

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 01/13/2025 to 01/19/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP								
Number of Plans: 1								
RPPL2025000169 PRJ2025-000138	01/16/2025	CUP for project in an HMA, proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development	20811 Oakview Court, Covina CA 91724	8448032206	Eric Tsang	Sean Donnelly	A-1-40000	1
Permits								
Number of Plans: 20								
RPAP2025000168	01/13/2025	CONSTRUCTION AND INSTALLATION OF AN 816 SF (24'x34') PREFABRICATED DETACHED ACCESSORY BUILDING ON A CONCRETE FOUNDATION; NO MEP	2407 N Grand Avenue, Covina CA 91724	8277032040	Jason Sanchez	Michele Bush	R-1-40000	1
RPAP2025000172	01/13/2025	INTERIOR REMODEL:1400 SQ.FT. ADDITION: 1509 SQ.FT. NEW PORCH: 31 SQ. FT.	1921 Deerpeak Drive, Hacienda Heights CA 91745	8205002021	Danny Reynoso	Maria Masis	R-2	1
RPAP2025000174	01/13/2025	Apply a revision based on the RPPL2023006752. Revised the rear setback from 4' to 6'6"	15631 Alwood Street, La Puente CA 91744	8254034011	SAM zhou	Rick Kuo	R-1-7500	1
RPAP2025000179	01/13/2025	Proposed attached garage conversion to JADU	449 Doverdale Avenue, La Puente CA 91744	8728021014	Louie Moran	Maria Masis	R-1-6000	1
RPAP2025000187	01/13/2025	Amendment to previously approved RPPL2024004705 to convert existing 2 car garage to attached ADU with addition (705 S.F.) & Propose an attached laundry & storage room (95 S.F)	1764 Armington Avenue, Hacienda Heights CA 91745	8243016008	Ernest (Chengpeng) Wang	Maria Masis	R-1-6000	1

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RPAP2025000191	01/14/2025	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	Maria Masis	R-A-7500	1
RPAP2025000197	01/14/2025	1. Garage 495 sf. conversion into ADU legalization.	2331 Sandraglen Drive, Rowland Heights CA 91748	8253013030	Tony Du	Maria Masis	R-1-6000	1
RPAP2025000215	01/14/2025	CONVERSION OF EXIST. GARAGE (422 S.F.) INTO AN ADU; PLUS ADDITION OF A CLOSET (32 S.F.) TO MAIN EXIST. DWELLING UNIT.	15468 Garo Street, Hacienda Heights CA 91745	8215002063	Mario Jaime	Maria Masis	R-A-7500	1
RPAP2025000219	01/15/2025	ADD NEW BUILDING ADU#1 (440SF), ADU#2 (440SF) AND NEW HOUSE (1760SF).	323 Balham Avenue, La Puente CA 91744	8726016017	Yutong Wang	Maria Masis	R-1-6000	1
RPAP2025000220	01/15/2025	PROPOSED EIGHT COURT BADMINTON FACILITY OFFICE SPACES Restrooms	18421 Valley Boulevard, La Puente CA 91744	8727021006	niloo roohizadegan	Maria Masis	C-M	1
RPAP2025000222 PRJ2023-003655	01/15/2025	Amendment to previously approved RPPL2023005358 to modify proposed ADU area on second level and increase floor area to 1,109 sf in total instead of previous area proposed of 956 sf.	1503 Lancewood Avenue, Hacienda Heights CA 91745	8244009001	Nathalia Bazua	Marlene Vega-Hernandez	R-A-7500	1
RPAP2025000228	01/15/2025	Garage conversion - 1 bed, 1 bath, kitchen and living (374 SF) legalization of unpermitted structures (office, breezeway, and attached covered patio in the rear)	718 Glenlea Street, La Verne CA 91750	8391009049	Christopher Gonzalez	Michele Bush	R-1-7500	5

