

REPORT TO THE HEARING OFFICER

DATE ISSUED: November 20, 2025

HEARING DATE: December 2, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2025-005506-(2)

PERMIT NUMBER: Yard Modification RPPL2025004586

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 6023 South Citrus Avenue, Ladera Heights

OWNER: Sean Horton and Tina Carmichael

APPLICANT: Nicole Brinser

CASE PLANNER: Daisy De La Rosa, Senior Planner
DDelarosa@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-005506-(2), Yard Modification Number RPPL2025004586, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE YARD MODIFICATION NUMBER RPPL2025004586 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS .

PROJECT DESCRIPTION

A. Entitlement Requested

- A Yard Modification request to reduce the front yard setback to eight feet and six inches in lieu of the required 20 feet, and to reduce the side yard setback to two feet and six inches in lieu of the required five feet, in conjunction with the demolition of an existing 342-square-foot two-car garage attached to an existing single-family residence and its replacement with a new 472-square-foot two-car garage attached to the existing single-family residence (“Project”), in the R-1 (Single-Family Residence) Zone pursuant to County Code Section 22.110.190 (Modifications Authorized)

B. Project

The Project Site consists of a single-family residence with an attached garage and pool built in 1938. The existing garage was expanded by 38 square feet in 1954 to its current size of 342 square feet. The applicant is proposing to demolish the existing 342-square-foot two-car garage and replace it with a new 472-square-foot two-car garage. The new garage is 130 square feet larger than the existing garage and accommodates two standard-sized parking spaces so the residents can comfortably park their vehicles inside the garage and avoid parking them on the street. The original garage was built with a reduced front yard setback of nine feet and six inches, and the proposed Yard Modification request would reduce the front yard setback further by one foot, resulting in a front yard setback of eight feet and six inches.

The property is partially within a Hillside Management Area (HMA), where most lots have a slope of at least 25 percent towards the rear. Given the HMA designation, previous expansions of existing buildings in the neighborhood were often located towards the front of the property to avoid additional grading in the rear. As a result, the neighborhood’s development pattern already includes other garages built within the required front yard setback. The applicant submitted examples of nine other properties in the neighborhood with garages that do not comply with the required 20-foot front yard setback. These properties have garages with front yard setbacks that range from five feet to 10 feet, similar to the proposed front yard setback of eight feet and six inches.

C. Project Background

In 2006, the applicant obtained approval for Yard Modification Number 200600169 to expand the garage into the required front yard setback. However, the applicant did not obtain building permits to start construction and Yard Modification Number 200600169 expired in 2008. Since then, there was significant water damage to the single-family residence and garage from a ruptured sewer line. As a result, the garage needs to be rebuilt, and extensive repairs are now necessary to make the single-family residence habitable and the garage functional again.

