

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 06/08/2025 to 06/15/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP <i>Number of Plans:</i> 1								
RPPL2025002483 PRJ2025-002511	06/11/2025	Conditional Use Permit to reinstate the expired legal non-conforming use of an adult residential facility / senior living facility	19850 Colima Road, Walnut CA 91789	8764001130	Jeremy Chan	Carl Nadela	R-1-10000	1
Permits <i>Number of Plans:</i> 26								
RPAP2025002792	06/08/2025	Convert a portion of garage to Jr. ADU, convert a portion of garage to habitable space to house, removed existing carport, convert walk in closet to bath, replace tank water heater to tankless	102 Zenith Avenue, La Puente CA 91744	8729011024	WALTER PATROSKE	Maria Masis	R-A-6000	1
RPAP2025002793	06/08/2025	New 650 s.f. detached ADU (2 bed 1 bath, 1 powder room, kitchen and living area) at rear of property.	16170 Binney Street, Hacienda Heights CA 91745	8242018056	Manuel Couoh	Maria Masis	R-1-6000	1
RPAP2025002806	06/09/2025	Proposed addition of 99sqft to add a laundry room at the rear of the home & remodel the existing kitchen RR cabinets counter tops and upgrade the electrical layout of outlets & lighting with in the kitchen	13847 Cagliero Street, La Puente CA 91746	8558009025	Jaime Suarez	Maria Masis	R-1-6000	1
RPAP2025002814	06/09/2025	New detached 749 SF ADU	942 Millbury Avenue, La Puente CA 91746	8560006020	Peter Sun	Maria Masis	R-1-6000	1

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RPAP2025002818	06/09/2025	Detached ADU Double-Story 1200SF with ADU-Attached Garage 675SF, An existing carport will be demolished. Previous approved under RPAP2023004501, however, we need to increase setback on 2nd floor due to power line.	578 Lochmere Avenue, La Puente CA 91744	8726005014	James Sy	Maria Masis	R-1-6000	1
RPAP2025002819	06/09/2025	REFURBISH (2) EXISTING MONUMENT SIGNS FOR THE "HACIENDA CENTER"	1697 S Azusa Avenue, Hacienda Heights CA 91745	8209020028	RYAN YBARRA	Maria Masis	MXD	1
RPAP2025002820	06/09/2025	1.15529- The west existing 2 Cars garage convert to ADU 637.5 SQ.FT. 2.15529- The east existing tow rooms and Kitchen convert to ADU 790 SQ.FT. 3.15529- The 2nd floor southwest corner additional new Balcony 178.5 SQ.FT.	15529 Facilidad Street, Hacienda Heights CA 91745	8222019059	Max Yu	Maria Masis	R-A-10000	1
RPAP2025002821	06/09/2025	expansion of lower level bedroom and bathroom	19548 Balan Road, Rowland Heights CA 91748	8269029005	Mary Garcia	Maria Masis	R-A-15000	1
RPAP2025002825	06/10/2025	NEED TO REBUILD RETAINING WALL WITH BLOCK WALL	5005 N Rimhurst Avenue, Covina CA 91724	8403011021	Wen hua Ruan	Uriel Mendoza	R-1-7500	5
RPAP2025002826	06/10/2025	1) HOUSE REMODEL 2) CONVERT GARAGE TO JADU 3) NEW COVER PATIO	537 Balham Avenue, La Puente CA 91744	8726007022	David Huang	Maria Masis	R-1-6000	1
RPAP2025002828	06/10/2025	The original approved plan & application has expired, and need to reapply for basic review. Original permit: RPPL2023001056 Scope of work: THE (E) GARAGE (442 SF) CONVERT INTO NEW JADU. DETACHED ADU. (746 S.F.) ,	18602 Vidora Drive, Rowland Heights CA 91748	8253007024	XIAOLEI CAO	Maria Masis	R-1-6000	1

