



**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 authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and to authorize an existing 256-square-foot covered patio attached to an existing single-family residence (“SFR”) with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback. 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 9 – nine dwelling units per net acre maximum density)

### ZONE

R-1 (Single-Family Residence)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

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)
  - 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:

Evan Sahagun

### PHONE NUMBER:

(213) 204 - 9939

### E-MAIL ADDRESS:

[ESahagun@planning.lacounty.gov](mailto:ESahagun@planning.lacounty.gov)