

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-005506-(2)
YARD MODIFICATION NO. RPPL2025004586

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Yard Modification Number RPPL2025004586 (“Yard Modification”) on December 2, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Sean Horton ("Permittee"), requests a Yard Modification to demolish an existing 342-square-foot two-car garage attached to an existing single-family residence (“SFR”) and replace it with a new 472-square-foot two-car garage attached to the SFR with reduced front and side yard setbacks (“Project”) on a property located at 6023 South Citrus Avenue in the unincorporated community of Ladera Heights ("Project Site") in the R-1 Zone pursuant to Los Angeles County Code ("County Code") Section 22.110.190 (Modifications Authorized).
4. **ENTITLEMENT REQUIRED.** The request to rebuild a new two-car garage with reduced front and side yard setbacks in the R-1 Zone requires a Yard Modification pursuant to County Code Section 22.110.190 (Modifications Authorized).
5. **LOCATION.** The Project is located at 6023 South Citrus Avenue within the View Park Zoned District and the Westside Planning Area.
6. **PREVIOUS ENTITLEMENTS.** Yard Modification Number RPP200600169, to expand the existing garage, was not used and expired in 2008. Yard Modification Number RPPL2021008285, to rebuild the existing garage, was not used and expired in May 2025. The Project’s scope of work is the same as it was under Yard Modification Number RPPL2021008285.
7. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the View Park Zoned District and is currently zoned R-1. Pursuant to County Code Section 22.110.190 (Modifications Authorized), a Yard Modification is required to rebuild a new two-car garage with reduced front and side yard setbacks.

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9)	R-1 (Single-Family Residence)	Single-Family Residence
NORTH	H9	R-1	Single-Family Residence
EAST	H9 and H30 (Residential 30)	R-1 and R-3 (Limited Density Multiple Residence)	Single-Family Residence
SOUTH	H9	R-1	Single-Family Residence
WEST	H9	R-1	Single-Family Residence

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.15 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with gentle sloping topography and is developed with a SFR and an attached two-car garage.

B. Site Access

The Project Site is accessible via a driveway on South Citrus Avenue.

C. Site Plan

The site plan includes a SFR with an attached 472-square-foot two-car garage on a 6,360-square-foot lot. The proposed 472-square-foot two-car garage is accessible via an existing driveway on South Citrus Avenue.

D. Parking

The Project will provide two covered standard-sized parking spaces in the proposed garage.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for a Class 3 Categorical Exemption (New Construction, or Conversion of Small Structures) under California Environmental Quality Act ("CEQA") Guidelines Section 15303 and a Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations) under CEQA Guidelines Section 15305 and the County environmental guidelines because the Project is a garage with reduced setbacks. The Project Site is in an urbanized area with existing public services and utilities, and the Project scope is limited to replacing an existing garage with a new garage. The Project does not increase residential density and is not located within a Significant Ecological Area or

near other significant environmental resources. Therefore, there are no exceptions to the identified exemptions.

12. **COMMUNITY OUTREACH.** Staff was not aware of any community outreach conducted for the Project prior to the public hearing.
13. **PUBLIC COMMENTS.** Prior to the publication of the report to the hearing officer Staff received no public comments.
14. **AGENCY RECOMMENDATION.** The County Department of Public Works previously granted conceptual approval and cleared this Project for a public hearing on March 22, 2023.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure) the community was properly notified of the public hearing by mail and newspaper (Daily Journal). The Project was noticed, and case materials were available on LA County Planning's website. On October 27, 2025, a total of 338 Public Hearing Notices were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 (Residential 9) land use designation is intended for single-family residences and their accessory uses, such as this Project.
17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including:
 - Policy LU 5.1: Encourage a mix of residential land use designations, and development regulations that accommodate various densities, building types and styles.
 - Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

The proposed new two-car garage within the front and side yard setbacks meets the design needs for properties within a Hillside Management Area (“HMA”) where most lots have a slope of at least 25 percent towards the rear. Given the HMA designation, previous expansions of existing buildings in the neighborhood were often located towards the front of the property to avoid additional grading in the rear. The requested front and side yard setback modification is consistent with the existing built environment where previous expansions of existing buildings were often located towards the front of the property due

to sloping terrain. The proposed addition is consistent with the neighborhood's other single-family residences because there are nine other properties within a 300-foot radius of the Project Site with garages that do not comply with the 20-foot front yard setback. The General Plan's goals and policies allow for and encourage a variety of designs that consider the built environment in the surrounding area.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1 Zone because a garage is permitted as an accessory use to a single-family residence in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.18.040-A (Minimum Yard depths for Residential Zones). The proposed Yard Modification request is to allow a front yard setback of eight feet and six inches in lieu of the required 20 feet and a side yard setback of two feet and six inches in lieu of the required five feet.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.110.030.A.3 (Height for Accessory Buildings), which allows a maximum of 15 feet. The proposed garage is 15 feet tall.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires a single-family residence to provide two covered standard parking spaces. The Project complies with this requirement.

