

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 05/11/2025 to 05/18/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>Certificate of Compliance</b> <i>Number of Plans:</i> 1								
RPPL2025002011 PRJ2025-001877	05/15/2025	COC Application for RPPL2025001670: ADD 1(N) UNIT#2(2880SF) ; ADD 1 (N)DETACHED ADU#2(1200SF); ADD 1 (N)DETACHED ADU#3(1200SF)	14936 Los Robles Avenue, Hacienda Heights CA 91745	8211003003	Lin Deng	Aramazd Ohanian	R-A-15000	1
<b>Permits</b> <i>Number of Plans:</i> 20								
RPAP2025002271	05/11/2025	CONVERT PORTION OF THE EXISTING RESIDENCE TO ADU (541 SQ.FT.).	1506 Vanderwell Avenue, La Puente CA 91744	8741006019	Ricky Huang	Rudy Silvas	R-1-7500	1
RPAP2025002282 PRJ2025-001920	05/12/2025	NEW 520 SF ADDITION AND PORCH TO EXISTING SFR LOCATED AT THE FRONT OF THE PROPERTY OF A TWO SFR PROPERTY.	255 S 2nd Avenue, La Puente CA 91746	8112005005	Mike Martinez	Steven Mar	A-1-6000	1
RPAP2025002285 PRJ2025-001896	05/12/2025	NEW DETACHED A.D.U. (800 S.F.)	16242 Dubesor Street, La Puente CA 91744	8741009008	David Acosta	Marlene Vega-Hernandez	R-A-6000	1

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RPAP2025002305	05/13/2025	<div>· (1) PROPOSED 20' EXTENSION TO EXISTING 45' TALL MONOPINE</div> <div>· (9) PROPOSED AT&amp;T PANEL ANTENNAS</div> <div>· (36) PROPOSED AT&amp;T RRUs</div> <div>· (3) PROPOSED AT&amp;T DC9 SURGE SUPPRESSORS</div> <div>· (1) PROPOSED AT&amp;T DC50 SURGE SUPPRESSOR</div> <div>· (2) PROPOSED AT&amp;T GPS ANTENNAS</div> <div>· (1) PROPOSED AT&amp;T CMU WALL ENCLOSURE</div> <div>· (1) PROPOSED AT&amp;T DOUBLE ACCESS GATE</div> <div>· (1) PROPOSED WALK-UP CABINET (W.U.C.) ON CONCRETE PAD</div> <div>· (1) PROPOSED AT&amp;T 20 kW DC POLAR GENERATOR W/ 54 GAL DIESEL TANK ON CONCRETE PAD</div> <div>· (1) PROPOSED AT&amp;T PPC W/ CAMLOCK</div> <div>· (3) PROPOSED UTILITY TRENCHES</div> <div>· (1) PROPOSED CIENA PANEL</div> <div>· (1) PROPOSED TELCO BOX</div>	444 Ramona Avenue, La Verne CA 91750	8391013048	John McDonald	Anthony Curzi	R-1-7500	5
RPAP2025002314	05/13/2025	<div>1109 Grand Pl, Building #4, Unit4-113, ROWLAND HEIGHTS, CA 91748</div> <div>Tenant Improvement Project - Boba Tea shop:</div> <div>1. NEW NON-LOAD BEARING 1-HOUR REATED FIRE BARRIER DEMISING WALL AND NEW NON-LOAD BEARING INTERIOR PARTITION WALL</div> <div>2. NEW ADA COMPLIANT SERVICE COUNTER</div> <div>3. NEW INDOOR LED SIGNAGE</div> <div>4.ADD NEW RECEPTACLES &amp; LIGHTING FIXTURE</div> <div>5. ADD AND INSTALL NEW FOOD SERVICE EQUIPMENT IN SERVICE &amp; KITCHEN AREA</div> <div>6. (N) ADA COMPLIANT RESTROOM</div> <div>7. INSTALL NEW WALK-IN COOLER.</div> <div>8. NEW PLUMBING FLOOR SINK, FLOOR DRAIN, HAND SINK, THREE COMP. SINK, PREP SINK, MOP SINK.</div> <div>9. NEW MECHANICAL SYSTEM, NEW DUCTWORK &amp; REGISTER</div> <div>10.NEW CASEWORK, CEILING, FLOOR FINISH AND WALL FINISH</div>	1109 Grand Place, Rowland Heights CA 91748	8264021041	Jonathan Wang	David Finck	M-1.5-BE	1

