

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 12/09/2024 to 12/16/2024



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP Number of Plans: 2								
RPPL2024005952 PRJ2024-004046								

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	12/09/2024	<p>Pursuant to Los Angeles County Muni Code §22.20.030(C)(1), the Applicant submits this Conditional Use Permit (“CUP”)</p> <p>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		Sean Donnelly		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 &amp; 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"><li>• 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.</li><li>• The Applicant utilizes multiple digital surveillance cameras at the subject location.</li><li>• 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.</li><li>• The Applicant will lock all cooler doors that contain alcohol</li></ul>						

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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	
RPPL2024005986 PRJ2024-004150	12/10/2024	Tentative Tract Map No. 84483, Proposed 31 Lot subdivision in unincorporated Rowland Heights Area. Requires a CUP for grading and HMA.	18001 Colima Road, Rowland Heights CA 91748	8270024041	YANG HU	Erica Aguirre	R-1-6000	1
<b>Housing Permit - Administrative</b> <i>Number of Plans:</i> 1								
RPPL2024006005 PRJ2024-004150	12/11/2024	Tentative Tract Map No. 84483, Proposed 31 Lot subdivision in unincorporated Rowland Heights Area. Requires a CUP for grading and HMA. Also requires Housing Permit pursuant to Inclusionary Housing Ordinance (IHO)	18001 Colima Road, Rowland Heights CA 91748	8270024041	YANG HU	Erica Aguirre	R-1-6000	1
<b>Permits</b> <i>Number of Plans:</i> 20								
RPAP2024006241	12/09/2024	1. Garage convert to ADU 787sf 2. New detached ADU 1200sf	18992 Bachelin Street, Rowland Heights CA 91748	8272029040	David Huang	Maria Masis	R-1-6000	1
RPAP2024006253	12/09/2024	New two story ADU, one bedroom, two bathroom, living room, kitchen and laundry area 769.5 sq ft.	6002 Galanto Avenue, Azusa CA 91702	8628012008	Lorena Bernal Mendoza	Michele Bush	R-1-6000	1
RPAP2024006263	12/09/2024	proposed 4 units under SB-9. Unit A adu at 1,004 sf w 240 sf garage. unit B adu at 1,038 sf w 236 sf garage. unit C primary at 1,748 sf w 409sf garage. unit D attached adu at 871 sf . Demolish (E) 847 Sf car garage. (E) 827 sf illegal patio and (E) 206 Sf storage shed	1313 Aileron Avenue, La Puente CA 91744	8254020010	JOHNNY YU	Maria Masis	R-1-6000	1

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RPAP2024006266	12/09/2024	Site Plan Amendment of RPAP2024003171	18215 Senteno Street, Rowland Heights CA 91748	8268010083	Jeffrey Liu	Maria Masis	R-1-6000	1
RPAP2024006267	12/09/2024	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	Maria Masis	R-1-6000	1
RPAP2024006268	12/09/2024	New ADU, two bedroom, one bathroom, living room, kitchen and laundry area. 695 sq ft	444 Orange Blossom Avenue, La Puente CA 91746	8112014018	Salvador Becerra	Maria Masis	A-1-6000	1
RPAP2024006269	12/09/2024	New ADU 1200 SF, New Garage 430 SF; Convert (E) Garage to JADU 442 sf	1557 Janlu Avenue, Hacienda Heights CA 91745	8211001017	Siting Yin	Maria Masis	R-A-15000	1
RPAP2024006271	12/10/2024	CHANGE OF ROOM USE ((E) CLOSET 29 SF TO (N) BATHROOM2 & (E) SUNROOM 237 SF TO (N) OFFICE / DEN ROOM) IN (E) SINGLE FAMILY RESIDENCE (1,660 SF	1251 Marchmont Avenue, Hacienda Heights CA 91745	8245018018	Mary Dela Fuente	Maria Masis	R-1-6000	1
RPAP2024006278	12/10/2024	Proposing 1 set LED channel letter wall sign.	18406 Colima Road #H, Rowland Heights CA 91748	8253001001	KEN LONG LE	Maria Masis	MXD	1
RPAP2024006285	12/10/2024	Legalization of non permitted patio.	617 Roxley Drive, La Puente CA 91744	8248016008	Leo Mauricio	Maria Masis	R-1-6000	1
RPAP2024006289 PRJ2024-004178	12/11/2024	LLA Application for 8762022005, 8762022006, 8762022008	20055 Colima Road, Walnut CA 91789	8762022005	Jordan Clark	Timothy Stapleton	A-1-1	1
RPAP2024006297	12/11/2024	Significant Ecological Areas (SEA) Counseling		8666006024	Thang Nguyen	To Be Assigned Received	A-1-15000	5
RPAP2024006305	12/12/2024	PROPOSED SCOPE LEGALIZE THE UNPERMITTED ONE STORY STRUCTURES OF TOTAL 842 S.F. INTO ADU & STORAGE	15118 E Gale Avenue, Hacienda Heights CA 91745	8217032004	shyh wu	To Be Assigned Received	R-1	1

