

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/16/2025 to 11/23/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance - Clearance <i>Number of Plans:</i> 1								
RPPL2025004941 PRJ2025-006039	11/18/2025	Clearance of Conditions COC application	1741 S Vallecito Drive, Hacienda Heights CA 91745	8221014025	XIAOLEI CAO	Timothy Stapleton	A-1-1	1
Environmental Plan <i>Number of Plans:</i> 1								
RPPL2025004981 PRJ2025-005320	11/19/2025	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	Alejandrina Baldwin	R-A-15000	1
Permits <i>Number of Plans:</i> 21								
RPAP2025005543	11/16/2025	addition to existing residence 1494.0 sqft exisitng two car grage new addition storage room 10.0 x 20.0 = 200.0 sqft. new open patio 336.0 sqft. new deck second floor 696.0 sqft. existing open patio to be demolished 400 x 20.0 = 800.0 sqft new front porch 10.0 x 8.0 = 80 sqft (to be legalized structures not permit)	16129 Maplegrove Street, La Puente CA 91744	8741012027	luis santoyo	Maria Masis	A-1-10000	1
RPAP2025005546	11/16/2025	Convert(E)garage into (N)ADU, Legalize JADU created from (E)house.	1641 Valcarlos Avenue, Rowland Heights CA 91748	8270006016	Vivian Tang	Maria Masis	R-1-6000	1
RPAP2025005549	11/17/2025	site plan amendment to approved plans RPPL2025002098. To clear edison post tension wire. No easement on property.	825 Pontenova Avenue, Hacienda Heights CA 91745	8245007020	German Cortez	Rudy Silvas	R-1	1

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RPAP2025005552 PRJ2025-006039	11/17/2025	Clearance of Conditions COC application	1741 S Vallecito Drive, Hacienda Heights CA 91745	8221014025	XIAOLEI CAO	Timothy Stapleton	A-1-1	1
RPAP2025005556	11/17/2025	PROPOSED 1-STORY ADU 600 SQ. FT.	14620 Dancer Street, La Puente CA 91744	8472003005	RUBEN FLORES	Maria Masis	R-1-6000	1
RPAP2025005560	11/17/2025	interior T.I. for a restaurant	1139 Grand Place, Rowland Heights CA 91748	8264021041	julie li Steven Chen	Maria Masis	M-1.5-BE	1
RPAP2025005569	11/18/2025	convert existing garage into ADU	18539 Altario Street, La Puente CA 91744	8727015009	manuel luis quizon	Maria Masis	R-1-6000	1
RPAP2025005572	11/18/2025	we are applying for a CUP for auto body repair and painting, because the currently permit holder company changed ownership, we apply the CUP under new company name	13962 Valley Boulevard, La Puente CA 91746	8206010054	JIANWEI ZHU		M-1.5-BE-I P-GZ B-1-IP-GZ	1
RPAP2025005576	11/18/2025	New detached 2 story ADU including 1200 living area with 3 bedroom and 3 bathroom.	19040 Daisetta Street, Rowland Heights CA 91748	8761014015	Di Song	Maria Masis	R-1-6000	1
RPAP2025005583	11/18/2025	Room addition of 217 s.f. to rear portion of existing 1-story house. Add 1 family room, 1 bathroom & 1 laundry room.	2285 Langspur Drive, Hacienda Heights CA 91745	8295005013	Terence Kwok	Maria Masis	RPD-6000 -6U	1
RPAP2025005595	11/19/2025	1. ADD 2-STORY 1,196 S.F. ACCESSORY DWELLING UNIT IN REAR YARD. 2. REMOVE EXISTING 400 S.F.PATIO IN REAR YARD.	1431 Delamere Drive, Rowland Heights CA 91748	8762014032	Willie Xu	To Be Assigned Received	R-A-6000	1
RPAP2025005605	11/20/2025	PROPOSED SCOPE LEGALIZE THE UNPERMITTED ONE STORY & MULTI-USE ROOM OF TOTAL 1,066 S.F. INTO ADU	15118 E Gale Avenue, Hacienda Heights CA 91745	8217032004	dongxiong chen	To Be Assigned Received	R-1	1
RPAP2025005606	11/20/2025	SB9 2ND UNIT OF 3,000SF	2129 Los Padres Drive, Rowland Heights CA 91748	8253010023	Daphne Chai	To Be Assigned Received	R-1-6000	1

