

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/23/2025 to 11/30/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Permits Number of Plans: 20								
RPAP2025005656	11/24/2025	T-Mobile proposes to modify an existing wireless facility by removing nd replacing antennas at Alpha and gamma sectors. T-Mobile ID: IE25568A	5120 Live Oak Canyon Road, La Verne CA 91750	8678019017	Katie Alvarenga	Anthony Curzi	A-1-2	5
RPAP2025005657	11/24/2025	detached ADU, area 1200sf sunroom, area 344sf	20410 Sartell Drive, Walnut CA 91789	8764020008	Esther Yang	Rudy Silvas	A-1-1	1
RPAP2025005660	11/24/2025	(E) GARAGE CONVERTED TO JADU	1032 Millbury Avenue, La Puente CA 91746	8560007024	Vincent Jiang	Maria Masis	R-1-6000	1
RPAP2025005662	11/24/2025	Install two (2) illuminated channel letter wall sign 159” x 40” 44.16 Sq. Ft. Reface existing pylon sign 159” x 40” 44.16 Sq. Ft.	19720 E Arrow Highway, Covina CA 91724	8404009030	Lee Carter	Anthony Curzi	MXD	5, 1
RPAP2025005667	11/24/2025	increase size of previous proposed ADU PRJ2025-000734 RPPL2025000957	17227 E Arrow Highway, Azusa CA 91702	8620004047	Gerardo Avalos	Anthony Curzi	R-2	1
RPAP2025005678	11/24/2025	Propose detached ADU 1,200 sq ft	12401 Rush Street, South El Monte CA 91733	8113028031	Yang Wang	Maria Masis	A-1	1
RPAP2025005679	11/24/2025	Propose detached ADU 1,200 sq ft	1418 S Angelcrest Drive, Hacienda Heights CA 91745	8215003009	Yang Wang	Maria Masis	R-A-7500	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025005694	11/25/2025	EXISTING TENANT INTERIOR AREA TO BE REMODEL NEW COFFEE & TEA. NEW PREP AREA, SERVICE AREA, DINING AREA & RESTROOM. (NO EXTERIOR INVOLVED) DELETE Applicant: (Thai Le) 3949 Ramboz, Los Angeles, CA, US, 90063 ADD: Applicant: UYEN (MIA) PHAM 18734 COLIMA RD. ROWLAND HEIGHTS, CA 91748 (626) 789-8999 MECOFFEETEAHOUSE@GMAIL.COM ADD: Contact: ANTHONY NGUYEN 11231 WESTMINSTER AVE. GARDEN GROVE, CA 92843 (714) 468-7163 NGUYEN.ADESIGN@YAHOO.COM	18734 Colima Road, Rowland Heights CA 91748	8272001055	Thai Le	Maria Masis	MXD	1
RPAP2025005698	11/25/2025	Existing covered patio of 155 sqft to be legalized unpermitted addition of 306 sqft to be legalized existing bathroom 2 of 62 dqft to be legalized	2107 Desire Avenue, Rowland Heights CA 91748	8272002004	emory zhang	Maria Masis	A-1-25000	1
RPAP2025005704	11/25/2025	-PROPOSED TWO STORY 3B3B 1,200 ACCESSORY DWELLING UNIT	18180 Rio Seco Drive, Rowland Heights CA 91748	8270006011	MING LIU	Maria Masis	R-1-6000	1
RPAP2025005706	11/25/2025	Propose new 1200 sf ADU, 500 sf Garage, 26 sf porch, 26 sf balcony and demolition of existing 400 sf garage	1332 Pontenova Avenue, Hacienda Heights CA 91745	8244004006	Haoran Chen	Maria Masis	R-1-6000	1
RPAP2025005708	11/25/2025	PROPOSED 1040 SF. ACCESSORY DWELLING UNITS (ADU) AT THE REAR OF THE EXISTING DWELLING.	1333 Lancewood Avenue, Hacienda Heights CA 91745	8244001006	Syd Mirgati	Maria Masis	R-1-6000	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025005713	11/26/2025	NEW DETTACHED ADU 650 SQ.FT. ADU WILL HAVE 1 BEDROOM, 1 BATHROOM, KITCHEN AND LIVING ROOM	20338 E Crestline Drive, Walnut CA 91789	8269037014	Bryan D'Antonio	Maria Masis	A-1-1	1
RPAP2025005714	11/26/2025	THE PROPOSED PROJECT IS THE ALTERATION AND EXPANSION OF AN EXISTING 5,126 SQUARE-FOOT, 9-BEDS AND 9-BATHS EXISTING SANITARIUM/CONGREGATE LIVING HEALTH FACILITY (CLHF) TO EXPAND INTO A 20-BEDS AND 10-BEDROOMS WITH 3.5 ACCESSIBLE BATHS FACILITY WITH PARKING SPACES IN THE SIDE AND REAR OF R1-1 ZONE.	15221 Glennhill Drive, Hacienda Heights CA 91745	8222014029	joseph phan Philip Zhou	Maria Masis	R-A-15000	1
RPAP2025005726	11/26/2025	PROPOSED 2-STORY 1,200 SF ACCESSORY DWELLING UNIT IN REAR YARD	19267 Springport Drive, Rowland Heights CA 91748	8276007017	Willie Xu	To Be Assigned Received	R-2	1
RPAP2025005727	11/26/2025	245 sq ft bedroom and office addition 638 sq ft 2nd floor deck addition	2525 S Pepperdale Drive, Rowland Heights CA 91748	8269055030	Shenil Patel	To Be Assigned Received	A-1-15000	1
RPAP2025005731	11/28/2025	This Planning Amendment is submitted to request updates to the previously approved	15870 Harvestmoon Street, La Puente CA 91744	8254024010	SARINA TRUONG	To Be Assigned Received	R-1-6000	1
RPAP2025005732	11/28/2025	legalize unpermitted ADU per SB2533 and to convert (e) garage to bedroom.	16515 Lawnwood Street, La Puente CA 91744	8745010027	Celine Tsai	To Be Assigned Received	R-1-6000	1
RPAP2025005734	11/29/2025	NEW 32' X 16' DETACHED ADU (512SF)	15695 La Moine Street, Hacienda Heights CA 91745	8290017018	Arturo Castro	To Be Assigned Received	R-A-10000	1
RPAP2025005736	11/29/2025	- EXISTING 2 BEDROOM 1 BATHROOM INTERIOR REMODEL (450 SQ.FT) - 674 SQ.FT ADDITION - NEW PRIMARY BEDROOM + WALK-IN CLOSET, & ENSUITE - NEW LOUNGE AREA	15444 Garo Street, Hacienda Heights CA 91745	8215002066	Sean Lewis	To Be Assigned Received	R-A-7500	1

