

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 02/09/2025 to 02/16/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP								
Number of Plans: 1								
RPPL2025000560 PRJ2025-000406	02/10/2025	On-site beer and wine (Type 47) for new restaurant (Chuanmener Cafeteria).	18938 Labin Court #A106, Rowland Heights CA 91748	8761011020	Ping Sun	Steven Mar	C-3	1
Permits								
Number of Plans: 15								
RPAP2025000609	02/09/2025	ROOM ADDITION AND REMODEL: · ROOD ADDITION AND REMODEL ON THE SECOND LEVEL. · REMODEL AND CONVERT EXISTING BEDROOM ON THE GROUND LEVEL INTO NEW OPEN STUDY/OFFICE AREA	1604 Waverly Glen Way, Hacienda Heights CA 91745	8209011004	Robert Wang	Maria Masis	R-A	1
RPAP2025000610	02/09/2025	Commercial building Interior remodeling (Partial ceiling change)	20055 Colima Road, Walnut CA 91789	8762022005	jaeduk yang	Maria Masis	A-1-1	1
RPAP2025000611	02/09/2025	258 sf Addition: bdr extend, 100 sf Int Remodel - New bath,closet, New Porch: 75 sf Complete New Roof & Framing	4434 N Shadydale Avenue, Covina CA 91722	8417024004	Danny Reynoso	Uriel Mendoza	R-1-6000	1

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RPAP2025000624	02/10/2025	Addendum to #RPPL2024003709. ADA stall updates to East & West parking lot. Existing ADA stalls found to be non-compliant with current codes. Plans & details provided to include updates required.		8348001900	brian ortiz David Negrete Jay Nicholson Jocelyn Luna Lisandro Salinas Ceccopieri	Larry Jaramillo		1
RPAP2025000627	02/10/2025	Demolish existing fire damaged garage and deck (670 S.F.) & rebuilt a new attached ADU (515 S.F.) with new deck above (670 S.F.)	1759 Starshine Road, Walnut CA 91789	8764006026	April Mo	Maria Masis	R-1-8500	1
RPAP2025000641	02/11/2025	New 2-story ADU with 2 bedrooms and 2 bathrooms. 1200 SF	18417 Altario Street, La Puente CA 91744	8727015017	dongxiong chen	Maria Masis	R-1-6000	1
RPAP2025000644	02/11/2025	Address: Building #1, Units 103, 104, and 105 Tenant Improvement: 1. NEW 1-HR FIRE RATED DEMISING WALL 2. NEW NON-LOAD BEARING PARTITION WALL 3. NEW ADA COMPLIANT SERVICE COUNTER 4. NEW INDOOR LED SIGNAGE 5. ADD AND INSTALL NEW FOOD SERVICE EQUIPMENT IN KITCHEN AREA 6. NEW ADA RESTROOM 7. NEW CASEWORK, CEILING, FLOOR FNISH AND WALL FINISH 8. ADD AND INSTALL NEW RECEPTACLES & LIGHTING FIXTURES 9. NEW MECHANICAL SYSTEM 10. NEW PLUMBING FLOOR SINK, FLOOR DRAIN, HAND SINK, THREE COMP. SINK, PREP SINK, MOP SINK, CONNECT TO (E) G.I. 11. INSTALL NEW WALK-IN COOLER AND WALK-IN FREEZER	1109 Grand Place, Rowland Heights CA 91748	8264021041	Jonathan Wang	Maria Masis	M-1.5-BE	1

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RPAP2025000661	02/11/2025	1. PROPOSED 615 SQ.FT. ATTACHED ADU. 2. PROPOSED ADDITION 15 SQ.FT. FOR NEW CLOSET.	1353 Electra Avenue, Rowland Heights CA 91748	8761021012	Ricky Huang	Maria Masis	R-1-6000	1
RPAP2025000664	02/11/2025	- DEMO NON-PERMITTED FOYER 114 SF. - DEMO NON-PERMITTED ADDITION 192 SF IN THE REAR YARD. - ADDING A NEW FOYER 148 SF. - ADDING A NEW SUNROOM 192 SF IN THE REAR YARD. - LEGALIZING (E) GARAGE AND A NEW ADDITION 76 SF INTO A NEW ADU WITH TOTAL OF 428 SF. INCLUDING TWO BEDROOMS, ONE BATHROOM AND ONE KITCHEN. - LEGALIZING TWO PORTABLE STORAGE STRUCTURES IN REAR YARD.	2324 Felicia Avenue, Rowland Heights CA 91748	8268012027	Steven Wang	Maria Masis	R-1-6000	1
RPAP2025000665	02/12/2025	· MAIN HOUSE SQUARE FOOTAGE 1,920 SF, NOW CHANGE GARAGE 251 SF 5 BEDROOM AND 4 BATHROOM TOTAL:1,669 SF · ACCESSORY DWELLING UNIT SQUARE FOOTAGE 1,550 SF, 3 BEDROOM AND 2 BATHROOM TOTAL:1082 SF, GARAGE 468 SF. TO BE LIGALIZE	2503 Doubletree Lane, Rowland Heights CA 91748	8268002050	Sherry Shi	Maria Masis	R-1-6000	1
RPAP2025000672	02/12/2025	(N) ADU 1200 SQ.FT. (E) LAUNDRY 233 SQ.FT. (NEED TO LEGALIZATION) (E) SHED 162 SQ.FT. (TO BE DEMOLISHED) (E) GARAGE 405 SQ.FT. (TO BE DEMOLISHED)	1937 Lancewood Avenue, Hacienda Heights CA 91745	8244010018	ALIGCUS Construction	Maria Masis	R-A-7500	1
RPAP2025000704	02/13/2025	LEGALIZED (E) SUNROOM CONVERT TO (N) OFFICE ROOM 463 SF	1126 Aileron Avenue, La Puente CA 91744	8252007027	Mary Dela Fuente	Maria Masis	R-1-6000	1
RPAP2025000707	02/13/2025	Existing Barn House covert into a single-family house.		8277029031	Alpine Apex		R-1-40000	1
RPAP2025000708	02/13/2025	NEW ADU 800 SQ.FT	16836 E Nubia Street, Covina CA 91722	8410031002	ALIGCUS Construction	To Be Assigned Received	R-1-6000	1

