

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 10/12/2025 to 10/19/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP <i>Number of Plans:</i> 1								
RPPL2025004458 PRJ2025-005320	10/15/2025	Parcel Map to create two residential parcels and a conditional use permit to development within a hillside management area.	3250 Dulzura Drive, Hacienda Heights CA 91745	8241014038	Hank Jong	Perla Inclan	R-A-15000	1
DMV Referral <i>Number of Plans:</i> 1								
RPPL2025004482	10/15/2025	THIS UNIT 2385 IS ONE OF TEN UNITS AND WILL BE USED TO APPLY FOR DMV REGISTRATION SERVICE LICENSE	2385 S Hacienda Boulevard, Hacienda Heights CA 91745	8222001027	KAI ZHANG	Aidan Holliday	C-3	1
Permits <i>Number of Plans:</i> 21								
RPAP2025004945	10/12/2025	<ul style="list-style-type: none">• ONE STORY ADDITION TO UNIT ONE, AREA 1,219 SQ. FT.• ADU CONVERTED FROM EXISTING GARAGE, AREA 946 SQ. FT.• ONE STORY ADDITION TO UNIT TWO, AREA 580 SQ. FT. (LEGALIZE UNPERMITTED SPACE)	18427 E Cypress Street, Covina CA 91723	8421022016	Esther Yang	Michele Bush	R-3	1
RPAP2025004964	10/13/2025	Proposed one(1) new 1760 SF main dwelling unit with attached two(2) car garage and one(1) attached 1,200 SF ADU under SB 9 pursuant to SB 9 on R-1-6000 Zone with no propose Lot Split. On existing 16,575 SF lot with existing one (1) main dwelling and detached ADU.	18223 Senteno Street, Rowland Heights CA 91748	8268010084	James Sy	Dennis Harkins	R-1-6000	1

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RPAP2025004966	10/14/2025	NEW 1,008 SQ. FT. DETACHED ADU	13400 Don Julian Road, La Puente CA 91746	8112017007	Ivan Roche		A-1-6000	1
RPAP2025004967	10/14/2025	NEW ADU W/ 3 BED. 2 BATH.	276 S San Angelo Avenue, La Puente CA 91746	8110011022	GIORDANO GOMAR	Marlene Vega-Hernandez	A-1-6000	1
RPAP2025004972	10/14/2025	New 1 story SFD 1,259 SF w/ Attached 2-Car Garage 358 SF with MEP'S New 1 story ADU 1,042 SF With MEP'S	159 S 2nd Avenue, La Puente CA 91746	8112004009	Idit Tadmor	David Finck	A-1-6000	1
RPAP2025004981	10/14/2025	PROPOSED A DETACHED ADU,TOTAL:1199 SQ.FT.	1404 Felicia Avenue, Rowland Heights CA 91748	8270003008	yuyang mai	Aidan Holliday	R-1-6000	1
RPAP2025004982	10/14/2025	Job's Name: OOLONG TEA PROJECT Proposing: 2 sets of Internally Illuminated LED Channel Letter Wall Signs	1015 S Nogales Street #130, Rowland Heights CA 91748	8264021040	Nicky Chung	Dennis Harkins	M-1.5-BE B-1	1
RPAP2025004990	10/15/2025	The proposed work consists of constructing an addition to the existing residence to include a new master bedroom, a master bathroom, and an extension of an existing bedroom. The scope also includes the new construction of an attached patio. The addition will be integrated with the existing structure to maintain architectural cohesion and comply with applicable building codes and zoning requirements.	14966 E Hayland Street, La Puente CA 91744	8472030004	Alicia Morales	To Be Assigned Received	R-1-6000	1
RPAP2025005006	10/15/2025	Proposing: 1 set internally illuminated LED Channel Letters	18166 Colima Road, Rowland Heights CA 91748	8270017025	Nicky Chung	To Be Assigned Received	C-2 C-3	1