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RPAP2025002842	06/10/2025	- (E) NON-SPRINKLER S.F.D TO PARTIAL REMODEL TOTAL = 1,056 S.F. - NEW ADDITION TO S.F.D. TOTAL = 150 S.F. - NEW ADDITION TO GARAGE TOTAL = 170 S.F.	5320 N Enid Avenue, Azusa CA 91702	8620014005	MANY LOPES	Michele Bush	R-2	1
RPAP2025002844	06/10/2025	ADD BATHROOM AND BEDROOM	16031 Denley Street, Hacienda Heights CA 91745	8245023016	Tim Pan	Maria Masis	R-1-6000	1
RPAP2025002846	06/10/2025	PROPOSED NEW 2 STORY BUILDING CONSISTING OF A SINGLE FAMILY HOME OF 1508 SF ON THE FIRST FLOOR AND A 783 SF ADU ON THE SECOND FLOOR. REMOVE EXISTING SHEDS AND STABLES.		8125004031	Efrain Coronado	Maria Masis	R-1-7500	1
RPAP2025002848	06/10/2025	NEW GREENCASTLE DETACHED ADU	1545 Greencastle Avenue, Rowland Heights CA 91748	8761005002	Jeffrey Liu	Maria Masis	R-1	1
RPAP2025002855	06/11/2025	1.- New 1 story addition to e) S.F.R. of 495 sq.ft. to create an JADU 2.- New 1 story detached ADU of 1,000 sq.ft.	4136 Yaleton Avenue, Covina CA 91722	8435023002	Luis Yanez	Michele Bush	R-1-6000	1
RPAP2025002870	06/11/2025	New detached two-story accessory dwelling unit with garage.	13614 Flagstaff Street, La Puente CA 91746	8562007008	Leo Chuang	To Be Assigned Received	R-1-6000	1
RPAP2025002878	06/12/2025	Revise existing site plan. Move approved adu location 6 feet towards main house as advised by Socal Edison.	2337 Sandraglen Drive, Rowland Heights CA 91748	8253013029	William Tan	To Be Assigned Received	R-1-6000	1
RPAP2025002898	06/12/2025	1. REMODEL PORTION OF EXISTING RESIDENCE, LIVING ROOM AND KITCHEN AREA 2. CONVERT EXISTING GARAGE AND PORTION OF EXISTING RESIDENCE TO AN ATTACHED ADU (749 SQFT) - 2 BEDROOM 2 BATHROOM, KITCHEN, LIVING ROOM AND LAUNDRY.	4805 N Vecino Drive, Covina CA 91722	8405009020	Earnest Little	To Be Assigned Received	R-2	5, 1

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RPAP2025002900	06/12/2025	DETACHED ADU (794 SQFT) - 2 BEDROOM 2 BATHROOM, KITCHEN, LIVING ROOM AND LAUNDRY. ATTACHED REAR PATIO	4805 N Vecino Drive, Covina CA 91722	8405009020	Earnest Little	To Be Assigned Received	R-2	5, 1
RPAP2025002907	06/13/2025	Amendment to previous RPPL2024005304 approval. New awning at front door.	21315 Venton Street, Covina CA 91724	8401035043	Ana Moussa	To Be Assigned Received	R-1-7500	5
RPAP2025002912	06/13/2025	NEW JADU Newly built bathroom porch (original) - indoor entrance hall	1524 Manor Gate Road, Hacienda Heights CA 91745	8209005012	Tim Pan	To Be Assigned Received	R-2	1
RPAP2025002913	06/13/2025	PROPOSED NEW ATTACHED GARAGE AND A NEW ADU ABOVE NEW GARAGE ATTACHED TO (E) ONE STORY SFR, PLUS ADD A RESTROOM TO (E) SFR. (N) GARAGE AREA= 520SF, ADU AREA=659SF, RESTROOM AREA= 35SF.	241 S Collwood Avenue, La Puente CA 91746	8112001024	Ezequiel Pescina	To Be Assigned Received	A-1-6000	1
