

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 11/30/2025 to 12/07/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Environmental Plan Number of Plans: 1								
RPPL2025005151 PRJ2025-002162	12/03/2025	Vesting Tentative Tract Map No. 84788 PRC 15183	5034 Clydebank Avenue, Covina CA 91722	8410028900	Zachary Nordby	Michelle Lynch	R-1-6000	1
Permits Number of Plans: 15								
RPAP2025005747	12/01/2025	Adding two walls on South Elevation creating an enclosed storage area. This was added under permitted Covered Storage area. This work was completed 1987. This is for code Enforcement Compliance & Permitting	13028 Valley Boulevard, La Puente CA 91746	8110023012	Laura Asencio	Maria Masis	MXD	1
RPAP2025005753	12/01/2025	NEW ADU-2 STORY 1200 SQ.FT.	16631 Woodmont Place, Hacienda Heights CA 91745	8209014038	Michael Zhang Construction	Maria Masis	R-A	1
RPAP2025005764	12/02/2025	1. (N) SINGLE FAMILY RESIDENTIAL ADDITION 475 SF INCLUDES 2 NEW BEDROOMS AND 2 NEW BATHROOMS	1337 Brea Canyon Cutoff, Rowland Heights CA 91748	8762013011	dongxiong chen	Maria Masis	R-A-7500	1
RPAP2025005781	12/02/2025	(N) ADU 1200 SQ.FT. - 2 STORY (E) GARAGE 410 SQ.FT. (TO BE DEMOLISHED)	1758 Armington Avenue, Hacienda Heights CA 91745	8243016007	Michael Zhang Construction	Maria Masis	R-1-6000	1
RPAP2025005787	12/02/2025	(N) 450 SF POOL AND 36 SF SPA	16832 E Newburgh Street, Azusa CA 91702	8619011027	Shuli Levav	Joshua Pereira	R-1	1

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RPAP2025005794	12/02/2025	LEGALIZE AN ADDITION TO THE (E) GARAGE AND CONVERT THE GARAGE TO ADU. LEGALIZE A CARPORT TO THE MAIN RESIDENCE.	15524 Binney Street, Hacienda Heights CA 91745	8218018044	Ronnie Medina	Maria Masis	R-1	1
RPAP2025005802	12/03/2025	ROOM ADDITION	16039 Garo Street, Hacienda Heights CA 91745	8243001007	Lan Du	Maria Masis	R-1-6000	1
RPAP2025005830	12/04/2025	convert existing main house to JADU	16370 Colegio Drive, Hacienda Heights CA 91745	8205009039	Jenny Wang	Maria Masis	R-A-10000	1
RPAP2025005832	12/04/2025	Propose new detached ADU 1,185 sq ft Propose new attached ADU 1,185 sq ft Propose main houseadditional 225 sq ft Convert 275 sq ft in main house and addition into JADU 500 sq ft	15967 Alwood Street, La Puente CA 91744	8254001028	Yang Wang	Maria Masis	A-1-10000	1
RPAP2025005837	12/04/2025	1ST FLOOL PLAYROOM 797SF CHANG TO 3BEDROOM/3BATHROOM BEDROOM#8 BATHROOM#7 BEDROOM#9 BATHROOM#8 BEDROOM#10 BATHROOM#9 1ST FLOOL BATHROOM#1 CHANGE THE DIRECTION OF DOOR OPENING 2ND FLOOL OFFICE 259SF CHANG TO 1BEDROOM/1BATHROOM BEDROOM#7 BATHROOM#6 2ND FLOOL BATHROOM#3 107SF CHANG TO 2BATHROOM BEDROOM#11 BATHROOM#12 NO WINDOW CHANG NO STRUCTURE CHANG	20454 Sartell Drive, Walnut CA 91789	8764020005	Sarina Truong	Maria Masis	A-1-1	1

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RPAP2025005838	12/04/2025	1ST FLOOL CARGRAGE 429SF CHANG TO 1BEDROOM/1BATHROOM BEDROOM#7 BATHROOM#7 1ST FLOOL OFFICE 136SF CHANG TO 1BEDROOM BEDROOM#6 1ST FLOOL LIVINGROOM 182SF CHANG TO 1BEDROOM BEDROOM#5 1ST FLOOL CARGRAGE Add NEW WALL AND WINDOW 1ST FLOOL MASTER BEDROOM#1 WINDOW CHANGE TO DOOR NO STRUCTURE CHANG	19165 Galatina Street, Rowland Heights CA 91748	8272020008	Sarina Truong	Maria Masis	R-1-6000	1
RPAP2025005848	12/05/2025	Main House renovation with 2-story addition (3,557 S.F.)	15554 Garo Street, Hacienda Heights CA 91745	8219002100	April Mo	To Be Assigned Received	R-A-7500	1
RPAP2025005849	12/05/2025	· CONSTRUCTION OF A TWO-STORY 1,200 S.F. ATTACHED 3-BEDROOM, 2 & 1/2 BATHROOM ADU WITH A 99 S.F. REAR ENTRY PORCH AND A 195 S.F. COVERED BALCONY · CONSTRUCTION OF A 500 S.F. ATTACHED 1-BEDROOM JADU & A 32 S.F. ENTRY PORCH · CONSTRUCTION OF A NEW 307 S.F. PATIO COVER FOR THE EXISTING HOUSE.	316 4th Avenue, La Puente CA 91746	8206013032	MICHAEL MOLOURI	To Be Assigned Received	A-1-20000	1
RPAP2025005853	12/06/2025	Converting an existing garage into a JADU	1931 Arcdale Avenue, Rowland Heights CA 91748	8276025001	Thanhthuy Ngo	To Be Assigned Received	R-A-6000	1
RPAP2025005854	12/06/2025	Convert existing living space 453 sqft to JADU, illegal structural to be removed, and restored patio	17145 E Francisquito Avenue, West Covina CA 91791	8490021025	Marvin Wang	To Be Assigned Received	R-1-7500	1
Referrals <i>Number of Plans:</i> 2								
RPAP2025005761	12/01/2025	Apply for business license	16818 Masline Street, Covina CA 91722	8410035035	Rachel Mercado	Michele Bush	R-1-6000	1

