

## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

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DATE ISSUED: July 1, 2024  
HEARING DATE: July 2, 2024 AGENDA ITEM: 4  
PROJECT NUMBER: PRJ2021-003767-(2)  
PERMIT NUMBER(S): Yard Modification RPPL2021010501  
SUPERVISORIAL DISTRICT: 2  
PROJECT LOCATION: 5322 West 119th Place, Del Aire  
OWNER: Sofia Sweetheart, LLC  
APPLICANT: Lida Benham  
CASE PLANNER: Sean Donnelly, Senior Planner  
Sdonnelly@planning.lacounty.gov

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Item 4 is a request for a Yard Modification to authorize the continued maintenance of a wall within the side yard setback that exceeds the maximum six-foot allowable height in the R-1 (Single-Family Residence) Zone ("Project"). This Project is located at 5322 West 119th Place in the unincorporated community of Del Aire. This Project was continued from the September 5, 2023, October 3, 2023, December 5, 2023, March 5, 2024, and June 4, 2024, Hearing Officer meetings.

### PUBLIC CORRESPONDENCE

On June 27, 2024, Mr. Jung and Mrs. Young Park, owners of 5318 West 119<sup>th</sup> Place, submitted a letter of opposition to the Project with attachments. The letters outline their opposition to the Project and the existing wall. The letter is attached to this supplemental report.

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Report  
Reviewed By: *Carmen Sainz*  
Carmen Sainz, Supervising Planner

Report  
Approved By: *M. Glaser*  
Mitch Glaser, Assistant Deputy Director

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Attachments:  
1) Public Correspondence

**Yard Modification No. RPPL2021010501**

Entina P &lt;potogo0@gmail.com&gt;

Thu 6/27/2024 9:50 AM

To: Sean Donnelly &lt;SDonnelly@planning.lacounty.gov&gt;

Cc: Timothy Martin &lt;tim@tdmlawfirm.com&gt;

**CAUTION: External Email. Proceed Responsibly.**

Dear Hearing Officer,

We would like to express additional concerns about the project. Upon reviewing the applicant's plan, we noticed an incorrect measurement of the old CMU wall. The actual total length of the old CMU wall is 50 feet 4 inches, whereas the applicant's measurement of 51.1 inches is incorrect. Regardless of whether the measurement is 50.5 inches or 51.1 inches, the new CMU wall, which significantly differs in color, needs to be removed (Exhibit A).

As we expressed at the hearing on June 4, the elevation of the applicant's property is 6 inches higher than ours, and this elevation difference does not appear to be considered in the plan. Additionally, we are concerned that the applicant is growing bougainvillea flowers with support structures that extend beyond 11 feet of the wall, effectively serving as a fence. This creates a dispute because bougainvillea leaves fall all over our side yard (Exhibit B). Furthermore, the applicant intentionally blows her organic trash outside of her property, creating additional disputes (Exhibit C). It also incurs additional costs for us to have our gardener clean up the debris every month.

It is evident that the applicant's intention appears to be to extend and delay her enforcement time. Her illegal short-term rental enforcement has been halted, and her illegal side yard enforcement, which severely obstructs drivers exiting the driveway, is also halted due to the active hearing. The Regional Planning Enforcement unit has replied via email stating that they are waiting for the Yard Modification hearing to conclude. We are still puzzled as to why the Yard Modification hearing is considered more important than public safety.

Your prompt attention to these matters is greatly appreciated.

Sincerely,

Exhibit A

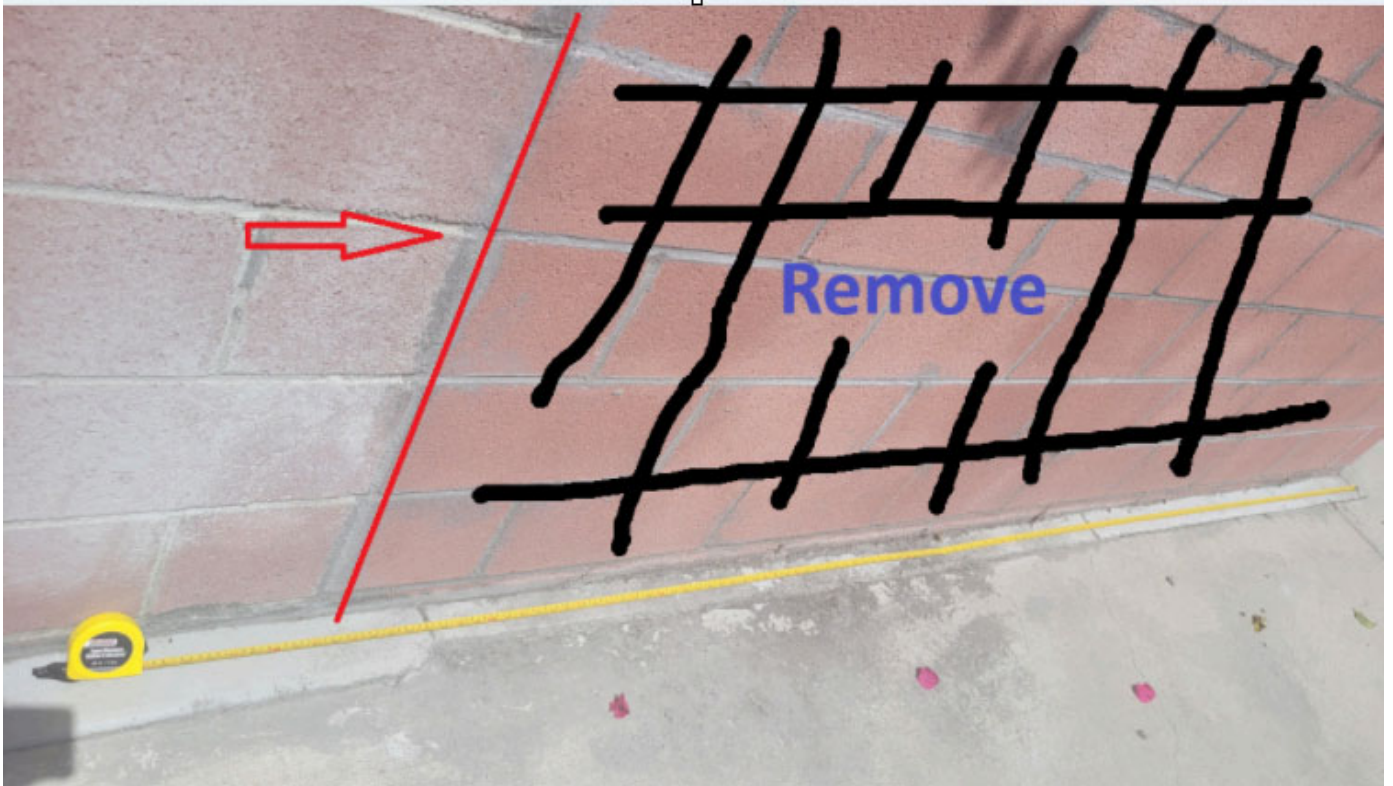


Exhibit B



Exhibit C

<https://youtu.be/tHmNAowpKr0> (Blowing organic trash such as dried bougainvillea flowers and it's leaves at midnight)

