

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-000035-(1)
YARD MODIFICATION NO. RPPL2021000100

1. **MEETING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a public meeting in the matter of Yard Modification No. RPPL2021000100 on January 28, 2025.
2. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Salvador Carbajal (“Applicant”), requests the Yard Modification to authorize reductions to setback requirements associated with the construction of a new single-family residence (“Project”) on an undersized vacant lot located at Assessor’s Parcel No. 5277-019-022 (“Project Site”) in the R-1 (Single-Family Residence) Zone, pursuant to County Code Section 22.110.190 (Modifications Authorized).
4. **ENTITLEMENT REQUIRED.** Pursuant to County Code Section 22.110.190 (Modifications Authorized), a Yard Modification is required to authorize reductions to the setback requirements for the R-1 Zone set forth in County Code Section 22.18.040.C (Required Yards).
5. **REQUIRED LOT AREA.** The Project Site is approximately 1,860 square feet in size, in lieu of the required 5,000 square feet for lots zoned R-1. On March 2, 2021, Certificate of Compliance (“COC”) No. RPPL2021000748 was recorded on the Project Site with the condition to comply with County zoning requirements for undersized lots. A Lot Line Adjustment, Zone Change, or Variance is required to authorize the undersized 1,860-square-foot lot area to clear the condition of the recorded COC. To date, no such application has been filed to clear the condition of the recorded COC.
6. **LOCATION.** The Project is located at Assessor’s Parcel No. 5277-019-022 within the South San Gabriel Zoned District and the West San Gabriel Valley Planning Area.
7. **APPLICATION REVIEW.** The Project application was filed with the County Department of Regional Planning (“LA County Planning”) on January 6, 2021. Following the recordation of COC No. RPPL2021000748 on March 2, 2021, LA County Planning staff (“Staff”) has asked the Applicant for additional materials needed to proceed with the Project. Correspondence from Staff is listed under Finding No. 8, and copies of letters mailed to the Applicant are attached to these findings. Staff has not received the requested information or materials to enable further project evaluation.

8. CORRESPONDENCE.

SUBJECT	DATE	METHOD	DESCRIPTION
Public Meeting Notice	October 16, 2024	Email and Certified US Mail	Informed the Applicant that the Project is scheduled for denial and directed the Applicant to contact Staff within 30 days and to submit requested information and materials within 45 days for the Project to remain active.
Public Meeting Notice	October 15, 2024	Phone Call	Called the Applicant's number on file. Explained the pending denial, explained the requirement to clear the condition of the recorded COC, and provided the option to withdraw the application.
Request for Additional Information	June 13, 2024	Email and Certified US Mail	Informed the Applicant that the Project may be denied if a new entitlement to clear the condition of the recorded COC is not submitted by August 15, 2024, because a Yard Modification cannot be otherwise approved. Provided required application materials.
Notice of Intent to Deny	February 13, 2024	Email and Certified US Mail	Informed the Applicant that the Project does not qualify for a Yard Modification and another entitlement is required to clear the condition of the recorded COC.
Redesign Request (Application Review)	September 7 to December 8, 2023	Email	Requested the Applicant to apply for a Variance to clear the condition of the recorded COC. Provided required application materials.

9. **INACTIVE APPLICATION.** Pursuant to County Code Section 22.222.100.A (Inactive Application), Staff has deemed the Project inactive because the Applicant did not provide all items required by County Code Section 22.222.070 (Application Filing and Withdrawal) or County Code Section 22.222.090 (Initial Application Review) within the time period specified. Pursuant to County Code Section 22.222.100.C (Denial by Hearing Officer), if a Yard Modification application is deemed inactive, the Hearing Officer may deny the application without a public hearing.
10. **ENFORCEMENT.** If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.
11. **ENVIRONMENTAL.** Pursuant to California Public Resources Code Section 15270, the California Environmental Quality Act ("CEQA") does not apply to projects which a public agency rejects or disapproves. Staff recommended denial of the Project because the Applicant did not provide all the information and materials required to complete review. Therefore, the Project qualifies for a Statutory Exemption (Projects Which Are Disapproved) from CEQA and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
2. Denies Yard Modification No. RPPL2021000100.

ACTION DATE: January 28, 2025

MG:CS:ES

January 16, 2025

c: Zoning Enforcement, Building and Safety

Attachments:

Exhibit B-1 Public Meeting Notice dated October 16, 2024

Exhibit B-2 Request for Additional Information Letter dated June 13, 2024

Exhibit B-3 Notice of Intent to Deny dated February 13, 2024