

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 06/24/2024 to 07/01/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Business License Referral								
Number of Plans: 1								
RPPL2024003435 PRJ2024-002274	06/27/2024	PRJ2024-002274 - Business license application for new construction 26 apartment units for rent.	21332 E Arrow Highway #101, Covina CA 91724	8401021003	brian begin	Joshua Pereira	C-3-BE	5
Permits								
Number of Plans: 19								
RPAP2024003421 PRJ2024-001630	06/24/2024	Converting existing attached garage into an JADU.	2445 Recinto Avenue, Rowland Heights CA 91748	8268005046	Ernest (Chengpeng) Wang	Maria Masis	A-1-6000	1
RPAP2024003430	06/24/2024	New 2 Story ADU of 1,200sf	798 4th Avenue, La Puente CA 91746	8206018004	Juan Villasenor	Maria Masis	A-1-20000	1
RPAP2024003437 PRJ2023-002102	06/24/2024	For minor changes to approved site plan reviews	17502 1/2 Renault Street, La Puente CA 91744	8729006013	Van Ly	Rudy Silvas	A-1-6000	1
RPAP2024003442	06/24/2024	to obtain LA County Planning Referral/approval to initiate a business license application process.	162 9th Avenue, La Puente CA 91746	8208012020	Neli Caceres	Maria Masis	M-1-BE-IP	1
RPAP2024003451	06/25/2024	Converting a part of a vacant warehouse to light manufacturing shop.	410 S Lemon Avenue, Walnut CA 91789	8760023019	Behrouze Ehdaie	Maria Masis	M-1.5-BE-IP	1

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RPAP2024003455	06/25/2024	<p>A modification to an existing condition of approval for operable CUP No. 201400135 (the “CUP”), approved by the county in September 2017. The CUP authorized the continued operation of an existing recycling center collection facility (Kay-Met Recycling) at 19014 E. San Jose Ave., Rowland Heights. Kay-Met Recycling has been in continuous operation on the site for more than 34 years. The CUP condition the applicant proposes to modify with this application is condition number 38, which currently reads as follows:</p> <p>38. The hours of operation shall be 8:30 a.m. to 5:00 p.m., Monday through Friday, 8:30 a.m. to 2:00 p.m., Saturdays, and 8:30 a.m. to 1:00 p.m., Sundays. Regular truck pick-ups for the recyclable materials shall occur from 8:00 a.m. to 9:00 a.m., Monday through Saturday.</p> <p>The applicant is requesting to modify condition no. 38 as follows:</p> <p>38. The hours of operation shall be 8:30 a.m. to 5:00 p.m., Monday through Friday, and 8:30 a.m. to 3:00 p.m., Saturdays and Sundays. Regular truck pick-ups for the recyclable materials shall occur from 8:00 a.m. to 9:00 a.m., Monday through Saturday.</p>		8760003904	Aaron Clark	Maria Masis	B-1 M-2-BE	1
RPAP2024003461	06/25/2024	Garage conversion to ADU.	16127 Ballentine Place, Covina CA 91722	8435007001	Yanette De La Riva	Michele Bush	A-1-6000	1
RPAP2024003472	06/25/2024	Proposing 1 set Monument sign	3456 Glenmark Drive, Hacienda Heights CA 91745	8241001028	KEN LONG LE	Maria Masis	A-1 A-1-1	1
RPAP2024003478	06/25/2024	Construct a new room addition to an existing residence (491 sf). The proposed home addition includes a living room, bedroom, and restroom. General works include mechanical, electrical, and plumbing.	517 Damien Avenue, La Verne CA 91750	8391013030	Luis Alvidrez	Michele Bush	R-A-7500	5

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RPAP2024003488	06/26/2024	Business license referral	18938 Labin Court #A105, Rowland Heights CA 91748	8761011020	Ariel Hong	Maria Masis	C-3-BE	1
RPAP2024003498	06/26/2024	CONVERT EXISTING GARAGE TO A.D.U. W/ NEW ADDITION	2604 S Hacienda Boulevard, Hacienda Heights CA 91745	8204006019	GRISELDA GONZALES	Maria Masis	R-A-15000	1
RPAP2024003512	06/27/2024	(LLA - VOID - DEFICIENT) I would like to adjust the lot line between Lot 41 and Lot 57 by switching the abutting property line from being parallel to perpendicular to the street so both properties can have access via pathfinder. Ultimately lot 57 will just be used as a driveway to access the revised property line for the two lots (Lot 41 will be split down the middle from the LLA and Lot 57 will be solely used for ingress/egress.	19150 Pathfinder Road, Rowland Heights CA 91748	8272023037	Sammy Elbastawesy	Timothy Stapleton	A-1-6000	1
RPAP2024003521	06/27/2024	Proposal for a new mixed-use development consisting of approx. 120,152 sf 105 units of senior housing building and a single story, approx. 2,629 sf commercial building. A total of 90 parking stalls is proposed.		8218016040	CK DEVELOPMENT LLC Kenneth Pang	Bryan Moller	C-2-BE	1
RPAP2024003532	06/27/2024	Remodel Existing Kitchen to Accommodate Cooking and Operations needs of Ceviche Stop Restaurant	1421 Valinda Avenue, La Puente CA 91744	8741011047	ALEX BENAVIDES	Maria Masis	C-1	1

