

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 10/26/2025 to 11/02/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance <i>Number of Plans:</i> 1								
RPPL2025004681 PRJ2025-005269	10/29/2025	COC	15811 E Cadwell Street, La Puente CA 91744	8252006021	Guangwei Chen Sonny ng	Timothy Stapleton	R-1-6000	1
Permits <i>Number of Plans:</i> 22								
RPAP2025005197 PRJ2024-004359	10/26/2025	REVISED THE DETACHED ADU DUPLEX OVERALL HEIGHT TO 23'-9"	1313 Aileron Avenue, La Puente CA 91744	8254020010	JOHNNY YU	Rudy Silvas	R-1-6000	1
RPAP2025005199	10/26/2025	Site Plan Review Convert Garage Into ADU	14930 Janetdale Street, La Puente CA 91744	8471002013	Itati Osorio	Marlene Vega-Hernandez	R-1-6000	1
RPAP2025005202	10/27/2025	To legalize a 320 sq.ft. addition for entertainment room.	16220 Glenhope Drive, La Puente CA 91744	8745020021	Maggie Chau	Dennis Harkins	R-1-6000	1
RPAP2025005215	10/27/2025	existing garage conversion to ADU	16863 Wing Lane, La Puente CA 91744	8248022024	juan Moreno	Marlene Vega-Hernandez	R-1-6000	1
RPAP2025005228 PRJ2025-005646	10/27/2025	LEGALIZATION OF REAR ADDITION AT THE BACK OF THE HOUSE (APPROX.196 SQ.FT.). LEGALIZATION OF REAR ADDITION ADU BACK OF THE HOUSE (APPROX.317 SQ.FT.).	1824 Otterbein Avenue, Rowland Heights CA 91748	8276007005	Ivy Cui	Rick Kuo	R-2	1

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RPAP2025005229	10/28/2025	Amendment to previously approved plan, there is a minor revision requested by the county inspector , lowest point of sloped roof is 6'-8" not 7'-0"	14912 Fairgrove Ave #A, La Puente CA 91744	8472017001	Maria Arias	Carl Nadela	R-1-6000	1
RPAP2025005234	10/28/2025	Application for New CUP. Current CUP expires in May 2026 and the new site plan increases SF above 10% of original permit.	4552 N Towne Avenue, Claremont CA 91711	8669015016	Danny Munsterman Laura Hopper	Joshua Pereira	A-1-15000	5
RPAP2025005245	10/28/2025	Convert existing garage to ADU and ADU addition	16803 Lawnwood Street, La Puente CA 91744	8248011013	Adam Bressler	Maria Masis	R-1-6000	1
RPAP2025005252	10/29/2025	Install 234 SF Attached Patio Enclosure on rear of SFD. IAPMO RS REPORT #0254. Non-Habitable Space. 4-Leds, 1-Fan, 1-Switch	18638 Mescal Street, Rowland Heights CA 91748	8258001028	K. James Giguere	Maria Masis	R-1-6000	1
RPAP2025005268	10/29/2025	Build new 400 sq. ft. pool & 64 sq. ft. spa. Total pool and spa is 464 sq. ft. No concrete decking on the contract.	18031 Quail Cove Way, Rowland Heights CA 91748	8265065035	Diane Johnson	To Be Assigned Received	R-1-10000	1
RPAP2025005269	10/29/2025	submitting plans for jr adu , correction's for front porch and back patio	14924 Janetdale Street, La Puente CA 91744	8471002014	Joana Cruz	To Be Assigned Received	R-1-6000	1
RPAP2025005270	10/29/2025	CONVERT (E) 800 SF GARAGE TO DETACHED ADU (2 BED, 2 BATH)	21251 Terry Way, Covina CA 91724	8448013036	Binh Do	To Be Assigned Received	A-1-40000	1
RPAP2025005274	10/29/2025	AMMENDMENT TO RPPL2022009162 PROPOSED ADDITION TO (E)BEDROOM AND (E)BATHROOM 307 SQ. FT.	13531 Loumont Street, Whittier CA 90601	8120009023	Nestor Tec	To Be Assigned Received	R-1-7200	1
RPAP2025005280	10/30/2025	NEW DETACHED ADU 1048SF	1402 Lyndhurst Avenue, Hacienda Heights CA 91745	8243034012	Karina Qin	To Be Assigned Received	R-A	1

