



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

|   |                           |
|---|---------------------------|
| <b>PUBLIC HEARING DATE</b><br>9/15/2009 | <b>AGENDA ITEM</b><br>TBD |
| <b>HO CONSENT DATE</b>                  | <b>CONTINUE TO</b>        |

**PROJECT NUMBER R2008-00564-(5)**  
**Conditional Use Permit No. 200800070-(5)**

|   |   |   |
|---|---|---|
| <b>APPLICANT</b><br>Stanley Liu and Yuen Fang | <b>OWNER</b><br>Stanley Liu and Yuen Fang | <b>REPRESENTATIVE</b><br>Terrie Judkins |
|---|---|---|

**PROJECT DESCRIPTION**  
The proposed project consists of 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 5' high fence to remain within the front yard setback.

**REQUIRED ENTITLEMENTS**  
The applicant is requesting a Conditional Use Permit for the construction of a second dwelling unit on a property served by a septic system in the R-1-20,000 (Single-Family Residence, 20,000 sq. ft. minimum lot area) zone.

**LOCATION/ADDRESS**  
1188 Rubio Street, Altadena

**SITE DESCRIPTION**  
The site plan depicts an existing 2,997 sq. ft., two-story single-family residence set back approximately 72' 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' in height) is located approximately 17' south of the existing residence and approximately 13' east of the existing detached garage. A proposed pool (20'x40') is set back approximately 10' south of the second unit and 10' from the rear and side property line.

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| <b>ACCESS</b><br>Rubio Street                  | <b>ZONED DISTRICT</b><br>Altadena  |
| <b>ASSESSORS PARCEL NUMBER</b><br>5844-015-016 | <b>COMMUNITY</b><br>Altadena   |
| <b>SIZE</b><br>0.52 Acres                      | <b>COMMUNITY STANDARDS DISTRICT</b><br>Altadena Community Standards District |

|                     | <b>EXISTING LAND USE</b> | <b>EXISTING ZONING</b>  |
|---------------------|--------------------------|---|
| <b>Project Site</b> | Single-Family Residence  | R-1-20,000 (Single-Family Residence, 20,000 sq. ft. minimum lot area)           |
| <b>North</b>        | Single-Family Residence  | R-1-20,000  |
| <b>East</b>         | Single-Family Residence  | R-1-20,000  |
| <b>South</b>        | Single-Family Residence  | R-1-20,000, R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) |
| <b>West</b>         | Single-Family Residence  | R-1-20,000  |

|   |  |                               |
|---|--|-------------------------------|
| <b>GENERAL PLAN/COMMUNITY PLAN</b><br>Altadena Community Plan | <b>LAND USE DESIGNATION</b><br>2 - Low Density (0-6 du/gross acre) | <b>MAXIMUM DENSITY</b><br>N/A |
|---|--|-------------------------------|

**ENVIRONMENTAL DETERMINATION**  
Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

**RPC LAST MEETING ACTION SUMMARY**

|                              |                          |                                  |
|------------------------------|--------------------------|----------------------------------|
| <b>LAST RPC MEETING DATE</b> | <b>RPC ACTION</b>        | <b>NEEDED FOR NEXT MEETING</b>   |
| <b>MEMBERS VOTING AYE</b>    | <b>MEMBERS VOTING NO</b> | <b>MEMBERS ABSTAINING/ABSENT</b> |

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

|   |                                 |                               |
|---|---------------------------------|-------------------------------|
| <b>STAFF CONTACT PERSON:</b>                    |                                 |                               |
| <b>RPC HEARING DATE(S)</b>                      | <b>RPC ACTION DATE</b>          | <b>RPC RECOMMENDATION</b>     |
| <b>MEMBERS VOTING AYE</b>                       | <b>MEMBERS VOTING NO</b>        | <b>MEMBERS ABSTAINING</b>     |
| <b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b> |                                 |                               |
| <b>SPEAKERS*</b><br>(O) 0 (F) 0                 | <b>PETITIONS</b><br>(O) 0 (F) 0 | <b>LETTERS</b><br>(O) 0 (F) 0 |

\*(O) = Opponents (F) = In Favor