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RPAP2025000232	01/15/2025	CUP is required for us to run a pool hall business in a retail plaza that is currently in construction, the actual address is 1127 Grand Place, (Second floor of Building #1), 1-204, 1-205, 1-206 & 1-207, Rowland Heights, CA 91748		8264021036	Rui Ma	Maria Masis	C-3-DP	1
RPAP2025000235	01/15/2025	to propose detached adu	14017 Donaldale Street, La Puente CA 91746	8558006020	Chiou Yeong Wu	Maria Masis	R-1-6000	1
RPAP2025000240	01/16/2025	NEW DETACHED 2-STORY ADU (1,200 SF); NEW ATTACHED ADU CONVERTED FROM EXISTING DWELLING (381 SF + 59 SF ADDITION=440 SF); NEW ATTACHED JADU CONVERTED FROM EXISTING GARAGE (447 SF); NEW ADDITION TO EXISTING DWELLING (1,577 SF + 59 SF ADDITION = 1,636 SF)	19639 Andrada Drive, Rowland Heights CA 91748	8276027007	Andy Yu	To Be Assigned Received	RPD-6000 -10U	1
RPAP2025000241	01/16/2025	INTERIOR REMODEL	18558 Gale Avenue, Rowland Heights CA 91748	8264022015	Siting Yin	To Be Assigned Received		1
RPAP2025000259	01/16/2025	1. PROPOSE CONVERTING AND REMODELING THE EXISTING GARAGE (400 S.F.) INTO A NEW DETACHED ADU (700 S.F.)	17034 E Holton Street, West Covina CA 91791	8740016015	Huy Nguyen Van Ly	To Be Assigned Received	R-1-7500	1
RPAP2025000265	01/16/2025	Proposed Existing Residence Alteration @ 698 SF	1802 Valencia Street, Rowland Heights CA 91748	8276006059	Yifu Pan	To Be Assigned Received	R-1-6000	1
RPAP2025000269	01/17/2025	1-EXISTING MAIN HOUSE ADDITION DEN ROOM(163 SF) 2-EXISTING CAR GARAGE CONVERTED INTO JADU(380 SF) 3-DETACHED,NEW 2-STORY ACCESSORY DWELLING UNIT(ADU)1199 SF	1415 Lancewood Avenue, Hacienda Heights CA 91745	8244001011	Lu Zhao	To Be Assigned Received	R-1-6000	1
RPAP2025000273	01/17/2025	Existing Detached garage conversion to ADU studio with bathroom & kitchen.	960 Latchford Avenue, Hacienda Heights CA 91745	8217015013	Marcos Almaraz	To Be Assigned Received	R-1	1

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Referrals								
Number of Plans: 3								
RPAP2025000185 PRJ2024-004137	01/13/2025	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	Maria Masis	RPD-1-5U	1
RPAP2025000200	01/14/2025	The proposed Sprouts Market will operate as a full-service grocery store, offering fresh, natural, and organic products with dedicated areas for meat, deli, bakery, and general food market operations.	2060 S Hacienda Boulevard, Hacienda Heights CA 91745	8204001018	Sabrina Hyman	Maria Masis	C-2	1
RPAP2025000270	01/17/2025	Please provide a zoning verification letter and copies of any open or unresolved zoning code violations on file for the property located at 985 aka 921 Fairway Drive, parcel # 8760-007-048. Please do not exceed \$514.00 in fees without prior approval. Thank you. (our ref # 177802-2)	921 Fairway Drive, Walnut CA 91789	8760007048	Julie Morrow	To Be Assigned Received	M-1.5-BE	1
Revised Exhibit "A"								
Number of Plans: 2								
RPPL2025000093 Leg-321	01/13/2025	Remove the existing relocatable classrooms and replace with permanent 11 classrooms and restrooms building totaling 11,745 SF. This will require to revise Exhibit A of CUP 321.	2323 Las Lomas Drive, Hacienda Heights CA 91745	8215018002	Jesus Deloya	Steven Mar	R-A-10000	1
RPPL2025000143 PRJ2025-000122	01/15/2025	Tenant Improvement - demo wall; - add power; - add hood REA to CUP 90242	1380 Fullerton Road #102, Rowland Heights CA 91748	8270002051	Florie Jia	David Finck	C-2-DP	1
Site Plan Review - Ministerial								
Number of Plans: 24								
RPPL2025000085 PRJ2025-000080	01/13/2025	Wall signs for 3 tenants.	1677 S Azusa Avenue, Hacienda Heights CA 91745	8209020027	Jeanine Wilson	Dennis Harkins	MXD	1
RPPL2025000088 PRJ2025-000010	01/13/2025	Proposing a detached ADU at 1,198 sf at the rear yard.	1708 Barford Avenue, Hacienda Heights CA 91745	8243012018	Julia Cheng	Carl Nadela	R-1-6000	1

