

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 07/08/2024 to 07/15/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP <i>Number of Plans: 1</i>								
RPPL2024003619 PRJ2024-002410	07/09/2024	CUP for on-site full line alcohol at a restaurant Restaurant with live entertainment/karaoke	18888 Labin Court #C107, Rowland Heights CA 91748	8761011020	Yanmin Lai	Steven Mar	C-3 C-3-BE	1
CUP - Condition - Modification / Elimination <i>Number of Plans: 1</i>								
RPPL2024003588 R2014-01786								

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
	07/08/2024	<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>	19014 E San Jose Avenue, Rowland Heights CA 91748	8760003906	Aaron Clark	Steven Mar	B-1 M-2-BE	1

Permits
Number of Plans: 14

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024003654	07/08/2024	<p>We have recently made updates to our site plan based on the feedback provided during our last review. The revised site plan has been attached for your reference and further evaluation. We believe that the modifications address all the previously discussed concerns and adhere to the necessary regulations and guidelines.</p> <p>Could you kindly review the updated site plan at your earliest convenience and provide your approval or any additional feedback required for compliance? We are keen to move forward with the next phase of our project and your timely assistance in this matter would be greatly appreciated.</p> <p>If there are any further documents or clarifications needed, please do not hesitate to contact me directly at [Your Phone Number] or via email. We look forward to your prompt response and are available for a meeting if necessary to expedite the process.</p>	14900 Valley Boulevard, La Puente CA 91746	8208010016	ALI AMIN	To Be Assigned Received		1
RPAP2024003658	07/08/2024	- REMODEL (E) KITCHEN: 150 SQ. FT. REMODEL (E) KITCHEN BY REMOVING LOAD-BEARING WALL PROVIDE NEW BEAM ON TOP OF REMOVED WALL	448 Greendale Drive, La Puente CA 91746	8112010044	Ricardo Maciel	To Be Assigned Received	R-1-6500	1
RPAP2024003664	07/08/2024	NEW CONSTRUCT A 1198 SF ADU AT BACKYARD. NEW 275 SF 1-CAR GARAGE AT BACKYARD. CONVERT EXISTING 478 SF 2-CAR GARAGE TO JADU.	1817 Shale Avenue, West Covina CA 91790	8490005043	Claire Lee	To Be Assigned Received	R-1-7500	1
RPAP2024003686	07/09/2024	New restaurant location, tenant improvement, taking 3 existing tenant spaces, for new tenant: Marugame Udon -	1015 S Nogales Street, Rowland Heights CA 91748	8264021040	LYN DAVIES	To Be Assigned Received	B-1 M-1.5-BE	1
RPAP2024003696	07/09/2024	New ADU 406 sq ft		8562005002	Ruben Avalos	To Be Assigned Received	R-1-6000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024003698	07/10/2024	Request for review and approval of master plot plan and architecture for Sella (Tract No. 82159)		8242004011	Kenzie Wrage Mari Prutz	To Be Assigned Received	R-1	1
RPAP2024003699	07/10/2024	Request for review and approval of model complex and sales office for Sella (Tract No. 82159)		8242004011	Kenzie Wrage Mari Prutz	To Be Assigned Received	R-1	1
RPAP2024003715	07/10/2024	2 story commercial development over 2 levels below-grade parking garage	18505 Colima Road, Rowland Heights CA 91748	8761003022	KEN PARSONS	To Be Assigned Received	C-2-DP	1
RPAP2024003728	07/11/2024	New ADU 396 sqft. New Open Patio 315 Sqft Existing Illegalize Shade to be demolished	1344 Greenberry Drive, La Puente CA 91744	8471011010	luis santoyo	To Be Assigned Received	R-1-6000	1
RPAP2024003733	07/11/2024	automotive repair shop/ change of ownership	18213 Colima Road, Rowland Heights CA 91748	8270006034	ALEXANDER HWANG josh story ALEXANDER HWANG josh story	To Be Assigned Received	C-1 P-R	1
RPAP2024003740	07/11/2024	Change the portion of the front chainlink fence to the concrete block wall. Convert the existing garage and laundry room to livable space, including 1 bedroom, 1 bathroom, family room and laundry rom. Propose new two-car detached garage.	20210 Edgemont Place, Walnut CA 91789	8269009028	Yang Wang	To Be Assigned Received	A-1-1	1
RPAP2024003742	07/12/2024	Reimage existing station to new SC Fuels image.	19015 San Jose Avenue, Rowland Heights CA 91748	8760004023	Richard Guadamuz		B-1 M-1.5-BE	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024003748	07/12/2024	Tea Shop tenant improvement of 1027 sqft. Scope of work include new service area, and new kitchen area NOTE : Suite number is 103	18253 Colima Road, Rowland Heights CA 91748	8270006039	Steven Chen	To Be Assigned Received	C-1	1
RPAP2024003760	07/13/2024	EXISTING UNPERMITTED ACCESSORY DWELLING UNIT (ADU) WITHOUT PERMITS TO LEGALIZED 942 SQ. FT. (1-STORY) EXISTING GARAGE 250 SQ. FT. TO EXTEND 150 SQ. FT. NEW FOOTING AND SLAB CONCRETE, NEW WOOD FRAMING, NEW ELECTRICAL RECEPTACLES PLUGS & LIGHT FIXTURES, NEY 7/8" EXTERIOR STUCCO PLASTER, NEW ROOF ASPHALT SHINGLE CLASS "A" (E) 275 SF ADDITION TO LEGALIZE (E) 122 SF LAUNDRY ROOM TO LEGALIZE CODE UPDATE RPPL2017007182	1414 S Angelcrest Drive, Hacienda Heights CA 91745	8215003010	Gonzalo Herrera	To Be Assigned Received	R-A-7500	1