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RPAP2024006306	12/12/2024	PROPOSED SCOPE LEGALIZE THE UNPERMITTED ONE STORY STRUCTURES OF TOTAL 842 S.F. INTO ADU & STORAGE	15118 E Gale Avenue, Hacienda Heights CA 91745	8217032004	dongxiong chen	To Be Assigned Received	R-1	1
RPAP2024006313	12/12/2024	New 1-story addition 470 sq. ft. -master bed room & bath	4626 Glen Arden Avenue, Covina CA 91724	8402012012	David Viera	To Be Assigned Received	R-1-7500	5
RPAP2024006325 PRJ2024-003988	12/12/2024	Fabricate and install 2 sets of front lit channel letters internally illuminated by LED lighting, (1) Logo: 24" in height is sq/ft (2) Logo signage is 48,8 sq/ ft	18904 Gale Avenue, Rowland Heights CA 91748	8264021039	Kyi Shar	To Be Assigned Received	M-1.5-BE B-1	1
RPAP2024006329	12/13/2024	new 1650 SF 2-story 2nd Unit	2810 Blandford Drive, Rowland Heights CA 91748	8269020011	SARINA TRUONG	To Be Assigned Received	R-1-6000	1
RPAP2024006331	12/13/2024	COC APPLICATION FOR VACANT LAND AND THE SITE PLAN REVIEW APPLICATION FOR CONSTRUCTION OF SFR WITH AN ADU ON THE SECOND FLOOR.		8125004031	Efrain Coronado	To Be Assigned Received	R-1-7500	1
RPAP2024006338	12/13/2024	DETACHED ADU 1200 S.F. ON BACKYARD	1502 Eagle Park Road, Hacienda Heights CA 91745	8209012013	Henry Yu Jessi Li	To Be Assigned Received	R-A	1
RPAP2024006347	12/15/2024	Convert Existing Garage to ADU	18641 La Guardia Street, Rowland Heights CA 91748	8258001007	Li Lin	To Be Assigned Received	R-1-6000	1
<div>Referrals</div> <div>Number of Plans:2</div>								
RPAP2024006240	12/09/2024	Retail store to sell household items and toys.	20050 E Arrow Highway, Covina CA 91724	8403001045	Herminio Garcia Delgado	Michele Bush	MXD	5
RPAP2024006314	12/12/2024	STE 204	18250 Colima Road, Rowland Heights CA 91748	8270017024	LINA ZHENG	To Be Assigned Received	C-3	1

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Revised Exhibit "A" Number of Plans: 2								
RPPL2024006052 2018-003138	12/13/2024	REA to memorialize changes presented to the RPC as required by VTTM Condition No. 24 and CUP Condition No. 22 and 26. Revised Exhibit A	18002 Colima Road, Rowland Heights CA 91748	8265003030	Ping Yang	Marie Pavlovic	C-3-DP	1
RPPL2024006053 R2014-01529	12/13/2024	NEW MASTER SIGN PROGRAM FOR GRAND CENTURY PLAZA	1109 Grand Place, Rowland Heights CA 91748	8264021041	RYAN YBARRA	Marie Pavlovic	M-1.5-BE	1
Site Plan Review - Ministerial Number of Plans: 12								
RPPL2024005944 PRJ2024-004124	12/09/2024	PROPOSED 972 SF ATTACHED ADU WITH 3 BDRM AND 2 BATH.	15819 Del Prado Drive, Hacienda Heights CA 91745	8204013018	JOHNNY YU	Rudy Silvas	R-A-15000	1
RPPL2024005961 PRJ2024-004124	12/09/2024	PROPOSED 972 SF ATTACHED ADU WITH 3 BDRM AND 2 BATH.	15819 Del Prado Drive, Hacienda Heights CA 91745	8204013018	JOHNNY YU	Rudy Silvas	R-A-15000	1
RPPL2024005969 PRJ2024-004133	12/10/2024	Single Family House - Addition	2008 Jellick Avenue, Rowland Heights CA 91748	8253007025	Hailin Journey	Dennis Harkins	R-1-6000	1
RPPL2024005974 PRJ2024-004137	12/10/2024	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	Rick Kuo	RPD-1-5U	1
RPPL2024005984 PRJ2024-004149	12/10/2024	PROPOSED ENCLOSED 30 SF BALCONY ON 2ND FLOOR & INTERIOR IMPROVEMENT BY ALTERING NON LOAD BEARING WALL TO CREATE 2x(N) BATHROOMS & 1x(N) BEDROOM & 1x(N) STORAGE ROOM. THE COMPLETION OF THIS PROJECT WILL TURN (E) 5BD & 3BA SINGLE FAMILY UNIT INTO (N) 7 BD & 5 BA + (N) 1 STORAGE RM SINGLE FAMILY UNIT.	3389 Glenmark Drive, Hacienda Heights CA 91745	8241002029	Kin Man Fok	David Finck	R-A-15000	1