YARD MODIFICATIONS FINDINGS

22. **The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.** The Project Site is partially within an HMA because it has a slope of at least 25 percent towards the rear. Nearly all properties within a 500-foot radius of the Project Site are also partially within the HMA. Given the HMA designation, previous expansions of existing buildings in the neighborhood were often located towards the front of the property to avoid additional grading in the rear. Therefore, the proposed garage requires reduced setbacks to minimize grading. The proposed garage will be in the same location as the existing two-car garage constructed in 1938. Additionally, the proposed garage with reduced setbacks will not affect the line of sight for driveways on adjoining properties because the northern portion of Citrus Avenue is at a higher elevation and slopes downward towards the southern portion of Citrus Avenue.
23. **The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.** The proposed garage with reduced setbacks is similar to structures on neighboring properties that are also partially within the HMA. The Permittee provided nine examples

of neighboring properties where the garages are less than 20 feet from the front property line. Staff's site visit and aerial imagery comparison confirmed that the front yard setbacks for garages in the neighborhood range from five feet to 10 feet, demonstrating a consistent pattern among properties within the HMA. The home and garage were legally built on the Project Site in 1938. The proposed new garage would have a negligible impact because it would be in the same location as the existing garage. The new garage would be only one foot closer to the front property line compared to the existing garage, with an eight-foot and six-inch setback compared to a nine-foot and six-inch setback.

24. The Hearing Officer finds that the use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22. SFRs and accessory structures, such as the proposed garage, are allowed in the R-1 Zone with a Ministerial Site Plan Review. The Project Site is adequate in size and shape to accommodate all other development standards required by the County Code, including the required minimum parking space dimensions and maximum garage height. The County Code allows for the modification of yard setbacks, provided that the request meets the required findings. This Yard Modification meets the required findings.

25. The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice. Currently, if the residents park on the driveway, a portion of their vehicle encroaches into the public right-of-way because the existing driveway is shallow, potentially creating a hazard for pedestrians on the sidewalk. The proposed garage would be entirely enclosed, and no portion would pose a hazard to pedestrians on the sidewalk, ensuring safety and convenience to others. The proposed garage is 87 square feet larger than the existing garage and would allow the residents to park their vehicles in their garage instead of the street or driveway, improving the functionality of the garage. The Permittee is also relocating a laundry area from the garage to the interior of the SFR to better accommodate two standard parking spaces, each with a dimension of eight and a half feet by 18 feet. The proposed new garage avoids any adverse effects to neighboring properties.

26. The Hearing Officer finds that the use, development of land, and application of development standards is suitable from the standpoint of functional developmental design. The proposed garage with reduced setbacks is required to ensure that the residents can fully park their vehicles inside the garage and avoid any encroachment into the public right-of-way. The adjoining property to the north has a deep driveway and a garage located in their rear yard, ensuring its residents have sufficient space and visibility to safely maneuver reversely from their property. The adjoining property to the south is at a lower elevation than the Project Site because Citrus Avenue slopes downward towards the south. Therefore, the proposed garage

with reduced setbacks will not cause any line-of-sight concerns for the residents of the neighboring properties and will increase the Project Site's functionality with respect to parking.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 3, New Construction, or Conversion of Small Structures categorical exemption) and State CEQA Guidelines section 15305 (Class 5, Minor Alterations in Land Use Limitations). The Project is a request for reduced setbacks for an accessory structure. The Project Site is in an urbanized area with existing public services and utilities, and the Project scope is limited to replacing an existing garage with a new garage. The Project does not increase residential density and is not located within a Significant Ecological Area or near other significant environmental resources. Therefore, there are no exceptions to the identified exemptions.

ADMINISTRATIVE FINDINGS

28. The Hearing Officer finds that it is not necessary to limit the grant term of the Yard Modification because the existing use is an SFR with an attached two car garage.

29. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Autofill field's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. Topographic features, subdivision plans, or other site conditions create unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.
- B. The proposed structure is similar to the setbacks of other legally built structures on adjacent or neighboring properties.
- C. The use, development of land, and application of development standards is in compliance with all applicable provisions of Title 22.
- D. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- E. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is categorically exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3 Categorical Exemption, New Construction, or Conversion of Small Structures) and State CEQA Guidelines section 15305 (Class 5 Categorical Exemptions, Minor Alterations to Land Use Limitations).
- 2. Approves **YARD MODIFICATION NO. RPPL2025004586**, subject to the attached conditions.

ACTION DATE: December 2, 2025

MG:EMR:DD

12/02/2025

c: Hearing Officer, Zoning Enforcement, Building and Safety