Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director

February 26, 1988

Mr. Kenneth J. Coutcher
Mrs. Dorothy J. Coutcher
5120 West 135th Street
Hawthorne, California 90250

Inspection File No. 7-3452

Dear Mr. & Mrs. Coutcher:

In response to a recent complaint, an inspection has been made at 5120 West 135th Street.

This inspection disclosed the following violations of the zoning code: The garage has been converted to a dwelling unit, illegal structures are maintained in the side and rear yards, approved, covered vehicle parking spaces are not provided and building contractor's equipment and building materials are stored on the premises.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.48.020 and 22.20.130.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter. No further attempts will be made to contact you.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, Ca 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Thomas O. Bell, please call before 10:00 a.m.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Planning Director

Louis B. Pera, Section Head
Zoning Enforcement

LBP:TOB:gt

76R348H – 169 – PS 12-79

Request for Investigation

TO THE DEPARTMENT OF REGIONAL PLANNING

Address and Location 5120 W. 135 ST. WISEBURN — Date 2-10-88

Complaint ① ACCESSORY STRUCTURE IN REAR YARD CONVERTED TO DWELLING UNIT. ② ADDITION TO ACCESSORY BUILDING IN REAR YARD SET BACK EXCEEDS 50% COVERAGE (NO PERMIT) ③ CAR PORT ADDED TO WEST SIDE OF DWELLING EXTENDS INTO REQUIRED SIDE YARD.

Requested by MAXINE OF SUPV. HAHN'S OFF. (419-5161) Complainant

Address LENNOX B/S OFFICE 4353 W LENNOX BV (419-5651)
street and city

Submitted by JOHN KNIGHT, HARVEY THOMAS Dept. LENNOX B/S

5120 W. 135 ST.

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RESPONSE ON BACK

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

INVESTIGATION REPORT

LOCATION OF PROBLEM 5120 W. 135 St.

LOCALITY Hawthorne

DESCRIPTION OF PROBLEM Addition to garage without permit.

REQUESTED BY Maxine (Super. Off.) PHONE 419-5161

ADDRESS

RECEIVED BY D. Thomas. DATE 1/28/88

REFERRED TO DATE

REPORT OF INVESTIGATION ADDITION TO GARAGE APPEARS TO BE THE ENCLOSURE OF EXISTING ~~A~~ ATTACHED CARPORT TO PREVIOUSLY CONVERTED GARAGE (GARAGE CONVERTED TO WORK ROOM AND WASH ROOM). THE WHOLE STRUCTURE HAS BEEN CONVERTED TO GUEST HOUSE W/O PERMITS. (NO INTERIOR INSPECTION MADE) PORTE COCHERE ALSO HAS BEEN ADDED TO WEST SIDE OF HOUSE.

INVESTIGATOR KNIGHT TITLE S.R. B.E.I. DATE 1-28-88

COPY SENT TO TITLE DATE

REPORT PHONED TO TITLE DATE

1/75

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APPLICATION FOR OCCUPANCY INSPECTION

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

FOR APPLICANT TO FILL IN (Print or type only)

BUILDING ADDRESS 5120 W. 135th St.
CITY HAWTHORNE ZIP 90250
SIZE OF LOT 40x132 NO. OF BLDGS. NOW ON LOT 2
TRACT 6490 BLOCK 7 LOT NO. W 40 ft of 6
OWNER JEROME PETERSON TEL. NO. 6155747
ADDRESS 5120 W. 135th St.
CITY HAWTHORNE ZIP 90250
SIZE OF EXISTING BLDG. NO. OF STORIES
PRESENT USE OF BUILDING STORAGE WORK SHOP & RESIDENCE
NO. PARKING SPACES PROVIDED
REASON FOR INSPECTION REQUEST
GARAGE CONVERSION (Loan Clearance)
PROPOSED MAX. OCC.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT.

SIGNATURE OF APPLICANT James Peterson
ADDRESS 5120 W. 135th St.
HAWTHORNE, CALIF.
ZIP 90250
PHONE

MAKE CHECKS PAYABLE TO
HARVEY T. BRANDT, COUNTY ENGINEER

BLDG. NO. ADDRESS 5120 W 135 St
LOCALITY Hawthorne
NEARBY
ASSESSOR'S MAP NO. 4147 PARCEL 1 BLOCK 16
LOT TRACT 7 TRACT 6490
R1 ZONE MAP NO. 41 53
SPECIAL CONDITION

BLDG. SETBACK FROM FRONT PROP. LINE OF ___ FEET
HIGHWAY + YARD = TOTAL SETBACK FROM FRONT PROP. LINE | TYPE OF EXISTING HIGHWAY | WIDTH
___ + ___ = ___

