

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 09/21/2025 to 09/28/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits Number of Plans: 18								
RPAP2025004597	09/22/2025	(N) ADU DETACHED IN REAR YARD WITH THE AREA OF 1000 SF.	13940 Proctor Avenue, La Puente CA 91746	8206007038	Likhita GR	Carl Nadela	A-1-6000	1
RPAP2025004599	09/22/2025	signage install ONLY: SIGN 1 – Install (1) 4’-0” x 25’-0” illuminated channel letters on a backer panel SIGN 2-- Reface (1) existing single-face wall cabinet SIGN 9 -- Reface (1) existing single-face wall cabinet SIGN 3 – Reface (1) existing double-face pylon cabinet SIGN 10 -- Black out Existing Pylon with black paint	20011 E Walnut Drive N, Walnut CA 91789	8760009019	Haleem Faquir	David Finck	M-1.5-BE	1
RPAP2025004601	09/22/2025	- (E)1-CAR GARAGE BE CONVERT TO ADU. 264 SF. - (E)ROOM ADDITION AREA TO BE LEAGLIZED 240 SF. - (E)UNPERMITTED KITCHEN AREA TO BE DEMOLISH AND CONVERTED BACK TO ORIGINAL PATIO 255 SF. - (E)UNPERMITTED PATIO TO BE DEMOLISHED 255 SF	15812 E Clarkgrove Street, Hacienda Heights CA 91745	8245009012	SAM zhou	Maria Masis	R-1	1
RPAP2025004609 PRJ2025-004899	09/23/2025	800 sqft addition to SFR	14919 E Oak Canyon Drive, Hacienda Heights CA 91745	8221007022	SHARON BLAND	Rick Kuo	A-1-1	1

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RPAP2025004613 PRJ2024-003147	09/23/2025	This amendment is submitted to revise the originally proposed detached ADU at the above property. Due to the existing utility pole location, the required setback cannot be satisfied. To resolve this issue, the design has been modified to an attached ADU configuration. The revised ADU will maintain a clearance of 11 feet from the existing utility pole	16611 Gumbiner Street, La Puente CA 91744	8248017012	SARINA TRUONG	David Finck	R-1-6000	1
RPAP2025004627	09/23/2025	EXISTING 371 SQ.FT. GARAGE TO BE LEGALIZED + NEW 220 SQ.FT. ADD.	1842 Fruitvale Avenue, South El Monte CA 91733	8113017036	Laura Espíndola Romero	Maria Masis	R-3	1
RPAP2025004630	09/23/2025	Demo existing patio and add a new deck	16100 Elza Drive, Hacienda Heights CA 91745	8241003033	Jason Lee	Maria Masis	A-1	1
RPAP2025004634	09/23/2025	We are aiming to change the current structure into two units. One being the main house and the other being an attached ADU. We are not adding any additional square footage.	17534 Gemini Street, La Puente CA 91744	8729016038	Russell Niu	Maria Masis	R-A-6000	1
RPAP2025004639	09/24/2025	(N) Jr ADU ATTACHED TO (E) SFH WITH AREA OF 500 SF AND (N) ADU DETACHED IN REAR YARD WITH THE AREA OF 1000 SF.ADDITION 196SF TO (E) SFH	13940 Proctor Avenue CA 91746	8206007038	Likhita GR	Maria Masis	A-1-6000	1
RPAP2025004642	09/24/2025	Remove & replace attached patio enclosure totaling 486 sq. ft.	339 S Covina Boulevard, La Puente CA 91746	8110008040	Miguel Ceballos	Maria Masis	A-1-6000	1
RPAP2025004647	09/24/2025	Convert part of existing house (1,517sq.ft.) into ADU 559sq.ft.	816 Evanwood Avenue CA 91744	8212026001	Yudith Sillas	Maria Masis	R-1-6000	1
RPAP2025004655	09/24/2025	Single story residential addition (682 s.f.). Replace existing 2 ton HVAC unit with 5 ton unit. New duct work in new addition. New roof over new addition.	1530 Lark Ellen Avenue CA 91744	8740013010	Robert Carter	Maria Masis	R-1-7500	1
RPAP2025004661	09/24/2025	(E) 2-Story SFD w/ New 611 SF addition @ 1st Flr , new 731 SF addition @ 2nd Flr & 406 SF Balcony	15417 Skyline Drive CA 91745	8291045003	David J Alvarez	Maria Masis	A-2-1	4

