

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 03/16/2025 to 03/23/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>CUP</b>								
<b>Number of Plans: 1</b>								
RPPL2025001059 PRJ2025-000807	03/17/2025	Conditional Use Permit for off site sale of alcohol at new Sprouts supermarket	2060 S Hacienda Boulevard, Hacienda Heights CA 91745	8204001018	Terri Dickerhoff	Carl Nadela	C-2	1
<b>Permits</b>								
<b>Number of Plans: 26</b>								
RPAP2025001253 PRJ2025-000229	03/16/2025	1. Garage 495 sf. conversion into ADU legalization.	2331 Sandraglen Drive, Rowland Heights CA 91748	8253013030	Tony Du	Maria Masis	R-1-6000	1
RPAP2025001258	03/16/2025	CHANGE OF USE FROM EXISTING ADU PREVIOUS PLAN CHECK NUMBER UNC-BLDR210702005937 TO JUNIOR A.D.U. AND PROPOSED NEW A.D.U. 749 S.F. WITH TWO BEDROOMS, ONE BATHROOM AND KITCHEN.	14060 Trailside Drive, La Puente CA 91746	8206030041	Ulises Garcia	Rick Kuo	A-1-20000	1
RPAP2025001259	03/16/2025	NEW DETACHED 1200 SF ADU FOR 3-BED, 2-BATH, OPEN KITCHEN/LIVING ROOMS.	S Angelcrest Drive, Hacienda Heights CA 91745	8215020005	Frank Liu	David Finck	R-1-12000	1
RPAP2025001277	03/17/2025	Alcoholic Beverage Sales Conditional Use Permit Type 41 (CUP)	18977 Colima Road, Rowland Heights CA 91748	8761012012	Ernest (Chengpeng) Wang	Maria Masis	MXD	1
RPAP2025001283	03/17/2025	Revision on approved plans, change carport to patio cover 460 sq.ft.	14608 Binney Street, Hacienda Heights CA 91745	8220022046	Leonardo Parra	Maria Masis	R-A-7500	1

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RPAP2025001285	03/17/2025	1. CONVERT ADU GARAGE 537 SF TO BE JADU 500 SF AND STORAGE 37 SF.	2428 Songbird Lane, Rowland Heights CA 91748	8269032025	Yanwen Zhang	Maria Masis	R-1-10000	1
RPAP2025001294	03/18/2025	1. LEGALIZE - [N] ADDITIONAL 358 S.F. AREA IN THE REAR SIDE OF THE MAIN HOUSE. 2. LEGALIZE - [N] 841 S.F. 2-BEDROOM, 2-BATH ROOM DETACHED ACCESSORY DWELLING UNIT IN THE REAR YARD. 3. LEGALIZE -DEMOLISH [E] UNPERMITTED PATIO.	324 Barca Avenue, La Puente CA 91744	8727002041	MING LIU	Maria Masis	R-1-6000	1
RPAP2025001299	03/18/2025	We need regional planning department approval for the scope of work below: - RENOVATING AN EXISTING GAS STATION AND ADDING ONE CANOPY AND TWO DISPENSERS ON THE SOUTH SIDE OF THE PROPERTY.  - ADDING A 658 SQ. FT. NEW DRIVE-THRU CAR WASH.  - CONVERTING THE EXISTING 465 SQ. FT. MECHANICAL SHOP INTO A CONVENIENCE STORE AND EXPANDING THE STORE BY AN ADDITIONAL 399 SQ. FT., BRINGING THE TOTAL AREA TO 1,519 SQ. FT.	2041 S Hacienda Boulevard, Hacienda Heights CA 91745	8219012030	Atabak youssefzadeh	Maria Masis	C-2	1
RPAP2025001302	03/18/2025	(E) 220 SF GARAGE CONVERSION TO A (N) JR ADU	934 Larchwood Avenue, Hacienda Heights CA 91745	8218005034	Ben Manesh	Maria Masis	R-1	1
RPAP2025001303	03/18/2025	New chain link fence, gate & exterior lighting.	4275 Elton Street, Baldwin Park CA 91706	8437017901	DANIEL KIM	Glenn Kam		1
RPAP2025001309	03/18/2025	Due to fire damage and termite damage, replace all compromised wood, raise ceiling height from 8 ft to 10 ft. Add 55 sq ft porch, add 119 sq ft closet addition, add 842 sq ft attached covered patio in rear. Add all new windows	2758 Montellano Avenue, Hacienda Heights CA 91745	8222015028	Giuseppe Consolida	Maria Masis	R-A-10000	1