BLDG. SETBACK FROM SIDE PROP. LINE OF ___ FEET
HIGHWAY + YARD = TOTAL SETBACK FROM SIDE PROP. LINE | TYPE OF EXISTING HIGHWAY | WIDTH
___ + ___ = ___

CORNER LOT YES NO

OCCUPANCY GROUP AS VERIFIED ___ OCCUPANT LOAD ___
EXIT HARDWARE
NO. OF EXITS ___ NO SPECIFICATIONS ☐
PANIC DEVICES ☐
PARKING SPACES REQ'D ___ PROVIDED ___

THE BUILDING APPEARS TO BE IN COMPLIANCE WITH THE APPLICABLE HOUSING CODE FOR EXISTING DWELLING

FINAL DATE 3-21-15 BY H. Gamelo

APPLICATION VALIDATION BY M.C. CASH
10943 A.S. 1B10 22 18.00

INSPECTOR COPY

76A662-05932 12-73

M. Park

JOB ADDRESS 5120 W 135 ST.

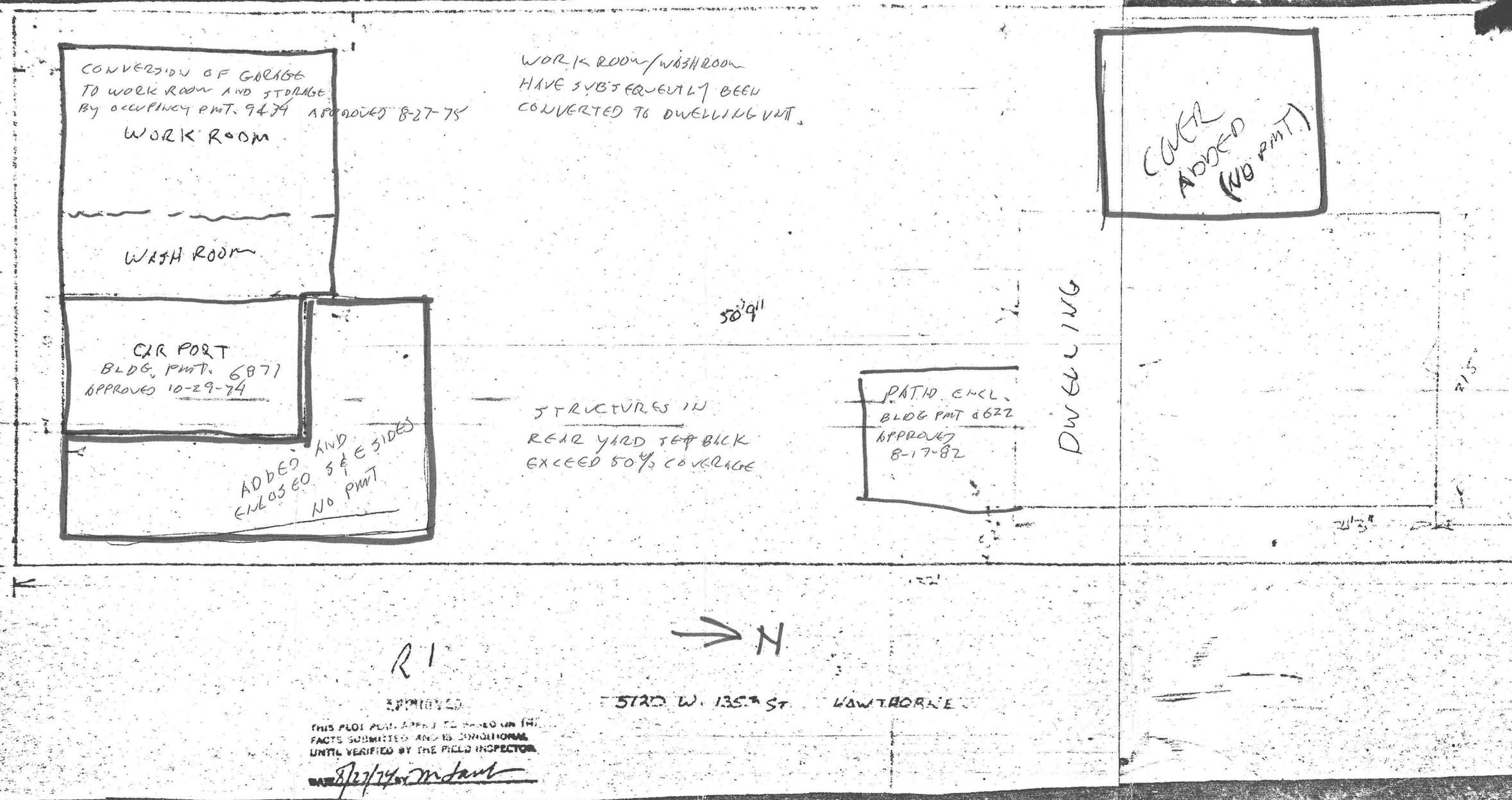
OWNER

STOP ALL WORK!

