



Los Angeles County  
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria  
Acting Director of Planning

September 16, 2009

Stanley Liu  
1188 Rubio Street  
Altadena, CA 91001

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NUMBER R2008-00564-(5)  
Conditional Use Permit No. 200800070-(5)  
1188 Rubio Street, Altadena (APN No. 5844-015-016)**

Dear Applicant:

Hearing Officer, Paul McCarthy, by his action of September 15, 2009, **APPROVED** the above described Conditional Use Permit for a second dwelling unit on a property served by a septic system.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on September 29, 2009.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

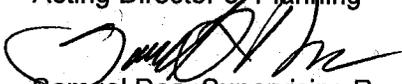
The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. A Condition requires that the permittee records an affidavit accepting the conditions before the grant becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact **Maral Tashjian** of the Special Projects Section at (213) 974-1516 or e-mail at [Mtashjian@planning.lacounty.gov](mailto:Mtashjian@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Jon Sanabria  
Acting Director of Planning

  
Samuel Dea, Supervising Regional Planner  
Special Projects Section

SD:mt

Enclosures: Approved Findings and Conditions, Affidavit (Permittee's Completion), Second Unit Covenant  
c: DPW (Building and Safety); Zoning Enforcement; Terry Judkins (Applicant's Agent); Susan Mandel (Opposition)

**PROJECT NUMBER R2008-00564-(5)**  
**CONDITIONAL USE PERMIT NUMBER 200800070-(5)**

**HEARING OFFICER'S DRAFT FINDINGS AND ORDER:**

**REQUEST:** The applicant, Stanley Liu, is requesting a Conditional Use Permit to authorize the construction of a second dwelling unit on a property served by a septic system. The applicant is also proposing to construct a pool, a bathroom addition to the existing single-family residence, and to allow an existing five-foot high fence to remain within the front yard setback.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

September 15, 2009 Public Hearing

A duly noticed public hearing was held on September 15, 2009 before the Hearing Officer. The applicant, Stanley Liu, the applicant's representative, Terry Judkins, and two other members of the public were sworn in and testified in favor of the request. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all the conditions of approval. There being no further testimony, the Hearing Officer closed the public hearing, expressed his intent to approve the subject project, subject to the recommended conditions.

Findings

1. The subject property is a 0.52 acre (22,660 sq. ft.), rectangular-shaped parcel of land, located at 1188 Rubio Street, Altadena, within the unincorporated community of Altadena, in the Altadena Zoned District. The Assessor Parcel Number of the subject property is 5844-015-016.
2. The subject property is zoned R-1-20,000 (Single-Family Residence, 20,000 sq. ft. minimum lot area). Surrounding properties are zoned as follows:  
  
North: R-1-20,000  
South: R-1-20,000, R-1-7,500 (Single-Family Residence, 7,500 sq. ft. min. lot area)  
East: R-1-20,000  
West: R-1-20,000
3. The subject property is developed with a single-family residence. Surrounding land use is as follows:  
  
North: Single-Family Residence  
South: Single-Family Residence  
East: Single-Family Residence  
West: Single-Family Residence
4. The site plan depicts an existing 2,997 sq. ft., two-story, four bedroom single-family residence set back approximately 72 feet from the front property line. A proposed 92 sq. ft. bathroom addition is proposed on the second floor on the north side of the existing residence. An existing 400 sq. ft. detached two-car garage is located to the southwest of the residence. The proposed second unit (1,184 sq. ft. in size and 17 feet in height) contains one bedroom, one bathroom, a living room and a kitchen. It is located approximately 17 feet south of the existing residence and approximately 13 feet east of

the existing detached garage. A proposed pool (20'x40') is set back approximately ten feet south of the second unit and ten feet from the rear and side property line.

5. There are no previous zoning cases for the subject property on record. The applicant submitted copies of building permits which indicate that the existing structures were legally established in 1925, prior to the adoption of the County Zoning Code.
6. General Plan Consistency: The subject property is located within the Low Density Residential land use classification of the Altadena Community Plan *Land Use Policy Map*. The Low Density land use category is intended for "common single-family residential tract development" at a density of one (1) to six (6) dwelling units per gross acre. The Land Use Policy Map permits infill and new development at the prevailing density. At 0.52 acres, the subject property would be permitted up to three (3) dwelling units, and is therefore consistent with the allowed uses and density of the underlying land use category.
7. The following policies of the Altadena Community Plan are applicable to the subject project:
  - A. *Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities. (Land Use Mix - Policy No. 1, Page 4-2)*
  - B. *Provide new development which is compatible with and complements existing uses. (Land Use Mix - Policy No. 2, Page 4-2)*

The second dwelling unit is compatible with the surrounding residential uses. The proposed structure will not be visible from the street, and therefore will not alter the character of the surrounding neighborhood.

