

DRP Plans Filed - East San Gabriel Valley Planning Area

Between 12/07/2025 to 12/14/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP <i>Number of Plans:</i> 1								
RPPL2025005215 PRJ2025-006422	12/08/2025	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	Carl Nadela	R-A-15000	1
Permits <i>Number of Plans:</i> 19								
RPAP2025005861	12/07/2025	House Permit Review	1166 Tonopah Avenue, La Puente CA 91744	8466023015	Susan Tranvu	Maria Masis	R-1-6000	1
RPAP2025005865	12/08/2025	SB9. One new single-family dwelling with attached ADU and 2 detached ADUs.	15818 E Cadwell Street, La Puente CA 91744	8252005004	Guangwei Chen Sonny ng	Rudy Silvas	R-1-6000	1
RPAP2025005880	12/08/2025	Tenant improvement for new retail store at 17568 Colima Rd, Rowland Heights, CA 91748. Demo and install non bearing wall, demo existing t-bar ceiling, new lighting fixture, and new electrical outlet	17580 Colima Road, Rowland Heights CA 91748	8265003029	julie li	Maria Masis	MXD	1
RPAP2025005886	12/08/2025	2nd Amendment to RPPL2024006183	20560 Holt Avenue, Covina CA 91724	8448018065	Liping Liu	Stacy Corea	A-1-40000	1

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RPAP2025005898	12/09/2025	CONVERTING (E) ATTACHED GARAGE TO THE (N) ATTACHED ADU = 399 SF	4646 Larkin Drive, Covina CA 91722	8421009015	HADI ZARIF	Michele Bush	R-1-7000	1
RPAP2025005902	12/09/2025	ADU	2713 Punta Del Este Drive, Hacienda Heights CA 91745	8241018030	Richard Stupin	Maria Masis	R-A-15000	1
RPAP2025005905	12/09/2025	Plan Revision & Modification to RPPL2023001811 & RPPL2022004092 for existing mixed use building (single-family residence & church use) remodel & legalization	13624 E Temple Avenue, La Puente CA 91746	8562001021	Ernest (Chengpeng) Wang	Maria Masis	R-1-6000	1
RPAP2025005907	12/09/2025	This is a Site Plan Review Amendment application to update the previously approved under Plan Number: RPPL2024006122	1557 Janlu Avenue, Hacienda Heights CA 91745	8211001017	Ethel Yin	Dennis Harkins	R-A-15000	1
RPAP2025005911	12/09/2025	STORAGE ADDITION TO GARAGE	4808 N Brightview Drive, Covina CA 91722	8405013010	Jinmao Feng	Michele Bush	R-2	5
RPAP2025005924	12/09/2025	New family room with wetbar and new bathroom 204.75 sq ft. New back porch 51.25 sq ft. New patio 60 sq ft.	15247 Binney Street, Hacienda Heights CA 91745	8218023033	Ana Rivera	Maria Masis	R-1	1
RPAP2025005925	12/10/2025	2. THE (E) HOUSE 1,014S.F RENOVATED AND ADDITION PATIO 237S.F	1408 Almena Avenue, Rowland Heights CA 91748	8270011018	SARINA TRUONG	Maria Masis	R-1-6000	1
RPAP2025005936	12/10/2025	New detached 1200 sq ft ADU	16745 Dubesor Street, La Puente CA 91744	8740005020	Leo Mauricio	Maria Masis	R-1-7500	1
RPAP2025005937	12/10/2025	THE PROJECT IS TO ADD 420 SQF. ADDITION ON THE EXISTING 2,938 SQFT HOUSE ON THE FIRST LEVEL AT THE BACK OF THE EXISTING PARKING GARAGE, TO MAKE IT TO A 3,358 SQFT HOUSE.	2332 Joan Drive, Hacienda Heights CA 91745	8222006047	Shulei Weng	Maria Masis	R-A-9000	1

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RPAP2025005942	12/10/2025	NEW PATIO COVER NEW DECK NEW FIREPLACE WALL OVER 6 FEET NEW CONCRETE DRIVEWAY	1624 Doverfield Avenue, Hacienda Heights CA 91745	8211009015	OSCAR MEDINA	Maria Masis	R-A-15000	1
RPAP2025005944	12/10/2025	Regional Planning Review - SFR 2 Story Addition/ Alteration, Irregular Shape Lot.	16126 Lear Court, La Puente CA 91744	8742006018	Gilbert Perez	Maria Masis	R-1-6000	1
RPAP2025005951	12/10/2025	690 Building Addition & alternation	2276 Bolanos Avenue, Rowland Heights CA 91748	8272029009	Edward Zheng	Maria Masis	R-1-6000	1
RPAP2025005956	12/11/2025	Install 234 SF Attached Patio Enclosure on rear of SFD. IAPMO RS REPORT #0254. Non-Habitable Space. 4-Leds, 1-Fan, 1-Switch	18638 Mescal Street, Rowland Heights CA 91748	8258001028	K. James Giguere	Maria Masis	R-1-6000	1
RPAP2025005959	12/11/2025	New 2-Story Detached ADU	5202 Leaf Avenue, Azusa CA 91702	8620009010	Karen Cravacuore	Jolee Hui	R-2	1
RPAP2025005987	12/12/2025	Submit Ministerial Site Plan Review for Existing Junior Accessory Dwelling	1175 N Unruh Avenue, La Puente CA 91744	8472036019	Luis Heredia	To Be Assigned Received	C-3	1
Referrals <i>Number of Plans:</i> 2								
RPAP2025005900	12/09/2025	Zoning Verification Letter for Hacienda Senior Villas at 1901 S Azusa Ave -	1901 S Azusa Avenue, Hacienda Heights CA 91745	8295012165	Cheryl King	Maria Masis	R-3	1
RPAP2025005927	12/10/2025	We are requesting a Zoning Verification Letter for Parcel 8208-005-037	14630 Valley Boulevard, La Puente CA 91746	8208005037	Lori Sevensky	Maria Masis	M-1-BE-IP	1
Site Plan Review - Ministerial <i>Number of Plans:</i> 20								

