

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 03/02/2025 to 03/09/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Business License Referral <i>Number of Plans:</i> 1								
RPPL2025000898 PRJ2025-000677								

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	03/05/2025	<p>What is the current zoning designation for the above-mentioned property?</p> <p>Are there any pending rezoning applications, or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future?</p> <ul style="list-style-type: none"> • <p>What are the immediate abutting zoning designations to the north, south, east, and west of this property? Is a copy of the zoning map for this area available? If so, please attach or provide a link to access.</p> <ul style="list-style-type: none"> • <p>Is the property located in any special, restrictive, or overlay district?</p> <ul style="list-style-type: none"> • <p>Is the property located in a Planned Unit Development (PUD)/Planned Area Development (PAD)? If so, can we please get a copy of the Development Plan and Ordinance, specifically the conditions of approval for parking, setbacks, height, use, and density?</p> <ul style="list-style-type: none"> • <p>Is the current use as Multi-Family permitted by right or was a use approval granted? If so, please provide a copy.</p> <ul style="list-style-type: none"> • <p>To your knowledge are there any legal nonconforming issues associated with the subject property?</p> <ul style="list-style-type: none"> • <p>Was this property granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind? If so, can we please get a copy of the approval(s)? If these are not available, would you briefly outline the conditions of the applicable document?</p> <ul style="list-style-type: none"> o <p>In the event of destruction, would a new use permit, variance, or special exception be required?</p> <ul style="list-style-type: none"> o <p>What is the threshold that would trigger a new Use Permit,</p>	1940 Fullerton Road, Rowland Heights CA 91748	8270023025		Dennis Harkins		1

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		<p>Variations, or other approvals to be required?</p> <ul style="list-style-type: none"> Was this site developed with Site Plan approval? If so, can we obtain a copy of the plan and/or a copy of the approved conditions? To the best of your knowledge, do your records show any current open zoning code violations within the Subject's files? 			Morgan Guthier		R-3	

Lot Line Adjustment
Number of Plans: 1

RPPL2025000878 PRJ2025-000645	03/04/2025	LLA	16131 Glencove Drive, Hacienda Heights CA 91745	8241003028	David Knell	Timothy Stapleton		1
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Permits
Number of Plans: 21

RPAP2025000976	03/02/2025	planning revision	4942 N Brightview Drive, Covina CA 91722	8405012016	Fredy Reyes	Michele Bush	R-2	5
RPAP2025000978	03/02/2025	Detached two-story ADU/Garage	15238 Barrydale Street, La Puente CA 91744	8471016002	Edward Li	Maria Masis	R-1-6000	1
RPAP2025000979	03/02/2025	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
RPAP2025000995 PRJ2025-000645	03/03/2025	LLA	16131 Glencove Drive, Hacienda Heights CA 91745	8241003028	David Knell	Timothy Stapleton		1
RPAP2025000996	03/03/2025	CONVERT ATTACHED GARAGE TO A JADU APPROX 400SQFT 1 BATH, BED, KITCHENLEGALIZE (E) PATIO AND CONVERT TO BEDROOM,STUDY, GAME ROOM, AND LAUNDRY	13664 Flagstaff Street, La Puente CA 91746	8562007019	Jose Chavez	Maria Masis	R-1-6000	1
RPAP2025001014	03/03/2025	Convert existing patio to a sunroom. No changes to ex. main house.	18992 Radby Street, Rowland Heights CA 91748	8272015022	JOANNA LEE	Maria Masis	R-1-6000	1