- C. *Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community. (Land Use Mix - Policy No. 3, Page 4-2)*

The project is consistent with the surrounding neighborhood pattern of development. There are multiple properties along Rubio Street, as well as properties abutting the subject property to south along Altadena Drive, have second dwelling units. The density of the project site will increase, but remain within the permitted threshold of the underlying land use category.

8. The following policies of the Countywide General Plan are applicable to the subject project:
  - A. *Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land. (Land Use and Urban Development Pattern – Policy No. 17, Page I-21)*

*B. Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (Public Services - Policy 54, Page I-25)*

The proposed project is located on a developed lot and has access to existing transportation, energy, and utility infrastructure to service the proposed second dwelling unit.

*C. Promote land use arrangements that will maximize energy conservation. (Conserve Resources and Enhance Environmental Quality - Policy No. 25, Page III-14)*

The proposed second dwelling unit will incorporate solar panels as a means of energy conservation.

*D. Ensure continuing opportunity for citizen involvement in the land use decision-making process. (Improve Land Use Decision-Making Process - Policy No. 28, Page III-15)*

The applicant presented the proposed project proposal to the Altadena Town Council on February 16, 2009. The meeting provided another opportunity for the public to participate in the decision-making process in addition to the scheduled hearing to be held on September 15, 2009.

9. The following policies of the Housing Element are applicable to the subject project:

*A. Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population. (Housing Affordability – Policy 3.1, Page 3)*

10. This project is consistent with the County's housing objectives to "maintain and increase the supply of housing, especially affordable housing; preserve existing units and provide equal access to housing opportunities." In 2004, the County adopted the Second Unit Ordinance to permit second units in residential and agricultural zones. As the unincorporated areas are predominately single-family neighborhoods, second units can provide an affordable rental option for the workforce, while maintaining the single-family character of a neighborhood. The proposed development provides needed housing opportunities in the unincorporated community of Altadena.

11. Compliance with the Zoning Ordinance and the Altadena Community Standards District (Section 22.44.127):

A. Second Units

Second units that are not served by a public sewer system are permitted in Zone R-1-20,000 under Section 22.52, Part 16 of the Zoning Code, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

**B. Gross Structural Area and Lot Coverage**

As per subsection D.b.ii of Section 22.44.127, the maximum GSA or lot coverage shall be determined by the following formula:  $GSA = (0.25 \times \text{net lot area}) + 1,000$  square feet.

The maximum GSA for the subject property is 6,650 square feet ( $[0.25 \times 22,600] + 1,000$ ). The total GSA for the existing house is 4,273 sq. ft. Existing house (2,997 sq. ft), bathroom addition (92 sq. ft), and second dwelling unit (1,184 sq. ft.) The proposed development falls within the GSA requirement.

**C. Modification to CSD Standards (fence height)**

Section 22.48.160 of the Zoning Code permits walls and fences at a maximum height of three and a half (3.5) feet within the front yard setback. Subsection D.1.a.i of Section 22.44.127, indicates that the subject property, at a size of 22,600 square feet, is required to have a front yard setback of 20 feet. The applicant is requesting a modification to this CSD standard to authorize an existing 5-foot high fence to remain within the front yard setback. According to Subsection D.1.b of Section 22.44.127, this standard can be modified through a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

As a supplement to the Burden of Proof, the applicant submitted a photographic survey of surrounding properties, indicating similar fence height. The applicant's modification request is consistent with the surrounding neighborhood character.

**D. Parking**

Subsection D.c.i of Section 22.44.127 requires three (3) parking spaces for five (5) bedrooms. The existing house has four (4) bedrooms, and the proposed second unit will have one bedroom. The subject property currently has three (3) covered parking spaces and one uncovered parking space and therefore the parking requirement is satisfied.

**E. Green Building, Drought-Tolerant Landscaping, and Low Impact Development**

The application for the subject project was filed on April 2, 2008, and is therefore exempt from the Green Building, Drought-Tolerant Landscaping, and Low Impact Development Ordinance (22.52 Part 20, 21, and 22) requirements.