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RPAP2025005289	10/30/2025	WIRELESS TELECOM FACILITY MODIFICATION UTILIZING EXISTING WOOD UTILITY POLE #4767246E. REMOVE AND REPLACE DOUBLE CROSS ARMS, ANTENNAS AND GPS. INSTALL ANTENNAS ON NEW ANTENA MOUNTING PLATES AND PIPE MOUNTS, RRUS IN MODULAR SHROUD, AND BELOW ANTENNAS ON SAME PIPE MOUNTS NEW DOUBLE CROSS ARMS. REMOVE CMH VAULT. INSTALL RAYCAP AND RAYCAP SURGE SUPPRESSOR. REPLACE NEW CABLE EXTENSION ARM AND TRANSFER EXISTING FIBER. NEW EQUIPMENT MATCHED IN COLOR OF WOOD POLE AND EXISTING EQUIPMENT	863 Broadmoor Avenue, La Puente CA 91744	8212009021	Annette Bañuelols	To Be Assigned Received	R-1-6000	1
RPAP2025005290	10/30/2025	Revision to RPPL2025004161	18847 Colima Road, Rowland Heights CA 91748	8761012008	Vanessa Cabrera	To Be Assigned Received	MXD	1
RPAP2025005300	10/30/2025	a. CONSTRUCTING A NEW 2-STORY RESIDENCE 3251 SF W/ A 2-CAR GARAGE 502 SF. b. CONSTRUCTING A NEW ADU 1200 SF IN REAR YARD.	2202 Batson Avenue, Rowland Heights CA 91748	8253013109	Steven Wang	To Be Assigned Received	R-1-6000	1
RPAP2025005301	10/31/2025	Convert Existing 702 SQ Ft detached Garage/Storage into two bedrooms, kitchen, dining room and living room. 32 SQ.FT. front Porch	17241 Millburgh Road, Azusa CA 91702	8620004036	JOHN HONG	To Be Assigned Received	R-2	1
RPAP2025005308	10/31/2025	SPR for use of an existing warehouse for automobile sales and display in accordance with Los Angeles County Title 22 zoning requirements. No change to the site and existing building proposed. Main Address: 20957 CURRIER RD UNIT E, WALNUT CA 91789 Parcel Number: 8760024086 Community: South Walnut Planning Area: East San Gabriel Valley ZONE M-1.5-BE-IP: Restricted Heavy Manufacturing Zone (M-1.5)	20957 Currier Road, Walnut CA 91789	8760024086	Allan Hsu	To Be Assigned Received	M-1.5-BE-IP	1

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RPAP2025005309	10/31/2025	Construction of a 210 Sq. Ft. gunite pool and a 60 Sq. Ft. spa. 2.7 hp variable speed pump and a 460 cartridge filter, a 340k BTU pool heater (1) colored LED pool light, (1) colored LED spa light.	15454 Regalado Street, Hacienda Heights CA 91745	8222009165	Irene Fradella	To Be Assigned Received	R-A-10000	1
RPAP2025005311	10/31/2025	Site plan amendment. Prior PROJECT #PRJ2025-000601 PERMIT #RPPL2025000825 approved at 716-718 E Foothill Blvd, but we are changing the project to 718-720 E Foothill Blvd. Project is a tenant improvement (2,523 sq. ft.) in a portion of existing 1-story commercial retail building (15,916 sq. ft.). Address is 718-720 E Foothill Blvd (not 724 E Foothill Blvd).	724 E Foothill Boulevard, San Dimas CA 91773	8661020018	Lilian Phan	To Be Assigned Received	C-3	5
RPAP2025005314	11/01/2025	Storage addition to Garage, new attached patio	4808 N Brightview Drive, Covina CA 91722	8405013010	Jinmao Feng	To Be Assigned Received	R-2	5
Referrals Number of Plans: 2								
RPAP2025005219	10/27/2025	I am applying for a food establishment business license and need to first obtain approval from the Department of Regional Planning to ensure compliance with zoning regulations.	1015 S Nogales Street #130, Rowland Heights CA 91748	8264021040	Scott Chien	Dennis Harkins	B-1 M-1.5-BE	1
RPAP2025005285	10/30/2025	1722 Desire Ave., Suite 102, Rowland Heights, CA 91748 INWELL BEAUTY SPA BUSINESS LICENSE		8272001007	Jojo Chou	To Be Assigned Received	MXD	1
Site Plan Review - Ministerial Number of Plans: 20								
RPPL2025004547 PRJ2025-005461	10/27/2025	PROPOSED A DETACHED ADU, TOTAL: 1199 SQ.FT.	1404 Felicia Avenue, Rowland Heights CA 91748	8270003008	yuyang mai	Aidan Holliday	R-1-6000	1
RPPL2025004612 PRJ2025-005582	10/26/2025	(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, La Puente CA 91746	8206007038	Likhita GR	Carl Nadela	A-1-6000	1
RPPL2025004627 PRJ2025-005597	10/27/2025	Installation of (8) Level 2 Charging Stations	750 S Park Avenue, Pomona CA 91766	8341014908	Albert Perez	Jason Wasmund		1

