

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** November 5, 2024  
**PROJECT NUMBER:** PRJ2023-000349-(2)  
**PERMIT NUMBER:** Yard Modification No. RPPL2023000478  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 5486 Valley Ridge Avenue, Los Angeles, CA 90043  
**OWNER:** Gregory Rachal  
**APPLICANT:** Isabel Giraldo  
**CASE PLANNER:** Evan Sahagun, Planner  
ESahagun@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial 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 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations Categorical Exemption under State CEQA Guidelines Sections 15301 and 15305, respectively.

The applicant requests 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.

As part of the Project, the Permittee also requests Ministerial Site Plan Review No. RPPL202300019, which is a separate approval of two small additions to the SFR that would increase the existing floor area by approximately 201.75 square feet, a net increase of 11 percent, and also requests a separate approval from the Department of Public Works to close an existing curb cut.

None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.