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RPAP2025001015	03/03/2025	demolition of living room to make way for new driveway for SB-9 application	2356 Annadel Avenue, Rowland Heights CA 91748	8269028020	Everett Lee Joshua Lee KWOK LEE	Maria Masis	R-A-15000	1
RPAP2025001020	03/04/2025	1) Demolish (E) 136 SF Patio; 2) Convert (E) 853 SF of (E) SFD to ADU#1; 3) Convert (E) 717 SF of (E) SFD to ADU#2; 4) new 1836 SF SB9 Unit; 5) new 1072 SF Main Unit; 6) new 764 SF Attached ADU	2320 Sandraglen Drive, Rowland Heights CA 91748	8253015003	SARINA TRUONG	Maria Masis	R-1-6000	1
RPAP2025001026	03/04/2025	452 sf bedroom addition	14800 Tamarix Drive, Hacienda Heights CA 91745	8221021018	gary Kayayan	Maria Masis	A-1-1	1
RPAP2025001028	03/04/2025	addition of a second story totaling 1,641 square feet to an existing first-floor unit of 2,136 square feet	2856 Leticia Drive, Hacienda Heights CA 91745	8290018010	Angel Mazariegos	Maria Masis	R-A-10000	1
RPAP2025001036	03/04/2025	1 Existing 216 sf Living area to be demolished (Right side) 2 Existing 380 sf Cover Patio to be reshaped and enlarged to 387 sf with a deck on top 387 sf 3 New 936 sf Addition for (1st. floor) 4 New 546 sf Cover Patio (1st.floor) 5 New 621 sf addition on 2nd floor for master bedroom with bath 6 New 564 sf cover Balcony on 2nd floor	1537 S 9th Avenue, Hacienda Heights CA 91745	8211003005	Victor Valdez	Maria Masis	R-A-15000	1
RPAP2025001039	03/05/2025	Applying permit for a 369 SF GARAGE CONVERSION AND ADDITION OF 66 SF TO CREATE 435 SF STUDIO ADU	3909 N Lang Avenue, Covina CA 91722	8458001010	Peter Wong	Michele Bush	R-1-7000	1
RPAP2025001054	03/05/2025	300870- Verizon Equipment Upgrade	15117 Salt Lake Avenue, La Puente CA 91746	8208017022	Emma Cotten	Maria Masis	M-1-BE	1
RPAP2025001056	03/05/2025	PROPOSE [N] ONE STOREY 201.67 S.F. ONE BATHROOM, ONE WALK IN CLOSET ADDITION IN THE REAR YARD.	14320 E Oak Canyon Drive, Hacienda Heights CA 91745	8221026009	MING LIU	Maria Masis	A-1-1	1

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RPAP2025001078	03/06/2025	ONE STORY ADU WITH 4 BEDROOMS AND 2 BATHROOMS, AREA 1,200 SF	1102 Gayland Avenue, Hacienda Heights CA 91745	8245025009	Esther Yang	Maria Masis	R-1-6000	1
RPAP2025001087	03/06/2025	NEW 1-STORY A.D.U. (1,200 SQ. FT.) - NEW KITCHEN, LIVING ROOM, DINING, THREE BEDROOMS, LAUNDRY, OFFICE/STORAGE, 2 BATH, & W.I.C. NEW PORCH (87 SQ. FT.)	224 S 3rd Avenue, La Puente CA 91746	8206009017	Angelica Gurrola German Cortez	Maria Masis	A-1-6000	1
RPAP2025001089	03/06/2025	Proposed new ADU of 646 sq.ft. in the rear side of the property	15023 Walbrook Drive, Hacienda Heights CA 91745	8217007023	Eduardo Pinzon	Maria Masis	R-1	1
RPAP2025001091	03/06/2025	Special Use Permit for one-day Earth Day festival in Whittie on Saturday, April 12, 2025. Property is owned by the Los Angeles County Sanitation Districts, which is not considered a County Department and should be reviewed by Puente Whittier. For reference, last year's project number is PRJ2024-000968-(1), Special events permit No. RPPL2024001424.	1955, Whittier CA 90601	8115004906	Maria Rosales-Ramirez	Maria Masis	R-A-7500	1
RPAP2025001094	03/06/2025	Conditional Use Permit for off site sale of alcohol	2060 S Hacienda Boulevard, Hacienda Heights CA 91745	8204001018	Terri Dickerhoff	Maria Masis	C-2	1
RPAP2025001108	03/07/2025	INSTALL (2) Two Illuminated Wall Signs 31.27 SF + 22.74 SF	5555 N Azusa Avenue, Azusa CA 91702	8620001019	JEFF Reich	To Be Assigned Received	C-2	1
RPAP2025001112	03/07/2025	Proposing new detached ADU at 1,200 sf at rear yard.	15702 La Subida Drive, Hacienda Heights CA 91745	8222025065	Julia Cheng	To Be Assigned Received	R-A-9000	1