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RPPL2025000089 PRJ2025-000082	01/13/2025	PROPOSED & CONVERT EXISTING 660 SF. LEGALIZED GARAGE INTO ADU (1 BEDROOMS, 1 BATHROOMS, 1 KITCHEN, 1 LIVING AREA	15627 Three Palms Drive, Hacienda Heights CA 91745	8219001050	Sean Ji	Rudy Silvas	R-A-7500	1
RPPL2025000104 PRJ2025-000089	01/13/2025	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	Rudy Silvas	R-1-6000	1
RPPL2025000106 PRJ2025-000090	01/13/2025	PRJ2025-000090 Sale of beer and wine for off-site consumption at an existing retail store at an existing gas station.	16940 E Gladstone Street, Azusa CA 91702	8619005076	Atabak youssefzadeh	Jolee Hui	C-3	1
RPPL2025000110 PRJ2025-000093	01/14/2025	Sign permit application. E01 replace wall sign. Change to face lit channel letters. 35.6 sf E02-E07: repaint elevations E08: Reface pylon sign. 12.9 sf	19002 La Puente Road, West Covina CA 91792	8725006035	Tho nguyen	Rick Kuo	MXD	1
RPPL2025000112 PRJ2025-000094	01/14/2025	Site plan review for a 492.68 sq. ft., proposed recreation room.	20353 Edgemont Place, Walnut CA 91789	8269037001	Lesly Nunez	Rick Kuo	A-1-1	1
RPPL2025000116 PRJ2025-000099	01/14/2025	Request to convert existing 440 square foot garage to new Accessory Dwelling Unit.	16508 Lawnwood Street, La Puente CA 91744	8745011007	George Bayan	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025000123 PRJ2025-000103	01/14/2025	Signs for 5 tenants	1655 S Azusa Avenue #B, Hacienda Heights CA 91745	8209020023	Jeanine Wilson	Steven Mar	MXD	1
RPPL2025000126 PRJ2025-000107	01/15/2025	Sunset Signs to manufacture and install (3) face lit channel letter sign(s) flush to existing wall using necessary hardware	13106 Valley Boulevard #A, La Puente CA 91746	8110011053	sunset signs	Dennis Harkins	C-3-DP	1
RPPL2025000127	01/15/2025	New 995sf detached ADU	15600 Del Prado Drive, Hacienda Heights CA 91745	8290012012	Leo Chuang	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025000129 PRJ2025-000111	01/15/2025	New Signs for Sprouts Farmers Market to replace Rite Aid.	2060 S Hacienda Boulevard, Hacienda Heights CA 91745	8204001018	Richard Benson	Marlene Vega-Hernandez	C-2	1

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RPPL2025000135 PRJ2025-000117	01/15/2025	Reface existing pole sign, Reface 2 wall signs, new clearance plaque	3160 Colima Road, Hacienda Heights CA 91745	8291033073	Kasey Clark	Dennis Harkins	CPD	1
RPPL2025000138 PRJ2025-000119	01/15/2025	LEGALIZE UNPERMITTED INTERIOR REMODEL	18300 Mescal Street, Rowland Heights CA 91748	8268018030	Zhining Ji	Dennis Harkins	R-1-6000	1
RPPL2025000144 PRJ2025-000125	01/15/2025	ZONING CONFORMANCE REVIEW Update New covered patio deck 956 sf from previous uncovered patio deck RPPL2021009991; Add 260 sf of deck Update New perimeter walls from previous RPPL2022014089 as approved by BLDG221028001864	1910 Valemont Avenue, Rowland Heights CA 91748	8276003032	Alfonso Duran	Dennis Harkins	R-1-6000	1
RPPL2025000146 PRJ2024-002726	01/15/2025	1 illuminated wall sign, 2 illuminated blade signs, 4 Door vinyl	1015 S Nogales Street, Rowland Heights CA 91748	8264021040	Kasey Clark	David Finck	B-1 M-1.5-BE	1
RPPL2025000152 PRJ2025-000128	01/15/2025	NEW POOL, NEW BAJA & NEW SPA NEW PATIO COVER NEW FIRE PIT. NEW B.B.Q.	15752 E La Moine Street, Hacienda Heights CA 91745	8290018027	Costa Gurevitch	Rick Kuo	R-A-10000	1
RPPL2025000170 PRJ2025-000138	01/16/2025	Lot 1. Proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development		8448032206	Eric Tsang	Sean Donnelly	A-1-40000	1
RPPL2025000172 PRJ2025-000138	01/16/2025	Lot 2. proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development	20830 Oakview Court, Covina CA 91724	8448032207	Eric Tsang	Sean Donnelly	A-1-40000	1
RPPL2025000173 PRJ2025-000138	01/16/2025	Lot 3. Proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development	20830 Oakview Court, Covina CA 91724	8448032207	Eric Tsang	Sean Donnelly	A-1-40000	1
RPPL2025000174 PRJ2025-000138	01/16/2025	Lot 4. Proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development	20870 Oakview Court, Covina CA 91724	8448032209	Eric Tsang	Sean Donnelly	A-1-40000	1

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RPPL2025000175 PRJ2025-000138	01/16/2025	Lot 5. Proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development	20897 Oakview Court, Covina CA 91724	8448032210	Eric Tsang	Sean Donnelly	A-1-40000	1
RPPL2025000177 PRJ2025-000138	01/16/2025	Lot 6. Proposed 6 individual single family residence on 6 individual vacant lot zoned for residential use. CUP hillside development	20896 Oakview Court, Covina CA 91724	8448032211	Eric Tsang	Sean Donnelly	A-1-40000	1
RPPL2025000178 PRJ2025-000137	01/16/2025	New ADU, three bedroom, two bathroom, living room, kitchen and laundry area. 540 sq ft.	1220 Bannon Avenue, La Puente CA 91744	8254018023	Olivia Espinoza	Rick Kuo	R-1-6000	1