992: 1. The existing building is off 1.5' 2. the ADU is Jr. ADU, area increases from 394 SF to 409 SF 3. the roof is tile roof 3. the existing wall is half siding half stucco	19824 Orion Court #A, Rowland Heights CA 91748	8269055010	Yutong Xie	Dennis Harkins	A-1-15000	1
RPPL2024002855 PRJ2024-001903	05/28/2024	ADD ATTACHED ADU 310 S.F(ONE BEDROOM AND ONE BATH)	16284 Binney Street, Hacienda Heights CA 91745	8242010015	JASMINE FANG	Dennis Harkins	R-1	1
RPPL2024002869 PRJ2024-001917	05/28/2024	Proposed detached ADU 799 sf	15731 Kennard Street, Hacienda Heights CA 91745	8219022051	Efrain Coronado	Rudy Silvas	R-A-6000	1
RPPL2024002881 PRJ2024-001923	05/29/2024	create an ADU and a JADU within the existing single family house	1203 Farmstead Avenue, Hacienda Heights CA 91745	8218020050	Beverly Guan	Rudy Silvas	R-1	1
RPPL2024002885 PRJ2024-001928	05/29/2024	ADU (garage conversion)	15823 Queenside Drive, Covina CA 91722	8417006026	jay jang	Uriel Mendoza	A-1-6000	1
RPPL2024002895	05/29/2024	To build a 1148 sq ft garage To build a 1148 sq ft adu To build a 176 sq ft balcony To build a 44 sq ft stairway	14106 Proctor Avenue, La Puente CA 91746	8206013016	Juan Diaz	Marlene Vega-Hernandez	A-1-20000	1

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RPPL2024002901	05/29/2024	- (E) 5 STRUCTURES TO BE DEMO. GARAGE 220 S.F. PART OF MAIN HOUSE 120 S.F.,PORCH 108 S.F. SUNROOM 106 S.F. PATIO 248 S.F. - BUILD A MAIN HOUSE 01 1275 S.F. 1ST FLOOR 333 S.F.; 2ND FLOOR 942 S.F.; WITH GARAGE 01 242 S.F. PORCH 52 S.F. PATIO 22.5 S.F. - BUILD A SB9 UNIT ATTACHED TO MAIN HOUSE 01 1226 S.F. 1ST FLOOR 432 S.F.; 2ND FLOOR 794 S.F.; WITH GARAGE 02 242 S.F.	826 Larchwood Avenue, Hacienda Heights CA 91745	8218005026	SAM zhou	Marlene Vega-Hernandez	R-1	1
RPPL2024002914 PRJ2024-001945	05/30/2024	(N) ADU 1,179 sq.ft. (N) ADU - PORCH 196 sq.ft.	20415 E Rancho Los Cerritos Road, Covina CA 91724	8448001011	Oswaldo Solis	Uriel Mendoza	A-1-20000	1
RPPL2024002937 PRJ2024-001958	05/30/2024	Convert (E) 400 SF detached 2-car garage to (N) ADU	1198 S Kwis Avenue, Hacienda Heights CA 91745	8218017070	Ben Manesh	Rick Kuo	R-1	1
RPPL2024002940	05/30/2024	1, CONSTRUCT A NEW 1,200 SF. OF DETACHED ACCESSORY DWELLING UNIT #A, INCLUDE THREE BEDROOMS, TWO BATHROOMS, ONE LIVING ROOM, ONE KITCHEN WITH LAUNDRY ROOM, AND 30 SF. OF COVERED PORCH FOR THE ADU #A. 2, CONSTRUCT A NEW 1,200 SF. OF DETACHED ACCESSORY DWELLING UNIT #B, INCLUDE THREE BEDROOMS, TWO BATHROOMS, ONE LIVING ROOM, ONE KITCHEN WITH LAUNDRY ROOM, AND 30 SF. OF COVERED PORCH FOR THE ADU #B.	4512 N Sunflower Avenue, Covina CA 91724	8402016029	Wayne Lei	Stacy Corea	A-1-10000	1

