

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/04/2024 to 11/11/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits Number of Plans: 22								
RPAP2024005707	11/04/2024	Conversion of detached garage to ADU.	5135 Lyman Avenue, Covina CA 91724	8401010002	PAUL PACHECO	Amir Bashar	R-1-7500	5
RPAP2024005715 PRJ2024-001602	11/04/2024	Amendment of approval RPPL2024002397 Reduce the distance between proposed ADUs and the covered patio from 19 ft to 13ft. (move the proposed attached ADUs toward to the west)	19524 Shelyn Drive, Rowland Heights CA 91748	8276023006	May Xu	Carl Nadela	A-1-10000	1
RPAP2024005716	11/05/2024	Update signage, exterior paint, reskin existing awnings. The scope of work includes the following: E01: Remove existing wall sign and replace, face/halo lit channel letters, 3'-1" x 8'-2", 25.2 square feet. E03a: Reskin existing awning, front elevation. E03b: Reskin existing awning, left building elevation. E02/E04/E05: Exterior paint, paint building, paint trash enclosure. E07: Replacement faces on existing pylon sign. Two (2) faces required for existing D/F illuminated pylon sign. E08: Replacement faces on existing pylon sign. Two (2) faces required for existing D/F illuminated pylon sign. As shown in attached plans.	13129 Valley Boulevard, La Puente CA 91746	8563010013	Lauren Richman	Maria Masis	M-1-BE-G Z	1

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RPAP2024005727	11/05/2024	NEW DETACHED ACCESSORY DWELLING UNIT, INCLUDING: - THREE BEDROOMS WITH TWO BATHROOMS - LIVING ROOM, KITCHEN AND DINING AREAS	15722 E Sigman Street, Hacienda Heights CA 91745	8219020032	Ya-Chu Hsu	Maria Masis	R-A-6000	1
RPAP2024005732 PRJ2024-003744	11/05/2024	obtain an Amendment to Regional Planning Approval (RPPL2023006051) since one of the Bedrooms has become a Study Room in the Building & Safety set, and there have been some minor elevation changes.	19563 Cronin Drive, Rowland Heights CA 91748	8762014003	Edward Hu	Dennis Harkins	R-1-6000	1
RPAP2024005733	11/05/2024	REVISION TO APPROVED PLAN UNC-BLDR231104010610, REMOVED 2' PORTION OF ADU DUE TO EASEMENT ENCROACHMENT, ADD LOST SQ. FT. TO SOUTH SIDE 1ST & 2ND FLOORS, TOTAL SQ. FT. REMAINS THE SAME AS APPROVED PLAN.	1144 Falstone Avenue, Hacienda Heights CA 91745	8245019002	WALTER PATROSKE	Rick Kuo	R-1-6000	1
RPAP2024005737	11/05/2024	We are proposing to establish a retail shop for selling fresh and frozen meat products at this location. The property is currently vacant, with only cement floors and walls, and will require extensive remodeling. The remodel will include the installation of necessary sewer systems in the floor to support proper sanitation. The back section of the store will be designated as a sanitized area for repackaging bulk quantities of meat into smaller, consumer-ready packages. This area will be outfitted with two large commercial sinks to ensure compliance with health and sanitation standards. Additionally, a small office space may be constructed on the side for administrative functions. The front portion of the store will serve as the retail space where products will be displayed and sold to customers.	19073 Colima Road, Rowland Heights CA 91748	8761014022	Gavin Ng	Maria Masis	MXD	1
RPAP2024005747	11/06/2024	Proposed a front porch 189 sq.ft and rear patio 168 sq.ft on existing guest house , existing house no changed.	3439 Vantage Pointe Drive, Rowland Heights CA 91748	8269065006	yuyang mai	To Be Assigned Received	RPD-1-5U	1
RPAP2024005749	11/06/2024		3521 Normandy Way, Rowland Heights CA 91748	8269080005	Benito Corona	To Be Assigned Received	RPD-1-5U	1

