

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 4, 2025
PROJECT NUMBER: PRJ2023-000349-(2)
PERMIT NUMBER: Yard Modification No. RPPL2023000478
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 5486 Valley Ridge Avenue, View Park-Windsor Hills
OWNER: Gregory Rachal
APPLICANT: Isabel Giraldo
CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

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 236-square-foot covered patio attached to an existing single-family residence (“SFR”) with a front yard setback of eight feet and nine inches in lieu of the required 20-foot minimum front yard setback. A portion of the fence fronting West 57th Street is proposed to be removed.

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.