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RPPL2024002943 PRJ2024-001964	06/01/2024	- Attached ADU 793sqft ; - Garage conversion to JADU 402sqft	19610 Vega Way, Rowland Heights CA 91748	8269045001	Trang (Tessa) Ho	Carl Nadela	R-1-10000	1
RPPL2024002944 PRJ2024-001967	06/01/2024	ADU GARAGE CONVERSION 310 SQ.FT	914 Le Borgne Avenue, La Puente CA 91746	8560012015	Lawrence Smith	Carl Nadela	A-1-6000	1
RPPL2024002946 PRJ2024-001968	06/01/2024	Add a 500-square-foot area to the main dwelling.	18309 Subido Street, Rowland Heights CA 91748	8268011118	Vivi Wang Henry Yu	Carl Nadela	A-1-6000	1
RPPL2024002947 PRJ2024-001800	06/01/2024	1. Convert [E] family room to a JADU from the main house. 2. Add a detached 2-story ADU attached to the [E] garage and hobby room 3. Add a detached single car garage	1641 Pontenova Avenue, Hacienda Heights CA 91745	8244007028	Oliver Roan	Carl Nadela	R-A-7500	1
Zoning Conformance Review Number of Plans: 3								
RPPL2024002859 PRJ2024-001907	05/28/2024	(E) 1,425 SF SINGLE FAMILY RESIDENCE PROPOSED - 59 SF PATIO ENCLOSURE	325 Hallrich Street, La Puente CA 91744	8726017040	Zhuo Yu	Rick Kuo	A-1-6000	1
RPPL2024002883 PRJ2024-001926	05/29/2024	174 SF BEDROOM REMODEL AND 92 SF ADDITION FOR BATHROOM AND CLOSET	15823 Queenside Drive, Covina CA 91722	8417006026	jay jang	Uriel Mendoza	A-1-6000	1

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RPPL2024002887 PRJ2024-001933	05/29/2024	<p>* DEMO (E) NON-PERMITTED FRONT PORCH EXTENSION OF 62.0 SQ. FT..</p> <p>* DEMO (E) NON-PERMITTED REAR PATIO COVER OF 298.0 SQ. FT..</p> <p>* DEMO (E) NON-PERMITTED REAR STORAGE OF 147.0 SQ. FT..</p> <p>* INTERIOR REMODEL OF 208.00` TO THE KITCHEN, BATHROOM #1, & BATHROOM #2.</p> <p>* NEW FRONT PORCH OF 19.0` & (E) 18.0` WITH (N) 4:12 PITCHED ROOF. TOTAL 37.0`.</p> <p>* BUILD NEW 4:12 PITCHED ROOF OVER EXISTING 1:12 CATHEDRAL, (EXISTING FRAMING TO BE USED AS CEILING).</p> <p>* NEW ROOF MATERIAL WITH 4:12 OVER GARAGE & DWELLING AREAS: NEW CLASS "A" COMP. SHINGLES PER ELEVATIONS.</p> <p>* RE-ROOF MATERIAL OVER REMAINING GARAGE AREA AND REAR FAMILY ROOM AREA WITH NEW LOW-SLOPE MODIFIED BITUMEN.</p> <p>* CHANGE OUT ALL WINDOW'S, & EXTERIOR DOOR'S, AND ALL INTERIOR DOOR'S.</p> <p>* UPGRADE EXISTING 60 AMP ELECTRICAL SERVICE TO NEW 200 AMP PANEL.</p> <p>* UPGRADE EXISTING TANK TYPE WATER HEATER TO NEW.</p> <p>* REMOVE EXISTING WALL HEATERS AND REPLACE WITH NEW H.V.A.C. UNIT.</p>	13734 Shaver Street, La Puente CA 91746	8560004014	Kenneth Arnold	Rick Kuo	A-1-6000	1