**12. County Departments and Outside Agency Comments and Recommendations:**

- A. Correspondence was received from the Department of Public Health, dated April 29, 2009. The department's Bureau of Environmental Protection, which reviewed the application, indicated no objection to the approval of the proposed project, contingent upon the conditions provided by the Land Use Program regarding the private sewer system, and the Drinking Water Program regarding the public water system during the construction stage.
- B. In a letter dated June 3, 2009, the Fire Department indicated that fire flow and access for the proposed development are adequate.

- C. In a letter dated July 28, 2009, the Department of Public Works recommended approval of the proposed project, subject to conditions regarding the site's water system and drainage.
  - D. The applicant submitted a will-serve letter from the Rubio Canon Land and Water Association, dated March 20, 2008. Staff requested and received a second letter from the water purveyor, dated July 20, 2009, verifying that the previously issued will-serve letter was sufficient.
  - E. A letter, dated March 29, 2009, was received from the Altadena Town Council indicating support for the project.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.
  14. A letter of opposition was received on September 8, 2009. The opponent expressed concern that construction activities could impact the drain field capacity of the existing septic system, and that water from the proposed pool could infiltrate the septic system drain field. The opponent also raised the concern that earthquake-induced damage to the pool could potentially result in water draining downhill onto the opponent's property, and that the addition of a second unit exceeds the allowed density.
  15. Correspondence from the Building and Safety Division of the Department of Public Works indicated that water from the proposed pool will not be permitted to flow onto neighboring properties, and will not be permitted to drain into the septic system as part of the requirement for the issuance of a construction permit for the pool.
  16. The applicant has provided the required Burden of Proof to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code.
  17. The Department of Regional Planning has determined this project to be Categorically Exempt (Class 3 Exemption, New Construction or Conversion of Small Structures) pursuant to the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.
  18. The project is consistent with the Los Angeles Countywide General Plan, Altadena Community Plan, and the provisions of the Zoning Code.
  19. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to impose **five (5)** biennial inspections.
  20. The location of documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and

materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FORGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15303 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
- 2. In view of the findings of facts presented above, Conditional Use Permit Number 200800070 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions  
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

This grant authorizes the use of the subject property for the construction of a second dwelling unit as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

5. This grant shall expire unless used within two (2) years from the date of final approval by the county. A single one-year time extension may be requested in writing and with payment of the applicable fee.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for **five (5) biennial (once every two years)** inspections. Inspections shall be unannounced.
9. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review

and approval. All revised plans must be accompanied by the written authorization of the property owner.

13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of Los Angeles County to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
14. The temporary structure in the side yard setback shall be removed.
15. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
16. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Public Health. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
17. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Water facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
18. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
19. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
20. A second unit may not be separately sold from the single-family residence on the same lot or parcel of land, but it may be a rental unit.
21. A second unit applicant shall be an owner-occupant of the single-family residence that is located on the same lot or parcel of land. Thereafter, either the single-family residence or the second unit shall be owner-occupied in perpetuity. The applicant shall record in the office of the county recorder, an agreement to this effect as a covenant running with the land for the benefit of the county of Los Angeles, and the covenant shall also declare that

any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

22. The construction, operation and maintenance of the proposed use shall be further subject to all of the following restrictions:

- a. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated July 28, 2009, except as otherwise required by said Department; and
- b. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Health memorandum dated April 29, 2009, except as otherwise required by said Department.

Attachments:

Department of Public Works letter dated July 28, 2009

Department of Public Health letter dated April 29, 2009

SD:mt  
8/31/09



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

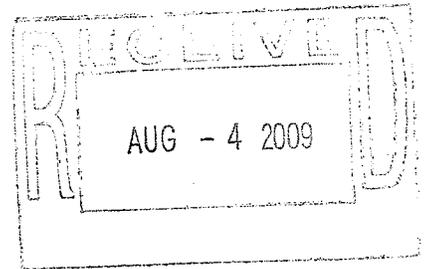
July 28, 2009

IN REPLY PLEASE  
REFER TO FILE: **LD-1**

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention: ~~Maral M.~~ Tashjian

FROM:  Steve Burger  
Land Development Division  
Department of Public Works



**CONDITIONAL USE PERMIT (CUP) NO. RCUP 200800070**  
**PROJECT NO. R2008-00564**  
**1188 RUBIO STREET**  
**UNINCORPORATED COUNTY AREA OF ALTADENA**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP in the Altadena area. The CUP is for the construction of second unit and swimming pool. We recommend the following conditions:

1. Water

- 1.1 A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

For questions regarding the items above, please contact Lana Radle at (626) 458-4921.