Revised Exhibit "A"
Number of Plans:

2

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005047 2016-002303	11/24/2025	REA to WCF CUP RPPL2016004543. Verizon Wireless modification (824699) to existing mono eucalyptus 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	Steven Mar	R-A-10000	1
RPPL2025005078 R2014-01529	11/25/2025	REA to CUP 201400062 @ Grand Century Plaza interior T.I. for a new restaurant ("Rong BBQ")	1139 Grand Place #5-100, 101, 104, 105, Rowland Heights CA 91748	8264021041	julie li Steven Chen	Steven Mar	M-1.5-BE	1
Site Plan Review - Ministerial Number of Plans: 7								
RPPL2025005027 PRJ2025-006173	11/24/2025	*PROPOSED 699 SQ.F.T ACCESSORY DWELLING UNIT ATTACHED TO EX. RESIDENCE AT FIRST FLOOR. -ADU CONSISTING OF LIVING ROOM/ KITCHEN, LAUNDRY AREA, FULL BATHROOM, AND TWO BEDROOMS. *PROPOSED 499 SQ.FT. ADDITION TO EXISTING RESIDENCE AT SECOND FLOOR. -ADDITION CONSISTING OF FAMILY ROOM, FULL BATHROOM AND BEDROOM. -PROPOSED 89 SQ.F.T PATIO TO FAMILY ROOM .	16757 Doublegrove Street, La Puente CA 91744	8740003020	Humberto Corona	Rick Kuo	R-1-7500	1
RPPL2025005048 PRJ2025-006187	11/24/2025	(E)GARAGE CONVERTED TO JADU	15921 Meadowside Street, La Puente CA 91744	8254025024	Vincent Jiang	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025005050 PRJ2025-006191	11/25/2025	PROPOSED CONVERSION OF AN ATTACHED GARAGE TO ACCESSORY DWELLING UNIT (363 SF)	16241 Fellowship Street, La Puente CA 91744	8741010031	Julio Silerio	Dennis Harkins	R-A-6000	1
RPPL2025005070 PRJ2025-006209	11/25/2025	CONVERT 2 CAR GARAGE AND PART OF THE EXSITING HOUSE INTO ADU	204 S 3rd Avenue, La Puente CA 91746	8206009085	Gustavo Iglesias Luna	Marlene Vega-Hernandez	A-1-6000	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005071 PRJ2025-006210	11/25/2025	addition to existing residence 1494.0 sqft exisitng two car garage 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	Marlene Vega-Hernandez	A-1-10000	1
RPPL2025005080 PRJ2025-006222	11/25/2025	1) convert (E) partial main SFD 2268 SF to ADU#1; 2) convert (E) partial main SFD 578 SF and (E) JADU 440 SF to ADU#2; 3) construct (N) 3-story MFD building 2494 SF with 2 units and 2 garages 882 SF	15477 E Los Altos Drive, Hacienda Heights CA 91745	8222021071	SARINA TRUONG	Rudy Silvas	R-A-10000	1
RPPL2025005096 PRJ2025-006267	11/29/2025	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	Carl Nadela	R-1-6000	1
Special Events Permit <i>Number of Plans:</i> 1								
RPPL2025005095 PRJ2025-006266	11/29/2025	2026 Hsi Lai Temple Lunar New Year Event	3456 Glenmark Drive, Hacienda Heights CA 91745	8241001028	Huicheng Shi	Carl Nadela	A-1-1	1