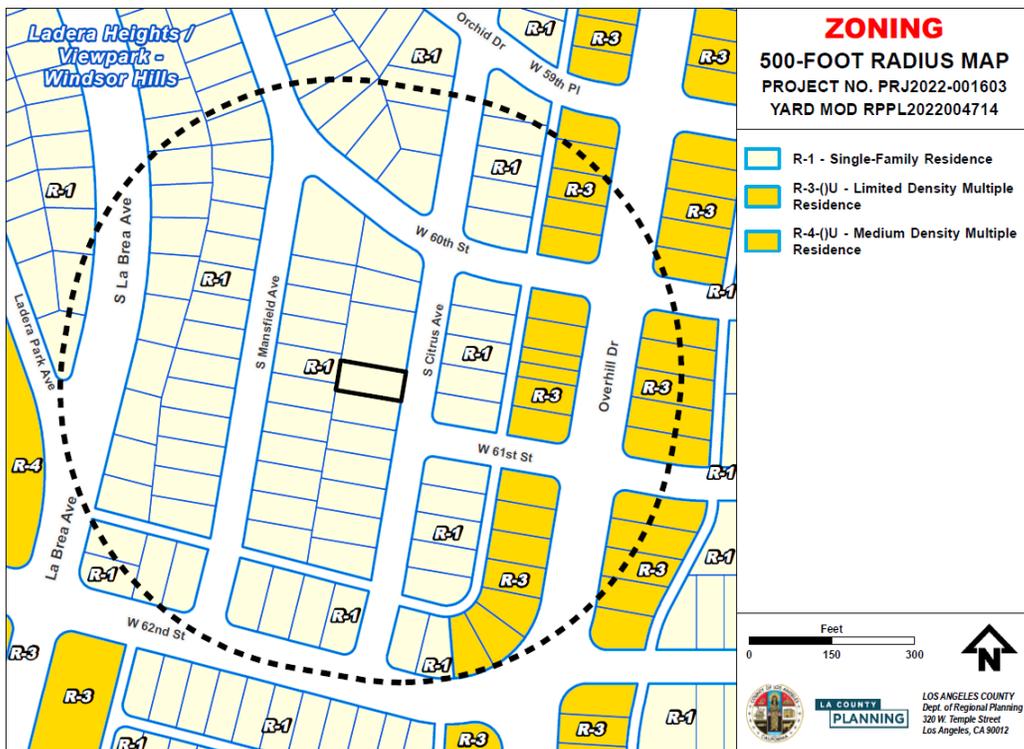
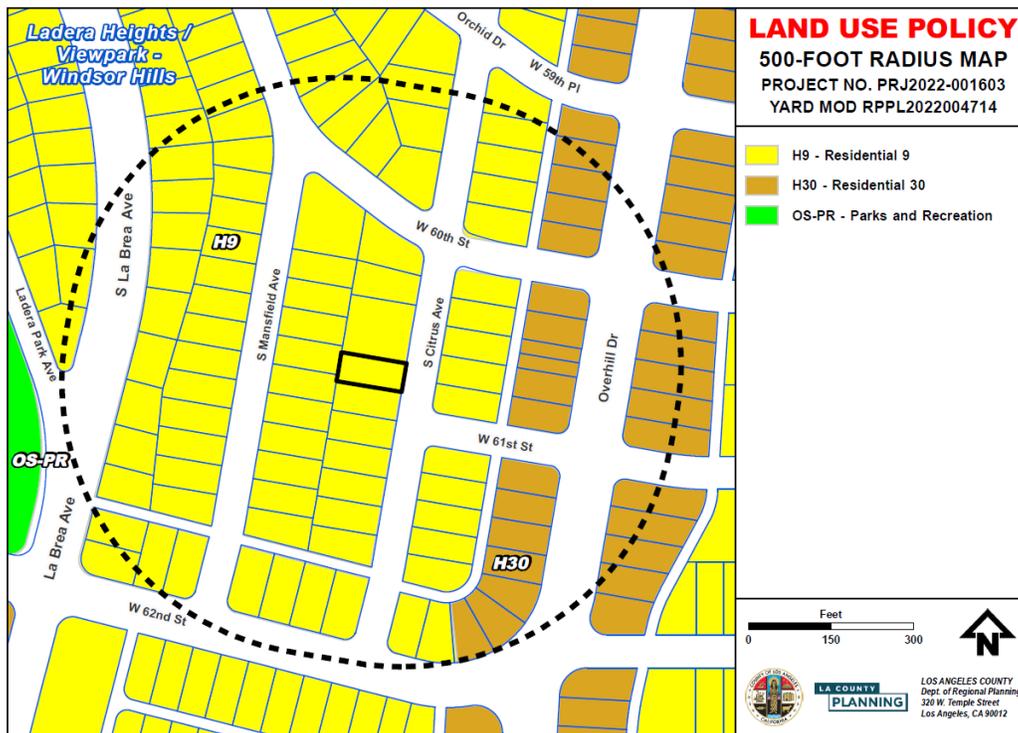
The applicant obtained a second approval for Yard Modification Number RPPL2022004714 on May 23, 2023, with the same scope of work. However, the applicant did not obtain the building permits in time to commence construction under this approval, which expired on May

23, 2025. The Project's scope of work remains the same as it was under Yard Modification Number RPPL2022004714.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9)	R-1 (Single-Family Residence)	Single-Family Residence
NORTH	H9	R-1	Single-Family Residence
EAST	H9 and H30 (Residential 30)	R-1 and R-3 (Limited Density Multiple Residence)	Single-Family Residence
SOUTH	H9	R-1	Single-Family Residence
WEST	H9	R-1	Single-Family Residence



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4988	R-1	September 16, 1947

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP-200600169	Yard Modification	May 08, 2006
RPPL2022004714	Yard Modification	May 23, 2023
RPPL2021008285	Renovation and addition	May 23, 2023

C. Violations

No previous violations were found for the subject property.

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the General Plan's H9 (Residential 9) land use designation. This designation is intended for single-family residences with a maximum residential density of nine dwelling units per net acre. The existing single-family residence is on a 0.15-acre lot consistent with this designation. The single-family residence was built in 1938, and the original garage was expanded by 38 square feet in 1954 to its current size of 342 square feet. The Project will maintain the neighborhood's existing residential character and will not affect the land uses of the surrounding properties.

B. Neighborhood Impact (Need/Convenience Assessment)

The proposed new garage would have a negligible impact because a garage already exists in its proposed location. The single-family residence and garage have existed on the property since 1938. The new garage would be only one foot closer to the front property line, with an eight-foot and six-inch front yard setback, compared to the existing garage's nine-foot and six-inch front yard setback.

The new garage is 130 square feet larger and would allow the residents to park their vehicles in their garage instead of the street or driveway, improving the functionality of the garage. Currently, if the residents park on the existing driveway, a portion of their vehicle encroaches into the public right-of-way because the existing driveway is only nine feet deep, potentially creating a hazard for pedestrians using the sidewalk. The proposed garage would be entirely enclosed, and no portion would pose a hazard to pedestrians using the sidewalk.