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RPAP2025004668	09/25/2025	A second-floor addition of 427 Sq.Ft. will be constructed at the existing residence. A new gable roof will be built over the addition, and portions of the existing architectural roof will be removed as required. The scope includes new exterior walls and interior partition walls, as well as new posts and foundations to support the addition. Minor electrical, mechanical, and plumbing work will be provided.	20575 Starshine Road CA 91789	8764014001	Meghan Heitmann	To Be Assigned Received	R-1-8500	1
RPAP2025004670	09/25/2025	NEW ADU 790 SQ.FT. NEW STORAGE 261 SQ.FT.	2304 Punta Del Este Drive CA 91745	8205027001	Michael Zhang Construction	To Be Assigned Received	R-A-10000	1
RPAP2025004677	09/25/2025	Amendment Request: This amendment is submitted to revise the approved building plans for the above-mentioned project. The revision specifically concerns the garage area	15902 Harvestmoon Street CA 91744	8254025001	SARINA TRUONG	To Be Assigned Received	R-1-6000	1
RPAP2025004685	09/26/2025	Revision to RPPL2025002473	1408 Almena Avenue #A, Rowland Heights CA 91748	8270011018	Sarina Truong	To Be Assigned Received	R-1-6000	1
RPAP2025004692	09/26/2025	PROPOSED ONE STOREY ACCESSORY DWELLING UNIT (440 SF)	3038 Leticia Drive, Hacienda Heights CA 91745	8290020014	Arturo Castro	To Be Assigned Received	R-A-10000	1
Referrals Number of Plans: 1								
RPAP2025004629	09/23/2025	1501 S Nogales St - Zoning verification letter	1501 S Nogales Street, Rowland Heights CA 91748	8761012006	Tiffany Rimmer	Maria Masis	MXD	1
Site Plan Review - Ministerial Number of Plans: 22								
RPPL2025003641 PRJ2025-004235	09/22/2025	544 sf room addition,	17419 Calcutta Street, La Puente CA 91744	8729009033	Star Wang	Marlene Vega-Hernandez	R-A-6000	1
RPPL2025004109 PRJ2025-004804	09/22/2025	(E) GARAGE CONVERT TO (N) JADU	835 Le Borgne Avenue, La Puente CA 91746	8560018001	Mary Dela Fuente	Aidan Holliday	R-1-6000	1

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RPPL2025004111 PRJ2025-004808	09/22/2025	EXISTING ATTACHED GARAGE 665 SF CONVERTED TO ADU. 1. 828 SF OF THE EXISTING RESIDENCE (2268 SF) WILL BE CONVERTED TO NEW ADU, REMAIN 1440 SF FOR THE NEW SINGLE FAMILY DWELLING. NEW ADU.: 828 S.F. NEW SFD.: 1440 S.F.	18524 Mescal Street, Rowland Heights CA 91748	8268004041	XIAOLEI CAO	Dennis Harkins	R-1-6000	1
RPPL2025004112 PRJ2025-004807	09/22/2025	Tenant Improvement for 1,555 sf of bank branch office -alteration to existing suite 'b' as an expansion to existing bank branch -connection of suite 'b' and suite 'a' & 'd' -modification of existing suites 'a' & 'd'	19756 Colima Road, Rowland Heights CA 91748	8276032030	Yun Wang	Dennis Harkins	C-2	1
RPPL2025004113 PRJ2025-004809	09/23/2025	interior remodel whole house, addition of 278 sqft and replace all windows and doors	2107 Desire Avenue, Rowland Heights CA 91748	8272002004	emory zhang	Marlene Vega-Hernandez	A-1-25000	1
RPPL2025004130 PRJ2025-004828	09/22/2025	· 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	Rudy Silvas	R-1-6000	1
RPPL2025004144 PRJ2025-004842	09/23/2025	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	Rick Kuo	RPD-5000 -15U	1

