

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 06/01/2025 to 06/08/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance <i>Number of Plans:</i> 1								
RPPL2025002360 PRJ2025-002220	06/03/2025	Certificate of Compliance (COC) for 1528 otterbein	1528 S Otterbein Avenue, Rowland Heights CA 91748	8761026031	Helen Cui	Timothy Stapleton	C-1	1
CUP <i>Number of Plans:</i> 1								
RPPL2025002428 PRJ2025-002415	06/06/2025	The proposal is to convert Building 1, currently a single-family residence, into a child daycare facility.	2519 Batson Avenue, Rowland Heights CA 91748	8268009051	Teresa Vargas	Carl Nadela	R-1-6000	1
Permits <i>Number of Plans:</i> 23								
RPAP2025002669 PRJ2024-003908	06/01/2025	This submission is an amendment to the previously approved drawings, specifically revising the building setback. All other aspects of the original approval remain unchanged.	13854 Lomitas Avenue, La Puente CA 91746	8206002035	SARINA TRUONG	Carl Nadela	A-1-20000	1
RPAP2025002678	06/02/2025	UNPERMIT CARPORTS (666 s.f.), NEED TO BE LEGALIZED.	225 S Covina Boulevard, La Puente CA 91746	8110007014	XIAOLEI CAO	Maria Masis	A-1-6000	1
RPAP2025002680	06/02/2025	PROPOSED NEW 2-STORY ATTACHED ADU 800 SF	1408 Almena Avenue, Rowland Heights CA 91748	8270011018	SARINA TRUONG	Maria Masis	R-1-6000	1
RPAP2025002683	06/02/2025	PROPOSED A DETACHED ADU : LIVABLE: 798 SQ.FT. FRONT PORCH :45 S.FT	1859 Parkway Drive, South El Monte CA 91733	8113020004	yuyang mai	Maria Masis	A-1	1

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RPAP2025002694	06/03/2025	new construction ADU using a State approved manufactured home on a State of Ca approved permanent foundation	2300 S Stimson Avenue, Hacienda Heights CA 91745	8205015001	Bill Cavanaugh	Maria Masis	R-A-15000	1
RPAP2025002704	06/03/2025	Amendment of approval RPPL2024000555 Reduce approved detached ADU size from 1198sf to 1116sf	1521 Almena Avenue, Rowland Heights CA 91748	8270024009	May Xu	Rudy Silvas	R-1-6000	1
RPAP2025002707	06/03/2025	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	Maria Masis	R-1-10000	1
RPAP2025002709 PRJ2024-002939	06/03/2025	Site Plan Amendment - relocating proposed 9 truck wash bays Food truck parking and enclosed food truck wash structure as an accessory to a food truck commissary/meat market business. The commissary is located on adjoining parcel within the City of Industry (APN 8727-013-013). APN: 8727-013-10,012,018	18351 Valley Boulevard, La Puente CA 91744	8727013012	Luminary Eight	Steven Mar	C-M	1
RPAP2025002714	06/03/2025	(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	Maria Masis	R-A-15000	1
RPAP2025002716	06/03/2025	Part of (E)Main house Area (700 SQ.FT)converted to SB-9 Part of (E)Main house Area (800 SQ.FT)converted to ADU	18970 Villa Clara Street, Rowland Heights CA 91748	8272029002	Sarina Truong	Maria Masis	R-1-6000	1
RPAP2025002719	06/03/2025	NEW 800 S.F. ONE STORY SINGLE FAMILY RESIDENCE W/ ATTACHED 2-TWO CAR GARAGES		8277047003	Michael Powell	Uriel Mendoza	R-1-40000	1
RPAP2025002741	06/04/2025	REVISION: 1. NEW DETACHED 1200 SF ADU (3 BEDROOMS, 2 BATHROOMS, 1 KITCHEN, 1 LIVING ROOM) 2. NEW 377 SF ONE-CAR GARAGE ATTACHED TO DETACHED ADU	1931 Pepperdale Drive, Rowland Heights CA 91748	8276024001	Samantha Ung	To Be Assigned Received	A-1-10000	1