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RPAP2025000724	02/14/2025	Proposed attached garage and patio covered.	2509 Amelgado Drive, Hacienda Heights CA 91745	8205017014	Carlos Ramirez	To Be Assigned Received	R-A-10000	1
Referrals								
Number of Plans:		1						
RPAP2025000663	02/11/2025	Conditional use for the on site sale and consumption of a full line alcoholic beverages (type47) in an existing 2900'restaurant with seating of 80 patrons and hours of operation from 11a-10p Monday to Thursday and 11a-11p Friday and Saturday.	18900 Gale Avenue, Rowland Heights CA 91748	8264021039	kevin franklin	Maria Masis	B-1 M-1.5-BE	1
Site Plan Review - Ministerial								
Number of Plans:		18						
RPPL2025000319 PRJ2025-000248	02/09/2025	to propose detached adu	14017 Donaldale Street, La Puente CA 91746	8558006020	Chiou Yeong Wu	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025000531 PRJ2025-000387	02/10/2025	1) SPLIT EXISTING MASTER BATH INTO NEW MASTER BATH AND NEW WALK-THROUGH-CLOSET- 101 S.F. REMODEL 2) DESIGNATE EXISTING STUDY AREA - 125 S.F. REMODEL 3) ADD NEW FAMILY ROOM AND NEW BEDROOM #4 - 387 S.F. ADDITION 4) ADD NEW ATTACHED TRELLIS ADJACENT TO EXISTING KITCHEN AND NEW FAMILY ROOM - 192 S.F. ACCESSORY	2326 Sarandi Grande Drive, Hacienda Heights CA 91745	8205016029	Herbert Ng	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025000532 PRJ2025-000389	02/10/2025	1.DEMOLISH 2' (48 S.F.) 2.REMODEL EXISTING MAIN HOSUE (1365 S.F.). & ENCLOSED PART OF PORCH 140 SF.	443 Giano Avenue, La Puente CA 91744	8728019006	Henry Yu Jessi Li	Marlene Vega-Hernandez	A-1-10000	1
RPPL2025000535 PRJ2025-000337	02/10/2025	We plan to build 1. The detached ADU on the south side of the main house. 2. The attached JADU on the southwest side of the main house.	18164 Gallineta Street, Rowland Heights CA 91748	8265009057	Hsipo Tseng	Marlene Vega-Hernandez	R-A-9000	1
RPPL2025000539 PRJ2025-000393	02/10/2025	Convert attached Garage into JADU, Attached ADU and addition to SFR	16151 Kingside Drive, Covina CA 91722	8417021022	YAN XIA	Michelle Lynch	R-1-6000	1

