

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED: January 6, 2025
HEARING DATE: January 7, 2025 AGENDA ITEM: 5
PROJECT NUMBER: PRJ2023-000349-(2)
PERMIT NUMBER(S): Yard Modification No. RPPL2023000478
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 5486 Valley Ridge Avenue, View Park-Windsor Hills
OWNER: Gregory Rachal
APPLICANT: Isabel Giraldo
CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-000349-(2), Yard Modification Number RPPL2023000478, based on the Revised Findings (Exhibit C – Findings) contained within this report and subject to the Revised Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE YARD MODIFICATION NUMBER RPPL2023000478 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

Item No. 5 is a yard modification request 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 with a front yard setback of nine feet and one inch in lieu of the required 20-foot minimum front yard setback (“Project”), in the R-1 (Single-Family Residence) Zone pursuant to County Code Section 22.110.090 (Modifications Authorized).

HEARING OFFICER MEMO RECEIVED

Staff received a memo from Hearing Officer Gina Natoli requesting additional information after the hearing package was posted on December 26, 2024. The memo, dated January 2, 2025, requested clarification on the following:

1. Did the Department of Public Works (“DPW”) specifically determine whether there were any line-of-sight issues for vehicles traveling on Valley Ridge Avenue or West 57th Street caused by the over height fence?

In response, Staff notes that the initial application for the Project was unable to obtain clearance from DPW for the existing fence height due to the driveway and curb cut. Structures are not allowed to exceed 42 inches in height within 10 feet of a driveway entrance. In response, the applicant proposed to close the existing driveway and curb cut. DPW reviewed the revised plans and identified no additional line-of-sight issues. DPW cleared the Project for public hearing on April 18, 2024. On January 6, 2025, DPW confirmed to Staff that the existing fence does not cause a line-of-sight issue because it has a three-foot setback.

The Hearing Officer also provided comments to Staff requesting additional editorial changes and clarifications in the Findings and Conditions of Approval. In response, Staff revised the Findings, Conditions of Approval, and Environmental Determination:

- The Hearing Officer provided comments relating to the recommendation to approve the existing fence height on the property’s West 57th Street frontage. The Project is a request to authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area which includes West 57th Street and Alviso Avenue. Staff continues to recommend approval of the Project and is requesting the Hearing Officer to elaborate on this comment at the public hearing.
- Condition No. 9 has been clarified regarding the inspection schedule and provides the applicant with the option to request an earlier second inspection, if the driveway closure has been completed.
- Conditions No. 14 and 15 were removed as they are not applicable to residential properties.
- Minor grammatical errors and inconsistencies were also corrected.

Report

Reviewed By: _____

Carmen Sainz, Supervising Planner

Report

Approved By: _____

Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHMENTS		
EXHIBIT C	Findings	Revised document
EXHIBIT D	Conditions of Approval	Revised document
EXHIBIT F	Environmental Determination	Revised document
EXHIBIT C	Findings	Changes tracked
EXHIBIT D	Conditions of Approval	Changes tracked
EXHIBIT F	Environmental Determination	Changes tracked