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RPAP2025005799	12/03/2025	YARD SALE REGISTRATION	15024 E Gale Avenue, Hacienda Heights CA 91745	8217031009	Anissa Granados	Maria Masis	R-1	1
Revised Exhibit "A" Number of Plans: 2								
RPPL2025005166 87132	12/03/2025	Replace with Shell signs. NO NEW STRUCTURES.	14360 W Francisquito Avenue, La Puente CA 91746	8464005017	Gus Ortega	Aidan Holliday	CPD R-1-7500	1
RPPL2025005167 R2014-01529	12/03/2025	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	David Finck	M-1.5-BE	1
Site Plan Review - Ministerial Number of Plans: 14								
RPPL2025005114 PRJ2025-006303	12/02/2025	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	Aidan Holliday	A-1-10000	1

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RPPL2025005115 PRJ2025-006304	12/02/2025	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	Aidan Holliday	A-1-10000	1
RPPL2025005132 PRJ2025-006326	12/02/2025	detached ADU, area 1200sf sunroom, area 344sf	20410 Sartell Drive, Walnut CA 91789	8764020008	Esther Yang	Rudy Silvas	A-1-1	1
RPPL2025005136 PRJ2025-006330	12/02/2025	PROPOSED 1-STORY ADU 600 SQ. FT.	14620 Dancer Street, La Puente CA 91744	8472003005	RUBEN FLORES	David Finck	R-1-6000	1
RPPL2025005146 PRJ2025-006339	12/03/2025	SB9 2ND UNIT OF 3,000SF	2129 Los Padres Drive, Rowland Heights CA 91748	8253010023	Daphne Chai	David Finck	R-1-6000	1
RPPL2025005147	12/03/2025	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
RPPL2025005148 PRJ2025-006343	12/03/2025	CONSTRUCTING A NEW 2-STORY RESIDENCE 3038 SF W/ A 2-CAR GARAGE 506 SF.		8253013111	Steven Wang	Dennis Harkins	R-1-6000	1
RPPL2025005149 PRJ2025-006342	12/03/2025	TI for change of use from acupuncture clinic to coffee and tea shop (Me Coffee and Tea)	18734 Colima Road, Rowland Heights CA 91748	8272001055	ANTHONY NGUYEN UYEN PHAM	Steven Mar	MXD	1
RPPL2025005152 PRJ2025-006345	12/03/2025	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
RPPL2025005154 PRJ2025-006346	12/03/2025	convert existing garage into ADU	18539 Altario Street, La Puente CA 91744	8727015009	manuel luis quizon	Dennis Harkins	R-1-6000	1

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RPPL2025005155 PRJ2025-006349	12/03/2025	(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	Dennis Harkins	R-1-6000	1
RPPL2025005170 PRJ2025-006363	12/03/2025	- 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	Rudy Silvas	R-A-6000	1
RPPL2025005175 PRJ2025-006372	12/04/2025	Second floor 1200 sq ft. detached ADU with an entertainment area on the ground floor	21440 Covina Hills Road, Covina CA 91724	8448010013	Vicente Hizon	Stacy Corea	A-1-40000	1
RPPL2025005201 PRJ2025-006391	12/04/2025	Convert(E)garage into (N)ADU, Legalize JADU created from (E)house.	1641 Valcarlos Avenue, Rowland Heights CA 91748	8270006016	Vivian Tang	Rudy Silvas	R-1-6000	1
Zoning Conformance Review <i>Number of Plans: 4</i>								
RPPL2025005134 PRJ2025-006327	12/02/2025	INSTALL (1) NEW ILLUMINATED WALL SIGN FOR "ALDI"	17406 Colima Road, Rowland Heights CA 91748	8265003020	RYAN YBARRA	David Finck	MXD	1
RPPL2025005186 PRJ2025-006383	12/04/2025	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	Aidan Holliday	RPD-6000 -6U	1
RPPL2025005191 PRJ2025-006384	12/04/2025	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	David Finck	A-1-15000	1
RPPL2025005199 PRJ2025-006390	12/04/2025	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