Referrals								
Number of Plans:	2							

RPAP2024003673	07/08/2024	This will be a retrofit project for an Auto body paint and repair shop with fenced outdoor vehicle storage (B and S1 occupancy). All repair works will take place inside the building. Vehicles that are accepted for repair will either be put immediately into production if there is space available in the shop at that time or temporarily stored in the fenced parking area for no more than 14 days. Vehicles considered to be a total loss will be temporarily stored for no more than 48 hours and damaged vehicles waiting for repair will be temporarily stored for no more than 14 days. Please confirm zoning and if proposed use is allowed.	20011 E Walnut Drive N, Walnut CA 91789	8760009019	Melissa Hernandez	To Be Assigned Received	M-1.5-BE	1
RPAP2024003732	07/11/2024	DMV registration service license need your signature on the attached paper. It's just office use.	18253 Colima Road, Rowland Heights CA 91748	8270006039	James Zhang	To Be Assigned Received	C-1	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Site Plan Review - Ministerial								
Number of Plans: 12								
RPPL2024003316 PRJ2024-002389	07/08/2024	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
RPPL2024003483	07/08/2024	NEW 2800 SF 1 STORY CHURCH (Please assigned this project to Carl Vincent Nadela. He has been familiar with the project).	14868 Clark Avenue, Hacienda Heights CA 91745	8217011032	William Challman	Marlene Vega-Hernandez	C-1	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2024003583 PRJ2024-002384	07/08/2024	<ol style="list-style-type: none"> 1, RESTORE THE ENCLOSED PORCH BACK TO ORIGINAL CONDITION. 2, CONVERT THE EXISTING FAMILY ROOM INTO MASTER BEDROOM. (TO BE LEGALIZED.) 3, CONVERT THE EXISTING 398 SF. OF THE TWO-CAR GARAGE INTO JADU, INCLUDE ONE BEDROOM. ONE BATHROOM. ONE KITCHEN AND ONE LIVING ROOM. (TO BE LEGALIZED.) 4, CONVERT THE EXISTING 337 SF. OF TWO BEDROOMS AND ONE BATHROOM INTO AN ADU, AND CONSTRUCT 457 SF. OF NEW ROOM ADDITION TO THE ADU, TOTAL ADU LIVING FLOOR AREA WILL $337+457= 794$ SF., WITH TWO BEDROOM, TWO BATHROOMS, ONE KITCHEN, ONE LIVING ROOM AND ONE OFFICE. (TO BE LEGALIZED.) 5, CONSTRUCT 141 SF. OF ONE BATHROOM AND ONE OFFICE TO THE MAIN HOUSE. (TO BE LEGALIZED.) 6, CONSTRUCT 31 SF. OF LAUNDRY ROOM AT THE REAR SIDE OF THE ADU. (TO BE LEGALIZED.) 7, DEMOLISH THE 140 SF. OF STORAGE SHED. 8, CUT THE EXISTING CONCRETE AT THE FRONT YARD TO COMPLY THE MIN. 50% LANDSCAPING AREA REQUIREMENT. 	19232 Tranbarger Street, Rowland Heights CA 91748	8761025002	Wayne Lei	Dennis Harkins	R-1-6000	1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2024003606 PRJ2024-002401	07/09/2024	Remodel Existing Kitchen to Accommodate Cooking and Operations needs of Ceviche Stop Restaurant	1421 Valinda Avenue, La Puente CA 91744	8741011047	ALEX BENAVIDES	Dennis Harkins	C-1	1
