

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/02/2025 to 11/09/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits Number of Plans: 19								
RPAP2025005318	11/02/2025	Existing attached 432 s.f. garage conversion to ADU	18427 Renault Street, La Puente CA 91744	8727003012	Charlie Cheng	Dennis Harkins	R-1-6000	1
RPAP2025005319 PRJ2025-005824	11/03/2025	NEW DETACHED A.D.U. TOTAL = 1,088 S.F.	16682 E Greenhaven Street, Covina CA 91722	8410026038	MANY LOPES	Daniel Alcayaga	R-1-6000	1
RPAP2025005338	11/03/2025	CONVERT EXISTING 378 SQ. FT. 2-CAR GARAGE INTO ADU	13727 Laurie Lane, Whittier CA 90601	8120002018	FERNANDO Solis	Aidan Holliday	R-1-7200	1
RPAP2025005343	11/04/2025	(N) 324 SQ FT ENCLOSED PATIO AT REAR OF (E) SFD	1928 Jellick Avenue, Rowland Heights CA 91748	8253006010	Miguel Ceballos	Marlene Vega-Hernandez	R-1-6000	1
RPAP2025005347	11/04/2025	(DEFICIENT) Lot Line Adjustment Between Parcel 1 and Parcel 2 in Lot 2 of Tract No. 3422 Map Book 37, Page 51.	3021 Fullerton Road, Rowland Heights CA 91748	8269003900	Jeanpaul Boghos	Timothy Stapleton	A-1-5	1, 4
RPAP2025005349	11/04/2025	INSTALL (1) NEW ILLUMINATED WALL SIGN FOR "ALDI"	17406 Colima Road, Rowland Heights CA 91748	8265003020	RYAN YBARRA	David Finck	MXD	1
RPAP2025005352 PRJ2025-005792	11/04/2025	Special Events Permit for outdoor food truck event	1015 S Nogales Street, Rowland Heights CA 91748	8264021040	Ryan Leung	Carl Nadela	B-1 M-1.5-BE	1

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RPAP2025005355	11/04/2025	APPLY LOT DIVISION TREE PLANTING PLAN this is the sub-application for EIMP2024000291 By MICHELLE LYNCH mlynch@planning.lacounty.gov "The Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. Based on the frontage width of 110 feet, a minimum of four trees shall be planted (on-site): two trees for Parcel No. 1 and two trees for Parcel No. 2. "	814 Grand View Lane, La Puente CA 91744	8248014017	SAM zhou	Joshua Huntington	R-1-6000	1
RPAP2025005357	11/04/2025	TO LEGALIZE EXISTING ATTACHED GARAGE CONVERSION TO JADU, AND NEW ROOM ADDITION	18344 Mescal Street, Rowland Heights CA 91748	8268011108	Marlon Riano	Dennis Harkins	R-1-6000	1
RPAP2025005382	11/05/2025	Replace with Shell signs. NO NEW STRUCTURES.	14360 W Francisquito Avenue, La Puente CA 91746	8464005001	Gus Ortega	To Be Assigned Received	R-1-7500	1
RPAP2025005387	11/06/2025	a. CONSTRUCTING A NEW 2-STORY RESIDENCE W/ A 2-CAR GARAGE. b. CONSTRUCTING A NEW ADU IN REAR YARD.		8253013112	Steven Wang	To Be Assigned Received	R-1-6000	1
RPAP2025005397	11/06/2025	25 bed conditional use permit for congregate living health facility which houses and rehabilitates ill individuals who come from hospitals.	545 3rd Avenue, La Puente CA 91746	8112019022	Marianna Sadikyan	To Be Assigned Received	A-1-20000	1
RPAP2025005400	11/06/2025	- CONVERT EXISTING 246 SQ.FT. GARAGE AND ADD 37 SQ.FT. TO BE A NEW 283 SQ.FT. JADU, TO INCLUDE 1 BEDROOM, KITCHEN, DINING AREA, AND BATHROOM. -ADD. 90 SQ.FT. TO EXISTING 139 SQ.FT. BEDROOM TO EXPAND BEDROOM AREA AND INCLUDE NEW BATHROOM.TOTAL EXPANDED BEDROOM AREA: 229 SQ.FT.	15738 Three Palms Street, Hacienda Heights CA 91745	8219019048	Cesar Labra	To Be Assigned Received	R-A-6000	1

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RPAP2025005408	11/06/2025	Amendment to previously approved RPPL20250022585 to restamp set of plans to provide more than the minimum 4 feet rear setback (now 5 feet) per plan checker request.	16170 Binney Street, Hacienda Heights CA 91745	8242018056	Manuel Couoh	To Be Assigned Received	R-1-6000	1
RPAP2025005410	11/06/2025	Convert Existing Garage to ADU	14715 Flynn Street, La Puente CA 91744	8212007006	Arturo Vazquez	To Be Assigned Received	R-1-6000	1
RPAP2025005414	11/07/2025	WALL SIGN: CHANNEL LETTERS	17472 Colima Road, Rowland Heights CA 91748	8265003020	HYUNG IM	To Be Assigned Received	MXD	1
RPAP2025005420	11/07/2025	Firepit installation	3768 N Woodhurst Drive, Covina CA 91724	8426027021	Grant (HRANT) Antaplyan	To Be Assigned Received	A-1-10000	5
RPAP2025005431	11/08/2025	California collision repair (lic number: BL-000868-08-2024) changed owner, transfer all permits to new company	13962 Valley Boulevard, La Puente CA 91746	8206010054	JIANWEI ZHU	To Be Assigned Received	B-1-IP-GZ M-1.5-BE-I P-GZ	1
RPAP2025005432	11/08/2025	Amendment to RPPL2025003392.	16303 Lawnwood Street, La Puente CA 91744	8745007014	nathan chavez	To Be Assigned Received	R-1-6000	1