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RPAP2024005750	11/06/2024	<p>Pursuant to Los Angeles County Muni Code §22.20.030(C)(1), the Applicant submits this Conditional Use Permit (“CUP”) Application to request approval for the off-site sale of beer and wine in conjunction with an existing Shell Service Station located at 20858 E Arrow Avenue in the City of Covina. The premises is an existing service station and convenience store, operating 24 hours daily. The subject property is a commercial use within an area designated for commercial land uses. The proposed alcohol sales hours would be from 10 a.m. to 10 p.m., daily. There are no changes being requested with this Application to the premises’ footprint or its current operations, other than the Applicant’s request to add the incidental sale of beer and wine for off-site consumption (Type 20 ABC License).</p> <p>The total square footage of the property is approximately 17,034 square feet, with 6 on-site parking spaces, which includes 1 ADA compliant space. There are also 8 gasoline pump vehicle spaces. There are two access points to the site, on the north and east sides of the property. The surrounding uses to the north, east, west, and south are similarly zoned properties, including but not limited to fast-food restaurants, dine-in restaurants, and various retail and office uses. This project regarding a nominal amount of beer and wine does not propose any physical construction on the site, or alteration of any currently existing structures. Typically, over the course of a 24-hour day operation, approximately 3-4 shifts will be worked by employees. During each shift, anywhere from 1-5 employees will be present and working in the store, depending on the time of day and volume of patrons expected to visit the store.</p> <p>The Shell Gas Station currently exists as a full-service fueling station and is in process to be approved to have its convenience store upgraded to an approx. 2,300 sq. ft. store, enabling customers to purchase everyday grocery items, including fresh food items, and is requesting approval for the off-site sale of a small amount of beer and wine to further the convenience provided to the surrounding community. The Applicant’s location</p>	20858 E Arrow Highway, Covina CA 91724	8401014032		To Be Assigned Received		5

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		<p>has served the community for many years in the heart of the larger shopping center development but is having difficulty competing with other gas stations now allowed to sell alcohol, and therefore seeks to expand that use by adding a small amount of beer and wine to its offerings for the convenience of its customers. Enabling the Shell Gas Station to sell beer and wine is consistent with the General Plan Commercial Land Use designation and Neighborhood Business (C-2- BE) zoning which describe the area as intended to “support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote commercial opportunities and preserve residential quality of life.” (LACMC Section 22.20.010) To that end, the Applicant now applies for a Conditional Use Permit (“CUP”) to sell beer and wine. In conjunction with this application, the Applicant is also submitting a request for Determination of Public Convenience or Necessity from the Los Angeles County Board of Supervisors and will be submitting an application to the California State Department of Alcoholic Beverage Control (“ABC”) for a Type-20 Beer and Wine Off-Sale Alcoholic Beverages License.</p> <p>The other off-sale licenses in this census tract consist of Rimas Grocery & Deli (but its signage describes it as a liquor store), an ARCO Station, and two other liquor stores. It is notable that there is another service station with alcohol licenses in this census tract, specifically the ARCO that is across Arrow Highway from the subject Shell Station. With the upgraded size of this Shell Gas Station’s convenience store, this location will be able to accommodate the convenience needs of local residents in a far grater capacity than the ARCO station due to the greater number of groceries and household products that it will carry including, but not limited to, fresh foods, milk, toilet paper, and other various sundries.</p> <p>Moreover, it puts the Applicant at an unfair economic disadvantage to not be allowed the same rights and privileges as</p>						

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		<p>other service stations within the nearby vicinity that are allowed to sell beer and wine. If the Applicant is not able to offer a full range of products to its customers, they will continue to lose that business to other locations that can provide a “one stop” shopping experience. This means that not only will the Applicant miss out on the sale of beer and wine but will also miss out on the entire sale along with that (e.g., chips, milk, paper towels, gas, etc.) because a customer wants a one-stop shopping option and will go across the street to purchase all items at one time.</p> <p>The Applicant is committed to offer explementary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages. In fact, the President of the company is a former police officer, who understands the importance of security and public safety, and its Security Director is a Reserve Officer with over 25 years of retail experience and its Security Manager is a Retired Highway Patrol Officer. The premises will have cameras on the inside and outside that can be remotely watched by the Security Department.</p> <p>Additionally, the Applicant and staff will continue to adhere to those policies at this location and follow the below listed policies:</p> <ul style="list-style-type: none"> • All associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted alcoholic beverage and tobacco products, and workplace safety. • The Applicant utilizes multiple digital surveillance cameras at the subject location. • The Applicant will have cash registers “hard stops” that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol or tobacco before completing the sale. • The Applicant will lock all cooler doors that contain alcohol 						