OBTAIN PERMITS FOR ALL WORK AT THIS ADDRESS WITHIN TEN (10) WORKING DAYS OR BE SUBJECT TO DOUBLE FEE.

DO NO FURTHER WORK UNTIL REQUIRED PERMITS HAVE BEEN OBTAINED.

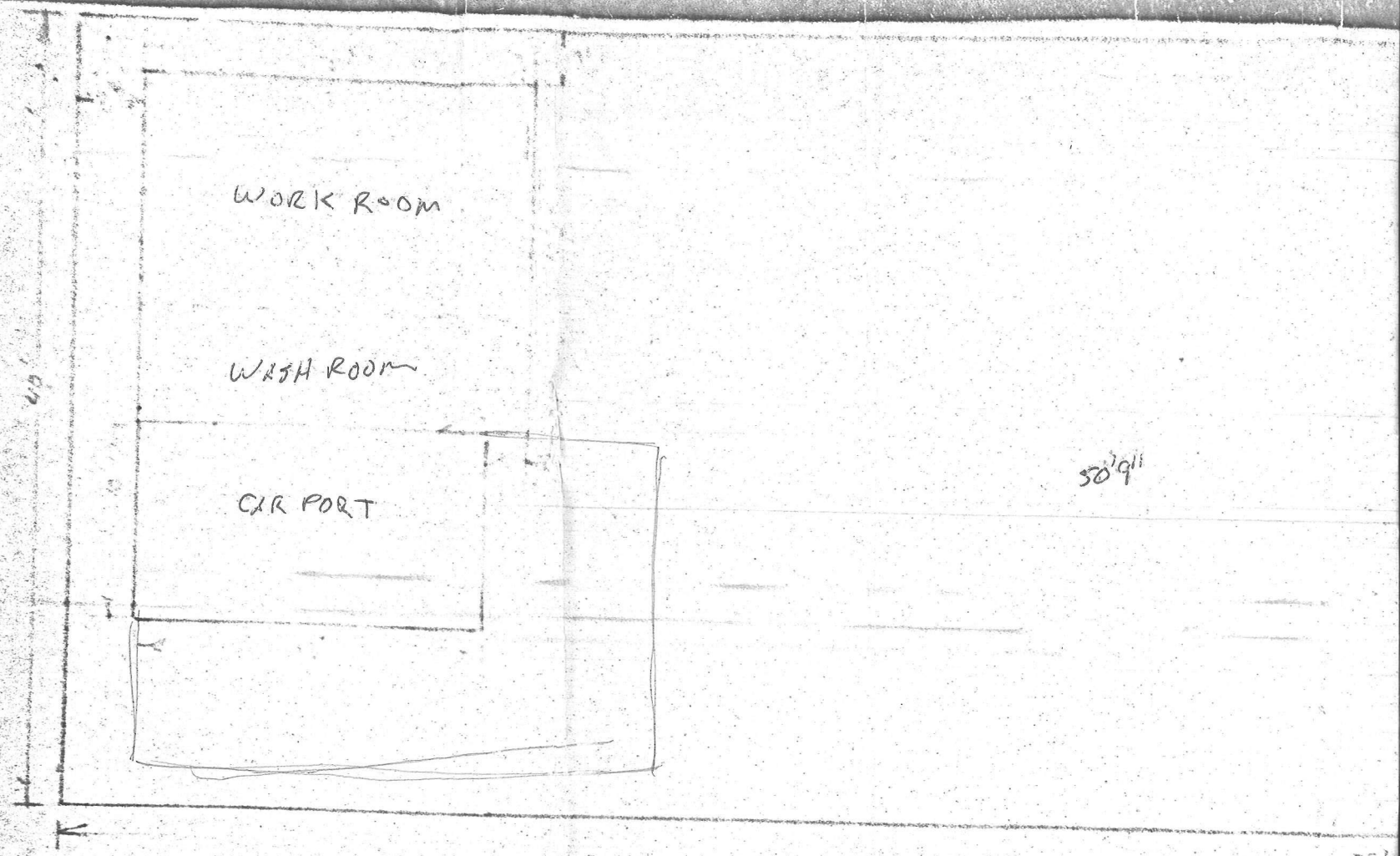
CALL FOR ALL REQUIRED INSPECTIONS. 1-28-88



APPROVED

THIS PLOT PLAN APPROVED BASED ON THE FACTS SUBMITTED AND IS CONDITIONAL UNTIL VERIFIED BY THE FIELD INSPECTOR.