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RPAP2025002315 PRJ2024-003432	05/13/2025	SITE PLAN REVISION, New ADU (UNIT D) AND New SB9 (UNIT E) REAR SETBACK CHANGE FROM 4' TO 6'	1613 Vanderwell Avenue, La Puente CA 91744	8741007040	JOHNNY YU	Rudy Silvas	R-1-7500	1
RPAP2025002317	05/13/2025	New Addition - Exterior Bathrooms	1841 1/4 Vallecito Drive, Hacienda Heights CA 91745	8221015025	Carlos Zevallos	Dennis Harkins	A-1-1	1
RPAP2025002321	05/13/2025	Propose New ADU 900 SF	18060 Gooseberry Drive, Rowland Heights CA 91748	8265058013	ALiGCUS Construction	Rudy Silvas	R-1-10000	1
RPAP2025002322	05/13/2025	PROPOSED ROOM ADDITION 575.99 SQ.FT. PROPOSED PITCH ROOF.	614 Van Wig Avenue, La Puente CA 91746	8561006007	RALPH MURILLO	Aidan Holliday	R-1-6000	1
RPAP2025002323	05/13/2025	Tenant Improvement for a new indoor trampoline park with Cafe called "Urban Air" to occupy existing vacant retail space, formerly a "Big Lots" within an existing shopping center.	1730 S Nogales Street, Rowland Heights CA 91748	8272017032	David Glassman	Steven Mar	MXD	1
RPAP2025002324	05/13/2025	INTERIOR TENANT IMPROVEMENT, VACANT TENANT SPACE REMODEL.CONSTRUCTION OF ONE NEW BATHROOM AND NON LOAD BEARING PARTITION WALLS. TENANT SPACE TO BE A RENTAL SPACE (JEWELRY STORE) A-2 OCCUPANCY TO REMAIN	1115 Grand Place, Rowland Heights CA 91748	8264021041	jeannette avila	David Finck	M-1.5-BE	1
RPAP2025002326	05/13/2025	Ministerial Site Plan Review and Administrative Housing Permit for the change-of-use of an existing 2-story hotel with 92 guest rooms to a residential apartment building with 103 dwelling units with 5% of the total proposed dwelling units set aside for Very Low Income households.	1170 Fairway Drive, Walnut CA 91789	8762002020	Luke Jacobs Richard Han	Diana Gonzalez	C-1-DP	1
RPAP2025002327	05/13/2025	1. Add patio to existing house, Legalize bedroom #4 and 5. 2. New ADU with garage below	21122 E Mesarica Road, Covina CA 91724	8426025014	Jaime Murillo	Uriel Mendoza	A-1-10000	5

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RPAP2025002328 PRJ2025-001877	05/13/2025	COC Application for RPPL2025001670: ADD 1(N) UNIT#2(2880SF) ; ADD 1 (N)DETACHED ADU#2(1200SF); ADD 1 (N)DETACHED ADU#3(1200SF)	14936 Los Robles Avenue, Hacienda Heights CA 91745	8211003003	Lin Deng	Timothy Stapleton	R-A-15000	1
RPAP2025002330	05/13/2025	820 sqft ADU	16645 Holton Street, La Puente CA 91744	8740001032	Junfei Chen	Rudy Silvas	R-1-7500	1
RPAP2025002341	05/14/2025	Convert garage into jadu	14027 Dillerdale Street, La Puente CA 91746	8558007013	Eric Cabrera	Maria Masis	R-1-6000	1
RPAP2025002342	05/14/2025	- DEMO UN-PERMIT WORK IN EXITING GARAGE - DEMO UN-PERMIT KITCHEN AND TURN TO THE OFFICE (130SF) - DEMO UN-PERMIT LAUNDRY ROOM TO BUILD A NEW LAUNDRY ROOM(77 SF)  - CONVERSION 472 SF EXISTING GARAGE TO JADU WITH ONE BEDROOM, ONE BATHROOM, KITCHEN, LIVING	16239 Soriano Drive, Hacienda Heights CA 91745	8205022006	Kim nguyen	Maria Masis	R-A-10000	1
RPAP2025002352	05/14/2025	new pool and spa	16832 E Newburgh Street, Azusa CA 91702	8619011027	Shuli Levav	Michele Bush	R-1	1
RPAP2025002353	05/14/2025	368 SF 2-CAR GARAGE CONVERSION TO ADU WITH 100 SF ADDITION.	18408 E Covina Boulevard, Covina CA 91722	8421026029	Adan Macias	Michele Bush	R-1-7000	1
RPAP2025002397	05/15/2025	PARTIAL GARAGE TO BE CONVERTED INTO A.D.U. (170 SQ. FT.) - NEW KITCHEN, DINING & BATH.  NEW A.D.U. ADDITION (208 SQ. FT.) - NEW BEDROOM & CLOSET TOTAL ADU SIZE: 378 SQ. FT. PARTIAL GARAGE TO BE CONVERTED INTO STORAGE (73 SQ. FT.)	180 N Shipman Avenue, La Puente CA 91744	8728015001	German Cortez	To Be Assigned Received	R-1-6000	1

