

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 06/15/2025 to 06/22/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance Number of Plans: 1								
RPPL2025002528 PRJ2025-001210	06/16/2025	(COC) Request of certificate of compliance approval for project: Addition of 879 sf. Drive-Thru carwash attach to existing convenience store in lot 3, as well as demo of existing restaurant / two story res. building to add 58'8"x28'8" diesel canopy, a 250 sf trash enclosure, parking & driveway on lot 35	16940 E Gladstone Street, Azusa CA 91702	8619005076	Atabak youssefzadeh	Timothy Stapleton	C-3	1
Housing Permit - Administrative Number of Plans: 1								
RPPL2025002571 PRJ2025-002614	06/17/2025	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. (PRJ2025-002614)	1170 Fairway Drive, Walnut CA 91789	8762002020	Richard Han Luke Jacobs	Alejandra Perez-Serrato	C-1-DP	1
Oak Tree Permit - Discretionary Number of Plans: 1								
RPPL2025002632 PRJ2025-000804	06/18/2025	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	David Finck	A-1-1	1
Permits Number of Plans: 17								
RPAP2025002939	06/16/2025	1. EXISTING ATTACHED 2-CAR GARAGE CONVERT TO A.D.U WITH ONE BEDROOMS, ONE BATHROOM AND ONE KITCHEN	16018 Leander Drive, Hacienda Heights CA 91745	8241006014	Leona Wong	Maria Masis	R-A-15000	1

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RPAP2025002945	06/16/2025	This is an expansion of an existing Temple that is a "by right" development. we are proposing to build new classrooms to replace existing portables to build an larger banquet hall for religious celebrations (weddings etc0 The new banquet hall will use the existing kitchen facilities.	20001 E Walnut Drive S, Walnut CA 91789	8762002022	jeff causey	Maria Masis	M-1-BE	1
RPAP2025002951	06/16/2025	NEW BINNEY JADU	16284 Binney Street, Hacienda Heights CA 91745	8242010015	Jeffrey Liu	Maria Masis	R-1	1
RPAP2025002958	06/17/2025	WORK CONSISTS OF INSTALLING (3) PV ELEVATED CARPORT STRUCTURES. SOLAR POWER SYSTEM CONSISTS OF (648) SOLAR PANELS ON ELEVATED CARPORT STRUCTURES, LIGHTING, ELECTRICAL EQUIPMENT, PV MONITORING AND METERING COMMUNICATIONS, POWER INTERCONNECT TO THE UTILITY GRID.	150 Hudson Avenue, La Puente CA 91744	8208025900	David Negrete	Diana Gonzalez		1
RPAP2025002966	06/17/2025	NEW DETACHED 2-story ADU 1200 sf	19555 Gravina Street, Rowland Heights CA 91748	8762015013	Faye Li	Maria Masis	R-1-6000	1
RPAP2025002969	06/17/2025	Sign permits for 3 tenants	1625 S Azusa Avenue, Hacienda Heights CA 91745	8209020022	Jeanine Wilson	Maria Masis	MXD	1
RPAP2025002970	06/17/2025	Upgrade to existing commercial cell tower site	15117 Salt Lake Avenue, La Puente CA 91746	8208017022	Emma Cotten	Maria Masis	M-1-BE	1
RPAP2025002986	06/18/2025	Signage	2062 S Hacienda Boulevard, Hacienda Heights CA 91745	8204001019	Charlie Lee	Maria Masis	C-2	1
RPAP2025002999	06/19/2025	WORK CONSISTS OF INSTALLING (5) PV ELEVATED CARPORT STRUCTURES. SOLAR POWER SYSTEM CONSISTS OF (762) SOLAR PANELS ON ELEVATED CARPORT STRUCTURES, LIGHTING, ELECTRICAL EQUIPMENT, PV MONITORING AND METERING COMMUNICATIONS, POWER INTERCONNECT TO THE UTILITY GRID.	21695 Valley Boulevard, Walnut CA 91789	8709023914	David Negrete	To Be Assigned Received		1

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RPAP2025003000	06/19/2025	1. NEW ADDITION FOR EXISTING 1ST FLOOR TO CREATE NEW KITCHEN AND DINING(148 aq.ft.) 2. REMODEL EXISTING MASTER BATH	17835 Crimsoncrest Drive, Rowland Heights CA 91748	8265063023	Ralph Poon	To Be Assigned Received	R-1-10000	1
RPAP2025003001	06/19/2025	EXISTING GARAGE (259 SF) CONVERSION + ADDITION (410 SF) TO NEW 1 STORY DETACHED ADU (679 SF)	16551 Queenside Drive, Covina CA 91722	8419025004	Mihran Jaghlassian	To Be Assigned Received	R-1-6000	1
RPAP2025003014	06/19/2025	PROPOSED 2-STORY 1,200 SF ACCESSORY DWELLING UNIT IN REAR YARD	19267 Springport Drive, Rowland Heights CA 91748	8276007017	Willie Xu	To Be Assigned Received	R-2	1
RPAP2025003020	06/20/2025	one story adu, area 1200sf, revision based on approved case RPPL2024005741	20259 Lake Canyon Drive, Walnut CA 91789	8764007005	Esther Yang	To Be Assigned Received	R-1-8500	1
RPAP2025003022	06/20/2025	(N)ADDITION 48 SF (N) ENCLOSED PATIO 234 SF (N) COVER PATIO 266 SF (E) PATIO COVER TO DEMOLISH (Same Place Enclosed) 234 SF	16116 E Meadowside Street, La Puente CA 91744	8742003022	Victor Valdez	To Be Assigned Received	R-1-6000	1
RPAP2025003026	06/20/2025	legalize code violations. Patio-ADU-Addition house	16318 E Benwood Street, Covina CA 91722	8417009051	ROBERT ARELLANO	To Be Assigned Received	R-1-6000	1
RPAP2025003028	06/20/2025	Installation of generator and (1) ATS	1328 Grossmont Drive, Whittier CA 90601	8115009008	Robin Marshall Stephanie Valotto	To Be Assigned Received	R-1-7200	1
RPAP2025003031	06/20/2025	Propose new detached ADU 1,200 sq ft	1738 Olympus Avenue, Hacienda Heights CA 91745	8244013013	Yang Wang	To Be Assigned Received	R-A-7500	1

Site Plan Review - Ministerial
Number of Plans: 10

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RPPL2025002544 PRJ2025-002598	06/16/2025	CONVERT (E) LIVING SPACE INTO 481 SF JADU WITH 2 BEDROOMS, KITCHEN, BATH AND LAUNDRY. PROPOSED 401 SF ADDITION TO EXISTING HOUSE CONSISTING OF 1 BEDROOM AND A FAMILY ROOM TO THE REAR OF THE HOME.	1460 Sandsprings Drive, La Puente CA 91746	8465004007	Efrain Coronado	Marlene Vega-Hernandez	R-1-7500	1
RPPL2025002567 PRJ2025-002614	06/17/2025	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. (PRJ2025-002614)	1170 Fairway Drive, Walnut CA 91789	8762002020	Luke Jacobs Richard Han	Alejandra Perez-Serrato	C-1-DP	1
RPPL2025002585 PRJ2025-002642	06/17/2025	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	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025002586 PRJ2025-002643	06/17/2025	New Three Car Garage and Storage	1841 1/4 Vallecito Drive, Hacienda Heights CA 91745	8221015025	Carlos Zevallos	Dennis Harkins	A-1-1	1
RPPL2025002587 PRJ2025-002645	06/17/2025	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	Dennis Harkins	R-A-12000	1
RPPL2025002614 PRJ2025-002517	06/18/2025	expansion of lower level bedroom and bathroom	19548 Balan Road, Rowland Heights CA 91748	8269029005	Mary Garcia	Marlene Vega-Hernandez	R-A-15000	1
RPPL2025002619 PRJ2025-002668	06/18/2025	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	Diana Gonzalez		5

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RPPL2025002623 PRJ2025-002673	06/18/2025	PRJ2025-002673 • (N) ADDITION 150 S.F., (N) ADDITION TO GARAGE 170 S.F. @ 5320 N Enid Ave - (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	Joshua Pereira	R-2	1
RPPL2025002629 PRJ2025-002679	06/18/2025	PRJ2025-002679 • Remodel SFR, ATTACHED ADU (749 SQFT), DETACHED ADU (749 SQ.FT) @ 4805 N Vecino Dr 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	Joshua Pereira	R-2	5, 1
RPPL2025002634 PRJ2025-002684	06/18/2025	1) HOUSE REMODEL 2) CONVERT GARAGE TO JADU 3) NEW COVERED PATIO	537 Balham Avenue, La Puente CA 91744	8726007022	David Huang	Aidan Holliday	R-1-6000	1