

# DRP Plans Filed - East San Gabriel Valley Planning Area

Between 07/27/2025 to 08/03/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>DMV Referral</b> <i>Number of Plans:</i> 1								
RPPL2025003225	07/28/2025	office space used for DMV registration	18472 Colima Road, Rowland Heights CA 91748	8253001002	kathy wu	Rick Kuo	MXD	1
<b>Oak Tree Permit - Discretionary</b> <i>Number of Plans:</i> 1								
RPPL2025003211 PRJ2025-003521	07/28/2025	The request is for the removal of 4 non-heritage oak trees. The removal is in association with a future proposal for a new garage, pool, and ADU.	612 Damien Avenue, La Verne CA 91750	8391014020	Colleen Flores	Stacy Corea	R-1-7500	5
<b>Permits</b> <i>Number of Plans:</i> 22								
RPAP2025003635	07/27/2025	1. CONVERT EXISTING 667 SQ.FT. THREE-CAR GARAGE INTO AN ADU WITH TWO BEDROOMS, TWO BATHROOMS AND A KITCHEN. 2. CONVERT EXISTING 483 SQ.FT. UN-PERMITTED TWO-STORY ADDITION INTO A JADU WITH ONE BEDROOM, TWO BATHROOMS AND A KITCHEN. 3. LEGALIZED EXISTING 480 SQ.FT. PATIO. 4. LEGALIZED EXISTING 800 SQ.FT. CARPORT.	2493 Robert Road, Rowland Heights CA 91748	8269050010	Edward Li	Maria Masis	R-A-15000	1

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RPAP2025003638	07/28/2025	FIRST FLOOR INTERIOR REMODEL: 2862 SQ.FT. (2 NEW BEDROOMS, NEW CINEMA, NEW LIVING, NEW KITCHEN, 2 NEW BATHROOMS, NEW POWDER, NEW LAUNDRY) NEW COVERED PATIO: 216 SQ.FT. SECOND FLOOR INTERIOR REMODEL: 3904 SQ.FT. (4 NEW BEDROOMS, 4 NEW BATHROOMS, NEW LAUNDRY, NEW POWDER, NEW READING, NEW FAMILY) NEW ROOFTOP DECK: 443 SQ.FT. NEW ADDITION TO THE 1ST FLOOR: 42 SQ.FT.	1601 Golden View Drive, Hacienda Heights CA 91745	8211005025	Nathan C	Maria Masis	R-A-15000	1
RPAP2025003641	07/28/2025	Garage to ADU conversion - 2stories, 1042 sq. ft.	6204 Oakbank Drive, Azusa CA 91702	8628023004		Uriel Mendoza	R-1-6000	1
RPAP2025003642	07/28/2025	CONVERT (E) GARAGE TO (N) 389 SF JADU (STUDIO, 1 BATH)	21140 E Covina Hills Road, Covina CA 91724	8448013041	Evgeny Nagovitsyn	Stacy Corea	A-1-40000	1
RPAP2025003653	07/28/2025	NEW DETACHED ADU 1 BEDROOM 1 BATH 499 SQ.FT.	16722 Holton Street, La Puente CA 91744	8740002014	Gabriel Flores Jr.	Maria Masis	R-1-7500	1
RPAP2025003655	07/28/2025	Make changes to ADU approved plans.	1605 Doverfield Avenue, Hacienda Heights CA 91745	8211009002	Jose Banuelos	Rudy Silvas	R-A-15000	1
RPAP2025003658	07/28/2025	1) convert (E) partial main SFD 2268 SF to ADU#1; 2) convert (E) partial main SFD 578 SF and (E) JADU 440 SF to ADU#2; 3) construct (N) 3-story MFD building 2494 SF with 2 units and 2 garages 882 SF	15477 E Los Altos Drive, Hacienda Heights CA 91745	8222021071	SARINA TRUONG	Maria Masis	R-A-10000	1
RPAP2025003665	07/29/2025	Construct new ADU & 2nd level with 2 bedrooms & 1 Bathroom: convert existing 1-car garage to junior ADU w/ Bathroom; add new Bathroom & closet in existing bedroom#4	4538 N Vincent Avenue, Covina CA 91722	8419019013	Russ Ulep	Stacy Corea	R-1-6000	1
RPAP2025003668	07/29/2025	Site Plan Amendment. Refer to RPPL2023000765	4923 N Saint Malo Avenue, Covina CA 91722	8410011038	Andy Su	Uriel Mendoza	R-1	1

