



**PROJECT NUMBER** PRJ2023-000349-(2) **HEARING DATE** January 7, 2025

**REQUESTED ENTITLEMENT**  
Yard Modification No. RPPL2023000478

## PROJECT SUMMARY

**OWNER / APPLICANT**  
Isabel Giraldo

**EXHIBIT DATE**  
October 4, 2024

### PROJECT OVERVIEW

A Yard Modification to request to modify the maximum allowed fence height from 42 inches to five feet and eight inches within the required front yard setback of a property with three frontages and to legalize an existing attached 256-square-foot covered patio encroaching into the required front yard setback area on a lot with an existing single-family residence (SFR). Other additions to the SFR are being reviewed separately under ministerial Site Plan Review No. RPPL2023001011.

**LOCATION**  
5486 Valley Ridge Avenue, View Park

**ACCESS**  
Valley Ridge Avenue, 57<sup>th</sup> Street, and Alviso Avenue

**ASSESSORS PARCEL NUMBER**  
5008-005-036

**SITE AREA**  
0.22 Acres

**GENERAL PLAN / LOCAL PLAN**  
General Plan

**ZONED DISTRICT**  
View Park

**PLANNING AREA**  
Westside

**LAND USE DESIGNATION**  
H9 (Residential 0 – 9 du/ac)

**ZONE**  
R-1 (Single-Family Residence)

**PROPOSED UNITS**      **MAX DENSITY/UNITS**  
N/A                      1 dwelling unit

**COMMUNITY STANDARDS DISTRICT**  
N/A

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities  
Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

### KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.196.030 (Yard Modification Findings and Decision Requirements)
  - Chapter 22.110.190 (Modifications Authorized)
  - Section 22.18.030 (Development Standards for R-1 Zone)
  - Section 22.110.070 (Fences and Walls)
  - Section 22.110.080 (Required Yards)

**CASE PLANNER:**  
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