

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 08/24/2025 to 08/31/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Oak Tree Permit - Administrative Number of Plans: 1								
RPPL2025003672 PRJ2025-001921	08/26/2025	Install 8' wrought iron fence on side and rear to protect people, livestock and apiary from Coyotes, Bears and Mountain Lions	3202 N Mountain Avenue, Claremont CA 91711	8670002015	Klaus Kraemer	Anthony Curzi	A-1-15000	5
Permits Number of Plans: 23								
RPAP2025004141	08/24/2025	Consists of the construction of a new outdoor patio canopy cover to an existing residence.	15377 Del Prado Drive, Hacienda Heights CA 91745	8290004013	Salvador Jimenez	Maria Masis	R-A-10000	1
RPAP2025004142 PRJ2025-004315	08/24/2025	Remodel existing two-car garage and convert to utility room. (Related Plan Number RPAP2025004085)	4434 Live Oak Drive, Claremont CA 91711	8669021013	Matthew Mace	Anthony Curzi	A-1-10000	5
RPAP2025004146	08/24/2025	PAC: SB9 urban lot split application by splitting the existing lot into two lots: one lot has an existing residential building and a new ADU and the other has a main residential building and a new ADU	N Monte Verde Drive, Covina CA 91724	8277009027	Jason Song	Michelle Lynch	R-1-40000	1
RPAP2025004149	08/25/2025	demo existing garage and install new pre fab garage	16011 Maplegrove Street, La Puente CA 91744	8741012003	FERNANDO VALENZUELA	Maria Masis	A-1-10000	1
RPAP2025004163 PRJ2022-002858	08/25/2025	Amending of Approved plans - Previous rear setback of 5 feet convert to 6 feet rear setback for the ADU	19512 Searls Drive, Rowland Heights CA 91748	8762007005	emory zhang	Carl Nadela	R-1-6000	1

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RPAP2025004166	08/25/2025	ADDITION TO SFD 538 SF CONVERT E-GARAGE INTO ADU AREA NEW ADU 728	16620 Kingside Drive, Covina CA 91722	8419024015	Hipolito Jr Serrano	Joshua Pereira	R-1-6000	1
RPAP2025004176	08/26/2025	Site Plan Review	1722 Desire Avenue, Rowland Heights CA 91748	8272001007	Jojo Chou	Maria Masis	MXD	1
RPAP2025004202	08/27/2025	CONSTRUCT A NEW PRIVATELY FUNDED 3-STORY TOWNHOMES, WITH 34 UNITS AND PRIVATE GARAGES ON THE GROUND FLOOR.	21324 E Arrow Highway, Covina CA 91724	8401021004	Nicole Hannouche	Larry Jaramillo	MXD	5
RPAP2025004203	08/27/2025	New construction 2 story ADU, 2 bed 2 bath. Main residence addition.	452 La Seda Road, La Puente CA 91744	8726003027	Diana Jimenez	Maria Masis	R-1-6000	1
RPAP2025004204	08/27/2025	(N) 300 SF POOL WITH 1 GFCI ELECTRICAL OUTLET	4928 N Mangrove Avenue, Covina CA 91724	8403010015	Jose Cabrera	Jolee Hui	R-1-7500	5
RPAP2025004210	08/27/2025	HOUSE REMODELING 1.PROPOSED NEW LOFT & CLOSET AT 2ND FLOOR 2.CONVERT (E)POWDER ROOM TO (N)FULL BATH AT 1ST FLOOR 3.REPLACE OF SOME (E) INTERIOR FINISHING MATERIALS	17047 Kirk View Drive, Hacienda Heights CA 91745	8295014005	Faye Li	Maria Masis	RPD-6000 -6U	1
RPAP2025004215	08/27/2025	· LEGALIZE/CONVERT A EXISTING 372 SF ATTACHED GARAGE TO A JADU WITH 2 BEDROOMS, A BATHROOM AND KITCHEN. · REMOVE THE AC WALL UNIT IN THE FRONT OF THE GARAGE. ADD A MINI SPLIT SYSTEM. · REMOVE THE WASHER/DRYER IN THE FRONT, CAP THE GAS LINE AND WATER LINE AND WIRE TO THE WASHER/DRYER. · REMOVE THE UN-PERMITTED FRONT PORCH.	1928 Los Padres Drive, Rowland Heights CA 91748	8253006006	Thinh Nguyen	Maria Masis	R-1-6000	1