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		during the hours that alcohol cannot be sold (10 p.m. to 10 a.m.). The sale of a nominal amount of beer and wine in strict adherence to corporate policies, along with the proper management and supervision that will occur, will provide additional convenience that is beneficial to the community and allow this station to be competitive and viable without adversely affecting the welfare of the pertinent community."			Jenna Spivey		MXD	
RPAP2024005757	11/06/2024	Existing garage converted to ADU 400SF	17041 E Bellbrook Street, Covina CA 91722	8420003015	dongxiong chen	To Be Assigned Received	R-1-6000	1
RPAP2024005773	11/07/2024	certificate of compliance for 2 lots 8112-004-008 & 8112004-026	153 S 2nd Avenue, La Puente CA 91746	8112004008	Efrain Coronado	To Be Assigned Received	A-1-6000	1
RPAP2024005779	11/07/2024	Conversion of the existing garage into ADU and extension of roof over the walkway	18727 La Guardia Street, Rowland Heights CA 91748	8258001013	Jin Hur	To Be Assigned Received	R-1-6000	1
RPAP2024005780	11/07/2024	Remodel existing 1,048sf 3 bedroom, 2 bath dwelling new plumbing fixtures, complete new electric wiring, replace windows, Add 450sf to bedroom, demo bedroom walls to open living room, Dwelling will be 2 bedroom 2 bath 1,498sf when complete	1176 Greycliff Avenue, La Puente CA 91744	8252001030	Edward Ellis	To Be Assigned Received	R-1-6000	1
RPAP2024005795	11/08/2024	New Patio-(198 s.f.)	624 Brigita Avenue, La Puente CA 91744	8745013020	BRUCE LUO	To Be Assigned Received	R-1-6000	1
RPAP2024005796	11/08/2024	NEW DETACHED COVER PATIO (1,200 sq. ft.)	14614 Palm Avenue, Hacienda Heights CA 91745	8220012022	Gilbert Canlobo	To Be Assigned Received	R-A-10000	1
RPAP2024005798	11/08/2024	NEW 2-STORY DETACHED 1200 S.F.ADU	15904 Rumson Street, Hacienda Heights CA 91745	8244018006	Henry Yu Jessi Li	To Be Assigned Received	R-A-7500	1

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RPAP2024005802	11/08/2024	Convert existing attached garage to JADU(405 S.F.) & Convert partial main house to attached ADU(488 S.F.).	2530 Fidelidad Drive, Hacienda Heights CA 91745	8205020032	Ernest (Chengpeng) Wang	To Be Assigned Received	R-A-10000	1
RPAP2024005804	11/08/2024	NEW 2-STORY DETACHED 1140 S.F.ADU	1443 Olympus Avenue, Hacienda Heights CA 91745	8244002034	Henry Yu Jessi Li	To Be Assigned Received	R-A-7500	1
RPAP2024005807	11/08/2024	2025 Hsi Lai Temple Lunar New Year Event	3456 Glenmark Drive, Hacienda Heights CA 91745	8241001028	Huicheng Shi	To Be Assigned Received	A-1-1	1
RPAP2024005810	11/09/2024	Detached garage conversion into ADU and attached garage conversion into Jr. ADU	4014 Foxdale Avenue, Covina CA 91722	8435022014	Ernest Benavides	To Be Assigned Received	R-1-6000	1
RPAP2024005814	11/10/2024	1. Legalize unpermitted ADU 586 s.f. 2. Add Elevator.	2060 Tomich Road, Hacienda Heights CA 91745	8295015013	CHEN KUN LEE	To Be Assigned Received	RPD-6000 -6U	1

Site Plan Review - Ministerial
Number of Plans: 7

RPPL2024005472 PRJ2024-003709	11/04/2024	We are proposing a new JADU attached to the existing main house at 498 sf; and a new detached ADU at 1,200 sf at the rear yard.	15518 Lujon Street, Hacienda Heights CA 91745	8219006087	Julia Cheng	Rudy Silvas	R-A-10000	1
RPPL2024005486 PRJ2024-003605	11/05/2024	Requesting approval to add a sign identifying the place of worship. The sign was taken down for stucco repair. Since the original permit was obtained in 1957 it was very vague and did not include maintenance of the sign. The owner is requesting approval to install a new sign according to current sign standards.	4758 N Vincent Avenue, Covina CA 91722	8419016033	sheree james	Stacy Corea	R-3	1