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RPAP2025002744	06/04/2025	CUP renewal - continued use of existing CUP		8206021026	Joe Moreno	To Be Assigned Received	A-1-20000	1
RPAP2025002754	06/05/2025	-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	To Be Assigned Received	R-A-6000	1
RPAP2025002758	06/05/2025	converting a current garage into an ADU.	16231 Binney Street, Hacienda Heights CA 91745	8242003011	Tai Vuong	To Be Assigned Received	R-1	1
RPAP2025002759	06/05/2025	1st floor addition to ESFD 473 sf 2nd floor addition to ESFD 669 sf New storage 160 sf 2 Patios 95sf + 218 sf	3269 Canal Point Road, Hacienda Heights CA 91745	8289013012	Hipolito Jr Serrano	To Be Assigned Received	R-A-12000	1
RPAP2025002760	06/05/2025	A foot bath & spa is a procedure where someone massages the entire foot with hot oil in a circular motion while jets of water are sprayed on and just like a regular bath, it will clean your feet. it also is a great process to calm your nerves if you feel anxious and releases tension from your whole body	18888 Labin Court #C210, Rowland Heights CA 91748	8761011020	Bobby Liu	To Be Assigned Received	C-3	1
RPAP2025002766	06/05/2025	Amendment for RPPL2023004527 Stacy Corea Initially I was only demo about 20% of the home now i'm going to demo about 95% of the 1st floor and rebuilt it.	4410 N Lyman Avenue, Covina CA 91724	8402018013	Ronald Sosa	To Be Assigned Received	R-1-10000	1
RPAP2025002768	06/05/2025	-ADU A: LEGALIZE 216.9 SF ACCESSORY DWELLING UNIT ON THE FIRST FLOOR PLUS 33.8 SF TENNIS' COURT BATHROOM. -ADU B: LEGALIZE 250.8 SF ACCESSORY DWELLING UNIT ON THE SECOND FLOOR.	19778 E Golden Bough Drive, Covina CA 91724	8277006007	MING LIU	To Be Assigned Received	R-1-40000	1
RPAP2025002770	06/05/2025	Pre-Application Counseling- Affordable Housing- Three story 44 unit apartment	1528 S Otterbein Avenue, Rowland Heights CA 91748	8761026031	Helen Cui	To Be Assigned Received	C-1	1

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RPAP2025002781	06/06/2025	New Cover Patio attached to House 266 SF	19435 Abert Street, Rowland Heights CA 91748	8276026021	Victor Valdez	To Be Assigned Received	R-A-7000	1
RPAP2025002785	06/06/2025	1.Build a new detached ADU in the rear yard (499 SF). 2.Install a new electric meter and panel for ADU, which shall be 225 amps min.	16528 Wing Lane, La Puente CA 91744	8745023054	Jojo Chou	To Be Assigned Received	R-1-6000	1
RPAP2025002787	06/07/2025	1. CONVERT EXISTING GARAGE TO JADU 492 SQ.FT. 2. PROPOSED ATTACHED 2 STORY ADU @ FRONT YARD 722 SQ.FT. 3. PROPOSED DETACHED 2 STORY ADU @ REAR YARD 800 SQ.FT. 4. RELOCATED WINDOWS AND DOOR AT THE EXISTING DWELLING.	1988 Jodon Court, Hacienda Heights CA 91745	8295015010	Ricky Huang	To Be Assigned Received	RPD-6000 -6U	1
Referrals Number of Plans: 1								
RPAP2025002780	06/06/2025	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	To Be Assigned Received	MXD	1
Revised Exhibit "A" Number of Plans: 1								

