

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/09/2025 to 11/16/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Housing Permit - Administrative <i>Number of Plans:</i> 1								
RPPL2025004842 PRJ2025-005907	11/10/2025	New three-story 48 unit (affordable housing) apartments.	1528 S Otterbein Avenue, Rowland Heights CA 91748	8761026031	Helen Cui JWDA-MS ARCHITECTS	Glenn Kam	C-1	1
Permits <i>Number of Plans:</i> 25								
RPAP2025005436	11/10/2025	NEW ADDITION (519 SQ. FT.) - NEW MASTER BEDROOM, MASTER BATH & W.I.C. INTERIOR REMODEL (206 SQ. FT.) - EXISTING BEDROOM TO BE REMODELED NEW PATIO (340 SQ. FT.) NEW SWIMMING POOL	17877 Gallineta Street, Rowland Heights CA 91748	8265024012	German Cortez Leslie Cortez	Marlene Vega-Hernandez	R-A-9000	1

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RPAP2025005441	11/10/2025	1. DEMOLISH (E)SUNROOM(319 S.F.) 2. CONVERT (E)LIVING ROOM TO (N)JADU(288 S.F.)(1 BATH, 1 KITCHENETTE, 1 SLEEPING AREA) 3. (N) DETACHED ADU(1200 S.F.) (2 BEDS, 3 BATHS, 1 KITCHEN WITH BALCONY AND TRELLIS) 4. (N) DETACHED ADU 2-CAR GARAGE(469 S.F.) 5. (N) 6'-0" HEIGHT RETAINING WALL 6. (N) TRELLIS BETWEEN JADU AND DETACHED ADU	1657 Morning Sun Avenue, Walnut CA 91789	8764010014	David Huang	Maria Masis	R-1-8500	1
RPAP2025005443	11/10/2025	New attached garage conversion into adu with 379sqft addition to the front	1924 Atlantida Drive, Hacienda Heights CA 91745	8205004021	Anthony Bueno	Maria Masis	R-A-10000	1
RPAP2025005451	11/10/2025	a detached adu 1200sf an attached adu 700sf a sunroom 344sf	20410 Sartell Drive, Walnut CA 91789	8764020008	Esther Yang	Maria Masis	A-1-1	1
RPAP2025005455	11/10/2025	DECK PATIO COVER BBQ AREA FIEPLACE BRICK WALL OVER 6 FEET CONCRETE DRIVEWAY	1624 Doverfield Avenue, Hacienda Heights CA 91745	8211009015	OSCAR MEDINA	Maria Masis	R-A-15000	1
RPAP2025005465	11/11/2025	CONSTRUCTION OF 1-HR RATED PARTITIONS AS TENANT DEMISING WALLS AND PARTIAL INFILL OF SLAB-ON-GRADE.	1133 Grand Place, Rowland Heights CA 91748	8264021041	Stephanie Park Jimmy Liang	Maria Masis	M-1.5-BE	1
RPAP2025005466	11/11/2025	CONSTRUCTION OF 1-HR RATED PARTITIONS AS TENANT DEMISING WALLS AND PARTIAL INFILL OF SLAB-ON-GRADE.	1139 Grand Place, Rowland Heights CA 91748	8264021041	Jimmy Liang Stephanie Park	Maria Masis	M-1.5-BE	1

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RPAP2025005468	11/11/2025	Verizon Wireless modification (824699) to existing tower. Install 4 new antennas on tower, no ground work at this time, and no extension of the tower is required. This is a Federal Spectrum Act application, 6409.	1415 S 9th Avenue, Hacienda Heights CA 91745	8220004046	Christopher Voss	Maria Masis	R-A-10000	1
RPAP2025005470	11/11/2025	(E)GARAGE CONVERTED TO JADU	15921 Meadowside Street, La Puente CA 91744	8254025024	Vincent Jiang	Maria Masis	R-1-6000	1
RPAP2025005473	11/11/2025	EXISTING GARAGE TO BE CONVERTED INTO JR. A.D.U. (410 SQ. FT.) - NEW LIVING ROOM, KITCHEN, DINING, BATH & BEDROOM NEW PORCH (238 SQ. FT.) NEW 2 STORY STAIRS (77 SQ. FT.) NEW 1ST. FLOOR ADDITION (263 SQ. FT.) - NEW LAUNDRY NEW 2 STORY A.D.U. (814 SQ. FT.) - NEW KIVING ROOM, KITCHEN, DINING, BATH & TWO BEDROOMS	1034 Bromley Avenue, La Puente CA 91746	8464030007	German Cortez	Maria Masis	R-1-6000	1
RPAP2025005480	11/11/2025	a. CONSTRUCTING A NEW 2-STORY RESIDENCE W/ A 2-CAR GARAGE. b. CONSTRUCTING A NEW ADU IN REAR YARD.	2208 Batson Avenue, Rowland Heights CA 91748	8253013110	Steven Wang	Maria Masis	R-1-6000	1
RPAP2025005481	11/12/2025	2026 Hsi Lai Temple Lunar New Year Event	3456 Glenmark Drive, Hacienda Heights CA 91745	8241001028	Huicheng Shi	Maria Masis	A-1-1	1
RPAP2025005482	11/12/2025	PROPOSED CONVERSION OF AN ATTACHED GARAGE TO ACCESSORY DWELLING UNIT (363 SF)	16241 Fellowship Street, La Puente CA 91744	8741010031	Julio Silerio	Maria Masis	R-A-6000	1