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RPPL2024005491 PRJ2024-003721	11/06/2024	EV charging project, pursuant to AB 1236 / AB 970. As part of the SCE Charge Ready Program, the work will include installing the make-ready infrastructure to support nineteen (19) future chargers, which include three (3) single and eight (8) dual-part charges. Work includes connecting to an existing accessible path of travel, one (1) standard accessible stall, and one (1) van accessible stall.	16610 Chestnut Street, Rowland Heights CA 91748	8242030900	DANIEL MOMBOURQUETT E	Bryan Moller		1
RPPL2024005497 PRJ2024-003726	11/06/2024	We are writing to inform the County of Los Angeles of our intent to construct a 1,004-square-foot Accessory Dwelling Unit (ADU) behind the existing house on our property. This ADU will be designed to complement the current structure while providing additional living space by all local zoning and building regulations. We appreciate your consideration and look forward to your guidance and approval for this project.	16734 Devanah Street, Covina CA 91722	8410030019	Daniel Chiaracharuwat	Stacy Corea	R-1-6000	1
RPPL2024005518 PRJ2024-003743	11/07/2024	We are to remove an existing cover and replace it with a new aluminum screenroom totaling 282 sq. ft; to include (8) lights, (3) outlets and (3) switches.	19734 E Castlebar Drive, Rowland Heights CA 91748	8269047029	HONGKUAN AND LIU, YIXIU ZHOU Miguel Ceballos	Dennis Harkins	R-A-15000	1
RPPL2024005519 PRJ2024-003744	11/07/2024	obtain an Amendment to Regional Planning Approval (RPPL2023006051) since one of the Bedrooms has become a Study Room in the Building & Safety set, and there have been some minor elevation changes.	19563 Cronin Drive, Rowland Heights CA 91748	8762014003	Edward Hu	Dennis Harkins	R-1-6000	1
RPPL2024005520 PRJ2024-003745	11/07/2024	1. FAMILY ROOM REMODEL 230 SQ. FT. 2. LIVING ROOM TO JADU 440 SQ. FT.	18175 Los Palacios Drive, Rowland Heights CA 91748	8270009015	Tim Pan	Marlene Vega-Hernandez	R-1-6000	1

Subdivisions
Number of Plans: 2

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2024005722	11/05/2024	Revised Exhibit Map - 5 foot walkway connector from Colima Road to 12' rear public trail - lowered building pad for Building 5 - revised tot lot location - installation of fence between building 5 and tot lot, guest parking stalls - removal of vehicular gates	18002 Colima Road, Rowland Heights CA 91748	8265003030	Ping Yang	Marie Pavlovic	C-3-DP	1
RPAP2024005730	11/05/2024	Pre Application Counseling for demolition of existing SFD and construction of 6 townhomes with TTM		8206007003	Mark Malaby	Alejandrina Baldwin	A-1-6000	1

Zoning Conformance Review
Number of Plans: 2

RPPL2024005493 PRJ2024-003724	11/06/2024	Retaining walls above 6'	2456 S Buenos Aires Drive, Covina CA 91724	8277022027	Kory Roberts	Anthony Curzi	A-1-40000	1
RPPL2024005512 PRJ2024-003734	11/07/2024	Parcel # 8269073013 Balcony Addition of Balcony	18279 Wellington Lane, Rowland Heights CA 91748	8269073013	JAY PANDIT	Rick Kuo	RPD-1-5U	1

Zoning Verification Letter
Number of Plans: 1

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RPPL2024005474	11/05/2024	<p>We are requesting a Zoning Verification Letter for: Parcel number 8208-005-037</p> <p>Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 2 OF PARCEL MAP 11540, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 109, PAGE 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE SOUTHEAST 7 FEET OF PARCEL 1 OF PARCEL MAP 11540, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p>	14626 Valley Boulevard, La Puente CA 91746	8208005037	Lori Sevensky	Rick Kuo	M-1-BE-IP	1