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RPAP2025005609	11/20/2025	(E) MAIN HOUSE BEDROOM 3 - 214 SF TO BE CONVERTED INTO NEW ADU WITH ADDITION 553 SF TOTAL (N) ATTACHED ADU - 767 SF	16520 Ingram Street, La Puente CA 91744	8745016014	Arturo Castro	To Be Assigned Received	R-1-6000	1
RPAP2025005610	11/20/2025	1. CONVERT PORTION OF THE EXISTING GARAGE TO ADU (423 SQ.FT.) 2. CONVERT PORTION OF THE EXISTING PORCH AND GARAGE TO NEW LIVING SPACE FOR ADDITION AND INTERIOR REMODELING TO CONVERT THE EXISTING DINING ROOM TO NEW BEDROOM AT THE EXISTING RESIDENCE.	20043 Emerald Meadow Drive, Walnut CA 91789	8764003011	Ricky Huang	To Be Assigned Received	R-1-8500	1
RPAP2025005614	11/20/2025	conversion existing garage into new 349 sq. ft. attached junior dwelling unit w/new mini split unit and 100A sub-panel upgrade existing 100A main / 100A busbar main service panel with a new 200A main / 200A busbar solar ready panel.	821 N California Avenue, La Puente CA 91744	8212010013	Jorge Garcia	To Be Assigned Received	R-1-6000	1
RPAP2025005615	11/20/2025	Amending the approved permit #RPPL2023006395 to change 120 SF of front porch to use as the office.	15831 Fairgrove Avenue, La Puente CA 91744	8254026024	VU NGUYEN	To Be Assigned Received	R-1-6000	1
RPAP2025005624	11/20/2025	Construct a new concrete driveway and approach at the existing side entrance to provide vehicle access to the backyard patio and existing garage. No changes to the primary front driveway or building footprint.	1159 Melham Avenue, La Puente CA 91744	8472025001	Martin Alvarez	To Be Assigned Received	R-1-6000	1
RPAP2025005638	11/21/2025	Two-story 1,200 sq.ft. SB9 second unit	2493 Robert Road, Rowland Heights CA 91748	8269050010	Edward Li	To Be Assigned Received	R-A-15000	1
RPAP2025005650	11/22/2025	a Pilates studio offering private sessions, duet sessions, and small-group reformer classes. The studio will operate as a low-impact, wellness-focused fitness business , without heavy equipment, amplified music, or high-intensity activities.	1127 Grand Place, Rowland Heights CA 91748	8264021041	Yuanmin Liang	To Be Assigned Received	M-1.5-BE	1

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RPAP2025005651	11/22/2025	JOB DESCRIPTION 1. Bedroom & Bathroom addition with 668 s. f. 2. Covered porch 236 s. f.	1335 Fontenoy Avenue, Whittier CA 90601	8120017042	Jose Magana	To Be Assigned Received	R-1-7200	1

Referrals
Number of Plans: **1**

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RPAP2025005578	11/18/2025	<p>I am requesting a Zoning Verification Letter for the parcel referenced above. I am planning to construct a new approximately 6,000 sq ft single-family residence on the southeastern, lower portion of the parcel while retaining the existing 2,530 sq ft residence located at the northern, upper portion of the lot.</p> <p>The property is located in unincorporated Los Angeles County, in the Covina/Charter Oak area, and appears to be zoned R-1-10,000 based on publicly available sources. I am requesting written confirmation of allowable development conditions before submitting formal plans to Building & Safety.</p> <p>SPECIFIC INFORMATION REQUESTED</p> <p>Zoning Designation Confirmation Please confirm the parcel's official zoning designation and any applicable overlays (hillside, fire hazard severity zone, etc.).</p> <p>Number of Allowed Dwellings Please confirm whether this parcel may contain:</p> <p>One new primary residence, and</p> <p>One existing second dwelling unit (conversion or ADU), without requiring subdivision or SB-9 lot split.</p> <p>Existing Structure Status Please confirm whether the existing 2,530 sq ft residence may remain as a legal second dwelling unit or accessory dwelling unit (ADU) when the new home is built, subject to compliance with Building & Safety.</p> <p>Lot Split Requirements Please confirm that a lot split is NOT required to construct a new residence and retain the existing dwelling.</p>	2631 S Buenos Aires Drive, Covina CA 91724	8277018008		Joshua Pereira		1

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		<p>Setback, Height & Lot Coverage Standards Please provide the applicable:</p> <p>Front, side, and rear setback requirements</p> <p>Maximum building height</p> <p>Maximum lot coverage</p> <p>Minimum distance required between two detached dwellings on the same parcel</p> <p>Fire Access Requirements Please confirm whether the following apply for this parcel:</p> <p>Fire access roadway width requirements</p> <p>Turnaround or hammerhead requirements</p> <p>Maximum driveway slope</p> <p>Any additional fire department conditions for a second dwelling on a sloped site</p> <p>SIP Construction Approval Please confirm that Structural Insulated Panels (SIPs) are acceptable for residential construction if:</p> <p>Plans are engineered and stamped by a licensed structural engineer, and</p> <p>The panels comply with ICC-ES AC04, ASTM E72, and LA County Building Code requirements.</p> <p>Grading & Hillside Requirements Please confirm the grading permit thresholds that apply to this parcel and whether a Hillside Management review applies due to</p>						