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RPAP2025004219	08/27/2025	Addition 1st floor 649 sf. create bedroom & bathroom. Enlarge Kitchen, family room and dining room. Addition 2nd floor 482 sf. enlarge bedroom & master bedroom. create new bathroom relocate 1 bathroom & master bathroom. create 3 walk-in closets & study space. Create new entry porch 38 sf.	17767 Calle Barcelona, Rowland Heights CA 91748	8265045018	Miriam Tinajero	Maria Masis	R-1-10000	1
RPAP2025004220	08/27/2025	This is a revision of the approval on : RPPL2024002438 Raise the ADU01,02 from 18' height to 23'11"...based on the new adu_ordinance Scope of Work: - EXISTING STORAGE ROOM 02 1138 S.F. TO BE DEMOLISH - BUILD A NEW MAIN HOUSE 02 1375 S.F. WITH NEW PORCH 02 25 S.F.; WITH NEW GARAGE 451 S.F. - BUILD A NEW STORAGE ROOM 03 608 S.F. ATTACHED TO NEW MAIN HOUSE 02 - BUILD A NEW ADU. 01 1200 S.F. WITH NEW PORCH 03 25 S.F.; WITH NEW GARAGE 451 S.F. - BUILD A NEW ADU. 02 1200 S.F. WITH NEW PORCH 04 36 S.F.; WITH NEW GARAGE 408 S.F.	17049 E Francisquito Avenue, West Covina CA 91791	8490021005	SAM zhou	Maria Masis	R-1-7500	1
RPAP2025004221	08/27/2025	Apply for permit to convert an existing two-car garage 412 sf to a detached ADU with one great room, one bedroom and one bathroom	2300 Saleroso Drive, Rowland Heights CA 91748	8265030004	hai pham	Maria Masis	R-1-15000	1
RPAP2025004223	08/28/2025	Convert garage to adu	3922 N Hartley Avenue, Covina CA 91722	8440007010	Oscar and Sandra Sanchez	To Be Assigned Received	R-1-7000	1

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RPAP2025004224	08/28/2025	PROPOSED 662 S.F. SINGLE STORY ADDITION TO AN EXISITNG 938 S.F. SINGLE FAMILY HOME. WITH A PROPOSED 94 S.F. FRONT PORCH.	5503 Aspan Avenue, Azusa CA 91702	8619005010	Kenneth Rojas	To Be Assigned Received	R-1	1
RPAP2025004234	08/28/2025	Concerete wall of 8ft high and 44ft long to replace existing wood fence between neighboring properties	4218 Via Padova, Claremont CA 91711	8673027036	Inge De Bruyn	To Be Assigned Received	R-1	5
RPAP2025004237	08/28/2025	1. NEW ADDITION TO FRONT S.F.D. (147 SANTA MARIANA AVE.) AREA = 409 SF - MASTER BEDROOM - WALKING CLOSET - BATHROOM 2. ENCLOSE EXTERIOR PORCH AREA = 20 SF	147 Santa Mariana Avenue, La Puente CA 91746	8110011009	Silvia Barajas	To Be Assigned Received	A-1-6000	1
RPAP2025004242	08/28/2025	existing carport to be altered to a new carport of 189 sq ft unpermitted area of 322 sq ft convert to be a new attached ADU off 461 sqft existing patio of 108 sqft to be removed proposed JADU of 330 sqft	560 La Seda Road, La Puente CA 91744	8726003008	emory zhang	To Be Assigned Received	R-1-6000	1
RPAP2025004246	08/28/2025	NEW BINNEY JADU	16284 Binney Street, Hacienda Heights CA 91745	8242010015	Jeffrey Liu	To Be Assigned Received	R-1	1
RPAP2025004250	08/29/2025	Adding 3 automated vehicle barrier arm gates to secure the staff parking lot.	1427 West Covina Parkway, West Covina CA 91790	8474001907	Ed Thorpe	To Be Assigned Received		1
RPAP2025004262	08/30/2025	TI for coffee & bakery, previously was a restaurant no change of use. install a prep. sink and hand sink in the kitchen	1655 H S Azusa Avenue #G, Hacienda Heights CA 91745	8209020023	John Chu	To Be Assigned Received	MXD	1
Site Plan Review - Ministerial Number of Plans: 9								
RPPL2025003636 PRJ2025-004178	08/25/2025	ADU and Attached ADU	1864 Craigton Avenue, Hacienda Heights CA 91745	8243026007	ALiGCUS Construction	Marlene Vega-Hernandez	R-2	1

