

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 08/03/2025 to 08/10/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits Number of Plans: 27								
RPAP2025003758	08/03/2025	Garage Conversion ADU	4918 Dodsworth Avenue, Covina CA 91724	8404012021	Benjamin Cortez	Amir Bashar	R-2	5
RPAP2025003764 2018-001412	08/03/2025	REA to CUP RPPL2018002054. T-Mobile cell site modification (824707) under the Federal Spectrum Act. T-Mobile proposes to remove 1 existing microwave dish, 1 ODU and Microwave cable, and install 1 new microwave dish along with 2 new ODUs and 4 cables. No raise in height or expansion of lease area required at this time.	2422 Fullerton Road, Rowland Heights CA 91748	8268018061	Christopher Voss	Steven Mar	C-1	1
RPAP2025003772	08/04/2025	DEMOLITION OF COVERING 544.69 SQ.FT NEW REAR ADDITION TO (S.F.R) OF 250.31 SQ.FT NEW FRONT ADDITION OF 395.97 SQ.FT NEW MASTER BEDROOM AND RELOCATION OF KITCHEN, DINING SPACE, AND LIVING ROOM. NEW PATIO COVER NEW FRONT PORCH TO S.F.R OF 123.20 NEW ATTIC VENTILATION IN NEW ROOF AND EXISTING	1527 Dawley Avenue, La Puente CA 91744	8740007057	Jeannice Carrillo	Maria Masis	R-1-7500	1

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RPAP2025003773	08/04/2025	PROPOSE 4-STORY 3,000 S.F. PER FLOOR, TOTAL 12,000 SF INDUSTRIAL OFFICE. CREATE MIN. 46 SMALL SUITES, 125 NET USABLE SPACE EACH, SHARING 220 SF PER SUITE, 1ST FLOOR HAS A 1,020 SF HEADQUARTERS OFFICE. PLUS THREE OFFICES TOTAL 30 PARKING STALLS TO PROVIDE.	153 7th Avenue, La Puente CA 91746	8206027076	TWEN MA	Maria Masis	M-1.5-BE-I P	1
RPAP2025003779	08/04/2025	detached adu	16741 E Brookport Street, Covina CA 91722	8419014008	Xavier Hernandez	Amir Bashar	R-1-6000	1
RPAP2025003781	08/04/2025	1. (N) DETTACHED ADU=1200 SF, W/ (N) FRONT PORCH=48 SF 2. (N) ADDITION TO (E) HOUSE=208 SF W/COVERED REAR PATIO=130 SF 3. CONVERT (E) GARGE #1 TO JADU=456 SF		8276004019	Larry (LIBIN) Tian	Maria Masis	R-1-6000	1
RPAP2025003797	08/05/2025	Light Box With Vinyl Graphics	15852 E Gale Avenue, Hacienda Heights CA 91745	8245013002	Rene Garcia	Maria Masis	C-2	1
RPAP2025003801	08/05/2025	Existing two-car garage conversion to ADU about 472 sqft	16370 Colegio Drive, Hacienda Heights CA 91745	8205009039	Jenny Wang	Maria Masis	R-A-10000	1
RPAP2025003803	08/05/2025	Garage Conversion into ADU	4918 Dodsworth Avenue, Covina CA 91724	8404012021	Benjamin Cortez	Amir Bashar	R-2	5
RPAP2025003804	08/05/2025	Garage Conversion into ADU -Voided, duplicate application	4918 Dodsworth Avenue, Covina CA 91724	8404012021	Benjamin Cortez		R-2	5
RPAP2025003807	08/05/2025	Revise the Project to exclude the proposed retaining wall and include the Landscaping Plan.	2907 Rio Lempa Drive, Hacienda Heights CA 91745	8241022055	Claire Lee	Maria Masis	R-A-15000	1
RPAP2025003808	08/05/2025	New Solar carport and parking.	1370 Fullerton Road, Rowland Heights CA 91748	8270002051	Daniel McNeff	Carl Nadela	C-2-DP	1