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RPPL2025005207 PRJ2025-004809	12/10/2025	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	Marlene Vega-Hernandez	A-1-25000	1
RPPL2025005210 PRJ2025-006416	12/09/2025	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	Aidan Holliday	R-1-7200	1
RPPL2025005214 PRJ2025-006410	12/08/2025	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	Dennis Harkins	R-A-6000	1
RPPL2025005217 PRJ2025-006424	12/08/2025	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	Aidan Holliday	R-1-8500	1
RPPL2025005236 PRJ2025-006442	12/09/2025	Addition (722sf) to existing Single Family Residence (657sf).	119 S Collwood Avenue, La Puente CA 91746	8112001014	Jeffrey Shen	Dennis Harkins	A-1-6000	1
RPPL2025005238 PRJ2025-006444	12/09/2025	Proposed Addition to an (e) Single Family Dwelling, Proposed rear covered patio.	14130 Trailside Drive, La Puente CA 91746	8206030048	EDUARDO MARTINEZ Erick Molinar	Dennis Harkins	A-1-20000	1
RPPL2025005256 PRJ2025-006470	12/11/2025	PROPOSED 1040 SF. ACCESSORY DWELLING UNITS (ADU) AT THE REAR OF THE EXISTING DWELLING.	1333 Lancewood Avenue, Hacienda Heights CA 91745	8244001006	Syd Mirgati	Aidan Holliday	R-1-6000	1
RPPL2025005257 PRJ2025-006473	12/10/2025	Propose detached ADU 1,200 sq ft	12401 Rush Street, South El Monte CA 91733	8113028031	Yang Wang	Rudy Silvas	A-1	1
RPPL2025005258 PRJ2025-006475	12/10/2025	(E) GARAGE CONVERTED TO JADU	1032 Millbury Avenue, La Puente CA 91746	8560007024	Vincent Jiang	Marlene Vega-Hernandez	R-1-6000	1

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RPPL2025005260 PRJ2025-006465	12/10/2025	Propose detached ADU 1,200 sq ft	1418 S Angelcrest Drive, Hacienda Heights CA 91745	8215003009	Yang Wang	Marlene Vega-Hernandez	R-A-7500	1
RPPL2025005261 PRJ2025-006476	12/10/2025	convert existing main house to JADU	16370 Colegio Drive, Hacienda Heights CA 91745	8205009039	Jenny Wang	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025005263 PRJ2025-006478	12/10/2025	NEW 32' X 16' DETACHED ADU (512SF)	15695 La Moine Street, Hacienda Heights CA 91745	8290017018	Arturo Castro	Marlene Vega-Hernandez	R-A-10000	1
RPPL2025005264 PRJ2025-006479	12/10/2025	(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	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025005265 PRJ2025-006480	12/10/2025	LEGALIZE UNPERMITTED BEDROOM 04 AND OFFICE(1920 SF) AT THE REAR OF EXISTING HOUSE.	18295 Aguiro Street, Rowland Heights CA 91748	8268010100	XIAOLEI CAO	Marlene Vega-Hernandez	R-1-6000	1
RPPL2025005272 PRJ2025-006497	12/10/2025	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	David Finck	R-1	1
RPPL2025005275 PRJ2025-006498	12/10/2025	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	David Finck	R-A-7500	1
RPPL2025005285 PRJ2025-006510	12/11/2025	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	Rick Kuo	R-1-6000	1
RPPL2025005286 PRJ2025-006511	12/11/2025	NEW DETACHED 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	Dennis Harkins	A-1-1	1

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RPPL2025005290 PRJ2025-006514	12/11/2025	BUILD NEW SB9 UNIT 1576 SF. WITH NEW GARAGE 01 253 SF., PORCH 01 83 SF., PORCH 02 62 SF. - BUILD NEW ADU. 01 1200 SF. WITH NEW PORCH 03 33 SF. - BUILD NEW ADU. 02 1200 SF. WITH NEW GARAGE 02 273 SF. AND PORCH 04 33 SF	15928 Meadowside Street, La Puente CA 91744	8254027004	SAM zhou	Rudy Silvas	R-1-6000	1
RPPL2025005297 PRJ2025-006523	12/11/2025	submitting plans for jr adu , correction's for front porch and back patio	14924 Janetdale Street, La Puente CA 91744	8471002014	Joana Cruz	Dennis Harkins	R-1-6000	1
Zoning Conformance Review <i>Number of Plans:</i> 1								
RPPL2025005302 PRJ2025-006533	12/11/2025	ROOM ADDITION	16039 Garo Street, Hacienda Heights CA 91745	8243001007	Lan Du	Aidan Holliday	R-1-6000	1