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RPAP2025005010	10/15/2025	New three-story 48 unit (affordable housing) apartments.	1528 S Otterbein Avenue, Rowland Heights CA 91748	8761026031	Helen Cui JWDA-MS ARCHITECTS	To Be Assigned Received	C-1	1
RPAP2025005012	10/16/2025		16766 E Brookport Street, Covina CA 91722	8419013012		To Be Assigned Received	R-1-6000	1
RPAP2025005024	10/16/2025	Pre-application Counseling Meeting for a proposed assisted living facility via a subsequent CUP application		8269016071	Robert Chiang	To Be Assigned Received	R-1-12000 -DP	1
RPAP2025005025	10/16/2025	Change the setback to shift the proposed detached ADU 5 feet to the north and 5 feet to the west	1708 Barford Avenue, Hacienda Heights CA 91745	8243012018	Julia Cheng	To Be Assigned Received	R-1-6000	1
RPAP2025005027	10/16/2025	<p>*PROPOSED 699 SQ.F.T ACCESSORY DWELLING UNIT ATTACHED TO EX. RESIDENCE AT FIRST FLOOR.</p> <p>-ADU CONSISTING OF LIVING ROOM/ KITCHEN, LAUNDRY AREA, FULL BATHROOM, AND TWO BEDROOMS.</p> <p>*PROPOSED 499 SQ.FT. ADDITION TO EXISTING RESIDENCE AT SECOND FLOOR.</p> <p>-ADDITION CONSISTING OF FAMILY ROOM, FULL BATHROOM AND BEDROOM.</p> <p>-PROPOSED 89 SQ.F.T PATIO TO FAMILY ROOM .</p>	16757 Doublegrove Street, La Puente CA 91744	8740003020	Humberto Corona	To Be Assigned Received	R-1-7500	1
RPAP2025005034	10/16/2025	1ST FLOOR: 681 SQ. FT. ADDITION 451 SQ. FT. 2-CAR GARAGE 57 SQ. FT. FRONT PORCH 2ND FLOOR: 1,275 SQ. FT. ADDITION 164 SQ. FT. COVERED BALCONY. - PROPOSED DETACHED ADU: 1,144 SQ. FT.	5040 Jenifer Avenue, Covina CA 91724	8404006029	Marvin Barriga	To Be Assigned Received	R-2	5

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RPAP2025005040	10/16/2025	17 x PANASONIC EVERVOLT EVPV420HK2 (420W) SOLAR MODULES 1 x TESLA POWERWALL 3 (1707000-11-L) [240V] [SI1-SB] 11.5kW INVERTER 1 x TESLA BACKUP SWITCH 1 x TESLA RAPID SHUTDOWN DEVICE	4162 Via Padova, Claremont CA 91711	8673028012	Robert Baghdasarian	To Be Assigned Received	R-1	5
RPAP2025005042	10/16/2025	Existing attached garage to ADU.	4026 Walnuthaven Drive, Covina CA 91722	8435029005	Christian Martinez	To Be Assigned Received	R-1-6000	1
RPAP2025005058	10/17/2025	We will be bringing ADU up to code. along with new plans and upgrades Garage will converted to a living space area , attached prints will provide new specs	1303 Bannon Avenue, La Puente CA 91744	8254016011	Eduardo Martinez	To Be Assigned Received	R-1-6000	1
RPAP2025005060	10/18/2025	Attach 552 sq. ft. ADU to front of existing house	917 Arciero Drive, Whittier CA 90601	8115011012	Joseph Biesiada	To Be Assigned Received	R-1-7200	1
RPAP2025005061	10/18/2025	ATTACHED ADU AREA TOTAL 662 S.F INCLUDING (2) BEDROOM (2) BATH (1) FAMILY AREA (1)KITCHEN AREA (1)LIVING AREAFAMILY AREA (1)KITCHEN AREA (1)LIVING AREA	19558 Windrose Drive, Rowland Heights CA 91748	8269043004	CAN FANG	To Be Assigned Received	R-1-10000	1
RPAP2025005062	10/18/2025	Existing garage convert in ADU (not permit) 400 sqft Existing Sleepingroom and bth 216 sqft New addition first floor 244 sqft new addition second floor 300 sqft New ADU total 1,160 sqft New deck second floor 2320 sqft Max height 19'6"	1356 N Indian Summer Avenue, La Puente CA 91744	8742017007	luis santoyo	To Be Assigned Received	R-1-6000	1
Revised Exhibit "A" Number of Plans: 1								
RPPL2025004418 R2014-01529	10/14/2025	Tenant improvement for new pharmacy business w/1st floor main area and 2nd floor meeting area.	1115 Grand Place, Rowland Heights CA 91748	8264021041	May Xu	Steven Mar	M-1.5-BE	1
Site Plan Review - Ministerial Number of Plans: 10								