The applicant provided nine examples of neighboring properties within a 500-foot radius of the Project Site, located on Citrus Avenue and on Mansfield Avenue, where existing two-car garages do not comply with the 20-foot front yard setback. Some photographs

depict vehicles parked on shallow driveways encroaching onto the sidewalk or vehicles parked parallel to the street on driveways to avoid blocking the sidewalks. The nine examples are:

- A. 6024 S. Mansfield Avenue
Assessor's Parcel Number (APN): 4019015013
- B. 6028 S. Mansfield Avenue
APN: 4019015012
- C. 6111 S. Citrus Avenue
APN: 4019015023
- D. 6115 S. Citrus Avenue
APN: 4019015024
- E. 6113 S. Mansfield Avenue
APN: 4019016014
- F. 6033 S. Mansfield Avenue
APN: 4019016009
- G. 6029 S. Mansfield Avenue
APN: 4019016008
- H. 6025 S. Mansfield Avenue
APN: 4019016007
- I. 5923 S. Mansfield Avenue
APN: 4019017028

C. Design Compatibility

The proposed garage is compatible with the existing size, bulk, and scale of other two-car garages in the neighborhood. The proposed garage matches the existing style of the single-family residence with roof shingles and a smooth plaster wall finish. A new automatic garage door is proposed along the front elevation, and the existing 15-foot height and roof pitch will be maintained. The proposed garage is compatible with other single-family residences in the neighborhood, which are on lots that have a slope of at least 25 percent towards the rear, and therefore had previous expansions located on the front of the property to avoid additional grading in the rear. Neighboring properties have garages with front yard setbacks that range from five feet to 10 feet, similar to the proposed setback of eight feet and six inches.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.196.030. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Class 3 Categorical Exemption (New Construction, or Conversion of Small Structures) under California Environmental Quality Act (CEQA) Guidelines Section 13503 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 garage with reduced setbacks. The Project Site is in an urbanized area with existing public services and utilities and the Project scope is limited to replacing an existing garage with a new garage. The Project 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. Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Staff has not received any comments at the time of report preparation.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:

Elsa M. Rodriguez

Elsa M. Rodriguez, Acting Supervising Regional Planner

Report

Approved By:

M. Glaser

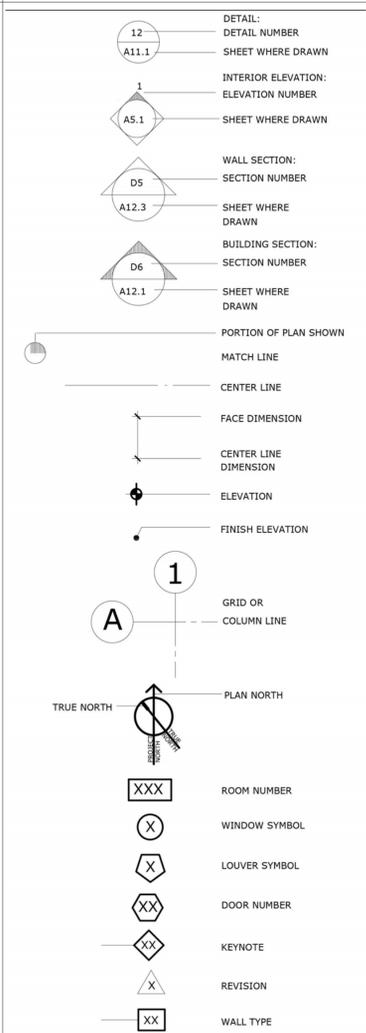
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.B.	FLAT BAR	O.C.	ON CENTER
A.B.C.	AGGREGATE BASE COURSE	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
A.C.	ASPHALTIC CONCRETE/ AIR CONDITIONING	FEN	FOUNDATION	O.F.	OVERFLOW/OUTSIDE FACE
ACoust.	ACOUSTICAL	F.E.	FIRE EXTINGUISHER	O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
A.D.	ACCESS DOOR/AREA DRAIN	F.F.	FACTORY FINISH	O.F.O.I.	OWNER INSTALLED
A.D.D.	AREA DRAIN	F.F.E.	FINISHED FLOOR ELEVATION	O.H.	OPPOSITE HAND/OVERHEAD
ADJ	ADJUSTABLE	F.F.E.	FINISHED FLOOR ELEVATION	OPNG.	OPENING
A.F.F.	ABOVE FINISH FLOOR	F.G.	FINISHED GRADE	OPP	OPPOSITE
A.E.F.F.	ABOVE EXISTING FINISH FLOOR	F.H.C.	FIRE HOSE CABINET	R	PROPERTY LINE/PLATE
ALUM	ALUMINUM	FIN	FINISH	PERIM	PERIMETER
ALT	ALTERNATE	FLR	FLOOR	PERP(U)	PERPENDICULAR
AND	AND	FLOR	FLOOR	PL	PLASTIC LAMINATE
ANGLE	ANGLE	F.N.	FIELD NAILING	PLAS	PLASTER
ANOD	ANODIZED	F.O.	FACE OF (SPECIFY ITEM)	PLAST	PLASTIC
ARCH	ARCHITECT (URAL)	F.O.B.	FACE OF BRICK	P.D.	PLANTER DRAIN
ASPH	ASPHALT	F.O.C.	FACE OF CONCRETE	PLWD	PLYWOOD
AT	AT	F.O.F.	FACE OF FINISH	P.S.F.	POUNDS PER SQUARE FOOT
		F.O.M.	FACE OF MASONRY	P.S.I.	POUNDS PER SQUARE INCH
		F.O.P.	FACE OF PAINT	P.T.	PRESSURE TREATED
		F.O.S.	FACE OF STUD	P.T.S.	POST TENSIONING SLAB
		FT	FOOT/FEET	PVC	POLYVINYL CHLORIDE
		FTG	FOOTING	R	RISE
		F.S.	FLOOR SINK	R.C.P.	REFLECTED CEILING PLAN
		GA	GAUGE	R.D.	ROOF DRAIN
		GALV	GALVANIZED	REF	REFERENCE
		G.I.	GALVANIZED IRON	REINF	REINFORCING
		GL	GLASS	REQ(D)	REQUIRED
		GLB	GLU LAM BEAM	REQ(TS)	REQUIREMENTS
		GYP. BD.	GYPSPUM BOARD	RESIL	RESILIENT
		H.B.	HOSE BIBB	RET	RETAINING
		H.C.	HOLLOW CORE	RM	ROOM
		HDR	HEADER	R.O.	ROUGH OPENING
		HDWR	HARDWARE	S	SOUTH
		HGR	HANGER	S.C.	SOLID CORE
		H.M.	HOLLOW METAL	SCHED	SCHEDULE
		HORIZ	HORIZONTAL	S.F.	SQUARE FEET
		HR	HOUR	SHT	SHEET
		HT	HEIGHT	SIM	SIMILAR
		HVAC	HEATING, VENTILATING AND AIR CONDITIONING	S.M.F.E.	SURFACE MOUNTED FIRE EXTINGUISHER SPECIFICATION
		H.W.	HOT WATER	SPEC	SQUARE
		I.D.	INSIDE DIAMETER	S.S.	STAINLESS STEEL
		IN	INCH	STAAGG	STAGGERED
		INCL	INCLUDED	STD	STANDARD
		I.E.	INVERT ELEVATION	STIFF	STIFFENED
		INSUL	INSULATION	STR	STRUCTURAL
		INT	INTERIOR	STL	STEEL
		JAN	JANITOR	SYM	SYMMETRICAL
		JST	JOIST	T	TREAD
		JT	JOINT	T.C.	TOP OF CURB/ TOP OF CONCRETE
		KIT	KITCHEN	T&G	TONGUE AND GROOVE
		KJ	KEYED JOINT	THR	THRESHOLD
		KO	KNOCKOUT	T.I.	TENANT IMPROVEMENT
		LAM	LAMINATED	T.J.	TOOLED JOINT
		LAV	LAVATORY	T.N.	TOE NAILED
		L.B.	LAG BOLT	T.O.	TOP OF (SPECIFY ITEM)
		L.G.	LAG LOAD	T.O.C.	TOP OF CURB
		L.L.	LIVE LOAD	T.O.S.	TOP OF SLAB
		LLH	LONG LEG HORIZONTAL	T.O.W.	TOP OF WALL
		LLV	LONG LEG VERTICAL	TRANS	TRANSVERSE
		LONGIT	LONGITUDINAL	TRP	TYPICAL
		L.P.	LOW POINT	U.B.C.	UNIFORM BUILDING CODE
		L.W.C.	LIGHT WEIGHT CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
		MAS	MASONRY	UL	UNDERWRITERS LABORATORY
		M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
		MATL	MATERIAL	VENT	VENTILATOR/VENTILATION
		MAX	MAXIMUM	VERT	VERTICAL
		MECH	MECHANICAL	V.R.	VAPOR RETARDER
		MEMB	MEMBRANE	VTR	VENT THRU ROOF
		MET	METAL	VWC	VINYL WALL COVERING
		MFR	MANUFACTURER	W	WEST
		MIN	MINIMUM	WDW	WINDOW
		MISC	MISCELLANEOUS	W/	WITH
		N	NORTH	W.GL	WIRE GLASS
		N.A.	NOT APPLICABLE	W.H.	WATER HEATER
		N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
		N.T.S.	NOT TO SCALE	WP	WATERPROOF
		NO	NUMBER	W.P.J.	WEAKENED PLANE JOINT
				W.R.	WATER RESISTANT
				WT	WEIGHT
				W.W.F.	WELDED WIRE FABRIC
				W.W.M.	WELDED WIRE MESH

REFERENCE SYMBOLS



PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING TWO STORY HOUSE WITH PATIO.
EXISTING FIRST FLOOR HAS 1,396 SQUARE FOOTAGE , EXISTING BASEMENT HAS 942 NEW ADDITIONAL SQUARE FOOTAGE. REMODEL AND ADDITIONAL BUILDING AREAS, 3 BEDROOMS, 3 1/2 BATHROOMS, KITCHEN, DINING ROOM, LIVING ROOM, OUTDOOR PATIO, WITH ENLARGE 2 CAR GARAGE AND REPAIRED BALCONY. OUTSIDE IMPROVEMENT NEW SIDE YARD STEPS ON NORTH AND SOUTH SIDES.