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RPAP2024003533 PRJ2024-001809	06/28/2024	1. CONVERT (E) CALIFORNIA ROOM TO (N) DINING ROOM; ADD (N) 4-PANEL SLIDING DOOR. 2. EXTEND KITCHEN WITH ROOM ADDITION; CHANGE KITCHEN LAYOUT; ADD (N) PANTRY; 3. CONVERT (E) LAUNDRY ROOM TO (N) POWDER ROOM; MOVE LAUNDRY TO GARAGE. 4. ADD CLOSET IN (E) OFFICE; CONVERT TO (N) BEDROOM D. 5. REPLACE ALL FIRST FLOOR EXISTING WINDOWS; ADD 2 (N) WINDOWS IN (N) KITCHEN; ADD 1 (N) WINDOW IN (E) AND RELOCATE 2 (E) WINDOWS IN (E) LIVING ROOM; 6. REPLACE ALL SECOND FLOOR EXISTING WINDOWS; ADD 5 (N) WINDOWS IN (N) OPEN TO BELOW SPACE; ADD 2 (N) WINDOWS IN (N) MASTER BATHROOM; REPLACE (E) DOUBLE SWING DOOR TO SLIDING DOOR IN (E) MASTER BEDROOM. 7. EXTEND (E) MASTER SUITE WITH ROOM ADDITION; RECONFIGURATE MASTER BEDROOM LAYOUT. 8. RECONFIGURATE (N) BATHROOM B. 9. ROOM ADDITION; EXTEND SECOND FLOOR (E) EAST WALL TO FIRST FLOOR EAST WALL AS PLAN INDICATED. 10. RECONFIGURATE (E) STAIRS. 11. EXTEND (E) BALCONY ON SECOND FLOOR.	18647 Vantage Pointe Drive, Rowland Heights CA 91748	8269089023	CANDICE PARK	To Be Assigned Received	RPD-1-5U	1
RPAP2024003534	06/28/2024	Attached ADU Conversion Entirely within Existing SFR. Conversion My 2nd Floor Entirely to An ADU	1725 Gaypark Way, Hacienda Heights CA 91745	8209018023	Lie Juan Yang	To Be Assigned Received	R-A	1
RPAP2024003538	06/28/2024	Proposed new detached ADU 1,200 sq. ft.	506 3rd Avenue, La Puente CA 91746	8206004042	Lorenzo Varela	To Be Assigned Received	A-1-20000	1
RPAP2024003542	06/28/2024	NEW SINGLE STORY DETACHED ADU 750 SQUARE FEET	19634 Searls Drive, Rowland Heights CA 91748	8762016021	Marlon Riano	To Be Assigned Received	A-1-6000	1

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RPAP2024003552	06/30/2024	garage conversion to ADU	16025 E Elgenia Street, Covina CA 91722	8440015018	Youssef Khalil	To Be Assigned Received	R-A-7000	1
Referrals								
Number of Plans:		4						
RPAP2024003429	06/24/2024	Secondhand Dealer	162 8th Avenue, La Puente CA 91746	8208007037	Omar Silva	Maria Masis	M-1-BE-IP	1
RPAP2024003456	06/25/2024	BUSINESS LICENSE REFERRAL	15914 E Gale Avenue, Hacienda Heights CA 91745	8245013002	Claudia Diaz	Maria Masis	C-2	1
RPAP2024003457	06/25/2024	Please provide a Zoning Verification Letter, copies of open/active zoning code violations, variances, and special/conditional use permits for the property located at: 985 Fairway Dr. Parcel: 8760-007-048 PZR REF # 173213-11	985 Fairway Drive, Walnut CA 91789	8760007048	Julie Morrow	Maria Masis	M-1.5-BE	1
RPAP2024003483	06/26/2024	1. Remove existing second unit building (1672 s.f.) 2. Remove existing 2-car garage (480 s.f.) 3. Add 2 parking spaces. 4. Add 2 units building (unit #2 2577 s.f. & Unit #3 2577 s.f.)	15877 Fellowship Street, La Puente CA 91744	8254004003	CHEN KUN LEE	Maria Masis	A-1-10000	1
Revised Exhibit "A"								
Number of Plans:		1						
RPPL2024003467 PRJ2024-002289	06/29/2024	Sign permit. REA. Illuminated wall sign 45.43 s.f.	17352 Colima Road, Rowland Heights CA 91748	8265003012	Jeanine Wilson	Carl Nadela	C-3-DP-B E	1
Site Plan Review - Ministerial								
Number of Plans:		14						
RPPL2024003306 PRJ2024-002189	06/24/2024	ADDITION 10'-4" X 29'-0" (299.66 ft2) TO EXISTING 1-STORY SINGLE-FAMILY RESIDENCE	19370 Balan Road, Rowland Heights CA 91748	8276016009	JAIME YEMAIL	Dennis Harkins	R-1-7200	1