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RPAP2025005483	11/12/2025	CONSTRUCTION OF 1-HR RATED PARTITIONS AS TENANT DEMISING WALLS AND PARTIAL INFILL OF SLAB-ON-GRADE.	1145 Grand Place, Rowland Heights CA 91748	8264021041	Stephanie Park Jimmy Liang	Maria Masis	M-1.5-BE	1
RPAP2025005484	11/12/2025	CONSTRUCTION OF 1-HR RATED PARTITIONS AS TENANT DEMISING WALLS.	1109 Grand Place, Rowland Heights CA 91748	8264021041	Jimmy Liang Stephanie Park	Maria Masis	M-1.5-BE	1
RPAP2025005485	11/12/2025	CONSTRUCTION OF 1-HR RATED PARTITIONS AS TENANT DEMISING WALLS.	1115 Grand Place, Rowland Heights CA 91748	8264021041	Stephanie Park Jimmy Liang	Maria Masis	M-1.5-BE	1
RPAP2025005486	11/12/2025	CONSTRUCTION OF 1-HR RATED PARTITIONS AS TENANT DEMISING WALLS AND PARTIAL INFILL OF SLAB-ON-GRADE.	1127 Grand Place, Rowland Heights CA 91748	8264021041	Jimmy Liang Stephanie Park	Maria Masis	M-1.5-BE	1
RPAP2025005492	11/12/2025	LEGALIZE UNPERMITTED BEDROOM 04 AND OFFICE(1920 SF) AT THE REAR OF EXISTING HOUSE.	18295 Aguiro Street, Rowland Heights CA 91748	8268010100	XIAOLEI CAO	Maria Masis	R-1-6000	1
RPAP2025005494	11/12/2025	1. BUILD A NEW MAIN HOUSE 1681 SF. (1ST FLOOR: 661 SF., 2ND FLOOR 1021 SF.) WITH A PORCH 01 50 SF., A PATIO 01 108 SF., A 2-CAR-GARAGE 01 492 SF. 2. BUILD A J.ADU 500 SF. ATTACH TO MAIN HOUSE 3. BUILD AN ADU.01 800 SF. ATTACH TO J.ADU, ADU.01 WITH A PORCH 02 128SF., A PATIO 02 85 SF. ATTACHED WITH A GARAGE 02 504 SF. 4. BUILD AN DETACHED ADU.02 1200 SF. (1ST FLOOR 603 SF., 2ND FLOOR 597 SF.) WITH A PORCH 03 39 SF., A PATIO 03 173 SF., A ATTACH 2-CAR-GARAGE 03 451 SF.	1406 Griffith Avenue, La Puente CA 91744	8254006065	SAM zhou	Maria Masis	A-1-10000	1