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RPPL2025000561 PRJ2025-000407	02/10/2025	Addition of another bathroom and moving walls	1615 McKinley Avenue, La Verne CA 91750	8378021909	Majid Khatib	Larry Jaramillo		5, 1
RPPL2025000565 PRJ2025-000411	02/11/2025	(N) ADU 1000 SQ.FT. (N) PORCH 24 SQ.FT	16030 Hayland Street, La Puente CA 91744	8252002024	ALiGCUS Construction	Dennis Harkins	R-1-6000	1
RPPL2025000577 PRJ2025-000418	02/11/2025	CONVERT 576 S.F. OF EXISTING 728 S.F. ATTACHED GARAGE TO ADU (1 BED, 1 BATH)	905 Herbine Street, La Verne CA 91750	8391012085	haykaz Mkrtchyan	Phillip Smith	R-1-7500	5
RPPL2025000589 PRJ2025-000430	02/11/2025	CONVERSION OF EXISTING GARAGE TO A 426 SF ADU	4911 Jenifer Avenue, Covina CA 91724	8404012005	Harut Nazaryan	Michelle Lynch	R-2	5
RPPL2025000591 PRJ2025-000431	02/11/2025	One new business wall sign "YY Dentistry"	1669 S Azusa Avenue, Hacienda Heights CA 91745	8209020027	Yinan Yang	Steven Mar	MXD	1
RPPL2025000603 PRJ2025-000440	02/12/2025	NEW 738 SQ. FT. DETACHED ACCESSORY DWELLING UNIT, INCLUDING: - ONE BEDROOM WITH ONE BATHROOM - LIVING ROOM, KITCHEN AND DINING AREAS - ONE POWDER ROOM AND ONE LAUNDRY ROOM	20150 Iluso Avenue, Walnut CA 91789	8762024033	Ya-Chu Hsu	Dennis Harkins	RPD-5000 -15U	1
RPPL2025000611 PRJ2025-000441	02/12/2025	Exterior Illuminated Sign Sign Size 200" W x 33.7"H	18777 Colima Road, Rowland Heights CA 91748	8761012001	Marina Ananyan	Marlene Vega-Hernandez	MXD	1
RPPL2025000624 PRJ2025-000451	02/12/2025	1. Demo Existing Swimming Pool. 2. Convert Existing Partial of Existing Main House to Bathroom. (43 SF) 3. Convert Existing Sunroom to JADU. (350 SF) 4. Convert Existing 2-Car Garage to Attached ADU. (420 SF) 5. Proposed A New Detached ADU. (1200 SF)	1107 N Indian Summer Avenue, La Puente CA 91744	8742007029	Ernest (Chengpeng) Wang	Rudy Silvas	R-1-6000	1

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RPPL2025000626 PRJ2025-000454	02/13/2025	REHABILITATION OF ART STUDIO TO BE NOMINATED FOR HISTORIC LANDMARK. REMODEL/ ROOM ADDITION OF EXISTING BEDROOMS WING NOT PART OF THE SUBJECT NOMINATED. REMODEL/ ADDITION OF EXISTING CARPORT, NOT PART THE SUBJECT NOMINATED.	4111 Mount Baldy Road, Claremont CA 91711	8673028020	GUILLERMO CALVILLO	Uriel Mendoza	A-1-15000	5
RPPL2025000628 PRJ2025-000456	02/13/2025	New 308sf addition to existing single family dwelling.	16761 E Benbow Street, Covina CA 91722	8419009016	sorvito Areglado WALTER OCHEAGA	Uriel Mendoza	R-1-6000	1
RPPL2025000634 PRJ2025-000460	02/13/2025	PRJ2025-000460 • Legalize unpermitted work on property @ 18427 1/2 E Cypress St 1. PROPOSED LEGALIZE UNPERMITTED HOUSE AREA (580 S.F) 2. PROPOSED LEGALIZE UNPERMITTED GARAGE AREA (488 S.F) 3. PROPOSED LEGALIZE UNPERMITTED TRELIS (168 S.F)	18427 1/2 E Cypress Street, Covina CA 91723	8421022016	Jonathan Ng	Joshua Pereira	R-3	1
RPPL2025000637 PRJ2025-000462	02/13/2025	CONSTRUCTION OF A NEW 160SF ADDITION AND 110 SF PATIO	18818 Petunia Street, Azusa CA 91702	8628020017	Alec Calzada	Stacy Corea	R-1-6000	1
RPPL2025000644 PRJ2025-000468	02/13/2025	Convert (E) Garage into ADU, Convert (E) Laundry into Bedroom and (E) Enclosed covered patio into Bedroom.	936 Vanderwell Avenue, La Puente CA 91744	8248006002	Edgar Herrera	David Finck	R-1-6000	1
Subdivisions								
Number of Plans: 2								
RPAP2025000626	02/10/2025	Pre-Application Counseling for a proposed residential condominium project with approximately 168 units (approx. 90 detached units and 78 attached townhome units). Gated community with internal private street/way layout.	18927 Daisetta Street, Rowland Heights CA 91748	8761011013	Jon Meyer Tim Ramm	Marie Pavlovic	MXD	1

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RPAP2025000628	02/10/2025	SUBDIVISIONS LA COUNTY PRE-APPLICATION COUNSELING TO DEVELOPMENT OF 4 DWELLING UNITS, GARAGES AND 2 DETACHED ADUs	16044 Fellowship Street, La Puente CA 91744	8741012013	Jenifer Carvalho	Brian McGinnis	A-1-10000	1
Zoning Conformance Review <i>Number of Plans:</i> 1								
RPPL2025000590 PRJ2025-000425	02/11/2025	New Addition 283 sq. ft. to (e) SFR	3314 Rancho Rio Bonita Road, Covina CA 91724	8447005024	Jinxiong Huang	Michelle Lynch	A-1-20000	1