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		<p>the slope.</p> <p>Any Additional Conditions Please identify any additional zoning, planning, or land-use requirements that would apply to the creation of a new dwelling on this parcel.</p> <p>REASON FOR REQUEST</p> <p>This Zoning Verification Letter will be used for:</p> <p>Pre-design planning</p> <p>Architectural layout</p> <p>Fire access compliance</p> <p>Setback confirmation</p> <p>Preparation for Building & Safety submittal</p> <p>Thank you very much for your time and assistance. I greatly appreciate written confirmation of these zoning conditions for my project file.</p> <p>Respectfully, Stan Kurianski Owner / Applicant Email: Stan@pixottica.com</p> <p>Phone: 714-494-5776</p>			Stanislauv Kurianski		R-1-40000	

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RPPL2025004912	11/17/2025	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
RPPL2025004928 PRJ2025-006027	11/17/2025	(VOID. Duplicate made by accident). Replace with Shell signs. NO NEW STRUCTURES.	14360 W Francisquito Avenue, La Puente CA 91746	8464005001	Gus Ortega	Aidan Holliday	R-1-7500	1
RPPL2025004936 PRJ2025-006027	11/18/2025	Replace with Shell signs. NO NEW STRUCTURES.	14360 W Francisquito Avenue, La Puente CA 91746	8464005001	Gus Ortega	Aidan Holliday	R-1-7500	1
RPPL2025004952 PRJ2025-006056	11/18/2025	Build an ADU in existing garage	17222 Millburgh Road, Azusa CA 91702	8620004042	Octavio Avila	Uriel Mendoza	R-2	1
RPPL2025004960 PRJ2025-006067	11/18/2025	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	David Finck	R-1-6000	1
RPPL2025004961 PRJ2025-006068	11/18/2025	1. CONVERT EXISTING ONE STORY RESIDENCE TO ADU 1,514 SQ.FT. 2. PROPOSED ATTACHED 2 STORIES MAIN RESIDENCE UNIT 2,038 SQ.FT. 3. PROPOSED JADU ATTACHED TO NEW RESIDENCE UNIT 500 SQ.FT.	1988 Jodon Court, Hacienda Heights CA 91745	8295015010	Ricky Huang	Rudy Silvas		1
RPPL2025004968 PRJ2025-006069	11/19/2025	NEW ADU WITH (3) BEDROOM , (3) BATHROOM, (1) KITCHEN, (1) LIVING ,(1) DINING (1196 SQFT.)	1315 N Siesta Avenue, La Puente CA 91746	8464021028	Lijiao Qiu	Dennis Harkins	R-1-6000	1
RPPL2025004969 PRJ2025-006075	11/19/2025	Convert Existing Garage to ADU	14715 Flynn Street, La Puente CA 91744	8212007006	Arturo Vazquez	Rick Kuo	R-1-6000	1

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RPPL2025004974 PRJ2025-006080	11/19/2025	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
RPPL2025004979 PRJ2025-006086	11/19/2025	New attached garage conversion into adu with 379sqft addition to the front	1924 Atlantida Drive, Hacienda Heights CA 91745	8205004021	Anthony Bueno	Dennis Harkins	R-A-10000	1
RPPL2025004982 PRJ2025-006088	11/19/2025	NEW DETACHED ADU 1048SF	1402 Lyndhurst Avenue, Hacienda Heights CA 91745	8243034012	Karina Qin	Dennis Harkins	R-A	1
RPPL2025004994 PRJ2025-006101	11/19/2025	NEW 1,008 SQ. FT. DETACHED ADU	13400 Don Julian Road, La Puente CA 91746	8112017007	Francisco J., Garza, & Nora Guzman Ivan Roche	Dennis Harkins	A-1-6000	1
RPPL2025005002 PRJ2025-006114	11/20/2025	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	David Finck	R-1-6000	1
RPPL2025005003 PRJ2025-006115	11/20/2025	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	David Finck	R-1-6000	1

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RPPL2025005007 PRJ2025-006123	11/20/2025	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	Uriel Mendoza	R-2	5
RPPL2025005016 PRJ2025-006132	11/21/2025	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	Abby Coyle-Richards	R-1-7500	1
Zoning Conformance Review <i>Number of Plans:</i> 1								
RPPL2025004926 PRJ2021-000941	11/17/2025	Tree planting for Final Map PM83361 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	Michelle Lynch	R-1-6000	1