Referrals

Number of Plans:1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025005399	11/06/2025	<p>We are writing to request clarification and guidance regarding a portion of the tract map labeled “Restricted Use Area”, located in the northwest section of the community near Rio Claro Drive and La Plata Avenue. The HOA Board is exploring the long-term feasibility of developing this parcel and would like to understand:</p> <p>The specific reason and basis for the “Restricted Use Area” designation (e.g., flood hazard, drainage, environmental, or zoning restriction);</p> <p>Whether this designation was created through a recorded condition of approval, covenant, or open space easement; and</p> <p>The process and requirements to request a modification or removal of this restriction if permitted.</p> <p>If possible, we would greatly appreciate receiving any related documentation, including:</p> <p>The Conditions of Approval associated with Tract Map 851;</p> <p>Any recorded easements or covenants referencing the “Restricted Use Area”; and</p> <p>Guidance on next steps should the HOA wish to initiate a formal tract modification or land-use review.</p> <p>Our goal is to fully understand the legal and environmental framework before engaging engineers or consultants. Please let me know if an appointment with a Planner of the Day or other staff member would be appropriate for this inquiry.</p> <p>Thank you very much for your time and assistance. We deeply appreciate the County’s help in clarifying these matters for responsible community planning.</p> <p>Thank you and Warm regards.</p>		8290025170	Marc Perez	To Be Assigned Received	RPD-1500 0-3.2U	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Revised Exhibit "A" Number of Plans: 1								
RPPL2025004802 R2012-02878	11/06/2025	REA to CUP 201200164 - WCF on SCE pole in ROW. 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	Steven Mar	R-1-6000	1
Site Plan Review - Ministerial Number of Plans: 10								
RPPL2025004725 PRJ2025-005741	11/03/2025	Propose new detached ADU 1,200 sq ft	15381 La Belle Street, Hacienda Heights CA 91745	8290004028	Yang Wang	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025004753 PRJ2025-005778	11/04/2025	Site Plan Review Convert Garage Into ADU	14930 Janetdale Street, La Puente CA 91744	8471002013	Itati Osorio	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025004756 PRJ2025-005787	11/04/2025	existing garage conversion to ADU	16863 Wing Lane, La Puente CA 91744	8248022024	juan Moreno	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025004767 PRJ2025-005805	11/04/2025	New Detached ADU - 1,200 SQ. FT. Convert portions of unpermitted building into storage and parking to meet zoning requirements - 1,729 SQ. FT.	2711 Batson Avenue, Rowland Heights CA 91748	8258018021	Minah Kim	Rudy Silvas	A-1-1	1
RPPL2025004769 PRJ2025-005809	11/05/2025	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	B-1 M-1.5-BE	1

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RPPL2025004771 PRJ2025-005810	11/05/2025	Convert existing garage to ADU and ADU addition	16803 Lawnwood Street, La Puente CA 91744	8248011013	Adam Bressler	David Finck	R-1-6000	1
RPPL2025004773 PRJ2025-005812	11/05/2025	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 TIUY QUOC	Dennis Harkins	R-1-6000	1
RPPL2025004776 PRJ2025-005815	11/05/2025	CONVERT (E) 800 SF GARAGE TO DETACHED ADU (2 BED, 2 BATH)	21251 Terry Way, Covina CA 91724	8448013036	Binh Do	Daniel Alcayaga	A-1-40000	1
RPPL2025004784 PRJ2025-005819	11/05/2025	PRJ2025-005819 - 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	Daniel Alcayaga	R-2	1
RPPL2025004785 PRJ2025-005824	11/05/2025	NEW DETACHED A.D.U. TOTAL = 1,088 S.F.	16682 E Greenhaven Street, Covina CA 91722	8410026038	MANY LOPES	Daniel Alcayaga	R-1-6000	1
Special Events Permit <i>Number of Plans:</i> 1								
RPPL2025004760 PRJ2025-005792	11/04/2025	Special Events Permit for outdoor food truck event	1015 S Nogales Street, Rowland Heights CA 91748	8264021040	Ryan Leung	Carl Nadela	B-1 M-1.5-BE	1
Zoning Conformance Review <i>Number of Plans:</i> 1								
RPPL2025004758 PRJ2025-005789	11/04/2025	PRJ2025-005789 • (N) POOL AND SPA @ 19003 E Duell St Pool and Spa Construction	19003 E Duell Street, Glendora CA 91740	8633016019	Designer Custom Pools	Joshua Pereira	R-1-6000	5