

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** November 2, 2025  
**PROJECT NUMBER:** PRJ2025-005506-(2)  
**PERMIT NUMBER:** Yard Modification RPPL2025004586  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 6023 South Citrus, Ladera Heights  
**OWNER:** Sean Horton and Tina Carmichael  
**APPLICANT:** Nicole Brisner  
**CASE PLANNER:** Daisy De La Rosa, Senior Planner  
DDeLarosa@planning.lacounty.gov

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Los Angeles County (“County”) completed a review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 3 Categorical Exemption (New Construction, or Conversion of Small Structures) under State 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 request for reduced setbacks for an accessory structure. The Project scope is limited to replacing an existing garage with a new garage. The Project Site is in an urbanized area with existing public services and utilities, and 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.

SHAPING  
TOMORROW