

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** November 13, 2025  
**PROJECT NUMBER:** PRJ2025-000279-(2)  
**PERMIT NUMBER:** Conditional Use Permit (“CUP”) RPPL202500390  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 5005 S. La Brea Avenue, Ladera Heights/View Park-  
Windsor Hills  
**OWNER:** Kevin L. Pickett  
**APPLICANT:** Kevin L. Pickett  
**CASE PLANNER:** Susan Zermeno, Senior Planner  
szermeno@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 as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301. The applicant requests a CUP to authorize the continued use and operation of an existing 28-unit, one-story motel with no new development or expansion. 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.

SHAPING  
TOMORROW