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RPPL2024006017 PRJ2024-004170	12/11/2024	NEW 2-STORY DETACHED 1200 S.F.ADU	15904 Rumson Street, Hacienda Heights CA 91745	8244018006	Henry Yu  Jessi Li	David Finck	R-A-7500	1
RPPL2024006020 PRJ2024-004173	12/11/2024	INTERIOR REMODEL - EXISTING BEDROOM #2 TO BE REMODEL INTO NEW MASTER BEDROOM & NEW MASTER BATH. - EXISTING PARTIAL FAMILY ROOM TO BE REMODEL INTO NEW W.I.C.  EXISTING PARTIAL DWELLING TO BE CONVERTED INTO A.D.U. (893 SQ. FT.) - EXISTING PARTIAL FAMILY ROOM TO BE CONVERTED INTO NEW KITCHEN & NEW DINING. - EXISTING BEDROOM #4 TO BE CONVERTED INTO NEW LIVING ROOM & NEW BEDROOM. - EXISTING PARTIAL MASTER BEDROOM TO BE CONVERTED INTO NEW BATH & NEW MASTER BEDROOM. - EXISTING MASTER BATH TO BE CONVERTED INTO NEW MASTER BATH & NEW W.I.C.	16238 Maplegrove Street, La Puente CA 91744	8742017023	German Cortez	Marlene Vega-Hernandez	R-1-6000	1
RPPL2024006030 PRJ2024-004185	12/12/2024	TENANT IMPROVEMENT FOR A BEAUTY SALON - ADD (7) TREATMENT TABLES -(E) ACCESSIBLE CASHIER OUNTER INTERIOR WALLS, MOP SINK, WASHER/DRYER, ACCESSIBLE ALL-GENDER RESTROOM AND HVAC SYSTEMS ARE EXISTING; NO CHANGE	18305 Colima Road, Rowland Heights CA 91748	8270005043	Daisy Villalobos  MATTHEW JENG  Shuai Hao	Dennis Harkins	P-R  C-1  P-R  C-1  P-R	1
RPPL2024006038 PRJ2024-004190	12/12/2024	Site Plan demonstrating the proposed goal of converting an existing 454sf attached garage into a JADU.	2002 La Cana Drive, Hacienda Heights CA 91745	8205012021	Sonia Gonzalez	Rudy Silvas	R-A-10000	1

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RPPL2024006046 PRJ2024-004199	12/12/2024	Existing garage to be converted into a new ADU. 375 square footage	841 Evanwood Avenue, La Puente CA 91744	8212009003	Cindy Duran	Marlene Vega-Hernandez	R-1-6000	1
RPPL2024006047 PRJ2024-004200	12/12/2024	1) CONVERT EXISTING TWO-CAR GARAGE TO ADU; 2) LEGALIZE INTERIOR REMODELING OF MAIN DWELLING 3) LEGALIZE A COVERED PATIO	1951 Olympus Avenue, Hacienda Heights CA 91745	8244011024	JUNXIA WANG	David Finck	R-A-7500	1
RPPL2024006048 PRJ2024-003822	12/12/2024	<p>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.</p> <p>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.</p>	19073 Colima Road, Rowland Heights CA 91748	8761014022	Gavin Ng	David Finck	MXD	1
<b>Tentative Map - Tract</b> <b>Number of Plans: 1</b>								
RPPL2024005985 PRJ2024-004150	12/10/2024	Tentative Tract Map No. 84483, Proposed 31 Lot subdivision in unincorporated Rowland Heights Area. Requires a CUP for grading and HMA. Also requires housing permit for inclusionary housing requirements.	18001 Colima Road, Rowland Heights CA 91748	8270024041	YANG HU	Erica Aguirre	R-1-6000	1
<b>Zoning Conformance Review</b> <b>Number of Plans: 2</b>								
RPPL2024006025 PRJ2024-004180	12/12/2024	existing carport permit change	15840 Annellen Street, Hacienda Heights CA 91745	8204005004	Talu Su	Rick Kuo	R-2	1

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RPPL2024006042 PRJ2024-004195	12/12/2024	PRJ2024-004195 • 1, CONSTRUCT 494 SF. OF ROOM ADDITION @ 20523 E Covina Hills Rd #5 WITH ONE WALK-IN CLOSET AND AS PART OF BATHROOM #5, AND PART OF THE DEN. 2, EXPAND THE 47 SF. OF THE EXISTING WALK-IN CLOSET IN BEDROOM #3 AND CONVERT IT INTO THE BATHROOM #5. 3, COVERT THE 197 SF. OF THE EXISTING BEDROOM #5 AS A PART OF THE DEN.	20523 E Covina Hills Road, Covina CA 91724	8448004016	Wayne Lei	Joshua Pereira	A-1-40000	1