

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: June 27, 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

Item 4 is 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 Del Aire community. 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.

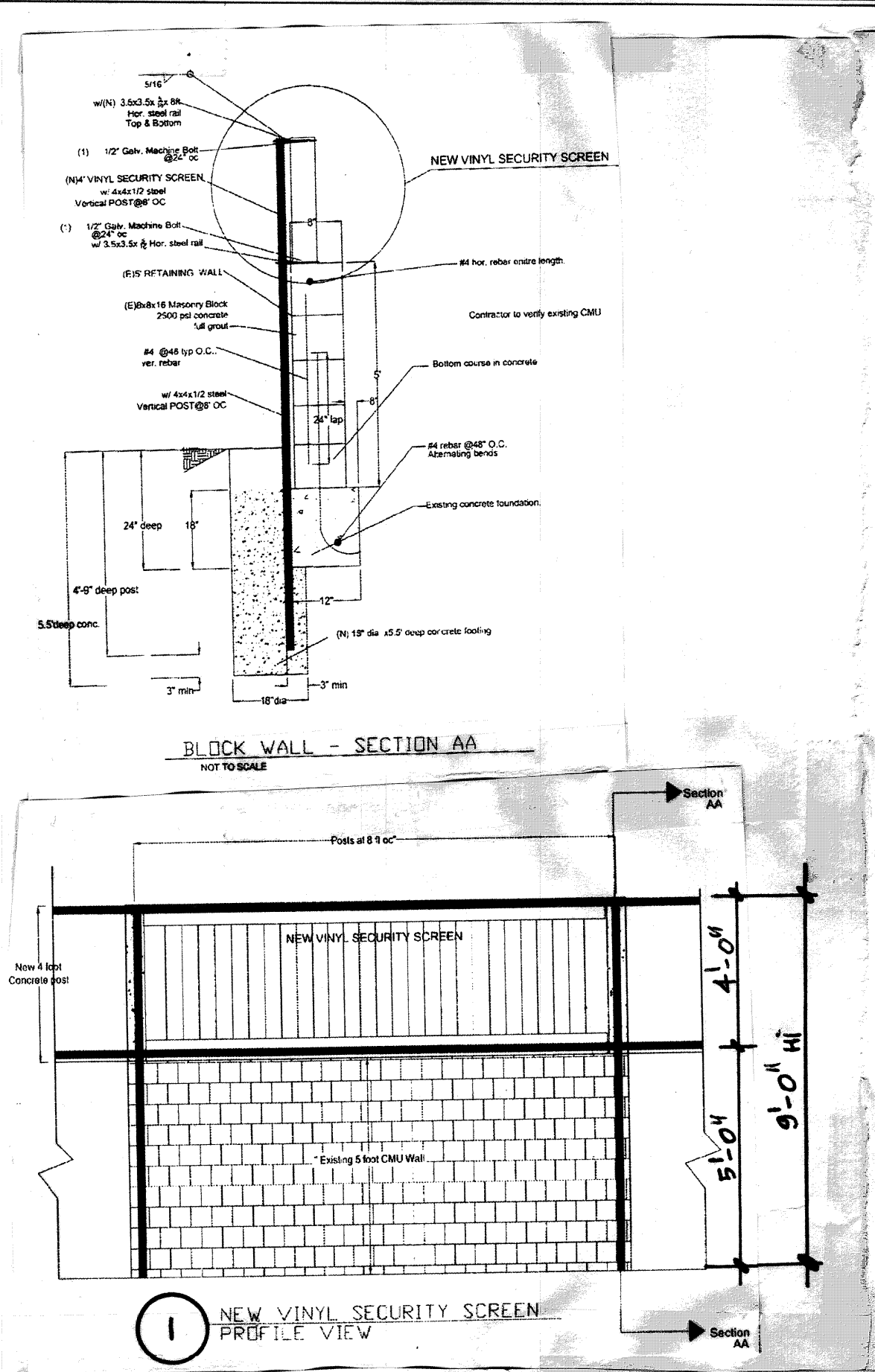
SITE PLAN

On June 4, 2024, the Hearing Officer indicated her intent to approve the Project with changes to the Project scope. These changes included adding a label to show the total height of the wall as nine feet and removing the 10-foot-and-11-inch-long horizontal extension of the wall. The Hearing Officer requested an updated site plan to reflect the changed Project scope she intended to approve. The applicant submitted an updated site plan on June 26, 2024, which is attached to this supplemental report.

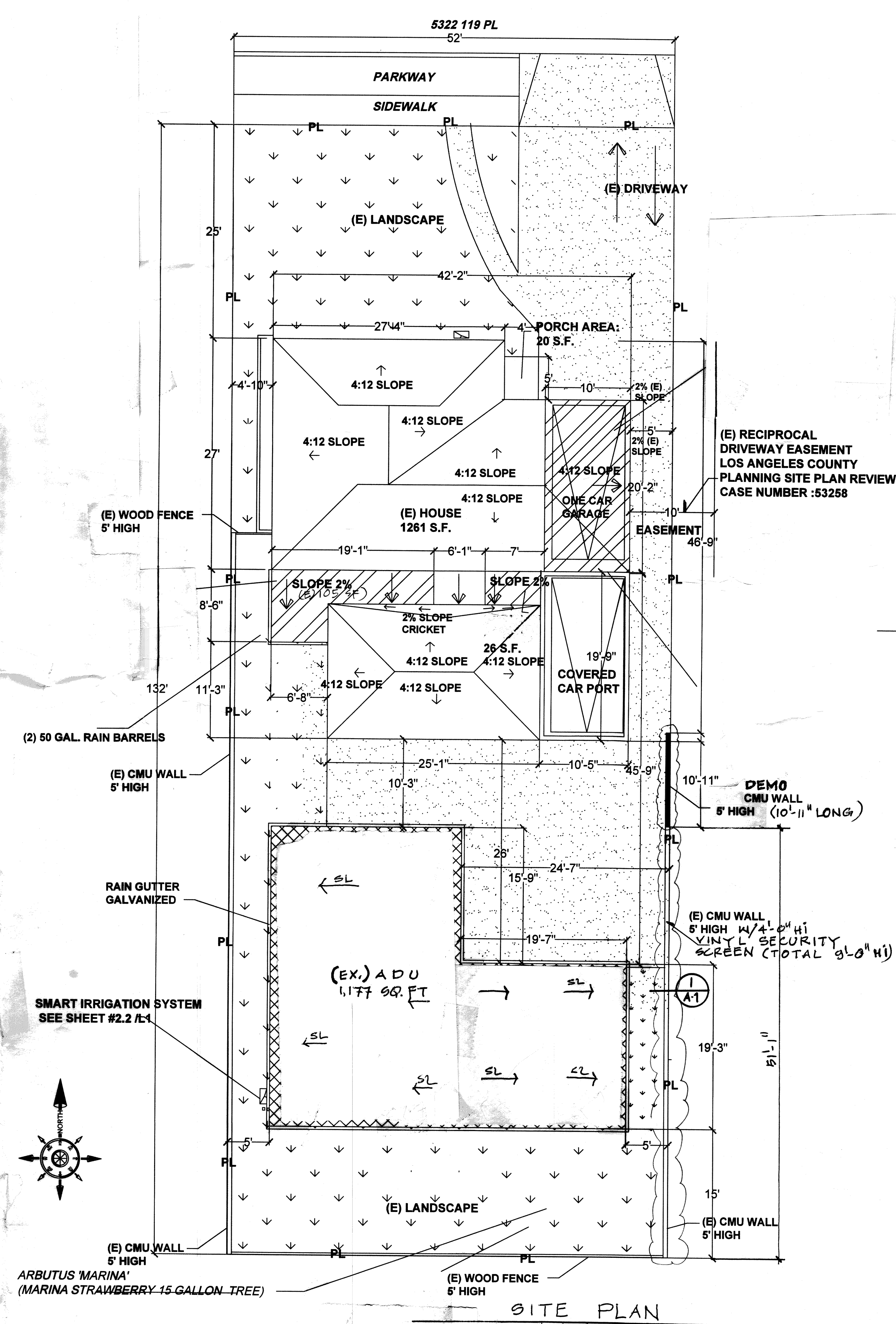
Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Planner

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

Attachments: 1) Site Plan



- GENERAL SPECIFICATIONS:**
- Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3 parts gravel with a maximum of 7.5 gallons of water per sack of cement. Minimum C-2500 psi.
 - Concrete block units shall conform to ASTM C90.
 - Reinforcing steel to be deformed and conforming to ASTM Standard A615 Grade 40 or Grade 60.
 - Rebar shall be centered in the concrete block cell in which it is located.
 - Rebar shall be placed in a running bond with head joints in successive courses horizontally offset at least one-quarter the unit length.
 - Concrete block units shall be placed in a running bond with head joints in successive courses horizontally offset at least one-quarter the unit length.
 - Concrete block units to have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement). Cells not containing reinforcing shall not be grouted.
 - Mortar mix for concrete to be 1 part cement to 0.5 part lime to 3 parts demo loose sand.
 - Mortar mix for concrete block wall to be 1 part cement to 3 parts sand to which may be added not more than 0.1 part lime. Sufficient water to be added to produce consistency for pointing without segregation of constituents. The grout may contain 2 parts pea gravel, maximum size 3/8\"/>



PROJECT SUMMARY

LOCATION: LIDA BEHNAME
5322 W. 119TH ST
INGLEWOOD, CA 90304

ASSESSOR PARCEL NUMBER (APN): 4140-011-008

ZONE: LOT AREA: 6,864 SQ. FT.

