

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/11/2024 to 11/18/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP								
Number of Plans:		1						
RPPL2024005592 PRJ2024-003796	11/13/2024	CUP for the continued operation of rooftop T-Mobile WCF (previously approved under CUP 201000034) TMO Site ID: LA84580A	2211 S Hacienda Boulevard, Hacienda Heights CA 91745	8215024008	JILLIANNE NEWCOMER	Steven Mar	C-2	1
Permits								
Number of Plans:		18						
RPAP2024005831	11/11/2024	Starbucks takeover of the site. The building will be reduced to +/-1,895 sf and rebranded. The site will be modified to reestablish a drive-thru lane. The parking field and landscape will be modified to accommodate the drive-thru lane and brought into compliance with current accessibility codes.	1355 S Nogales Street, Rowland Heights CA 91748	8761011004	Doug Couper	Maria Masis	C-3	1
RPAP2024005833	11/11/2024	Attached Garage Conversion	4133 Morada Avenue, Covina CA 91722	8435032019	Travis Mathieu	Michele Bush	R-1-6000	1
RPAP2024005834	11/11/2024	CONVERT (E) 318 SF ROOM TO (N) JADU WITH KITCHEN, BATHROOM, WIC	4136 Foxdale Avenue, Covina CA 91722	8435022002	JOHN HONG	Michele Bush	R-1-6000	1
RPAP2024005835	11/11/2024	1) remodel 1622 SF (E) SFD; 2) (N) 3395 SF addition to SFD; 3) (N) 375 SF JADU; 4) (N) 800 SF attached ADU; 5) (N) 1200 SF detached ADU.	13854 Lomas Avenue, La Puente CA 91746	8206002035	SARINA TRUONG	Maria Masis	A-1-20000	1

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RPAP2024005836	11/11/2024	Single Family House - Addition	2008 Jellick Avenue, Rowland Heights CA 91748	8253007025	Hailin Journey	Maria Masis	R-1-6000	1
RPAP2024005842	11/12/2024	ONE STORY ATTACHED ADU WITH 2 BEDROOMS AND 2 BATHROOMS, AREA 1,158 SF ADDITION TO EXISTING HOUSE, AREA 709 SF • WALL AND DOOR AT MAIN HOUSE KITCHEN TO BE DEMO	20259 Lake Canyon Drive, Walnut CA 91789	8764007005	Esther Yang	Maria Masis	R-1-8500	1
RPAP2024005843	11/12/2024	A 3-unit detached condo development project.	2532 Robruce Lane, Hacienda Heights CA 91745	8222002023	Li Wang	Joshua Huntington	R-A-15000	1
RPAP2024005844	11/12/2024	Adding roof top solar to building, with shade structure later, but shown on plans. will work on adding to permit when engineering is complete.	19235 E Walnut Drive N, Rowland Heights CA 91748	8760002028	Joe smith	Maria Masis	B-1 M-1.5-BE	1
RPAP2024005868	11/13/2024	REMODEL EXISTING SINGLE FAMILY RESIDENCE TO BUILD A NEW 1198 SQ. FT. DETACHED SB9 2ND UNIT RESIDENCE WITH A COVERED PORCH OF ABOUT 46 SQ. FT. CONVERT AN EXISTING DETACHED GARAGE OF ABOUT 369 SQ. FT. INTO A NEW ADU.	15042 Joycedale Street, La Puente CA 91744	8471013005	Xavier Hernandez	Maria Masis	R-1-6000	1
RPAP2024005879	11/13/2024	storage room	18410 Stonegate Lane, Rowland Heights CA 91748	8269076009	Hsiangling Chen	Maria Masis	RPD-1-5U	1
RPAP2024005884	11/14/2024	Demolition of all existing buildings on site NEW THREE STORY MAIN HOUSE, AREA: 3,600 SF NEW TWO-STORY ATTACHED ADU, AREA: 1,200SF NEW DETACHED ADU ABOVE NEW GARAGES, AREA: 1,200SF NEW THREE CAR GARAGE FOR MAIN HOUSE: 608 SF TWO NEW TWO-CAR GARAGES AT BACKYARD, AREA: 798 SF	903 Larchwood Avenue, Hacienda Heights CA 91745	8218006016	Esther Yang	Maria Masis	R-1	1