Mark Child  
July 28, 2009  
Page 2

2. Drainage

- 2.1 Prior to issuance of building permits, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan requirements.

For questions regarding the items above, please contact Lizbeth Cordova at (626) 458-4921

If you have any other questions or require additional information, please contact Ruben Cruz or Toan Duong at (626) 458-4910.

RC:ca

P:/LDPUB/SUBMGT/CUP/ Project R2008-00564\_CUP 200800070\_1188 Rubio Street.DOC



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



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**Michael D. Antonovich**  
Fifth District

April 29, 2009

Philip Estes, AICP  
Principal Regional Planner  
Zoning Permits II Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**RE: PROJECT NO. R2008-00564, CASE NO. CUP 200800070**  
**LOCATION: 1188 RUBIO ST., ALTADENA**

This is in response to the Project Consultation for the above-referenced project that was forwarded to this Department for review and comment. Staff from this Department's Bureau of Environmental Protection have reviewed the information provided and have no objection to the approval of this project contingent upon the conditions explained on following pages. For any questions regarding the required corrections, please contact the individual indicated on each letter.

If you have any general questions regarding the approval procedures, please contact me at (626) 430-5262.

Ken Habaradas, REHS  
Bureau of Environmental Protection



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**Land Use Program**  
Patrick Nejadian, REHS  
Chief Environmental Health Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5380 • FAX (626) 813-3016



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Fifth District

April 29, 2009

Philip Estes, AICP  
Zoning Permits II Section  
320 West Temple Street  
Los Angeles, CA 90012

**RE: PROJECT NO. R2008-00564, CASE NO. CUP 200800070**  
**LOCATION: 1188 RUBIO ST., ALTADENA**

This is in response to your request for comments regarding the project identified above. Land Use Program has reviewed the information provided and has no objection to the approval of this project. This conceptual approval is intended for the project review process only that encompasses the requirements applicable to an Onsite Wastewater Treatment System (OWTS), and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. The proposed second unit with kitchen will require installation of a new and independent onsite wastewater treatment system, sized according to the number of bedrooms and bedroom equivalents. Prior to the issuance of a construction permit, a full feasibility report confirming that an OWTS can be installed in accordance with the Los Angeles County Plumbing Code shall be submitted to this Department for review and approval. The feasibility report shall conform to the requirements outlined in the Department's guidelines, "Procedures for Application for Approval of Private Sewage Disposal System Construction." The report shall consist of soil profile excavation, exploratory boring to determine the historic high ground water mark, and percolation testing to substantiate the possibility of installing onsite waste water treatment systems on the property. The applicant shall submit a Request for Service application and applicable fees with required plans to this Department for final review and wet stamp approval.
2. The design and installation of OWTS shall be in conformance with the guidelines established by this Department and other applicable regulations. Obtain authorization from Coastal Commission to proceed with this project.

3. If due to the proposed development, grading, geological limitations, required setbacks and flood related concerns or for any other related reasons, conformance with all applicable requirements can not be achieved, this conceptual approval shall be rendered void and consequently no construction permits shall be issued. Due to additional developments, i.e., swimming pool and new residential dwelling, access to the required future onsite wastewater treatment systems absorption field/pits may be compromised. Therefore, it shall be required that both future absorption field/pits for the existing and the new proposed onsite wastewater treatment systems installed with the present system for new dwelling at the time of construction.

If there are any questions or further information is needed, please contact me at 626-430-5380.

Respectfully,



Patrick Nejadian, Chief REHS  
Land Use Program



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

## Drinking Water Program

**Mihye Shur, REHS**

Chief Environmental Health Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5420 • FAX (626) 813-3016

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

April 29, 2009

Philip Estes, AICP  
Principal Regional Planner  
Zoning Permits II Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**RE: PROJECT NO. R2008-00564, CASE NO. CUP 200800070**  
**LOCATION: 1188 RUBIO ST., ALTADENA**

A Project Consultation was received by the Los Angeles County Department of Public Health regarding a Conditional Use Permit for the above-referenced project. This Department's Drinking Water Program has no objection to the project with the following condition:

- Potable water will be provided by the **Rubio Canon Land and Water Association**, a public water system. **Prior to approval of the septic system permit**, the applicant shall provide a current letter on water company letterhead stating that the company will ensure adequate and continuing water service to the referenced property. Additionally, the Department has notified the California Department of Public Health - Drinking Water Program of the proposed project and is waiting for comments regarding the additional connection. If you have any questions, please contact me at (626) 430-5420.

Respectfully,

Mihye Shur, Chief EHS  
Drinking Water Program



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