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: R3/U

NUMBER OF STORIES: 1 FIRE SINKLERS: NO

GENERAL PLAN USE:

	BUILDING	
EXISTING BULDING	2557 SQFT	
COVERED PORT		208 SQFT
GARAGE	200 SQFT	
TOTAL AREA	2757 SQFT	208 SQFT

SCOPE OF WORK

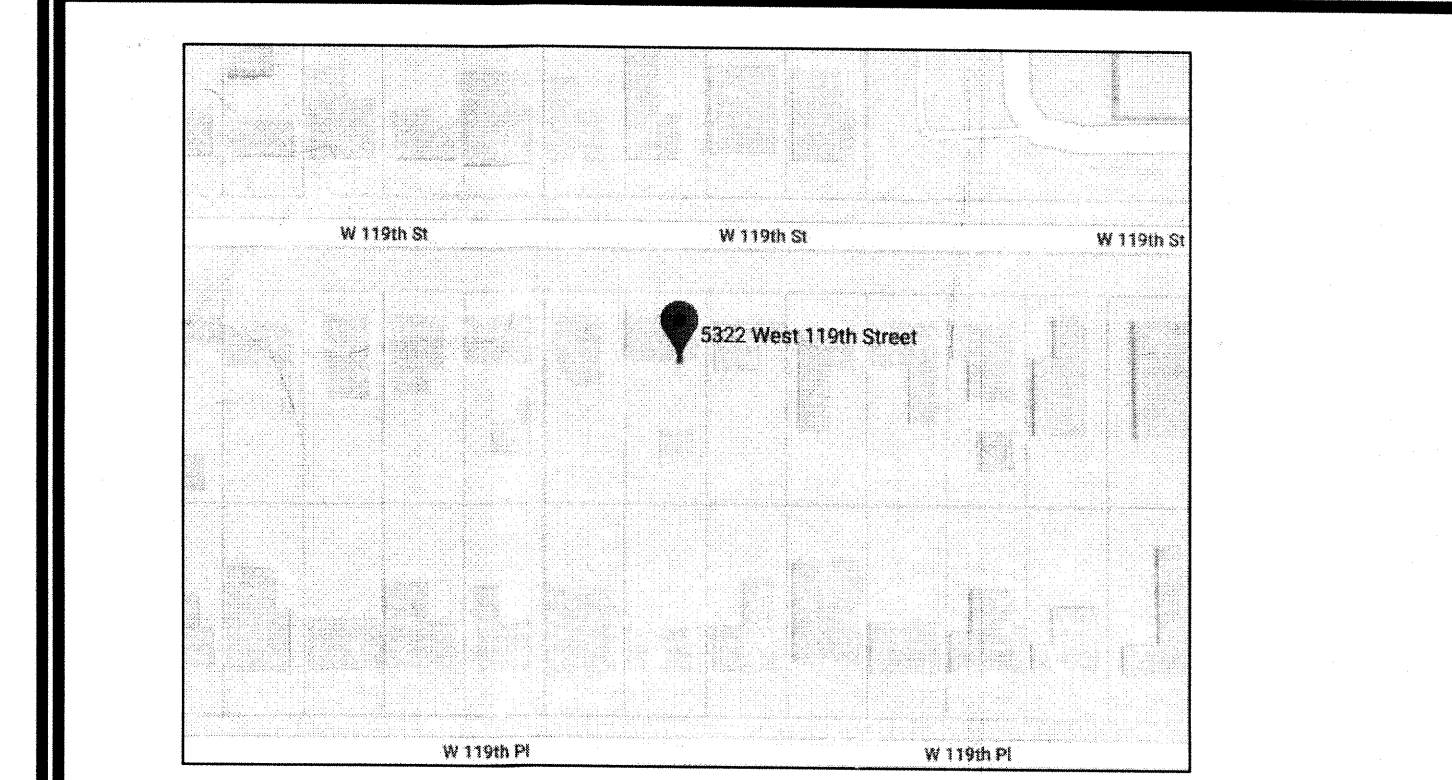
1) DEMO 5'-0" HI. (10'-11" LONG) CMU WALL AND (E) 5'-0" HI. (51'-1" LONG) TO REMAIN W/ NEW 4'-0" HI. VINYL SECURITY SCREEN (TOTAL 9'-0" HI) SECURITY SCREEN

THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 7A CALIFORNIA BUILDING CODE OR R337 CALIFORNIA RESIDENTIAL CODE.

SHEET INDEX

A-1	SITE PLAN, DETAIL
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VICINITY MAP



FROM THE DESK OF:

PROJECT NAME: LIDA BEHNAME
5322 W. 119TH ST INGLEWOOD, CA 90304

SHEET NAME: SITE PLAN

DATE: 07/31/2019

REVISIONS:

SCALE: AS NOTED

DRAWN BY: David David
228 S SAN DIMAS CYN RD
P.O. BOX 1000
SAN DIMAS, CA 91773
(951) 941-1111

SHEET No.: A1