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025002371 R2014-01529	06/03/2025	1109 Grand Pl, Building #4, Unit4-113, ROWLAND HEIGHTS, CA 91748 Tenant Improvement Project - Boba Tea shop: 1. NEW NON-LOAD BEARING 1-HOUR REATED FIRE BARRIER DEMISING WALL AND NEW NON-LOAD BEARING INTERIOR PARTITION WALL 2. NEW ADA COMPLIANT SERVICE COUNTER 3. NEW INDOOR LED SIGNAGE 4.ADD NEW RECEPTACLES & LIGHTING FIXTURE 5. ADD AND INSTALL NEW FOOD SERVICE EQUIPMENT IN SERVICE & KITCHEN AREA 6. (N) ADA COMPLIANT RESTROOM 7. INSTALL NEW WALK-IN COOLER. 8. NEW PLUMBING FLOOR SINK, FLOOR DRAIN, HAND SINK, THREE COMP. SINK, PREP SINK, MOP SINK. 9. NEW MECHANICAL SYSTEM, NEW DUCTWORK & REGISTER 10.NEW CASEWORK, CEILING, FLOOR FINISH AND WALL FINISH	1109 Grand Place, Rowland Heights CA 91748	8264021041	Jonathan Wang	David Finck	M-1.5-BE	1
Site Plan Review - Ministerial Number of Plans: 9								
RPPL2025002146 PRJ2025-002064	06/02/2025	ROOM ADITION, ADDED WITHOUT A PERMIT . SEEKING TO PERMIT AND JADU IN GARAGE	15265 Metropol Drive, Hacienda Heights CA 91745	8289037012	Abdel Alomar	Aidan Holliday	R-1-15000	4
RPPL2025002354 PRJ2025-002419	06/02/2025	ATTACHED GARAGE CONVERSION FROM 445.20 SF TO ADU 445.20 SF LIVING SPACE : 445.20 SF, 1 BEDROOM, 1 KITCHEN, 1 LIVING SPACE, 1 LAUNDRY, 1 BATHROOM	16613 E Edna Place, Covina CA 91722	8419027024	Prerna Joshi Barsam Mahasti	Phillip Smith	R-1-6000	1
RPPL2025002365 PRJ2025-002333	06/03/2025	Repair Fire Damaged Area Roughly 3,708 SQ FT Roof to remain same pitch and height. Pitch to remain same as lower level roof.	19874 E Lorencita Drive, Covina CA 91724	8277005037	Juan Alonso	Uriel Mendoza	R-1-40000	1

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RPPL2025002366 PRJ2025-002336	06/03/2025	CONVERT (E) 288 SF ENCLOSED PATIO TO BED# 5, CONVERT (E) 239 SF OPEN PATIO TO BED# 6 AND LAUNDRY ROOM, CONVERT (E) 80 SF BED# 3 TO STUDY ROOM AND CONVERT (E) 198 SF ATTACHED GARAGE TO BED# 3	5405 N Enid Avenue, Azusa CA 91702	8620021015	Nick Marrs	Uriel Mendoza	R-1-6000	1
RPPL2025002372 PRJ2025-002346	06/03/2025	820 sqft ADU	16645 Holton Street, La Puente CA 91744	8740001032	Junfei Chen	Rudy Silvas	R-1-7500	1
RPPL2025002378 PRJ2025-002358	06/04/2025	Proposed 1,059 SF detached ADU	13417 Loumont Street, Whittier CA 90601	8120014017	Gonzalo Herrera	Dennis Harkins	R-1-7200	1
RPPL2025002385 PRJ2025-002367	06/04/2025	1. new detached adu 1160 sf	16215 Denley Street, Hacienda Heights CA 91745	8242004003	yubin xie	Aidan Holliday	R-1	1
RPPL2025002391 PRJ2025-002372	06/04/2025	one set of LED illuminated channel letter sign	1607 1/4 S Azusa Avenue, Hacienda Heights CA 91745	8209020020	Paul Wu	Dennis Harkins	MXD	1
RPPL2025002421 PRJ2025-002398	06/05/2025	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
Subdivisions <i>Number of Plans:</i> 2								
RPAP2025002673	06/02/2025	Addition of condo units to rear of property	16028 Fellowship Street, La Puente CA 91744	8741012010	David Chang	Alejandrina Baldwin	A-1-10000	1
RPAP2025002730	06/04/2025	SB9 subdivision to 2 lots	2356 Annadel Avenue, Rowland Heights CA 91748	8269028020	Yang Wang	To Be Assigned Received	R-A-15000	1
Zoning Conformance Review <i>Number of Plans:</i> 2								
RPPL2025002353 PRJ2025-002322	06/03/2025	HOUSE ADDITION 197 S.F	1932 Kellerton Drive, Hacienda Heights CA 91745	8243025006	JASMINE FANG	Aidan Holliday	R-2	1

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RPPL2025002403 PRJ2025-002378	06/04/2025	186 SQ FT Addition to S F D one bedroom one bathroom	5933 N Rockvale Avenue, Azusa CA 91702	8623036002	Montserrat Maldonado	Abby Coyle-Richards	R-1-6000	1