



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 1, 2011

TO: Pat Hachiya, AICP, Hearing Officer

FROM: Susan Tae, AICP   
Supervising Regional Planner  
Zoning Permits North Section

SUBJECT: **PROJECT NO. R2010-01008**

**Hearing Officer Meeting: June 7, 2011**  
**Agenda Item No. 3**  
**SUPPLEMENTAL INFORMATION**

Attached please find the approval letters from the Department Public Works, Fire Department, and Public Health, and the site plan for the above-referenced project.

SMT:amc



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAN - 5 2011

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

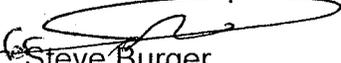
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 30, 2010

IN REPLY PLEASE  
REFER TO FILE: LD-1

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

Attention Phillip Estes

FROM:   
Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000096**  
**PROJECT NO. R2010-01008**  
**9240 EAST AVENUE Q-4**  
**ASSESSOR'S MAP BOOK NO. 3027, PAGE 28, PARCEL 12**  
**UNINCORPORATED AREA OF PALMDALE**

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

We reviewed the site plan for the CUP No. 201000096 in the unincorporated Palmdale area at the intersection of Avenue Q-4 and 93rd Street East. The project is for the construction of a 1,026 square foot second unit along with a 768 square foot detached garage. The proposed second unit will be on a private septic system and water will be provided by a water purveyor.

There are no additional Public Works improvements or dedication to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicant will be required to obtain a permit from our Permits and Subdivision Section.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:ca

P:\dpubl\SUBMGTC\CUP\Project R2010-01008 CUP 201000096 9240 East Avenue Q-4 Second Unit final.docx



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

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 960-2740

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



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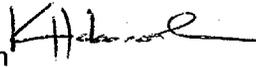
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Fifth District

March 23, 2011

**TO:** Phillip Estes, AICP  
Principal Regional Planner  
Department of Regional Planning

**FROM:** Ken Habaradas, M.S., REHS   
Environmental Health Division  
Department of Public Health

**SUBJECT: PROJECT NO.R2010-01008**  
**CUP 2010-00096**  
**LOCATION: 9240 E. AVENUE Q-4, LITTLEROCK**

- Environmental Health recommends approval of this CUP.
- Environmental Health does NOT recommend approval of this CUP.

This is in response to the notice of consultation for the above-referenced project that was forwarded to the Department of Public Health – Environmental Health for review and comment. The applicant requests a CUP to authorize a second-dwelling located in the A-1-1 zone, Southeast Antelope Valley CSD, Littlerock Zoned District.

Based on review of the application and site plan, as well as additional information provided by the applicant, the Department recommends approval of the CUP subject to the attached conditions:

If you should have any questions, please contact me at (626) 430-5382.

KH:kh

Attachments

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive, Baldwin Park, CA 91706

Date: March 23, 2011

Project No. R2010-01008

Page 1 of 1

Location: 9240 E. Avenue Q-4, Littlerock

CUP No. 2010-00096

The Drinking Water Program recommends approval of the CUP with the following condition:

1. Potable water shall be supplied by the Los Angeles County Waterworks Districts.

For questions regarding the above condition, please contact Richard Lavin at (626) 430-5420.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive, Baldwin Park, CA 91706

Date: March 23, 2011

Project No. R2010-01008

Page 1 of 1

Location: 9240 E. Avenue Q-4, Littlerock

CUP No. 2010-00096

The Land Use Program has received the Sewage Disposal Feasibility Report dated June 15, 2010, prepared by JT Engineering, to determine the feasibility for the installation of an onsite wastewater treatment system (OWTS) for the proposed second dwelling. Based on the information provided, the Land Use Program has no objection to the approval of the CUP. This conceptual approval is intended for the CUP review process only that encompasses the requirements applicable to OWTS, and it does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. **Prior to installation of any OWTS**, a complete feasibility report shall be submitted to the Department for review and approval. The feasibility report shall be prepared in accordance with the Department's "Onsite Wastewater Treatment System (OWTS) Guidelines." The applicant is advised to contact the Lancaster office at (661) 723-4549 for assistance with filing a service request application for OWTS construction permit and submitting the required fee.

Note: If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

Note: The design and installation of OWTS shall conform to the requirements of Public Health and all other applicable regulatory agencies. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other reasons, conformance with all applicable requirements cannot be achieved, the Department will not recommend issuance of any building permits.

For questions regarding the above requirements, please contact Patrick Nejadian at (626) 430-5390.



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

**5823 Rickenbacker Road  
Commerce, California 90040-3027**

**DATE:** 03-22-2011

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2010-01008

**LOCATION:** 9240 E Avenue Q-4, Littlerock

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1250 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure.     Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is            gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing            gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify 1 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** Per Los Angeles County Waterworks, hydrants and flows meet the current Fire Department requirements.
- Access:** Access is adequate as depicted on the Site Plan dated 06-24-2010 on file in the LDU office.
- Special Requirements:** ADDITIONAL FIRE DEPARTMENT REQUIREMENTS WILL BE DETERMINED BY FIRE PREVENTION ENGINEERING DURING THE BUILDING PLAN CHECK PHASE. PLEASE CONTACT FIRE PREVENTION ENGINEERING AT 661 949-6319 FOR ADDITIONAL REQUIREMENTS.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **CLAUDIA SOIZA**

**Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783**