DATE 8/27/74 BY M Saul



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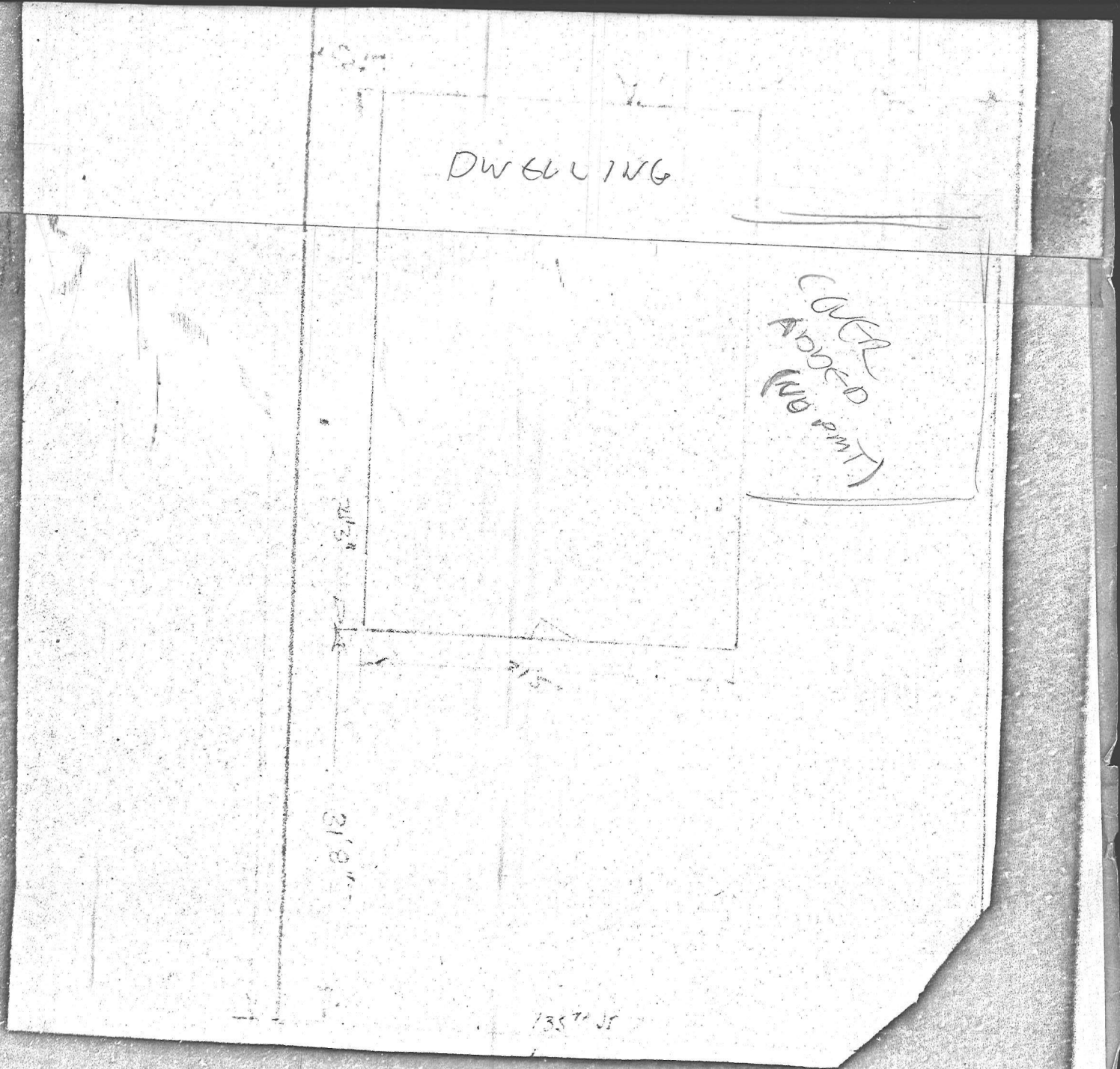
DATE 8/27/74 BY M Saul

5120 W. 135th ST HAWTHORNE


DWELLING
COVER ADDED (NO PMT)
21'3"
21'5"
31'8"
135TH ST