

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 07/20/2025 to 07/27/2025



| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|--------------------------------|---------------------|---|---|---------------|--------------|-------------|-----------|----|
| Permits Number of Plans: 14 | | | | | | | | |
| RPAP2025003539 | 07/22/2025 | Minor modification to an existing Verizon wireless telecommunications facility - Remove and replace microwave | 15117 Salt Lake Avenue, La Puente CA 91746 | 8208017022 | Joshua Ireys | Maria Masis | M-1-BE | 1 |
| RPAP2025003540 | 07/22/2025 | NEW 3 LEVEL S.F.R. | | 8221021015 | Ivan Roche | Carl Nadela | A-1-1 | 1 |
| RPAP2025003549 | 07/22/2025 | 3,789 SF TENANT IMPROVEMENT FOR DIM SUM RESTAURANT: NEW KITCHEN AREA, DINING AEA AND RESTROOM | 1121 Grand Place, Rowland Heights CA 91748 | 8264021041 | CAN FANG | Maria Masis | M-1.5-BE | 1 |
| RPAP2025003559 | 07/22/2025 | Addition of the second and first story residence plus a secondary kitchenette at the first floor totaling approximately 1,180 SF | 2529 N Palomino Drive, Covina CA 91724 | 8710015043 | Margaret Lu | Stacy Corea | A-1-40000 | 1 |
| RPAP2025003568 | 07/23/2025 | Revised the ADU rear set back from 4'1" to 6'1" according to Edision requirement.The remains including building floor plan are all kept unchanged, same as approved planning | 15831 Meadowside Street, La Puente CA 91744 | 8254024021 | LIANG WANG | Maria Masis | R-1-6000 | 1 |
| RPAP2025003582 | 07/23/2025 | 1.(E) ONE CAR GARAGE : 240 S.F TO BE DEMO; 2.(NEW)MAIN HOUSE:1369 S.F(WITH 4 BEDROOMS AND 2 BATHS)WITH NEW GARAGE 436 S.F; 3.(NEW)ATTACHED ADU: 800 S.F(WITH 2 BEDROOMS AND 2 BATHS); 4.CONVERT THE EX FRONT UNIT TO DETACHED ADU 700 S.F (2 BEDROOMS AND 1 BATH) | 15837 Meadowside Street, La Puente CA 91744 | 8254024020 | JASMINE FANG | Maria Masis | R-1-6000 | 1 |

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| RPAP2025003586 | 07/24/2025 | 1. Owner's bathroom remodel 2. Remove wall between bedroom 3 & bedroom 4 3. Bathroom remodel 4. Finish floor in the family room to be flush with the kitchen and hallway | 16383 Colegio Drive, Hacienda Heights CA 91745 | 8205004039 | Jason Lee | To Be Assigned Received | R-A-10000 | 1 |
| RPAP2025003599 | 07/24/2025 | Window graphics | 19811 Colima Road #100, Walnut CA 91789 | 8762021027 | glen Kim | To Be Assigned Received | C-2 | 1 |
| RPAP2025003603 | 07/24/2025 | Purposed new 2-stories second units with new garage. Purposed new attached ADU above existing garage. | 18223 Senteno Street, Rowland Heights CA 91748 | 8268010084 | James Sy | To Be Assigned Received | R-1-6000 | 1 |
| RPAP2025003610 | 07/24/2025 | REVISION TO APPROVED PLAN RPPL2024000500 CUT 2' FEET OFF OF 2ND FLOOR AT REAR DUE TO EDISON SETBACK TO POWER LINES UNDER GENERAL ORDER CODE 95 TABLE 1 | 1144 Falstone Avenue, Hacienda Heights CA 91745 | 8245019002 | WALTER PATROSKE | To Be Assigned Received | R-1-6000 | 1 |
| RPAP2025003621 | 07/25/2025 | ADD 1195 S.F ADU, 311 S.F ATTACHED GARAGE AND 24 S.F ADU PORCH | 2522 Cardillo Avenue, Hacienda Heights CA 91745 | 8222009058 | George Wong | To Be Assigned Received | R-A-10000 | 1 |
| RPAP2025003624 | 07/25/2025 | apply a minor revision from the aprpoval plan case#RPPL2024002426. Only revised the rear detached ADU rear corner shape. See the submit file"Narrtive marking.PDF" about the revised location. | 18170 Rio Seco Drive, Rowland Heights CA 91748 | 8270006013 | SAM zhou | To Be Assigned Received | R-1-6000 | 1 |
| RPAP2025003626 | 07/25/2025 | Renovating the existing gas station and adding one canopy and two dispensers on the south side of the property. Demolishing the existing 465 sq. ft. mechanical shop and convenience store to construct a new 3,000 sq. ft. convenience store. | 2041 S Hacienda Boulevard, Hacienda Heights CA 91745 | 8219012030 | Atabak youssefzadeh | To Be Assigned Received | C-2 | 1 |
| RPAP2025003628 | 07/25/2025 | Proposed 720SF ADU and 488SF JADU Attched to the Main House | 557 Frankfurt Avenue, West Covina CA 91792 | 8725012006 | James Sy | To Be Assigned Received | R-1-6000 | 1 |

Referrals
Number of Plans: 1

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|--|------------------|---|---|---------------|------------|----------------|-----------|----|
| RPAP2025003543 | 07/22/2025 | office space used for DMV registration | 18472 Colima Road, Rowland Heights CA 91748 | 8253001002 | kathy wu | Maria Masis | MXD | 1 |
| Revised Exhibit "A" Number of Plans: 1 | | | | | | | | |
| RPPL2025003200 R2014-01529 | 07/24/2025 | REA for auto supply store REA to R2014-01529 | | 8264021041 | Jojo Chou | David Finck | M-1.5-BE | 1 |
| Site Plan Review - Discretionary Number of Plans: 1 | | | | | | | | |
| RPPL2025003155 PRJ2025-003382 | 07/23/2025 | <p>I'm preparing to submit a yard modification proposal for the property at 16349 E Elgenia St, Covina, CA 91722, and I'd like to confirm whether I have all the necessary items for permit approval.</p> <p>We are proposing the following modifications:</p> <p>A 5'11"foot tall front yard barrier composed of a 1'11"-foot block wall with a 4-foot fence above.</p> <p>A motorized gate that slides left to right across the driveway.</p> | 16349 E Elgenia Street, Covina CA 91722 | 8440001007 | Jin Si | Anthony Curzi | R-1-7000 | 1 |
| Site Plan Review - Ministerial Number of Plans: 10 | | | | | | | | |
| RPPL2025003095 PRJ2025-003325 | 07/21/2025 | CONVERT EXISTING 2 -CAR GARAGE TO (1)BATH (1) KITCHEN (2) BEDROOM (1) FAMILY ROOM TOTAL 520 S.F FOR ADU | 2112 Los Padres Drive, Rowland Heights CA 91748 | 8253009013 | CAN FANG | Dennis Harkins | R-1-6000 | 1 |
| RPPL2025003097 PRJ2025-003329 | 07/21/2025 | 3,028 SF TENANT IMPROVEMENT FOR GROCERY STORE WITHIN 19434 SF BUILDING | 19033 Colima Road, Rowland Heights CA 91748 | 8761013023 | CAN FANG | Dennis Harkins | MXD | 1 |
| RPPL2025003098 PRJ2025-003330 | 07/21/2025 | Addition 1150sqft | 18632 Del Bonita Street, Rowland Heights CA 91748 | 8258005022 | Jenny Wang | Dennis Harkins | R-1-6000 | 1 |

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| RPPL2025003099 PRJ2025-003332 | 07/21/2025 | Convert a garage into an ADU | 15005 La Donna Way, Hacienda Heights CA 91745 | 8289001010 | Flavio Zuniga | Rudy Silvas | R-A-15000 | 1 |
| RPPL2025003135 PRJ2025-003362 | 07/22/2025 | ADD A NEW ATTACHED ADU WITH 506 SF LIVING AREA INCLUDING ONE BEDROOM, ONE BATHROOM, AND ONE KITCHEN. | 1856 Ybarra Drive, Rowland Heights CA 91748 | 8276022014 | Steven Wang | David Finck | R-A-6000 | 1 |
| RPPL2025003146 PRJ2025-003368 | 07/23/2025 | Convert existing garage to ADU. Area: 493 s.f. 2 bedroom and 1 bath | 1916 Jellick Avenue, Rowland Heights CA 91748 | 8253006008 | Steven Chen | Rudy Silvas | R-1-6000 | 1 |
| RPPL2025003152 PRJ2025-003368 | 07/23/2025 | Convert existing garage to ADU. Area: 493 s.f. 2 bedroom and 1 bath | 1916 Jellick Avenue, Rowland Heights CA 91748 | 8253006008 | Steven Chen | Rudy Silvas | R-1-6000 | 1 |
| RPPL2025003159 PRJ2025-003386 | 07/23/2025 | DEMOLITION OF EXISTING PONY WALLS, NEW INTERIOR PONY WALLS, PARTIAL NEW FINISHES, PARTIAL NEW MECHANICAL, & PARTIAL NEW ELECTRICAL FOR NEW RESTUARANT | 1697 S Azusa Avenue, Hacienda Heights CA 91745 | 8209020028 | David Choi Master K Investment | Dennis Harkins | MXD | 1 |
| RPPL2025003166 PRJ2025-003392 | 07/23/2025 | GARAGE CONVERSION INTO ADU (441 SF) NEW BEDROOM, LIVING ROOM, KITCHEN, POWDER. NEW ADU 2ND FLOOR ADDITION (358 SF) NEW TWO BEDROOMS AND BATH | 925 Ranlett Avenue, La Puente CA 91744 | 8745001005 | RG Permits & Design Service | Dennis Harkins | R-1-6000 | 1 |
| RPPL2025003203 PRJ2025-003364 | 07/25/2025 | (N) 1,081.25 sq.ft.-2-STORY DETACHED ADU. | 16331 E Cypress Street, Covina CA 91722 | 8417010023 | Olivia Guerrero | Abby Coyle-Richards | R-1-6000 | 1 |
| Subdivisions <i>Number of Plans:</i> 2 | | | | | | | | |
| RPAP2025003523 | 07/21/2025 | Tree planting requirement per PM84365 | 1006 Echelon Avenue, La Puente CA 91744 | 8742008019 | Stacy Straus | Michelle Lynch | R-1-6000 | 1 |
| RPAP2025003632 | 07/25/2025 | SB9 subdivide to 2 lots | 2356 Annadel Avenue, Rowland Heights CA 91748 | 8269028020 | Yang Wang | To Be Assigned Received | R-A-15000 | 1 |

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| Zoning Conformance Review <i>Number of Plans:</i> 3 | | | | | | | | |
| RPPL2025003180 PRJ2025-003404 | 07/24/2025 | PRJ2025-003404 • (E) 300 SF PATIO ENCLOSURE AND (N) 163 SF ADDITION AT REAR OF (E) SFR @ 5463 Heathdale Ave (E) 300 SF PATIO ENCLOSURE AND (N) 163 SF ADDITION AT REAR OF (E) SFR | 5463 Heathdale Avenue, Azusa CA 91702 | 8621017008 | Ben Manesh | Joshua Pereira | R-1-6000 | 1 |
| RPPL2025003183 PRJ2025-003407 | 07/24/2025 | PRJ2025-003407 • (N) 440 SQ.FT Carport @ 16215 Clovermead St New Car port cover attached with solid roof | 16215 Clovermead Street, Covina CA 91722 | 8417011036 | alon gamliel | Joshua Pereira | R-1-6000 | 1 |
| RPPL2025003184 PRJ2025-003408 | 07/24/2025 | ADDITION OF 186 SQ FT TO EXISTING SFR TO ENLARGE KITCHEN | 16241 Glenhope Drive, La Puente CA 91744 | 8745004001 | Daniel Salmeron | Aidan Holliday | R-1-6000 | 1 |