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RPAP2025003810	08/05/2025	1474 living area addition, and 1200 sf ADU addition	15727 Pintura Drive, Hacienda Heights CA 91745	8222025039	Jesse Camberos	Maria Masis	R-A-9000	1
RPAP2025003811	08/05/2025	This project is for approval of an existing parking garage conversion into an ADU located at 6003 N. Briargate Lane residence.	6003 N Briargate Lane, Glendora CA 91740	8633016001	Viviana Vivero	Amir Bashar	R-1-6000	5
RPAP2025003827	08/06/2025	Detached ADU 1200 sf in the backyard.	2702 Saleroso Drive, Rowland Heights CA 91748	8265061005	David Huang	Maria Masis	R-1-10000	1
RPAP2025003837	08/06/2025	New 344 SF attached ADU to existing single residential house. demo existing backyard patio cover	2907 Rio Lempa Drive, Hacienda Heights CA 91745	8241022055	Claire Lee	Maria Masis	R-A-15000	1
RPAP2025003839	08/07/2025	PRJ2025-003858 - This is a request for additional address. We are preparing for a garage conversion at the residence	16115 E Elgenia Street, Covina CA 91722	8440011001	GABRIELLE Estrada	Amir Bashar	R-1-7000	1
RPAP2025003840	08/07/2025	Demolish existing detached garage New 1,200 SF 2-story detached ADU with 460 SF garage	15028 Walbrook Drive, Hacienda Heights CA 91745	8217009006	David Lei	Maria Masis	R-1	1
RPAP2025003841	08/07/2025	This project involves a comprehensive interior remodel and the creation of additional rooms within the single-family residence.	19607 E Castlebar Drive, Rowland Heights CA 91748	8269015051	Andy, Chaoan Lin	Maria Masis	R-A-15000	1
RPAP2025003854	08/07/2025	1ST FLR ADDITION: 775 SF 2ND FLR ADDITION: 510 SF INTERIOR REMODEL: 160 SF NEW DECK: 345 SF	20167 Padrino Avenue, Walnut CA 91789	8762029030	Danny Reynoso	To Be Assigned Received	RPD-5000 -15U	1
RPAP2025003859	08/07/2025	1. Legalize un-permitted construction on SFR Area = 536 SF 2.- (E) Garage to be converted into new JADU Area = 251 SF 3. Relocate (E) water heater for SFR Reference Case # UNC-BLDR240814007969	5220 Leaf Avenue, Azusa CA 91702	8620009013	ADRIANA SALINAS	To Be Assigned Received	R-2	1

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RPAP2025003869	08/08/2025	Application for Sign Permit for 1617 S Azusa Ave Hacienda Heights, ONE SET OF ILLUMINATED CHANNEL LETTERS WALL SIGN, IN 14” AND 7” HEIGHT. DARK BLUE COLOR WITH 3/4” BACK TRIM CAP AND BLACK RETURN	1607 1/4 S Azusa Avenue, Hacienda Heights CA 91745	8209020020	Eddy Hsieh	To Be Assigned Received	MXD	1
RPAP2025003871	08/08/2025	ADU and Attached ADU	1864 Craigton Avenue, Hacienda Heights CA 91745	8243026007	ALiGCUS Construction	To Be Assigned Received	R-2	1
RPAP2025003873	08/08/2025	amendment to approved plan RPPL 2025002041 (E) Garage 220 sf converted into (N) living area (to legalize) (E) car port 349 sf (to legalize)	544 S Backton Avenue, La Puente CA 91744	8728007019	RENE VILLARREAL	To Be Assigned Received	R-1-6000	1
RPAP2025003880	08/08/2025	tear down illegal addition and rebuild to code 231 sq ft	16602 Kelwood Street, La Puente CA 91744	8248001008	Fortino Villalobos	To Be Assigned Received	R-1-6000	1
RPAP2025003881	08/09/2025	INTERIOR REMODEL, SPILT A BATHROOM INTO 2 BATHROOM. EXISTING HOUSE WILL BECOME 4 BEDROOM AND 3 BATHROOM.	13802 Cagliero Street, La Puente CA 91746	8560001008	SAM zhou	To Be Assigned Received	R-1-6000	1
RPAP2025003884	08/09/2025	Convert part of existing house (@ 2nd floor) to attached ADU. (1000sf. 3 bedrooms & 2 baths)	18233 Senteno Street, Rowland Heights CA 91748	8268010085	May Xu	To Be Assigned Received	R-1-6000	1
Referrals Number of Plans: 2								
RPAP2025003757 PRJ2025-003803	08/03/2025	Yard sale registration request	1913 Paso Real Avenue, Rowland Heights CA 91748	8272009012	Kimberly Ramos	Dennis Harkins	R-1-6000	1
RPAP2025003761	08/03/2025	IT'S A USE CAR DEALERSHIP ALREADY AND I'LL LIKE TO OPEN REGISTRATION SERVICES, NAME WILL BE BEST DEAL REGISTRATION SERVICES	1144 S Hacienda Boulevard, Hacienda Heights CA 91745	8245013015	Victoria Solimanzadeh	Maria Masis	C-2	1
Revised Exhibit "A" Number of Plans: 3								