PROJECT INFORMATION

OCCUPANCY TYPE:	RESIDENTIAL SINGLE FAMILY
EXISTING LOT AREA:	6,891.6 S.F.
(E) BUILDING STORIES:	2-STORY BUILDING
(E) BUILDING AREA:	SEWING ARE FIRST FLOOR 108 S.F. FIRST FLOOR 1,396 S.F. BASEMENT 942 S.F.
(N) BUILDING AREA FIRST FLOOR	429 S.F.
(N) BUILDING AREA BASEMENT	534 S.F. 1,933 S.F. + 1,476 S.F. = 3,409 S.F.
(E) TWO CAR GARAGE	344 S.F.
(N) TWO CAR GARAGE	128 S.F. 472 S.F.
TYPE OF CONSTRUCTION:	TYPE V-B
HEIGHT OF BUILDING:	
BUILDING FIRE SPRINKLERED:	NO
ZONING:	R1-1
MAX HEIGHT:	35'-0"
PROPOSED HEIGHT:	23'-10"
REPAIR OF (E) POOL & CONCRETE PATIO UNDER SEPARATE PERMIT	

PROJECT DIRECTORY

CLIENT:	SEAN HORTON & TINA CARMICHAEL 6023 S. CITRUS AVE LOS ANGELES, CA 90043
ARCHITECT:	GREGORY WILLIAMS M33 ARCHITECTURE & DESIGN 2330 W. 3RD ST LOS ANGELES, CA 90057 323 660 7040
STRUCTURAL ENGINEER:	TUCHSCHER ENGINEERING GROUP JAMES TUCHSCHER 115 PINE AVE, SUITE 210 LOS ANGELES, CA 90802 310 613 9880

LEGAL DESCRIPTION

SITE ADDRESS:	6023 CITRUS AVE LOS ANGELES, CA 90039
AIN NUMBER:	4019015019
LOT/PARCEL AREA:	6,360 S.F.
ASSESSOR PARCEL NO.:	-
TRACT:	9831
MAP REFERENCE:	-
BLOCK:	-
LOT:	118
MAP SHEET:	-

SHEET INDEX

GN-1	PROJECT INFORMATION, NOTES
GN-2	TITLE 24
GN-2.1	TITLE 24
GN-2.2	GREEN BUILDING
GN-3	RESIDENTIAL BUILDING NOTES
GN-4	RESIDENTIAL BUILDING NOTES
GN-4.1	RESIDENTIAL BUILDING NOTES
GN-4.2	RESIDENTIAL BUILDING NOTES
C-1	TOPOGRAPHIC SURVEY
A1.0	PROPOSED SITE PLAN
A1.1	1ST FLOOR DEMO PLAN
A1.2	2ND FLOOR DEMO PLAN
A1.3	PROPOSED 1ST FLOOR PLAN
A1.4	PROPOSED 2ND FLOOR PLAN
A1.5	ROOF PLAN
A1.6	1ST FLOOR RCP & POWER PLAN
A1.7	2ND FLOOR RCP & POWER PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A5.0	SCHEDULES & ELEVATIONS
A5.1	PLUMBING SPECS
A7.0	INTERIOR ELEVATIONS
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
S-0	STRUCTURAL NOTES
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR PLAN
S-3	ROOF FRAMING PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS
SD-7	STRUCTURAL DETAILS
SD-8	STRUCTURAL DETAILS
SD-9	STRUCTURAL DETAILS
SD-10	STRUCTURAL DETAILS
SN-1	STRUCTURAL NOTES
SN-2	STRUCTURAL NOTES
HFAX1	ANCHORAGE DETAIL
HFAX2	ANCHORAGE DETAIL
HFAX3	ANCHORAGE DETAIL
QA1	STANDARD QUALITY
QA2	STANDARD QUALITY
QA3	STANDARD QUALITY
AM	STRUCTURAL CALCULATIONS
AM	STRUCTURAL DRAWINGS
AM	TRELLIS 1
AM	TRELLIS 2
AM	TRELLIS 3
AM	TRELLIS 4

GENERAL NOTES

GENERAL NOTES: (UNLESS OTHERWISE SPECIFIED IN STRUCTURAL, MECHANICAL, OR ARCHITECTURAL DRAWINGS.)

- THIS DRAWING PACKAGE COVERS TENANT IMPROVEMENTS ONLY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT TO THE ARCHITECT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL STORAGE OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IF MATERIALS MUST BE STORED OFF SITE, ALL ARRANGEMENTS FOR SPACE, HANDLING, LEASING, TRANSHIPMENT AND ALL COST ASSOCIATED WITH SUCH STORAGE SHALL BE INCLUDED AS PART OF THE BASE BID FOR THE PROJECT.
- ARRANGEMENTS OF AND ALL COSTS FOR TEMPORARY ELECTRICAL SERVICE AND USAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL DIMENSIONS ON DRAWINGS FOR INTERIOR PARTITIONS ARE TAKEN TO THE FINISH FACE OF PARTITION OR CENTERLINE UNLESS OTHERWISE NOTED.
- CEILING HEIGHT DIMENSIONS ARE FROM DESIGNATED FINISHED FLOOR SURFACES TO FINISHED CEILING SURFACES UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

"DISCLAIMER": THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCY, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS, UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, CORRECTED THE DISCREPANCY, MADE THE INCLUSION, OR MORE CLEARLY EXPLAINED THE INTENT OF THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS.

9. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR TO MAKE ACCURATE DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE PLANS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS."

10. THE CONTRACTOR (AND HIS SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS SO CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK

11. CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH THE SEPARATE GUARANTEE FOR SPECIFIC TRADES/EQUIPMENT ITEMS, WITH THE NAMES OF LOCAL REPRESENTATIVES TO BE CONTRACTED FOR SERVICE. PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED.

12. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT. PACKAGE TO CONTAIN BROCHURE, CUT SHEETS SPECIFICATIONS, COSTS, AVAILABILITY, REFERENCES, ETC. CONTRACTOR TO REIMBURSE ARCHITECT FOR TIME SPENT EVALUATING ALTERNATIVES OR SUBSTITUTIONS.

13. AS A CONVENIENCE TO THE CONTRACTOR, ARCHITECT AND ENGINEER SHALL REVIEW REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN CONCEPT. CONTRACTOR SHALL BE RESPONSIBLE NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS FOR GLU-LAM BEAMS, CABINETRY/MILLWORK, METAL/STEEL FABRICATION, PLUMBING, AND ELECTRICAL WORK WHERE REQUIRED.

14. CONTRACTOR SHALL PAY FOR ALL PERMIT FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL WORKMEN ON THE JOB SHALL BE FULLY COVERED UNDER A CURRENT WORKERS COMPENSATION POLICY OFR THE ENTIRE TIME ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO, WORK DONE FOR THIS JOB AT A REMOTE SITE OR TRAVELING TO AND FROM SUCH REMOTE SITE.

15. SHOP DRAWINGS, PROJECT DATA, MATERIALS, SAMPLES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE OWNER. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL REQUIRED SUBMISSIONS HAVE BEEN APPROVED BY THE ARCHITECT AND THE OWNER.

16. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ACHITECT OR ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGM AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

17. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE. 914407.

18. "NO TRENCHES OR EXCAVATIONS 5" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND", OR, OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. (HSC 17922.5, EFF. 3-6-76.)

19. ELECTRICAL, MECHANICAL, AND PLUMBING ARE UNDER SEPARATE PERMIT.

20. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

21. PROVIDE AN AREA FOR ALL COMBUSTIBLE RUBBISH STORAGE 10 FEET FROM BUILDING AND OPENINGS. TRASH AREA TO BE PART OF THE COMMON MALL TRASH AREA.

22. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

23. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. LAMC 57.122

VICINITY MAP



PROJECT LOCATION

AGENCY REFERRALS
CITY AGENCIES:

i. EROSION AND SEDIMENT CONTROL SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

ii. CONSTRUCTION MATERIALS CONTROL CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES BY WIND OR RUNOFF. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS. THE TENANT IS REQUIRED TO MAKE A SEPARATE SUBMITTAL FOR THEIR SIGNAGE PLANS TO THE BUILDING & SAFETY AND SECURE A SEPARATE PERMIT PRIOR TO INSTALLATION. EXTERIOR BUILDING SIGNS REQUIRE PLANNING DEPARTMENT APPROVAL. ALL ELECTRICAL SIGNS MUST BEAR U.L. LABELS. THE TENANT WILL FURNISH AND INSTALL TENANT STOREFRONT ADDRESS NUMBERING IN ACCORDANCE WITH BUILDING AND SAFETY AND L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS. IN ACCORDANCE WITH L.A.M.C. 57.09. 11

BUILDING CODE REQUIREMENTS
TENANT'S RESPONSIBILITIES:
THE TENANT WILL PREPARE AND SUBMIT FOR APPROVAL SHOP DRAWINGS FOR ANY FIRE SPRINKLER MODIFICATIONS. THE TENANT WILL ALSO OBTAIN ANY REQUIRED PERMITS, EXTEND AND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM, AS NEEDED, TO BE APPROVED BY BUILDING AND SAFETY MECHANICAL PLAN CHECK PRIOR TO INSTALLATION (L.A.M.C. 57.138) TENANT TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13NFPA-13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION (12.21A17(d), 903.2.7)

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REGISTERED ARCHITECT
GREGORY WILLIAMS
C-22988
3-31-2025
RENEWAL DATE

NO.	DATE	ISSUE
1	10/20/23	PLANNING PER REVIEW
2		
3		
4		
5		
6		
7		
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9		
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Scale

2105

PROJECT NO.