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RPAP2025003671	07/29/2025	Add a bathroom and two bedrooms to the original main house.	16031 Denley Street, Hacienda Heights CA 91745	8245023016	Tim Pan	Maria Masis	R-1-6000	1
RPAP2025003681	07/29/2025	Convert existing 602 sq.ft. detached garage into a ADU. Add a new 174 sq.ft. addition to equal 776 sq.ft.	16303 Lawnwood Street, La Puente CA 91744	8745007014	nathan chavez	Maria Masis	R-1-6000	1
RPAP2025003686	07/30/2025	We are submitting this application to request zoning clearance and the appropriate permits for our proposed commercial truck driving school at 13912 Valley Blvd, La Puente, CA 91746. The school will operate from Suite A and provide classroom and yard-based training for CDL students. The primary use includes instructional services, student testing preparation, and commercial vehicle maneuvering in the designated yard. No cargo operations will be performed on site.	13862 Valley Boulevard, La Puente CA 91746	8206010019	Essy Lopez	To Be Assigned Received	B-1-IP-GZ  M-1.5-BE-I P-GZ	1
RPAP2025003696	07/30/2025	DEMOLISH EXISTING GARAGE PROPOSE MAIN HOUSE ADDITION 605 SQ FT PROPOSE NEW ATTACHED ADU 800 SQ FT PROPOSE NEW DETACHED ADU 1,200 SQ FT PROPOSE NEW GARAGE 413 SQ FT	1455 Pontenova Avenue, Hacienda Heights CA 91745	8244003036	Channie Wang	To Be Assigned Received	R-A-7500	1
RPAP2025003701	07/30/2025	Add 242 sq ft to existing 418 sq ft garage and convert to ADU	1430 S 9th Avenue, Hacienda Heights CA 91745	8220003059	Fortino Villalobos	To Be Assigned Received	R-A-10000	1
RPAP2025003705	07/30/2025	-ADU A: LEGALIZE 326.1 SF ACCESSORY DWELLING UNIT ON THE FIRST FLOOR PLUS 33.8 SF TENNIS' COURT BATHROOM. -ADU B: LEGALIZE 326.1 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
RPAP2025003706	07/30/2025	-LEGALIZE 2-STORY DETACHED 652 S.F. ACCESSORY DWELLING UNIT.	19778 E Golden Bough Drive, Covina CA 91724	8277006007	MING LIU	To Be Assigned Received	R-1-40000	1

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RPAP2025003708	07/30/2025	Proposed is a new concrete sound wall to mitigate the noise at adjacent mobile home park from adjacent warehouse shipping and sorting facility.	15050 Valley Boulevard, La Puente CA 91746	8208012039	Chelsea Cavelaris	To Be Assigned Received	M-1-BE-IP-GZ	1
RPAP2025003709	07/30/2025	CONVERT EXISTING GARAGE INTO ADU, NO SQUARE FOOTAGE ADDED.	2956 Adelita Drive, Hacienda Heights CA 91745	8290017005	Miguel Gutierrez	To Be Assigned Received	R-A-10000	1
RPAP2025003711	07/30/2025	Attached ADU and new restroom addition to existing Residence	3515 Holmes Circle, Hacienda Heights CA 91745	8289034001	kenneth morin	To Be Assigned Received	R-1-15000	4
RPAP2025003719	07/31/2025	Site Plan amendment to RPPL2025001335	1920 S Galemont Avenue, Hacienda Heights CA 91745	8219023037	Hui Zhang	To Be Assigned Received	R-A-6000	1
RPAP2025003738	08/01/2025	REFURBISH (2) EXISTING MONUMENT SIGNS FOR THE "HACIENDA CENTER"	1697 S Azusa Avenue, Hacienda Heights CA 91745	8209020028	RYAN YBARRA	To Be Assigned Received	MXD	1
RPAP2025003741	08/01/2025	1) PROPOSED 2ND DWELLING 680 S.F. @1ST FLOOR & 1,123 S.F. @2ND FLOOR 2) PROPOSED 1.197 S.F. ADU & 69 S.F. PORCH 3) DEMO 148 S.F. OF EXISTING 3-CAR GARAGE	1858 Pepperdale Drive, Rowland Heights CA 91748	8276024020	Mid Cities	To Be Assigned Received	A-1-10000	1
<b>Revised Exhibit "A"</b> <b>Number of Plans: 2</b>								
RPPL2025003255 R2014-01529	07/29/2025	3,789 SF TENANT IMPROVEMENT FOR DIM SUM RESTAURANT: NEW KITCHEN AREA, DINING AREA AND RESTROOM. REA to R2014-01529	1121 Grand Place, Rowland Heights CA 91748	8264021041	CAN FANG	David Finck	M-1.5-BE	1
RPPL2025003299 90463	07/31/2025	Minor modification to an existing Verizon wireless telecommunications facility - Remove and replace microwave - REA to RCUP-CP90463-23222	15117 Salt Lake Avenue, La Puente CA 91746	8208017022	Selena Hoffman	David Finck	M-1-BE	1
<b>Site Plan Review - Ministerial</b> <b>Number of Plans: 4</b>								

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RPPL2025003224 PRJ2025-003564	07/30/2025	Legalize NON-CONFORMING AREA TO ATTACHED ADU - 510 S.F	1826 Santa Ysabela Drive, Rowland Heights CA 91748	8253005039	Frank Wang	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025003253 PRJ2025-003585	07/29/2025	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
RPPL2025003277 PRJ2025-003626	07/31/2025	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	Rudy Silvas	R-A-15000	1
RPPL2025003301 PRJ2025-003648	07/31/2025	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	David Finck	R-1-6000	1
<b>Subdivisions</b> <i>Number of Plans:</i> 1								
RPAP2025003707	07/30/2025	<p>This project is an existing building. We are planning to cosmetically renovate the property and subdivide the existing office building into office condos that allow for medical use.</p> <p>Our goal is to provide a renovated building for business owners to buy their own space. We are hoping to attract new business's to provide services to the local community.</p>	2121 S Hacienda Boulevard, Hacienda Heights CA 91745	8215024015	Preston Chan	Alejandrina Baldwin	C-1	1
<b>Zoning Conformance Review</b> <i>Number of Plans:</i> 1								
RPPL2025003205 PRJ2025-003513	07/28/2025	<p>1. CONSTRUCT 421 SF TRELLIS</p> <p>2. INSTALL 8.3KW, 20 PC SOLAR PANELS ON TRELLIS TOP</p>	19445 Windrose Drive, Rowland Heights CA 91748	8269041024	Yanwen Zhang	Rick Kuo	R-1-10000	1