RPPL2024003620 PRJ2024-002412	07/09/2024	NEW JUNIOR ADU	471 Alderton Avenue, La Puente CA 91744	8728003003	EMILIANO FLORES	Rudy Silvas	R-1-6000	1
RPPL2024003621 PRJ2024-002411	07/11/2024	NEW SINGLE STORY DETACHED ADU 750 SQUARE FEET	19634 Searls Drive, Rowland Heights CA 91748	8762016021	Marlon Riano	David Finck	A-1-6000 R-1-6000	1
RPPL2024003629 PRJ2024-002420	07/10/2024	Site Plan Review - martial arts studio	17134 Colima Road #Unit D, Hacienda Heights CA 91745	8295012159	Hyuk Rhee	Steven Mar	C-2 MXD	1
RPPL2024003630	07/10/2024	Proposed new detached ADU 1,200 sq. ft.	506 3rd Avenue, La Puente CA 91746	8206004042	Lorenzo Varela	Marlene Vega-Hernandez	A-1-20000	1
RPPL2024003654 PRJ2024-002440	07/11/2024	Garage conversion to ADU.	16127 Ballentine Place, Covina CA 91722	8435007001	Yanette De La Riva	Michelle Lynch	A-1-6000 R-1-6000	1
RPPL2024003656 PRJ2024-002442	07/11/2024	garage conversion to ADU	16025 E Elgenia Street, Covina CA 91722	8440015018	Youssef Khalil	Michelle Lynch	R-1-7000 R-A-7000	1
RPPL2024003658 PRJ2024-002444	07/11/2024	PROPOSED DETACHED A.D.U. SIZE: 800 SQ. FT. WITH ATTACHED 4-CAR GARAGE 1884 SQ.FT. AT THE REAR OF THE PROPERTY	4570 Quail Valley Road, La Verne CA 91750	8669025072	ALEX BENAVIDES	Michelle Lynch	A-1-10000	5
RPPL2024003663 PRJ2024-002448	07/11/2024	NEW ADDITION ATTACHED ADU	19452 Raskin Drive, Rowland Heights CA 91748	8762007018	Tim Pan	Rudy Silvas	A-1-6000 R-1-6000	1

Subdivisions
Number of Plans: 1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024003763	07/14/2024	SB 9 Urban Lot Split, application for Tentative Parcel Map	1006 Echelon Avenue, La Puente CA 91744	8742008019	Stacy Straus	To Be Assigned Received	R-1-6000	1
Zoning Conformance Review <i>Number of Plans: 3</i>								
RPPL2024003591 PRJ2024-002393	07/08/2024	PRJ2024-002393 - 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	Joshua Pereira	R-1-7500 R-A-7500	5
RPPL2024003616 PRJ2024-002407	07/09/2024	Repair and rebuild existing balcony. Remodel existing master bath and closet area. Demo existing closet.	4020 N Orange Avenue, Covina CA 91722	8435017004	BRIAN BUMPUS ROBERT ARELLANO BRIAN BUMPUS ROBERT ARELLANO	Uriel Mendoza	A-1-6000 R-1-6000	1
RPPL2024003659 PRJ2024-002445	07/11/2024	Legalize existing (2) patio covers	4515 Coney Avenue, Covina CA 91722	8419021006	Vered Nissan	Uriel Mendoza	A-1-6000	1