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RPPL2025004157 PRJ2025-004853	09/23/2025	-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	Uriel Mendoza	R-1-40000	1
RPPL2025004162 PRJ2025-004861	09/23/2025	Adding 2 ADU to the property. attached ADU is 1,200 s.f. and the detached ADU is 1,200 s.f.	13744 Lomitas Avenue, La Puente CA 91746	8120001036	Roy Furuto	Steven Mar	A-1-20000	1
RPPL2025004163 PRJ2025-004867	09/24/2025	demo existing garage and install new pre fab garage	16011 Maplegrove Street, La Puente CA 91744	8741012003	FERNANDO VALENZUELA	Dennis Harkins	A-1-10000	1
RPPL2025004167 PRJ2025-004872	09/24/2025	A new 1,200 SF detached ADU and 480 SF detached garage will be constructed. All new structures will have slab-on-grade foundation and traditional framing. Minor MEP will be included, and all work will comply with applicable codes and permit requirements. Existing main residence to remain, not in scope of work.	2351 Sarandi Grande Drive, Hacienda Heights CA 91745	8205015035	Meghan Heitmann	Dennis Harkins	R-A-10000	1
RPPL2025004171 PRJ2025-004878	09/24/2025	GARAGE CONVERT TO JADU	1524 Manor Gate Road, Hacienda Heights CA 91745	8209005012	Rowland Ching	Dennis Harkins	R-2	1
RPPL2025004173 PRJ2025-004879	09/24/2025	1, CONSTRUCT 1,115 SF. OF NEW ADU ATTACHED TO THE EXISTING DETACHED TWO-CAR GARAGE, INCLUDE THREE BEDROOMS, TWO BATHROOMS, ONE LIVING ROOM AND ONE KITCHEN. 2, ADD A NEW BACK DOOR AND A WINDOW TO THE EXISTING TWO-CAR GARAGE.	17020 Doublegrove Street, La Puente CA 91744	8740015007	Wayne Lei	Dennis Harkins	R-1-7500	1
RPPL2025004174 PRJ2025-004881	09/24/2025	GARAGE CONVERT TO JADU	1524 Manor Gate Road, Hacienda Heights CA 91745	8209005012	Rowland Ching	Dennis Harkins	R-2	1

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RPPL2025004176 PRJ2025-004882	09/24/2025	Converting existing detached garage into an ADU with additions for a total of 1,200 SF.	15942 Hayland Street, La Puente CA 91744	8252002029	Guillermo Santana	Dennis Harkins	R-1-6000	1
RPPL2025004187 PRJ2025-004892	09/24/2025	1, CONSTRUCT 797 SF. OF ATTACHED ADU, INCLUDE TWO BEDROOMS, TWO BATHROOM AND ONE KITCHEN, ONE LIVING ROOM. 2, CONVERT THE EXISTING 407 SF. OF THE TWO-CAR GARAGE INTO A JADU, INCLUDE ONE BEDROOM. ONE BATHROOM. ONE KITCHEN AN ONE LIVING ROOM AND RAISE UP THE CEILING/ROOF FROM 8'-0" TO 9'-0".	1435 Almena Avenue, Rowland Heights CA 91748	8270011027	Wayne Lei	Rudy Silvas	R-1-6000	1
RPPL2025004188 PRJ2025-004894	09/25/2025	COUNTY - Installation of (12) Level 2 Charging Stations.	1900 Sycamore Canyon Road, San Dimas CA 91773	8665001901	Albert Perez	Glenn Kam		5
RPPL2025004193	09/25/2025	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	Uriel Mendoza	R-1	1
RPPL2025004195 PRJ2025-004899	09/25/2025	800 sqft addition to SFR	14919 E Oak Canyon Drive, Hacienda Heights CA 91745	8221007022	SHARON BLAND	Rick Kuo	A-1-1	1
RPPL2025004196 PRJ2025-004901	09/25/2025	(N) ADU 600 SQ.FT	2962 Sisal Place, Hacienda Heights CA 91745	8204021022	Michael Zhang Construction	Aidan Holliday	R-A-10000	1
RPPL2025004197 PRJ2025-004902	09/25/2025	New 2nd floor ADU 1032 sq ft. Existing workshop section to pool house 176 sq ft.	638 Redburn Avenue, La Puente CA 91746	8206031004	Jorge Gutierrez	Rudy Silvas	A-1-20000	1

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RPPL2025004216 PRJ2025-004921	09/26/2025	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 CA 91789	8709023911	David Negrete	Diana Gonzalez		1
Zoning Conformance Review <i>Number of Plans:</i> 3								
RPPL2025004145 PRJ2025-004844	09/23/2025	Legalization of an existing unpermitted rear addition (approx. 196 sq.ft.) at the back of the single-family residence.	1824 Otterbein Avenue, Rowland Heights CA 91748	8276007005	Ivy Cui	Rick Kuo	R-2	1
RPPL2025004161 PRJ2025-004859	09/23/2025	Removal of exisiting signage and installation of 6 wall signs, parking poles and plaques and awning. Freestanding sign tenant face replacements	18847 Colima Road, Rowland Heights CA 91748	8761012008	Vanessa Cabrera	David Finck	MXD	1
RPPL2025004166 PRJ2025-004868	09/24/2025	PRJ2025-004868 • House addition of 212 s.f., single story 2 @ 16735 E Tudor St House addition of 212 s.f., single story.	16735 E Tudor Street, Covina CA 91722	8410032022	Hugo Garcia	Joshua Pereira	R-1-6000	1