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RPAP2025001314	03/18/2025	DEMO UN PERMITTED ADDITION 1058SF, DEMO EXISTING STORAGE SHED 70SF, NEW DETACHED ADU 1200SF, NEW DU PORCH 47SF	18221 Mescalero Street, Rowland Heights CA 91748	8268016010	Lori Pazula	Maria Masis	R-1-6000	1
RPAP2025001319	03/19/2025	plan stamp expired . need extension to build	14423 Rath Street, La Puente CA 91744	8466017014	Hipolito Jr Serrano	Maria Masis	R-1-6000	1
RPAP2025001332	03/19/2025	CROWN CASTLE IS REQUESTING A CUP RENEWAL FOR THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 79FT 0IN MONOPOLE LOCATED IN THE CITY OF INDUSTRY: Crown ID:828492	19433 San Jose Avenue, Rowland Heights CA 91748	8760007047	JILLIANNE NEWCOMER	Maria Masis	M-1.5-BE	1
RPAP2025001333	03/19/2025	(VOID - LEGAL LOT) CERTIFICATE OF COMPLIANCE		8240036021	Dax Hoff	Timothy Stapleton	A-2-1	1
RPAP2025001338	03/19/2025	Remove 1 MW dish. Install 1 MW dish. Install 2 ODUs. Install 1 clamp set. Install 1long pipe. Install 2 fiber and 2 power cables.	166 Baldwin Park Boulevard, La Puente CA 91746	8563002012	Raquel Nemeth	To Be Assigned Received		1
RPAP2025001345	03/19/2025	New tenant improvement for a billiards club	1127 Grand Place, Rowland Heights CA 91748	8264021041	Vincent Chui	Maria Masis	M-1.5-BE	1
RPAP2025001347	03/20/2025	RPPL2024001996	16528 Wing Lane, La Puente CA 91744	8745023054	Daniel Lee	Maria Masis	R-1-6000	1
RPAP2025001366	03/20/2025	new detached adu 499 sq. ft.	16741 E Brookport Street, Covina CA 91722	8419014008	Xavier Hernandez	Michele Bush	R-1-6000	1
RPAP2025001368	03/20/2025	NEW 8-UNIT DETACHED 2-STORY CONDOMINIUM PROJECT (EACH UNIT CONSISTS OF 4 BEDROOM, 3 BATHROOM & ATTACHED 2-CAR GARAGE)	4739 N Vincent Avenue, Covina CA 91722	8417008084	Jerry Lam	Joshua Huntington	R-1-6000	1
RPAP2025001371	03/20/2025	Build a new construction ADU of 1200sf.	1920 S Galemont Avenue, Hacienda Heights CA 91745	8219023037	Jie Wu Hui Zhang	Maria Masis	R-A-6000	1

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RPAP2025001385	03/21/2025	- 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	To Be Assigned Received	R-1-6000	1
RPAP2025001390	03/21/2025	Royal Vista Residential Project - Full Landscape Plan Submittal	19816 Walnut Drive, Walnut CA 91789	8762022001	Jon Conk	To Be Assigned Received	A-1-10000	1
RPAP2025001396	03/21/2025	CROWN CASTLE IS REQUESTING A CUP RENEWAL FOR THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 60FT MONOPOLE LOCATED IN THE CITY OF WEST COVINA : Crown ID:828493	444 N Azusa Avenue, La Puente CA 91744	8730004032	JILLIANNE NEWCOMER	To Be Assigned Received	C-1	1
RPAP2025001400	03/21/2025	1. (E) 1200 Unpermitted living area to be demo 2. New 1053 sf Accessory Dwelling Unit with 39 sf front porch	17426 Renault Street, La Puente CA 91744	8729006006	Victor Valdez	To Be Assigned Received	R-A-6000	1
RPAP2025001411	03/22/2025	Alteration to the dwelling/structure	5414 N Viceroy Avenue, Azusa CA 91702	8622001013	Artemio Vasquez	To Be Assigned Received	R-1-6000	1

