



LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

CONCEPTUALLY APPROVED

✓ SITE PLAN ✓ STRIPING PLAN ✓ EXHIBIT MAP (OTHER) ✓

FOR

DRIVEWAY ACCESS / LOCATIONS SIGHT DISTANCE
SITE PLAN / PARKING CIRCULATION STRIPING LAYOUT
GRADING FEASIBILITY (OTHER) *Driveway Access and Fence Location*

BY: *[Signature]* DATE: 04/18/2024

NOTE THE FOLLOWING:

✓ AGENCY APPROVAL IS REQUIRED FROM REGIONAL PLANNING
✓ CENTER WITH BUILDING AND SAFETY DIVISION FOR OTHER PERMIT REQUIREMENTS
✓ AN APPROVED STREET IMPROVEMENT PLAN AND CONSTRUCTION PERMIT ARE REQUIRED FOR ALL PROPOSED WORK WITHIN THE ROAD RIGHT OF WAY.

- KEYNOTES**
- 1 EXISTING 4'-6" TALL METAL FENCE WITH WOOD PANELS
 - 2 EXISTING METAL GATE TO BE REPLACED WITH SOLID FENCING
 - 3 EXISTING DRIVEWAY APPROACH TO BE REMOVED



1226 W. NINTH ST.
UPLAND, CA 91786

310.487.1613

HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

OWNER:
GREGORY RACHAL

ADDRESS:
5486 VALLEY RIDGE AVE
WINDSOR HILLS, CA 90043

SCOPE OF WORK:
INTERIOR REMODEL + NEW 173.25
SQ. FT. MASTER BATHROOM &
W.I.C. ADDITION + NEW 28.50 SQ.
FT. ADDITION

PLANS PREPARED BY:
Edgar Vidal
EDGAR VIDAL

DATE

RESTRICTIVE NOTICE:
ALL DESIGNS, IDEAS, DETAILS, PLANS &
SPECIFICATIONS INDICATED BY THE DRAWINGS ARE
THE EXCLUSIVE PROPERTY OF DDBLLC. THE PLANS
WERE CREATED AND DEVELOPED FOR USE ON AND
IN CONJUNCTION WITH THE SPECIFIC PROJECT
DESCRIBED HEREIN. NO PART THEREOF SHALL BE
REPRODUCED, COPIED, ADAPTED, MODIFIED OR
DISTRIBUTED TO OTHERS WITHOUT PRIOR WRITTEN
AND SPECIFIC CONSENT FROM DDB, LLC.

DATE: 3/8/24

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

EXISTING & PROPOSED SITE
PLANS

A1.0

Evan Sahagun

From: Jessica Garcia-Alvarez
Sent: Thursday, June 6, 2024 4:17 PM
To: Evan Sahagun
Subject: RE: RPPL2023000478 (5486 Valley Ridge Avenue Los Angeles, CA 90043)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Evan,

Hope you are doing well too. There is no need for a clearance letter because there are no conditions for this site plan. The site plan was conceptually approved for the fence location and the closure of the existing driveway.

Thank you,

Jessica Garcia-Alvarez
Civil Engineering Assistant
Los Angeles County Public Works
Office: (626)458-7869
Office Hours: Monday-Thursday 7am-5pm

From: Evan Sahagun <ESahagun@planning.lacounty.gov>
Sent: Thursday, June 6, 2024 3:26 PM
To: Jessica Garcia-Alvarez <JAlvarez@dpw.lacounty.gov>
Subject: RE: RPPL2023000478 (5486 Valley Ridge Avenue Los Angeles, CA 90043)

Hi Jessica,

Hope you are doing well! Would you be able to provide a clearance letter on DPW letterhead for this project?

Thank you,

--

EVAN SAHAGUN (he/him/his)

PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 204-9939

Email: esahagun@planning.lacounty.gov

From: Jessica Garcia-Alvarez <JAlvarez@dpw.lacounty.gov>
Sent: Thursday, April 18, 2024 2:54 PM
To: Evan Sahagun <ESahagun@planning.lacounty.gov>
Subject: RPPL2023000478 (5486 Valley Ridge Avenue Los Angeles, CA 90043)

Hello Evan,

The conceptual site plan has been marked cleared by DPW – LDD – Road Unit.

Thank you,

Jessica Garcia-Alvarez
Civil Engineering Assistant
Los Angeles County Public Works
Office: (626)458-7869
Office Hours: Monday-Thursday 7am-5pm



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023000478 PROJECT NUMBER: Yard Mod @ 5486
Valley Ridge Avenue
CITY/COMMUNITY: View Park/Windsor Hills STATUS: Cleared
PROJECT ADDRESS: 5486 Valley Ridge Avenue DATE: 03/15/2023
Los Angeles, CA 90043

CONDITIONS

1. No Fire department review required for the yard modification permit.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by: