

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 02/23/2025 to 03/02/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits								
Number of Plans:		14						
RPAP2025000870	02/24/2025	--Proposed attached garage and attached patio covered. [void - duplicate filing to RPAP2025000724]	2509 Amelgado Drive, Hacienda Heights CA 91745	8205017014	Carlos Ramirez	Maria Masis	R-A-10000	1
RPAP2025000873	02/24/2025	Brand new use for a beauty salon, build 8 treatment rooms, 2 restrooms, 3 shower rooms, one guest lounge, 2 licker rooms, one waiting room, one blow dry hair room , one employee room	1109 Grand Place, Rowland Heights CA 91748	8264021041	Vincent Tran	Steven Mar	M-1.5-BE	1
RPAP2025000876 PRJ2025-000608	02/24/2025	ADU PROJECT: CONVERT EXISTING GARAGE (408 SF) TO ADU WITH NEW ADDITION (292 SF)	1832 Lancewood Avenue, Hacienda Heights CA 91745	8244011012	Pengyuan Chen	Marlene Vega-Hernandez	R-A-7500	1
RPAP2025000881	02/25/2025	Installation of 5 new signs. Sign A: 42"logo 18"tall illuminated channel letters. Sign B: 24"logo 10-1/4" tall illuminated channel letters. Sign C: 24"logo 10-1/4" tall illuminated channel letters. Sign D: Non illuminated, reface of pylon tenant panel. Sign E: Non illuminated interior sign.	18906 Gale Avenue, Rowland Heights CA 91748	8264021039	Sergio Coronado	Maria Masis	B-1 M-1.5-BE	1
RPAP2025000886	02/25/2025	PROPOSED 643 SQ.FT. RESIDENCE ADDIION TO REAR OF EXISTING HOUSE AND ATTACHED REAR PATIO COVER 749 SQ.FT.	15605 Newhampton Street, Hacienda Heights CA 91745	8215023054	Gary Hayashi	Maria Masis	R-A-10000	1

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RPAP2025000888	02/25/2025	Existing garage to be converted into a new JADU of 466 sq.ft.	1921 Paso Verde Drive, Hacienda Heights CA 91745	8205006012	Juan Flores	Maria Masis	R-A-10000	1
RPAP2025000894	02/25/2025	LEGALIZATION OF THE EXISTING JADU STRUCTURE, NO WORK ON THE EXISTING HOUSE EXISTING HOUSE WOOD FRAMED STUCCO 3 BEDROOM 2 BATH, 1,405 S.F.	1633 Bork Avenue, Hacienda Heights CA 91745	8207008005	dongxiong chen	Maria Masis	R-A	1
RPAP2025000905	02/26/2025	INTERIOR REMODEL INCLUDING: -REPLACEMENT OF EXISTING HEADER AT REAR PATIO DOOR.	18040 Espito Street, Rowland Heights CA 91748	8270025041	Vered Nissan	Maria Masis	R-1-6000	1
RPAP2025000911	02/26/2025	Tract 83183 REA-ZCR - Wall/Fence & Amenity Exhibit for Planning Review		8435006014	Nick Harris	Joshua Huntington	R-1-6000	1
RPAP2025000931	02/27/2025	RENOVATION OF EXISTING 156-ROOM MOTEL INTO 144 PERMANENT SUPPORTIVE HOUSING UNITS (142 RESIDENT UNITS & 2 UNITS FOR MANAGMENNT) AS PART OF PROJECT HOMEKEY. Resubmitting updated planning set to show updated design for color selections, and EV parking revised to be "EV READY"	1172 S 7th Avenue, Hacienda Heights CA 91745	8220022065	Marco Tadros	To Be Assigned Received	C-1	1
RPAP2025000932	02/27/2025	NEW SWIMMING POOL & SPA	3445 Vantage Pointe Drive, Rowland Heights CA 91748	8269065005	Tom Ladage	To Be Assigned Received	RPD-1-5U	1
RPAP2025000942	02/27/2025	Remodel front entrances. Add second floor over existing home and convert to ADU.	1257 9th Avenue, Hacienda Heights CA 91745	8217039017	Michelle Le Blanc	To Be Assigned Received	R-1	1
RPAP2025000965	02/28/2025	New detached ADU - 1196 sq.ft.	1874 Bluehaven Drive, Rowland Heights CA 91748	8276027037	Luis Cueto	To Be Assigned Received	R-A-6000	1
RPAP2025000968	03/01/2025	ADD DECK @ BACK YARD, AREA: 497 SF	3246 Montellano Avenue, Hacienda Heights CA 91745	8289016022	Esther Yang	To Be Assigned Received	R-A-12000	1