PROJECT INFORMATION, NOTES

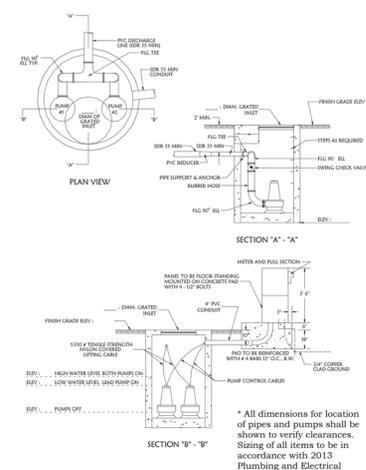
HORTON RESIDENCE
6023 CITRUS AVE
LOS ANGELES, CA 90043
AIN: 4019015019

4/25/2025 11:53:56 AM

DRAINAGE NOTES

- A. PROVISIONS SHALL BE MADE FOR-CONTRIBUTORY DRAINAGE AT ALL TIMES.
- B. OWNER SHALL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
- C. A PROPERTY LINE SURVEY, PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
- D. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
- E. SURROUND THE CONSTRUCTION AREA WITH SILT FENCE, GRAVEL BAGS OR FIBER ROLLS DURING RAINY SEASON BETWEEN OCT 15TH AND APRIL 15TH.
- F. FINISH FLOOR SHALL BE A MINIMUM OF 8 INCHES ABOVE FINISH GRADE IMMEDIATELY OUTSIDE THE BUILDING.
- G. PROVIDE A MINIMUM GRADE FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) FROM FOUNDATION WALL.
- H. DOWNSPOUTS SHALL DISCHARGE AT LEAST 5 FEET AWAY FROM EXTERIOR WALLS.

Sample of Sump with 2 Pumps - Details to be Provided on Plans
(If only using one pump, modify detail to only show one pump)



Discharge Line Requirements

1. Provide a detailed profile view (with elevations) from the pump to the outlet
2. Connect the discharge line to an existing storm drain if available. The street may also act as a suitable outlet.
3. The discharge line must be made from materials which are pressure tested to handle the Q.
4. Maximum Q for discharge from a parking drain = 9cfs
5. It is recommended that the system have gravity flow if the outlet is a parking drain.
6. Discharge velocity should be low, in order to prevent a hazard in the street.
7. Minimum slope = 2%
8. Backwater valves are required. Show the location on the profile view.

Useful Definitions from the Pump Station Design Manual

Maximum Static Head
The pump must be able to develop enough head so that the intersection of the pump curve and system curve based upon maximum static head (operating point) is within the normal operating range of the pump according to the manufacturer's published performance curve. This is the point where maximum power is required in most cases (for a propeller pump) and the driver should be sized for this operation condition.

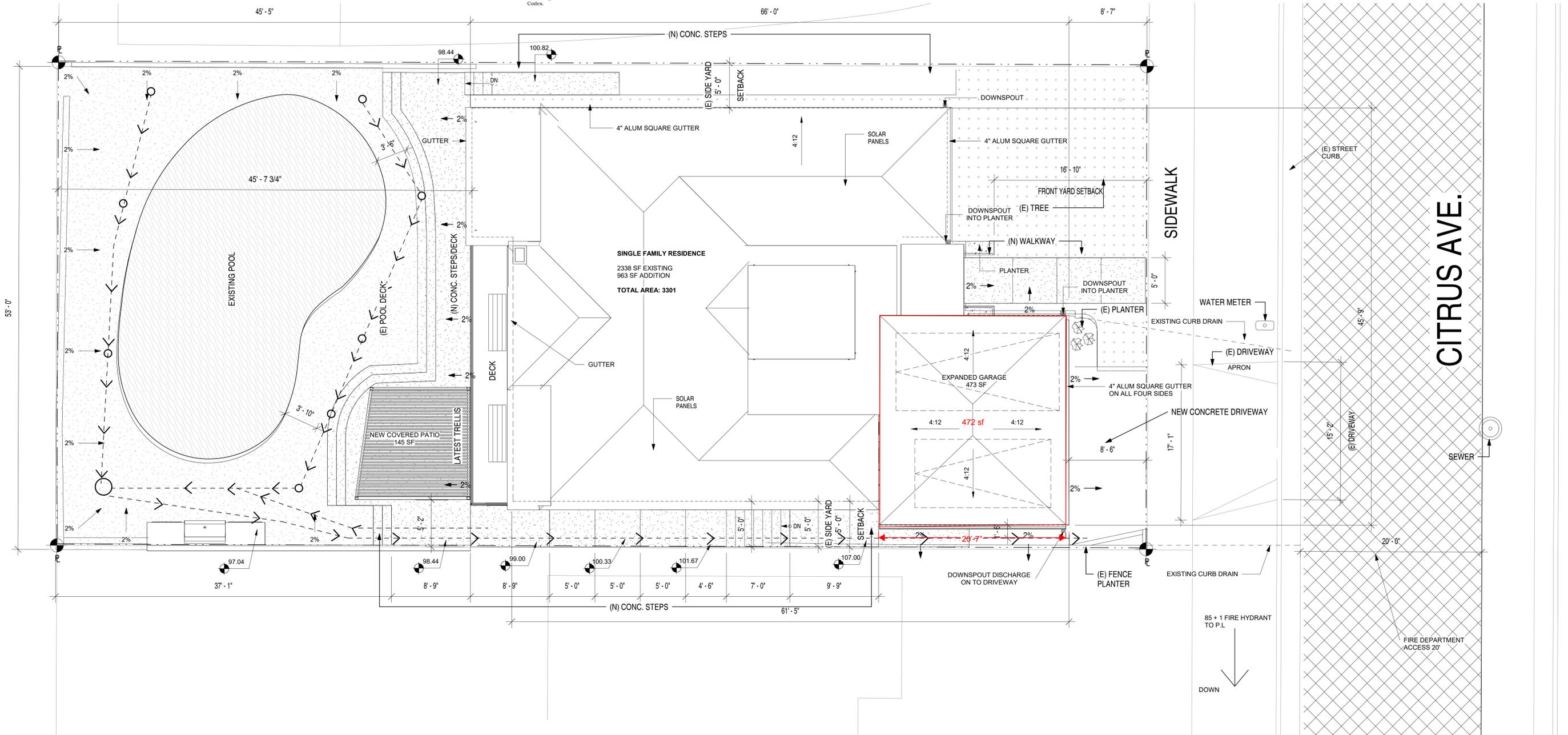
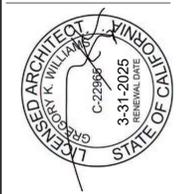
Minimum Static Head
The capacity of the pump station is greatest at the minimum static head (maximum water level). The pump curve must intersect the system curve reflecting minimum static head at the rated capacity of the pump. Superimposing published pump performance curves over the system curve will define a pump which satisfies this requirement. At this point of minimum head, the horsepower required will be a minimum for propeller and mixed flow pumps, in most cases.