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RPPL2025004109 PRJ2025-004804	10/16/2025	(E) GARAGE CONVERT TO (N) JADU	835 Le Borgne Avenue, La Puente CA 91746	8560018001	Mary Dela Fuente	Aidan Holliday	R-1-6000	1
RPPL2025004254 PRJ2025-005002	10/13/2025	Demolish existing storage and build a New 960 sq.ft ADU	176 S Winton Avenue, La Puente CA 91744	8729019020	Mark Garcia-Panduro	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025004409 PRJ2025-005274	10/14/2025	Proposed new ADU 2 story 1,191 sqft	1900 S Angelcrest Drive, Hacienda Heights CA 91745	8215014022	Jose Moreno	Rick Kuo	R-A-10000	1
RPPL2025004410 PRJ2025-005276	10/14/2025	1. CONVERT AN EXISTING ATTACHED GARAGE TO JADU W/ 1 BEDROOM, I BATH, KITCHEN, DINING AND LIVING 462 S.F.. 2. EXISTING UNPERTTED COVERED PATIO TO BE REMOVED 78 S.F.	1226 Annadel Avenue, Rowland Heights CA 91748	8762010032	SAM YUM	Rick Kuo	R-1-6000	1
RPPL2025004412 PRJ2025-005281	10/14/2025	RPPL2024001685 amendment 2nd story addition	17009 E Benwood Street, Covina CA 91722	8420005026	Suzanne Garcia	Stacy Corea	R-1-6000	1
RPPL2025004442 PRJ2025-005304	10/16/2025	Proposing to convert (e) Garage to a ADU	14529 Shaver Street, La Puente CA 91744	8466026011	Sylvia Carrillo	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025004443 PRJ2025-005305	10/15/2025	Remove & replace attached patio enclosure totaling 486 sq. ft.	339 S Covina Boulevard, La Puente CA 91746	8110008040	Miguel Ceballos	Marlene Vega-Hernandez	A-1-6000	1
RPPL2025004455 PRJ2025-005319	10/15/2025	(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	Dennis Harkins	A-2-1	4
RPPL2025004476 PRJ2025-005334	10/15/2025	2- story ADU/ GARAGE CONVERSION-1000sf	15824 Meadowside Street, La Puente CA 91744	8254026006	Sandra Flores	Dennis Harkins	R-1-6000	1
RPPL2025004501 PRJ2025-005361	10/16/2025	PRJ2025-005361 - 600 square feet detached ADU project	18467 Payson Street, Azusa CA 91702	8622001016	ken lee	Amir Bashar	R-1-6000	1

Tentative Map - Parcel
Number of Plans: 1

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RPPL2025004456 PRJ2025-005320	10/15/2025	Parcel Map to create two residential parcels and a conditional use permit to development within a hillside management area.	3250 Dulzura Drive, Hacienda Heights CA 91745	8241014038	Hank Jong	Perla Inclan	R-A-15000	1