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Pre-Application Counseling <i>Number of Plans: 1</i>								
RPPL2025000771	02/24/2025	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
Revised Exhibit "A" <i>Number of Plans: 1</i>								
RPPL2025000782 PRJ2021-002011	02/24/2025	Royal Vista Residential Project PA4 and PA6 Tree Planting		8764002005	Jon Conk	Perla Inclan	A-1-1	1
Site Plan Review - Ministerial <i>Number of Plans: 11</i>								
RPPL2025000761 PRJ2025-000543	02/24/2025	PRJ2025-000543 • proposed (N) 290 Sf attached carport @ 18444 Ghent St proposed (N) 290 Sf attached carport	18444 Ghent Street, Azusa CA 91702	8623004019	Billy Orbach	Joshua Pereira	R-1-6000	1
RPPL2025000765 PRJ2025-000546	02/24/2025	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	Dennis Harkins	R-1-6000	1
RPPL2025000781 PRJ2025-000562	02/24/2025	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	Marlene Vega-Hernandez	R-A	1
RPPL2025000790 PRJ2025-000570	02/24/2025	2750 SF new hillside single family house with an attached 2 car garage, with a 500 SF detached guest house. [Oak survey needed]	2450 Via Cielo, Hacienda Heights CA 91745	8221036001	Ben Wu	Rick Kuo	A-1-1	1
RPPL2025000791 PRJ2025-000571	02/24/2025	(N) 7'h Retaining Wall (aprx 80'lf) @ Residence replace 3'h (e) ret. wall (aprx 80'lf)	17553 Candela Drive, Rowland Heights CA 91748	8265032015	Lance Reed	Rick Kuo	R-1-10000	1

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RPPL2025000810 PRJ2025-000588	02/26/2025	Existing garage convert to ADU	1440 Greenport Avenue, Rowland Heights CA 91748	8761008037	Vincent Tran	David Finck	R-1	1
RPPL2025000817 PRJ2025-000595	02/26/2025	Proposed attached garage and covered patio.	2509 Amelgado Drive, Hacienda Heights CA 91745	8205017014	Carlos Ramirez	David Finck	R-A-10000	1
RPPL2025000825 PRJ2025-000601	02/27/2025	Applying for a minor parking deviation. Project is a tenant improvement (2,247 sq. ft.) in a portion of existing 1-story commercial retail building (15,916 sq. ft.).	724 E Foothill Boulevard, San Dimas CA 91773	8661020018	Lilian Phan	Uriel Mendoza	C-3	5
RPPL2025000827 PRJ2025-000602	02/27/2025	<p>CONVERT EXISTING MEXICAN RESTAURANT TO A FILIPINO RESTAURANT</p> <ul style="list-style-type: none"> - NEW UNDER HOOD COOKING EQUIPMENT - REMODELING EXISTING SERVICE AREA - NEW BAKERY AREA - CONVERT EXISTING RESTROOM TO THE STORAGE 	712 1/2 E Foothill Boulevard, San Dimas CA 91773	8661020018	Rick Wang	Uriel Mendoza	C-3	5
RPPL2025000831 PRJ2025-000610	02/28/2025	NEW ADU 800 SQ.FT	16836 E Nubia Street, Covina CA 91722	8410031002	ALiGCUS Construction	Abby Coyle-Richards	R-1-6000	1
RPPL2025000832 PRJ2025-000382	02/28/2025	1. convert (e) family room to a JADU. 2. convert (e) hobby room to a portion of ADU 3. Add remaining ADU to (e) hobby room 4. add (2) parking spaces	1641 Pontenova Avenue, Hacienda Heights CA 91745	8244007028	Oliver Roan	Carl Nadela	R-A-7500	1
Zoning Conformance Review								
Number of Plans: 1								
RPPL2025000755 PRJ2025-000538	02/23/2025	120 SF OF ADDITION TO AN EXISTING SINGLE FAMILY DWELLING	5015 Arroway Avenue, Covina CA 91724	8404007013	Mihran Jaghllassian	Michelle Lynch	R-2	5
Zoning Verification Letter								
Number of Plans: 1								
RPPL2025000756	02/23/2025	Zoning Verification Letter for a 49 unit 100% permanent supportive housing development	21344 E Arrow Highway, Covina CA 91724	8401021002	Michael de la Torre	Diana Gonzalez	MXD	5