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RPPL2025003641 PRJ2025-004235	08/25/2025	544 sf room addition,	17419 Calcutta Street, La Puente CA 91744	8729009033	Star Wang	Marlene Vega-Hernandez	R-A-6000	1
RPPL2025003666 PRJ2025-004261	08/26/2025	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	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025003694 PRJ2025-004290	08/26/2025	PROPOSED 2-STORY 1,200 SF ACCESSORY DWELLING UNIT IN REAR YARD	19267 Springport Drive, Rowland Heights CA 91748	8276007017	Willie Xu	Rudy Silvas	R-2	1
RPPL2025003701 PRJ2025-004245	08/26/2025	PRJ2025-004245 • Convert (E) garage into ADU @ 4670 N Trujillo Dr convert (E) Garage into an A D U	4670 N Trujillo Drive, Covina CA 91722	8419017027	PEDRO ESPINOSA	Joshua Pereira	R-1	1
RPPL2025003715 PRJ2025-004310	08/27/2025	PRJ2025-004310 • CONSTRUCT NEW 997 SF DETACHED ADU @ 4604 Glen Arden Ave CONSTRUCT NEW 997 SF DETACHED ADU W/ 139 SF FRONT PORCH. CONSTRUCT 16 SF STOOP/LANDINGS.	4604 Glen Arden Avenue, Covina CA 91724	8402012015	Serge Mayer	Joshua Pereira	R-1-7500	5
RPPL2025003722 PRJ2025-003995	08/27/2025	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
RPPL2025003725 PRJ2025-004321	08/27/2025	TWO- STORY ADU @ BACKYARD, AREA 982SF	16595 Old Forest Road, Hacienda Heights CA 91745	8207011006	Esther Yang	Dennis Harkins	R-A	1
RPPL2025003731 PRJ2025-004326	08/27/2025	Garage conversion to ADU and construction of an accessory structure	15928 Fellowship Street, La Puente CA 91744	8254005045	Jose Loera	Aidan Holliday	A-1-10000	1
Subdivisions Number of Plans: 1								
RPAP2025004179	08/26/2025	Tentative Parcel Map for 2 lot subdivision	3250 Dulzura Drive, Hacienda Heights CA 91745	8241014038	Hank Jong	Joshua Huntington	R-A-15000	1

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Zoning Conformance Review <i>Number of Plans:</i> 5								
RPPL2025003698 PRJ2025-004292	08/26/2025	ADDITION ATTACHED PATIO 604 SQ FT	16033 Sigman Street, Hacienda Heights CA 91745	8243009017	Daniel Salmeron	David Finck	R-1-6000	1
RPPL2025003706 PRJ2025-004299	08/26/2025	PRJ2025-004299 • 82 SQ.FT additon @ 2731 Allman Pl It is the intent of this contract to 82 SQFT addition and whole house remodel, change occupancy to R3.1 residential care facilities for elderly(65 or older) at the 2731 Allman Pl, Covina, CA 91724.	2731 Allman Place, Covina CA 91724	8277007025	Judy Lee	Joshua Pereira	R-1-40000	1
RPPL2025003709	08/27/2025	PRJ2025-004307 • Adding (N) room no additional SQ.FT @ 16702 E Nubia St INTERIOR REMODEL OF (E) 1-STORY SFD. AREA OF REMODEL: 611 S.F. NO NEW ROOMS. ROOMS ARE RECONFIGURED BUT NO ADDITION OF ROOMS, BEDROOMS, OR BATHROOMS	16702 E Nubia Street, Covina CA 91722	8410031015	richard gemigniani	Joshua Pereira	R-1-6000	1
RPPL2025003718 PRJ2025-004315	08/27/2025	Remodel existing two-car garage and convert to utility room. (Related Plan Number RPAP2025004085)	4434 Live Oak Drive, Claremont CA 91711	8669021013	Matthew Mace	Anthony Curzi	A-1-10000	5
RPPL2025003721 PRJ2025-004317	08/27/2025	New detached garage	4434 Live Oak Drive, Claremont CA 91711	8669021013	Matthew Mace	Anthony Curzi	A-1-10000	5
Zoning Verification Letter <i>Number of Plans:</i> 1								
RPPL2025003638	08/25/2025	Please see attached. Zoning Verification letter	2401 S Hacienda Boulevard, Hacienda Heights CA 91745	8222001235	Irene Lopez	Steven Mar	R-3	1