RPAP2025002918	06/13/2025	WORK CONSISTS OF INSTALLING (4) PV ELEVATED CARPORT STRUCTURES. SOLAR POWER SYSTEM CONSISTS OF (828) SOLAR PANELS ON ELEVATED CARPORT STRUCTURES, LIGHTING, ELECTRICAL EQUIPMENT, PV MONITORING AND METERING COMMUNICATIONS, POWER INTERCONNECT TO THE UTILITY GRID.	270 S Walnut Avenue, San Dimas CA 91773	8390016916	David Negrete	To Be Assigned Received		5
RPAP2025002925	06/13/2025	Replace existing Channel letters for H&R block.	17142 Colima Road #c, Hacienda Heights CA 91745	8295012159	Jessica O	To Be Assigned Received	MXD	1
RPAP2025002930	06/14/2025	NEW DETACHED ADU 1- STORY 962 S.F GABLE ROOF, SLAB FOUNDATION, PER ENGINEERING	176 S Winton Avenue, La Puente CA 91744	8729019020	angie betancourt	To Be Assigned Received	R-1-6000	1
Pre-Application Counseling <i>Number of Plans:</i> 2								
RPPL2025002456	06/10/2025	Addition of condo units to rear of property	16028 Fellowship Street, La Puente CA 91744	8741012010	David Chang	Alejandrina Baldwin	A-1-10000	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025002513 PRJ2025-002553	06/12/2025	Pre-Application Counseling- Affordable Housing- Three story 44 unit apartment	1528 S Otterbein Avenue, Rowland Heights CA 91748	8761026031	Helen Cui	Larry Jaramillo	C-1	1
Referrals Number of Plans: 1								
RPAP2025002849	06/10/2025	Zoning Verification Letter Request	1605 S Azusa Avenue, Hacienda Heights CA 91745	8209020019	Kasey Little	Maria Masis	MXD	1
Site Plan Review - Ministerial Number of Plans: 14								
RPPL2025002421 PRJ2025-002398	06/12/2025	CONVERT EXISTING GARAGE INTO JADU AND ATTACHED COVERED RECREATIONAL PATIO WITH RESTROOM AND LAUNDRY ROOM	651 Redburn Avenue, La Puente CA 91746	8206016023	Dream Build	Marlene Vega-Hernandez	A-1-20000	1
RPPL2025002441 PRJ2025-002457	06/09/2025	Add 571 SQ. FT. attached A.D.U. to front of existing house with bedroom, bathroom, kitchen, and living room.	1248 Greenberry Drive, La Puente CA 91744	8471012010	James Guido	Dennis Harkins	R-1-6000	1
RPPL2025002462 PRJ2025-002485	06/10/2025	Use of approx. 935 square foot industrial unit as a small-scale auto repair shop for light automotive maintenance and service operations.	13900 Valley Boulevard #Suite K, La Puente CA 91746	8206010017	Masaaki Chinen	Carl Nadela	B-1-IP-GZ M-1.5-BE-I P-GZ	1
RPPL2025002466 PRJ2025-002487	06/10/2025	Sunset Signs to manufacture and install (1) illuminated sign arch	13106 Valley Boulevard #A, La Puente CA 91746	8110011053	Sunset Signs and Printing Inc.	Dennis Harkins	C-3-DP	1

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RPPL2025002468 PRJ2025-002489	06/10/2025	<p>THE PROJECT INVOLVES ADDING A NEW TWO-STORY DETACHED ADU (ACCESSORY DWELLING UNIT) OF 1,200 SQ. FT., ALONG WITH A NEW 2-CAR GARAGE OF 504 SQ. FT. AT THE NORTHEAST CORNER OF THE PROPERTY. THIS WILL REPLACE THE EXISTING POOL, WHICH WILL BE REMOVED AND GRADED. THE ARCHITECTURAL STYLE WILL MATCH THAT OF THE EXISTING SINGLE-FAMILY HOME.</p> <p>THE FIRST FLOOR WILL FEATURE A 385 SQ. FT. LIVING SPACE, INCLUDING A LOUNGE, BEDROOM, AND BATHROOM, AS WELL AS A 2-CAR GARAGE OF 504 SQ. FT.</p> <p>THE SECOND FLOOR WILL CONSIST OF THE REMAINING 815 SQ. FT. OF THE ADU, WHICH WILL INCLUDE TWO BEDROOMS, EACH WITH INDIVIDUAL CLOSETS AND BATHROOMS, AS WELL AS A LIVING AND DINING AREA WITH A FULL KITCHEN.</p> <p>AN ENCLOSED STAIRWELL OF 125 SQ. FT. WILL PROVIDE ACCESS BETWEEN THE TWO FLOORS.</p>	17764 La Pasaita Court, Rowland Heights CA 91748	8265047015	Masum Azizi	Dennis Harkins	R-1-10000	1