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RPAP2025005495	11/12/2025	1. BUILD A NEW MAIN HOUSE 1729 SF. (1ST FLOOR: 629 SF., 2ND FLOOR 1100 SF.) WITH A PORCH 01 60 SF., A PATIO 01 84 SF., A 2-CAR-GARAGE 01 492 SF. 2. BUILD A J.ADU 500 SF. ATTACH TO MAIN HOUSE 3. BUILD AN ADU.01 800 SF. ATTACH TO J.ADU, ADU.01 WITH A PORCH 02 104SF., A PATIO 02 61 SF. ATTACHED WITH A GARAGE 02 504 SF. 4. BUILD AN DETACHED ADU.02 1200 SF. (1ST FLOOR 603 SF., 2ND FLOOR 597 SF.) WITH A PORCH 03 39 SF., A PATIO 03 173 SF., A ATTACH 2-CAR-GARAGE 03 451 SF.		8254006066	SAM zhou	Maria Masis	A-1-10000	1
RPAP2025005515	11/13/2025	Proposed Addition to an (e) Single Family Dwelling, Proposed rear covered patio.	14130 Trailside Drive, La Puente CA 91746	8206030048	Erick Molinar	Maria Masis	A-1-20000	1
RPAP2025005521	11/13/2025	Pre App/One-stop meeting for SB9 urban lot split	15437 E Los Robles Avenue, Hacienda Heights CA 91745	8215003036	CINDY CHENG	Maria Masis	R-A-10000	1
RPAP2025005526	11/14/2025	GARAGE CONVERSION INTO A.D.U. (364 SQ. FT.) - NEW KITCHEN/DINING, LIVING, BATH, BEDROOM & LAUNDRY NEW A.D.U. ADDITION (135 SQ. FT.) - NEW BEDROOM	5327 Calera Avenue, Covina CA 91722	8630011014	German Cortez	To Be Assigned Received	R-1-7500	1
RPAP2025005533	11/14/2025	CONVERT 2 CAR GARAGE AND PART OF THE EXSITING HOUSE INTO ADU	204 S 3rd Avenue, La Puente CA 91746	8206009085	Gustavo Iglesias Luna	To Be Assigned Received	A-1-6000	1
RPAP2025005540	11/15/2025	Addition (722sf) to existing Single Family Residence (657sf).	119 S Collwood Avenue, La Puente CA 91746	8112001014	Jeffrey Shen	To Be Assigned Received	A-1-6000	1

Pre-Application Counseling
Number of Plans: 1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025004887 PRJ2025-005956	11/13/2025	Pre-application Counseling Meeting for a proposed assisted living facility via a subsequent CUP application	1919 Brea Canyon Cut-off Road, Rowland Heights CA 91789	8269016071	Robert Chiang	Steven Mar	R-1-12000 -DP	1
Site Plan Review - Ministerial Number of Plans: 9								
RPPL2025004830 PRJ2025-005900	11/12/2025	(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
RPPL2025004841 PRJ2025-005907	11/10/2025	New three-story 48 unit (affordable housing) apartments.	1528 S Otterbein Avenue, Rowland Heights CA 91748	8761026031	Helen Cui Kevin Xie JWDA-MS ARCHITECTS	Glenn Kam	C-1	1
RPPL2025004843 PRJ2025-005909	11/10/2025	Sitewide Signage Package; as deferred submittal for RPPL2024005229.		8125021942	Kirk vonSpaeth	Diana Gonzalez	A-1-5 A-2-5	1, 4
RPPL2025004845 PRJ2025-005912	11/10/2025	Attach 552 sq. ft. ADU to front of existing house	917 Arciero Drive, Whittier CA 90601	8115011012	Joseph Biesiada	Rudy Silvas	R-1-7200	1
RPPL2025004849 PRJ2025-005922	11/12/2025	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	Marlene Vega-Hernandez	M-1.5-BE-IP	1
RPPL2025004863 PRJ2025-005935	11/12/2025	Convert Rec Room into ADU	16766 E Brookport Street, Covina CA 91722	8419013012		Uriel Mendoza	R-1-6000	1

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RPPL2025004877 PRJ2025-005945	11/13/2025	Existing attached garage to ADU.	4026 Walnuthaven Drive, Covina CA 91722	8435029005	Christian Martinez	Uriel Mendoza	R-1-6000	1
RPPL2025004903 PRJ2025-005972	11/13/2025	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
RPPL2025004905 PRJ2025-005977	11/13/2025	a. CONSTRUCTING A NEW 2-STORY RESIDENCE W/ A 2-CAR GARAGE. b. CONSTRUCTING A NEW ADU IN REAR YARD.		8253013112	Steven Wang	David Finck	R-1-6000	1
Zoning Conformance Review <i>Number of Plans:</i> 1								
RPPL2025004850 PRJ2025-005923	11/12/2025	AMENDMENT TO RPPL2022009162 PROPOSED ADDITION TO (E)BEDROOM AND (E)BATHROOM 307 SQ. FT.	13531 Loumont Street, Whittier CA 90601	8120009023	Nestor Tec	Rick Kuo	R-1-7200	1