Pre-Application Counseling
Number of Plans: 1

RPPL2025000857	03/03/2025	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
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Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Revised Exhibit "A"								
Number of Plans: 3								
RPPL2025000868 PRJ2023-004232	03/03/2025	Tract 83183 REA-ZCR - Wall/Fence & Amenity Exhibit for Planning Review		8435006014	Nick Harris	Erica Aguirre	R-1-6000	1
RPPL2025000926 PRJ2025-000704	03/06/2025	New beauty salon w/8 treatment rooms, 2 restrooms, 3 shower rooms, one guest lounge, 2 locker rooms, one waiting room, one blow dry hair room , one employee room (REA to CUP 201400062)	1109 Grand Place #Units 109, 110, 111, Rowland Heights CA 91748	8264021041	Vincent Tran	Steven Mar	M-1.5-BE	1
RPPL2025000942 R2012-02494	03/07/2025	828824 Verizon Wireless modification to existing facility under 6409. Remove 3 existing antennas and RRUs and install 6 New antennas and 3 new RRUs.	13134 Crossroads Parkway S, La Puente CA 91746	8125021942	Christopher Voss	Carl Nadela	A-1-5 A-2-5	1, 4
Site Plan Review - Ministerial								
Number of Plans: 11								
RPPL2025000781 PRJ2025-000562	03/03/2025	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
RPPL2025000858 PRJ2025-000630	03/03/2025	1.- 2-STORY ADDITION. TOTAL 1,053 S.F 2.- ·INTERIOR AND EXTERIOR REMODELING 3.- NEW COVERED ATTACHED PATIO 345 S.F.	1609 Kwis Avenue, Hacienda Heights CA 91745	8215004005	Ramon Gallardo	Dennis Harkins	R-A-10000	1
RPPL2025000882 PRJ2025-000650	03/04/2025	Demolish existing unpermitted structure and partial of existing main house; Propose main house addition (607 S.F.); Propose a new JADU above main house addition (498 S.F.); Propose four single car garage with storage (1200 S.F) & one attached ADU above (1200 S.F); Propose three single car garage with storage (1200 S.F) & one detached ADU (1200 S.F)	15554 Garo Street, Hacienda Heights CA 91745	8219002100	April Mo	David Finck	R-A-7500	1

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RPPL2025000888 PRJ2025-000663	03/04/2025	Existing non conforming remodeled garage to ADU	15812 Doublegrove Street, La Puente CA 91744	8254008028	Ricardo Chavez	David Finck	A-1-10000	1
RPPL2025000889 PRJ2025-000664	03/04/2025	(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	David Finck	R-A-7500	1
RPPL2025000894 PRJ2025-000670	03/04/2025	1. DEMOLISH EXISTING STRUCTURE 1349 SQFT. 2. PROPOSE PRIMARY HOUSE ADDITION 884 SQFT. 3. PROPOSE NEW ATTACHED ADU 1200 SQFT. 4. PROPOSE NEW DETACHED ADU 1200 SQFT. 5. PROPOSE TWO NEW 2-CAR GARAGE 948 SQFT. 6. CONVERT EXISTING PRIMARY HOUSE LIVING SPACE TO JADU 500 SQFT.	16127 Fellowship Street, La Puente CA 91744	8741013037	Marvin Wang	Rudy Silvas	A-1-10000	1
RPPL2025000896 PRJ2025-000675	03/05/2025	New CONSTRUCTION OF MAIN HOUSE 2 STORIES 8456 SF, 4 CAR GARAGE 1,080 SF, AND 1178 SF ADU. NEW SWIMMING POOL DEFFERED PERMIT. NEW GAZEBO PERMIT	3448 S Viewfield Avenue, Hacienda Heights CA 91745	8291047033	Eluzainie Mantik	Dennis Harkins	A-2-1	1
RPPL2025000917 PRJ2025-000697	03/05/2025	New detached ADU-(1,200 s.f.)	19058 Tranbarger Street, Rowland Heights CA 91748	8761017020	BRUCE LUO	Steven Mar	R-1-6000	1
RPPL2025000927 PRJ2025-000705	03/06/2025	New 1) Stable 2) Gazebo at SFR, interior remodeling, additions, retaining walls	14810 Orange Grove Avenue, Hacienda Heights CA 91745	8221010017	David Argudo	Steven Mar	A-1-1	1
RPPL2025000934 PRJ2025-000608	03/06/2025	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

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RPPL2025000939 PRJ2025-000714	03/06/2025	1. TWO CAR GARAGE (477 S.F.) TO JADU, (E) TO BE LEGALIZED. 2. CARPORT COVER (638 S.F.), (E) TO BE LEGALIZED. 3. NEW PATIO (162 S.F.) AT THE EAST SIDE OF HOUSE 4. EXISTING DETACHED STORAGE (144 S.F.) TO REDUCE TO (120 S.F.) SO THAT BUILDING PERMIT CAN BE EXCEPTED PER CRC 105.2	18206 La Puente Road, La Puente CA 91744	8727006012	chenxi wu	Marlene Vega-Hernandez	R-1-6000	1