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<b>Revised Exhibit "A"</b> <b>Number of Plans: 2</b>								
RPPL2025001962 2018-002569	05/12/2025	Install (4) new antennas on existing cell tower. No change to tower height or ground footprint.	19267 Colima Road, Rowland Heights CA 91748	8761026041	Tom Williams	Steven Mar	MXD	1
RPPL2025002030 PRJ2025-001925	05/15/2025	To apply a permit for revision of site plan to include the tree requirement per condition #22 of Conditions of Approval of Project No.2019-003515-(1), Tentative Parcel Map No. 82810 (RPPL2019006206)	153 S Covina Boulevard, La Puente CA 91746	8110007009	James Li  JONATHAN Soo	Perla Inclan	A-1-6000	1
<b>Site Plan Review - Discretionary</b> <b>Number of Plans: 1</b>								
RPPL2025002025 PRJ2025-001921	05/15/2025	Install 8' wrought iron fence on side and rear to protect people, livestock and apiary from Coyotes, Bears and Mountain Lions	3202 N Mountain Avenue, Claremont CA 91711	8670002015	Klaus Kraemer	Anthony Curzi	A-1-15000	5
<b>Site Plan Review - Ministerial</b> <b>Number of Plans: 10</b>								
RPPL2025001924 PRJ2025-001788	05/13/2025	Addition to Single Family residence and JADU conversion.	13708 Loumont Street, Whittier CA 90601	8120003044	Tigran Ayrapetyan	Aidan Holliday	R-1-7200	1
RPPL2025001976	05/13/2025	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	Phillip Smith	R-1-6000	1
RPPL2025001986 PRJ2025-001880	05/14/2025	NEW DETACHED ADU W/ GARAGES AND PATIO COVER	20224 E Lorencita Drive, Covina CA 91724	8277003006	Gabriel Flores Jr.	Uriel Mendoza	R-1-40000	1
RPPL2025001993 PRJ2025-001889	05/14/2025	1.ADD A 1 STORY DETACH ADU 1200 S.F. W/ 3 BEDROOM, 2 BATH, KITCHEN, DINING, LAUNDRY AND LIVING AT THE REAR YARD. 2. ADD A NEW PORCH FOR NEW ADU 32 S.F.	2635 Amelgado Drive, Hacienda Heights CA 91745	8205022036	SAM YUM	Marlene Vega-Hernandez	R-A-10000	1

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RPPL2025001997 PRJ2025-001894	05/14/2025	ADU	1218 Stovall Avenue, Hacienda Heights CA 91745	8218019051	Daniel Delgado	Carl Nadela	R-1	1
RPPL2025001998 PRJ2025-001896	05/14/2025	NEW DETACHED A.D.U. (800 S.F.)	16242 Dubesor Street, La Puente CA 91744	8741009008	David Acosta	Marlene Vega-Hernandez	R-A-6000	1
RPPL2025002005 PRJ2025-001901	05/14/2025	1. Build-out a 744 sq.ft. second story addition - 3 bedrooms - 1 bathroom  2. Remodel 825 sq.ft. of the existing first floor  3. Re-build the 2 failing existing cinder block property line walls	2829 Blakeman Avenue, Rowland Heights CA 91748	8269019002	RON HERNANDEZ	David Finck	R-1-6000	1
RPPL2025002006 PRJ2025-001902	05/14/2025	NEW 3,376 SF ADDITION OF LIVING AREA ON FIRST FLOOR NEW 1,245 SF RECREATION ROOM ON LOWER LEVEL NEW 1,220 SF COVERED PATIO DECK TO AN (E) 1,564 SF SINGLE STORY FAMILY DWELLING	1910 Valemont Avenue, Rowland Heights CA 91748	8276003032	Alfonso Duran Jr.	David Finck	R-1-6000	1
RPPL2025002012 PRJ2025-001910	05/15/2025	PROPOSED A DETACHED ADU 712 S.F.	16749 Wing Lane, La Puente CA 91744	8248032010	yuyang mai	Dennis Harkins	R-1-6000	1
RPPL2025002026 PRJ2025-001920	05/15/2025	NEW 520 SF ADDITION AND PORCH TO EXISTING SFR LOCATED AT THE FRONT OF THE PROPERTY OF A TWO SFR PROPERTY.	255 S 2nd Avenue, La Puente CA 91746	8112005005	Mike Martinez	Steven Mar	A-1-6000	1
<b>Zoning Verification Letter</b> <b>Number of Plans: 1</b>								
RPPL2025001957	05/12/2025	Zoning verification request	19360 Colima Road, Rowland Heights CA 91748	8276005057	Nikki Seaney	Carl Nadela	R-1-6000	1