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RPPL2025004641 PRJ2025-005614	10/28/2025	PRJ2025-005614 • (N) additions and ADU @ 18427 E Cypress Street • 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	Joshua Pereira	R-3	1
RPPL2025004651 PRJ2025-005622	10/28/2025	a new 1,182 S.F detached ADU with 3 bedrooms and 2 bath.	1232 Fieldgate Avenue, Hacienda Heights CA 91745	8242009016	JOANNA LEE	Aidan Holliday	R-1	1
RPPL2025004655 PRJ2025-005626	10/28/2025	PRJ2025-005626 - New detached ADU 1000 sf	4528 N Sunflower Avenue, Covina CA 91724	8402016042	Yomar De La Vega	Daniel Alcayaga	R-1-10000	1
RPPL2025004669 PRJ2025-005644	10/29/2025	EXISTING 371 SQ.FT. GARAGE TO BE LEGALIZED + NEW 220 SQ.FT. ADD.	1842 Fruitvale Avenue, South El Monte CA 91733	8113017036	Laura Espindola Romero	Rick Kuo	R-3	1
RPPL2025004670 PRJ2025-005647	10/29/2025	Deck renovation	16100 Elza Drive, Hacienda Heights CA 91745	8241003033	sufen Wang	Dennis Harkins	A-1	1
RPPL2025004671 PRJ2025-005646	10/29/2025	LEGALIZATION OF REAR ADDITION AT THE BACK OF THE HOUSE (APPROX.196 SQ.FT.). LEGALIZATION OF REAR ADDITION ADU BACK OF THE HOUSE (APPROX.317 SQ.FT.).	1824 Otterbein Avenue, Rowland Heights CA 91748	8276007005	Ivy Cui	Rick Kuo	R-2	1
RPPL2025004672 PRJ2025-005648	10/29/2025	- 1-STORY REAR ADDITION WITH BALCONY ABOVE (830 S.F.) TO AN (E) 2-STORY SFD (2,099 S.F.) - ADD AN ATTACHED SUNROOM (200 SF)	1920 Tiburon Court, Rowland Heights CA 91748	8265043003	Daisy Villalobos	Dennis Harkins	R-1-10000	1
RPPL2025004674 PRJ2025-005649	10/29/2025	convert existing garage to new ADU	18750 La Guardia Street, Rowland Heights CA 91748	8258002019	Lori Pazula	Dennis Harkins	R-1-6000	1
RPPL2025004675 PRJ2025-005651	10/29/2025	Propose new detached ADU 1,200 sq ft	1702 Lark Tree Way, Hacienda Heights CA 91745	8209018019	Yang Wang	Dennis Harkins	R-2	1

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RPPL2025004677 PRJ2025-005653	10/29/2025	amendment to application PRJ025-002207	3150 Allenton Avenue, Hacienda Heights CA 91745	8241009007	Miriam Tinajero	Dennis Harkins	R-A-15000	1
RPPL2025004684 PRJ2025-005656	10/29/2025	I submitted to Los Angeles County and I received an email response from Jennifer Guerra saying that I need to apply for regional planning first and then apply to building and safety. She also said the setbacks are usually 6 feet. I recently submitted an A.D.U. project to EPICLA with 4' Side and 4' Rear yard setbacks without an issue. When I downloaded the Los Angeles County A.D.U. Guidelines it says 4' Side and 4' Rear yard setbacks on the guidelines. I also called Los Angeles County Planning on the phone and the person said there needs to be 6 feet between the new A.D.U. and the primary residence.	1527 Cobre Court, La Puente CA 91744	8254004067	Stephen Scheuerer	David Finck	A-1-10000	1
RPPL2025004686 PRJ2025-005661	10/29/2025	Convert (E) 435 sf garage into a Junior Accessory Dwelling Unit (JADU).	1016 Helmsdale Avenue, La Puente CA 91744	8742009011	EDUARDO HERNANDEZ	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025004688 PRJ2025-005662	10/29/2025	- Demolish existing detached garage - New 1200 SF 2-story detached ADU w/ 480 attached 2-car garage	15112 Walbrook Drive, Hacienda Heights CA 91745	8217008003	David Lei	Marlene Vega-Hernandez	R-1	1
RPPL2025004690 PRJ2025-005664	10/29/2025	1,345 SF House Addition to existing single family home (w/attached temple) (Attached temple portion of structure separate under CUP no. RPPL2022004092)	13624 E Temple Avenue, La Puente CA 91746	8562001021	Ernest (Chengpeng) Wang	Steven Mar	R-1-6000	1
RPPL2025004704 PRJ2025-005680	10/30/2025	Legalize walls on existing patio	5827 Cedarglen Drive, Azusa CA 91702	8623037005	Christina Trevino Montserrat Maldonado	Uriel Mendoza	R-1-6000	1
RPPL2025004717 PRJ2025-005696	10/30/2025	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

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RPPL2025004719	10/30/2025	PRJ2025-005697 - (N) 675 SF DETACHED ADU (2 BED, 2 BATH) WITH 70 SF ATTACHED COVERED PORCH	18833 Hicrest Road, Glendora CA 91741	8684032003	Jason Goldberg		R-A-20000	5
Yard Sale Registration Number of Plans: 1								
RPPL2025004703	10/30/2025	yard sale registration	16318 E Cypress Street, Covina CA 91722	8417011022	Amairany Castrellon Katia Kenny Heinzen Trust	Armeneh Arakilians	R-1-6000	1
Zoning Conformance Review Number of Plans: 1								
RPPL2025004694 PRJ2025-005666	10/29/2025	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	Anthony Curzi	R-1	5
Zoning Verification Letter Number of Plans: 1								
RPPL2025004718	10/30/2025	Zoning Verification Letter	15734 E Gale Avenue, Hacienda Heights CA 91745	8218022002	Skylar Sukapornchai	David Finck	C-3-DP	1