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RPPL2024003316	06/24/2024	House addition, new bedroom, new living room and new bathroom, 523 sq.ft to an existing 2 story single family dwelling, 2,048 sq.ft	19643 Pilario Street, Rowland Heights CA 91748	8276027030	seunghwan pak	Marlene Vega-Hernandez	RPD-6000 -10U	1
RPPL2024003319	06/24/2024	House addition, new bedroom, new living room and new bathroom, 523 sq.ft to an existing 2 story single family dwelling, 2,048 sq.ft	19643 Pilario Street, Rowland Heights CA 91748	8276027030	seunghwan pak		RPD-6000 -10U	1
RPPL2024003320	06/24/2024	A) MAIN HOUSE ADDITION 357 SQ.FT. B) EXISTING HOUSE CONVERTED TO JADU 500 SQ.FT. C) NEW ADU 800 SQ.FT.	16305 Ladysmith Street, Hacienda Heights CA 91745	8243040051	johnson chow	Marlene Vega-Hernandez	R-A	1
RPPL2024003322	06/24/2024	one story addition at front yard with area of 915 sf, interior remodel	2024 Humford Avenue, Hacienda Heights CA 91745	8219011105	Esther Yang	Marlene Vega-Hernandez	R-A-7500	1
RPPL2024003364 PRJ2024-002227	06/26/2024	storage unit over an existing cement slab.	13847 Cagliero Street, La Puente CA 91746	8558009025	Mayra Castillo	Dennis Harkins	A-1-6000	1
RPPL2024003367 PRJ2024-002229	06/26/2024	Sign Permit for existing gas station, Like for like. (A) (2) Sinclair channel letters 14.3 S.F. (B)(1) Dino logo = 15.3 S.F., (2356 Fullerton Road, Rowland Heights CA 91748	8268017035	Johnny Garcia	Dennis Harkins	A-1-6000 C-1	1
RPPL2024003376 PRJ2024-002239	06/26/2024	PROPOSE DETACHED ADU (1196 SF) AND CONVERT EXISTING GARAGE TO J.ADU(420 SF)	1105 Ameluxen Avenue, Hacienda Heights CA 91745	8220018051	Ben Lin	Dennis Harkins	R-A-7500	1
RPPL2024003405 PRJ2024-002257	06/27/2024	Proposed detached ADU	3623 N Madill Avenue, Covina CA 91724	8447017036	Luis Cueto	Michelle Lynch	R-A-10000	1
RPPL2024003463 PRJ2024-002288	06/28/2024	PRJ2024-002288 - 1) PROPOSED DETACHED ACCESSORY DWELLING UNIT WITH (3) BEDROOMS AND (2) FULL BATHROOMS (1,200 SQ. FT.). 2) PROPOSED FRONT PORCH AT NEW ACCESSORY DWELLING UNIT (40 SQ. FT.).	4804 N Brightview Drive, Covina CA 91722	8405013009	Gabriel Favela	Diana Gonzalez	A-1-7500	5

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RPPL2024003468 PRJ2024-002290	06/29/2024	TO BUILD A 1,071 SF DETACHED ADU & A 40 SF. PORCH	14056 Proctor Avenue, La Puente CA 91746	8206013049	Evelio de Rojas	Carl Nadela	A-1-20000	1
RPPL2024003469 PRJ2024-002291	06/29/2024	1,119.4 sq. ft. addition to an existing single family home.	2374 Via Cielo, Hacienda Heights CA 91745	8221036006	Javier Gonzalez-Camarillo	Carl Nadela	A-1-1	1
RPPL2024003472 2019-003120	06/29/2024	for a new house and new ADU (re-approval of RPPL2019005481)	468 Yorbita Road, La Puente CA 91744	8727014025	PEDRO ESPINOSA	Carl Nadela	A-1-6000	1
RPPL2024003474 PRJ2024-002183	06/29/2024	Attached ADU, 602 sf. 2-bed, 1 bath, laundry, kitchen & Living	1419 Pass And Covina Road, La Puente CA 91744	8741006005	Sandra Flores	Carl Nadela	R-1-7500	1
Zoning Conformance Review Number of Plans: 2								
RPPL2024003406 PRJ2024-002258	06/27/2024	Proposed master bedroom addition w/master bath sitting room 162.5 sq. ft. at the rear of the existing S.F.D.	16802 E Benbow Street, Covina CA 91722	8419005001	Minor Rodriguez	Uriel Mendoza	A-1-6000	1
RPPL2024003470 PRJ2024-002292	06/29/2024	Conversion of an existing attached garage into a new JADU of 459 sq.ft.	1805 Julie Drive, Rowland Heights CA 91748	8276031024	Eduardo Pinzon	Carl Nadela	R-1-6000	1