RPPL2025002473 PRJ2025-002494	06/10/2025	PROPOSED NEW 2-STORY ATTACHED ADU 800 SF	1408 Almena Avenue, Rowland Heights CA 91748	8270011018	SARINA TRUONG	David Finck	R-1-6000	1
RPPL2025002477 PRJ2025-002496	06/10/2025	(N)ADU 1200 SQ.FT. (FIRST FLOOR PLAN 600 SQ.FT. + SECOND FLOOR PLAN 600 SQ.FT.)	2922 Garona Drive, Hacienda Heights CA 91745	8294024004	ALiGCUS Construction	David Finck	R-A-15000	1
RPPL2025002484 PRJ2025-002515	06/11/2025	<p>- DEMO UN-PERMIT WORK IN EXITING GARAGE</p> <p>- DEMO UN-PERMIT KITCHEN AND TURN TO THE OFFICE (130SF)</p> <p>- DEMO UN-PERMIT LAUNDRY ROOM TO BUILD A NEW LAUNDRY ROOM(77 SF)</p> <p>- CONVERSION 472 SF EXISTING GARAGE TO JADU WITH ONE BEDROOM, ONE BATHROOM, KITCHEN, LIVING</p>	16239 Soriano Drive, Hacienda Heights CA 91745	8205022006	Kim nguyen	Rudy Silvas	R-A-10000	1

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RPPL2025002485 PRJ2025-002516	06/11/2025	PROPOSING A NEW DETACHED ACCESSORY DWELLING UNIT (ADU) WITH 2 BEDS & 2 BATHS, TOTAL OF (800 SQ.FT.) DETACHED ADU. AND NEW ATTACHED 2-CAR GARAGE (450 SQ.FT.)	1122 Beech Hill Avenue, Hacienda Heights CA 91745	8220018031	Travis Tran	Aidan Holliday	R-A-7500	1
RPPL2025002491 PRJ2025-002521	06/11/2025	PROPOSED A DETACHED ADU : LIVABLE: 798 SQ.FT. FRONT PORCH :45 S.FT	1859 Parkway Drive, South El Monte CA 91733	8113020004	Vanessa Guerra yuyang mai	Aidan Holliday	A-1	1
RPPL2025002494 PRJ2025-002527	06/12/2025	-GARAGE CONVERSION INTO ADU (486 SF) NEW BATH, BEDROOM, OFFICE. -NEW ADDITION (112 SF) NEW LIVING ROOM AND KITCHEN	2005 Wickshire Avenue, Hacienda Heights CA 91745	8219012034	RG Permits & Design Service	Marlene Vega-Hernandez	R-A-6000	1
RPPL2025002503 PRJ2025-002536	06/12/2025	Three new fabric shade structures	245 S San Angelo Avenue, La Puente CA 91746	8110012904	Katey Baniewicz	Diana Gonzalez	O-S	1
RPPL2025002518 PRJ2025-002556	06/12/2025	CONVERTING AN ATTACHED 2-CAR GARAGE TO A JUNIOR ACCESSORY DWELLING UNIT (JADU) WITH 1 BED & 1 BATH. TOTAL OF 375 SQ.FT. ATTACHED JADU GARAGE CONVERSION	18356 Fondale Street, Azusa CA 91702	8623021002	Travis Tran	Michelle Lynch	R-1-6000	1
RPPL2025002521 PRJ2025-002559	06/12/2025	360 SF 2-CAR GARAGE CONVERSION TO ADU WITH 100 SF ADDITION.	18408 E Covina Boulevard, Covina CA 91722	8421026029	Adan Macias	Michelle Lynch	R-1-7000	1
Zoning Verification Letter Number of Plans: 1								
RPPL2025002501	06/12/2025	Please provide a Zoning Verification Letter with zone designation, abutting zones and permitted use.	1605 S Azusa Avenue, Hacienda Heights CA 91745	8209020019	Kasey Little	Rick Kuo	MXD	1