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025003368 PRJ2020-001386	08/06/2025	TR 83183 (Griswold) - Building Plans Regional Planning Review		8435006015	Nick Harris	Erica Aguirre	R-1-6000	1
RPPL2025003371 PRJ2023-004232	08/06/2025	Regional Planning Review of TR 83183 Model Sales Office B&S Review UNC-BLDC250429000532	16220 Saffron Lane, Covina CA 91722	8435006015	Nick Harris	Erica Aguirre	R-1-6000	1
RPPL2025003394 2018-001412	08/07/2025	REA to CUP RPPL2018002054. T-Mobile cell site modification (824707) under the Federal Spectrum Act. T-Mobile proposes to remove 1 existing microwave dish, 1 ODU and Microwave cable, and install 1 new microwave dish along with 2 new ODUs and 4 cables. No raise in height or expansion of lease area required at this time.	2422 Fullerton Road, Rowland Heights CA 91748	8268018061	Christopher Voss	Steven Mar	C-1	1
Site Plan Review - Ministerial Number of Plans: 12								
RPPL2025003336 PRJ2025-003754	08/05/2025	Existing gas station renovation - add one canopy and two dispensers on the south side of the property. Demo 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	Steven Mar	C-2	1
RPPL2025003343 PRJ2025-003762	08/05/2025	PROPOSED NEW 2 STORY BUILDING CONSISTING OF A SINGLE FAMILY HOME OF 1508 SF ON THE FIRST FLOOR AND A 783 SF ADU ON THE SECOND FLOOR. REMOVE EXISTING SHEDS AND STABLES.	12418 Pellissier Road, Whittier CA 90601	8125004031	Efrain Coronado	Rudy Silvas	R-1-7500	1
RPPL2025003350 PRJ2025-003768	08/06/2025	Installation of three (3) solar array carports and restriping of 8 parking stalls including 1 accessible parking stalls.	150 Hudson Avenue, La Puente CA 91744	8208025900	David Negrete	Diana Gonzalez		1
RPPL2025003364 PRJ2025-003798	08/06/2025	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	Dennis Harkins	R-A-10000	1

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RPPL2025003372 PRJ2025-003800	08/06/2025	(N) 1-STORY SFD 2525 SF, 5 BED 4 BATH, JADU 472 SF (N) DETACHED 2-STORY ADU 1169 SF, 3 BED 3 BATH (N) DETACHED TANDEM CARPORT 375 SF	244 S 3rd Avenue, La Puente CA 91746	8206009021	Osmond Van	Dennis Harkins	A-1-6000	1
RPPL2025003374 PRJ2025-003802	08/06/2025	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	Dennis Harkins	R-A-15000	1
RPPL2025003377 PRJ2025-003806	08/06/2025	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	Dennis Harkins	R-A-15000	1
RPPL2025003389 PRJ2025-003818	08/07/2025	NEW DETACHED ADU 1 BEDROOM 1 BATH 499 SQ.FT.	16722 Holton Street, La Puente CA 91744	8740002014	Gabriel Flores Jr.	Aidan Holliday	R-1-7500	1
RPPL2025003392 PRJ2025-003824	08/07/2025	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	Aidan Holliday	R-1-6000	1
RPPL2025003395 PRJ2025-003829	08/07/2025	Attached ADU and new restroom addition to existing Residence	3515 Holmes Circle, Hacienda Heights CA 91745	8289034001	kenneth morin	David Finck	R-1-15000	4

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RPPL2025003396 PRJ2025-003831	08/07/2025	PRJ2025-003831 • (N) 828 SQ.FT ADU, LEGALIZE ATTACHED PATIO, (N) LAUNDRY ROOM @ 18314 E Bellefont Dr 828.00 SQ.FT. TWO STORY TWO-BEDROOM & TWO-BATHROOM ACCESSORY DWELLING UNIT. 174.00 SQ.FT. WOOD FRAMING PATIO COVER TO BE LEGALIZED. 50.00 SQ.FT. ATTACHED LAUNDRY ROOM FOR THE MAIN HOUSE.	18314 E Bellefont Drive, Azusa CA 91702	8623023014	Jose Sanchez	Joshua Pereira	R-1-6000	1
RPPL2025003406	08/08/2025	PRJ2025-003858 - This is a request for additional address. We are preparing for a garage conversion at the residence	16115 E Elgenia Street, Covina CA 91722	8440011001	GABRIELLE Estrada	Amir Bashar	R-1-7000	1
Subdivisions Number of Plans: 1								
RPAP2025003765	08/03/2025	SB9 subdivide the land into 2 lots, front lot is 46% of original lot size, rear lot is 54% of original lot size. Each lot will have a main dwelling unit and an attached ADU. Front parcel has 20' driveway easement to the back parcel. 5' pedestrian access easement to the back parcel, 20' parking easement to the front parcel. Owners have 3 generation big families.	2344 Annadel Avenue, Rowland Heights CA 91748	8269028018	Dafang Chai	Michelle Lynch	R-A-15000	1
Yard Sale Registration Number of Plans: 1								
RPPL2025003376 PRJ2025-003803	08/06/2025	Yard sale registration request	1913 Paso Real Avenue, Rowland Heights CA 91748	8272009012	Kimberly Ramos	Dennis Harkins	R-1-6000	1
Zoning Conformance Review Number of Plans: 2								
RPPL2025003348 PRJ2025-003767	08/05/2025	REFURBISH (2) EXISTING MONUMENT SIGNS FOR THE "HACIENDA CENTER"	1697 S Azusa Avenue, Hacienda Heights CA 91745	8209020028	RYAN YBARRA	David Finck	MXD	1

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RPPL2025003378 PRJ2025-003805	08/06/2025	Tree planting requirement per PM84365	1006 Echelon Avenue, La Puente CA 91744	8742008019	Stacy Straus	Perla Inclan	R-1-6000	1