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RPAP2024005886	11/14/2024	SIGN Project-replace existing Chevron signs with Sinclair signs. (2) (A) Sinclair channel letters = 14.3 S.F., (B) (1) Dino logo = 15.3 S.F., (C) (1) Dino mart channel letters = 20.4 S.F.	1160 S 7th Avenue, Hacienda Heights CA 91745	8220022061	Johnny Garcia	Maria Masis	CPD	1
RPAP2024005893	11/14/2024	NEW MASTER SIGN PROGRAM FOR GRAND CENTURY PLAZA	1109 Grand Place, Rowland Heights CA 91748	8264021041	RYAN YBARRA	Maria Masis	M-1.5-BE	1
RPAP2024005913	11/15/2024	Attached covered patio, 187sf	18317 Madonna Street, Rowland Heights CA 91748	8270003005	Tony Flores	To Be Assigned Received	R-1-6000	1
RPAP2024005916	11/15/2024	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
RPAP2024005924	11/15/2024	ONE TOILET ADDITION AND TWO TOILET ALTERATION	2130 Durazno Drive, Hacienda Heights CA 91745	8205011019	Norberto Saavedra	To Be Assigned Received	R-A-10000	1
RPAP2024005926	11/15/2024	Build a one-story detached 1,196 sq.ft. ADU with three bedrooms, two bathrooms and a kitchen	4913 N Burnaby Drive, Covina CA 91724	8401027007	Edward Li	To Be Assigned Received	R-1-7500	5
RPAP2024005928	11/15/2024	An amendment to previously approved RPPL2024001171 includes the remodeling of the existing building, with the addition of two bedrooms on the second floor and a bathroom on the main floor, in addition to the ADU.	1802 Valencia Street, Rowland Heights CA 91748	8276006059	Yifu Pan	To Be Assigned Received	R-1-6000	1

Revised Exhibit "A"
Number of Plans: 1

RPPL2024005574 PRJ2024-003788	11/13/2024	tea shop ,boba shop [Revised Exhibit A to CUP 90242 Diamond Plaza]	1380 Fullerton Road #101, Rowland Heights CA 91748	8270002051	Yeu Chern Wu	David Finck	C-2-DP	1
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Site Plan Review - Ministerial
Number of Plans: 6

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2024005538 PRJ2024-003754	11/12/2024	Commercial Tenant finish (TI) buildout to include new walls, ductwork, building, electrical, mechanical, and plumbing. This will be for a fitness studio.	17472 Colima Road, Rowland Heights CA 91748	8265003020	BRIXMOR PROPERTY OWNER II,LLC C/O BRIXMOR PROPERTY GROUP Deanna Kissick	Dennis Harkins	MXD	1
RPPL2024005565 PRJ2024-003777	11/13/2024	Installation of 1 set of internally illuminated channel letters and acrylic panel face change on 2 existing monuments	1130 S Hacienda Boulevard, Hacienda Heights CA 91745	8245013002	mariana mcgrain	Dennis Harkins	C-2	1
RPPL2024005569 PRJ2024-003784	11/13/2024	1.(N) 1200sf, W (N) garage 672 sf and (N) front porch1 82sf and (N) porch2 21sf 2. enclose(E) front porch to sunroom 132 sf 3. Install the new mini splits for ADU 4.Install new electrical panel 225 amp for ADU 5. Demo (E) garage	1541 Turnbull Canyon Road, Hacienda Heights CA 91745	8211001009	well home	Dennis Harkins	R-A-15000	1
RPPL2024005570 PRJ2024-003785	11/13/2024	Converting existing garage to J.ADU	18632 Del Bonita Street, Rowland Heights CA 91748	8258005022	Ben Lin	Dennis Harkins	R-1-6000	1
RPPL2024005627 PRJ2024-003821	11/14/2024	THIS WORK CONSISTS AT: 1. EXTEND REAR SIDE (14'x40') AT 1ST FLOOR ONLY. 2. CREATE A DECK ABOVE NEW AREA.	3521 Normandy Way, Rowland Heights CA 91748	8269080005	Benito Corona	David Finck	RPD-1-5U	1
RPPL2024005630 PRJ2024-003825	11/15/2024	Existing garage converted to ADU 400SF	17041 E Bellbrook Street, Covina CA 91722	8420003015	dongxiong chen	Phil Chung	R-1-6000	1
Subdivisions								
Number of Plans: 2								
RPAP2024005829	11/11/2024	Landscape Plan review by Planning for TR 65296 per Marie Pavlovic	15577 Denley Street, Hacienda Heights CA 91745	8218017074	Ping Yang	Joshua Huntington	R-1	1

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RPAP2024005863	11/13/2024	two lot subdivision	225 S Covina Boulevard, La Puente CA 91746	8110007014	Ping Yang	Joshua Huntington	A-1-6000	1