**Site Plan Review - Ministerial**  
**Number of Plans: 18**

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025000939 PRJ2025-000714	03/19/2025	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
RPPL2025000974 PRJ2025-000744	03/20/2025	Existing garage to be converted into a new JADU of 466 sq.ft.	1921 Paso Verde Drive, Hacienda Heights CA 91745	8205006012	Juan Flores	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025001070 PRJ2025-000814	03/17/2025	Detached two-story ADU/Garage	15238 Barrydale Street, La Puente CA 91744	8471016002	Edward Li	Rudy Silvas	R-1-6000	1
RPPL2025001074 PRJ2025-000816	03/19/2025	452 sf bedroom addition	14800 Tamarix Drive, Hacienda Heights CA 91745	8221021018	gary Kayayan	Marlene Vega-Hernandez	A-1-1	1
RPPL2025001076 PRJ2025-000821	03/17/2025	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	Rudy Silvas	R-1-6000	1
RPPL2025001079 PRJ2025-000825	03/17/2025	Garage Conversion to ADU	4942 N Brightview Drive, Covina CA 91722	8405012016	Fredy Reyes	Anthony Curzi	R-2	5
RPPL2025001080	03/17/2025	Proposing new detached ADU at 1,200 sf at rear yard.	15702 La Subida Drive, Hacienda Heights CA 91745	8222025065	Julia Cheng	Marlene Vega-Hernandez	R-A-9000	1
RPPL2025001095 PRJ2025-000842	03/19/2025	A 2-story addition to an existing single family and a new detached 2-car garage.	362 Oranut Lane, La Puente CA 91746	8206006010	Miguel Casillas	Marlene Vega-Hernandez	A-1-6000	1
RPPL2025001101 PRJ2025-000849	03/18/2025	New proposed detached ADU of 1,200 sq.ft.	15377 Del Prado Drive, Hacienda Heights CA 91745	8290004013	Eduardo Pinzon	David Finck	R-A-10000	1

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RPPL2025001109 PRJ2025-000854	03/19/2025	Proposed new ADU of 646 sq.ft. in the rear side of the property	15023 Walbrook Drive, Hacienda Heights CA 91745	8217007023	Eduardo Pinzon	Dennis Harkins	R-1	1
RPPL2025001120 PRJ2025-000860	03/19/2025	CONVERT EXISTING RESIDENCE 1,258SF TO ADU, DEMOLISH EXISTING PATIO 304SF. DEMOLISH EXISTING REAR SHED 153SF. CONSTRUCT NEW 2-STORY SFD	138 S Hambledon Avenue, La Puente CA 91744	8728012036	Star Wang	Rudy Silvas	R-1-6000	1
RPPL2025001124 PRJ2025-000864	03/19/2025	New detached ADU - 1196 sq.ft.	1874 Bluehaven Drive, Rowland Heights CA 91748	8276027037	Luis Cueto	Dennis Harkins	R-A-6000	1
RPPL2025001129 PRJ2025-000868	03/19/2025	NEW DETACHED 812 SQ. FT. 2-CAR GARAGE	1643 Golden View Drive, Hacienda Heights CA 91745	8211005010	FERNANDO Solis	Dennis Harkins	R-A-15000	1
RPPL2025001167 PRJ2025-000892	03/20/2025	Remodel Main House, Legalize Jr. ADU and Convert Existing Guest House to be ADU	16144 Fellowship Street, La Puente CA 91744	8741012031	Javier Hernandez	David Finck	A-1-10000	1
RPPL2025001170 PRJ2025-000893	03/20/2025	Addition of 1 bedroom and 1 bathroom (246 total sqft) to existing 987 sqft residence. New 592 sqft ADU to be added. Part of existing garage to become living space for ADU including 1 bedroom and 1 bathroom. Renovations to existing residence including new fixtures, flooring and paint.	15106 E Gale Avenue, Hacienda Heights CA 91745	8217032002	Rick Fujimoto	David Finck	R-1	1
RPPL2025001171 PRJ2025-000895	03/20/2025	Reface existing pole sign 2 illuminated wall signs	19220 Colima Road #100, Rowland Heights CA 91748	8276006021	Kasey Clark	David Finck	MXD	1
RPPL2025001173 PRJ2025-000897	03/20/2025	New Detached 1-Story ADU, 1,200 S.F. with 2-Garage 390 S.F. (each), Porch 88 S.F., 1-Liv, 1-Kit, 4-Bed & 4-Bath	16035 Maplegrove Street, La Puente CA 91744	8741012012	SARINA TRUONG	Marlene Vega-Hernandez	A-1-10000	1
RPPL2025001181 PRJ2025-000902	03/21/2025	EXISTING GARAGE TO CONVERT INTO ADU INCLUDING LIVING AREA, BEDROOM, BATHROOM, KITCHEN AND LAUNDRY WITH 144 SQ. FT. ADDITION	4044 1/2 Frijole Avenue, Covina CA 91722	8435019008	Ixcoatl Parraga	Abby Coyle-Richards	R-1-6000	1

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<b>Zoning Conformance Review</b> <i>Number of Plans:</i> <b>1</b>								
RPPL2025001085 PRJ2025-000828	03/17/2025	LEGALIZED (E) SUNROOM CONVERT TO (N) OFFICE ROOM 463 SF	1126 Aileron Avenue, La Puente CA 91744	8252007027	Mary Dela Fuente	Rick Kuo	R-1-6000	1