- ① 002 - 20 feet single family dwelling FD access
Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
ACTION REQUIRED: Cross-hatch the Fire Department vehicle access on the site plan, and clearly show the required width.
- ② 015 - 5 foot walking FD access
A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
ACTION REQUIRED: Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Indicate the slope and walking surface material. Clearly show the required width.
- ③ 021 - Fire flow form 195 / 196
Every application for a building permit shall be accompanied by evidence indicating that the proposed structure is provided with a reliable water supply capable of supplying the required fire flow as required by Fire Code 507.1.1
ACTION REQUIRED: Complete and return the "Fire Flow Availability" Form 195 / 196. Fire flow information provided by the water purveyor from the closest fire hydrant along the lot frontage.

- ④ 022 - Fire flow - one family dwelling
The required fire flow for fire hydrants at this location is 1,000 gpm, at 20 psi residual pressure, for duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 and Appendix B105.1 Appendix B.
ACTION REQUIRED: Provide the following note and calculation on site plan. The required fire flow is based on the following calculation:
Type of construction per the Building Code Type V-B
VFHSZ YES NO X
Size of lot (acres) 0.9215 acres
Fire flow based on the fire-flow calculation area 1,000 gpm
Reduction for fire sprinklers (maximum 50%) 0 gpm
Total fire flow required 1,000 gpm
- ⑤ 025 - Hydrant spacing requirements
Spacing of fire hydrants shall not exceed the distances specified in Fire Code C105.2, 105.3 & C106.
ACTION REQUIRED: Show all existing public and private on-site fire hydrants on the site plan. Include the location of all public fire hydrants within 300 feet of the lot frontage on both sides of the street. Specify size of fire hydrant(s) and dimension(s) to property lines. Additional fire hydrant requirements may be necessary after this information is provided.

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<p>SITE PLAN/BUILDING SITING</p> <p>24. EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS LESS THAN 5FT (NON-SPRINKLERED) / 3FT (SPRINKLERED) TO THE PROPERTY LINE SHALL BE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.</p>	<p>STRUCTURAL</p> <p>88. PROVIDE A DETAILED SCHEDULE OF "STATEMENT OF SPECIAL INSPECTIONS" ON THE PLANS COMPLYING WITH 1704.3</p>	<p>SCOPE OF WORK</p> <p>RENOVATION TO EXISTING 2-STORY HOUSE AND ADDITION TO SECOND FLOOR. WORK INCLUDES SHEAR WALLS, ROOF FRAMING, DOORS, WINDOWS, BATHROOMS, NEW KITCHEN, NEW GARAGE, ELECTRICAL, PLUMBING, MECHANICAL SYSTEMS FOR RESIDENTIAL USE.</p> <p>NEW OUTDOOR COVERED TRELLIS</p>	<p>VICINITY MAP</p>	<p>ROOF LEGEND</p> <ul style="list-style-type: none"> NEW ROOF AREA EXISTING ROOF CONCRETE PAVEMENT LANDSCAPE 	<p>1 SITE PLAN</p> <p>SCALE: 3/16" = 1'-0"</p>
---	--	---	----------------------------	--	---

NO.	DATE
1	10/20/25
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As indicated
Scale
PROJECT NO. # 2105

PROPOSED SITE PLAN
HORTON RESIDENCE
6023 CITRUS AVE
LOS ANGELES, CA 90043
AIN: 4019015019

ROOF COVERING

48. IN BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER, SHALL BE MECHANICALLY VENTED FOR HUMIDITY CONTROL. (R303.3.1)

51. IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING: (R310.2.1, R310.2.2.)

A. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7-SF EX. GRADE FLOOR NET CLEAR OPENING AREA NOT LESS THAN 5.0 SF.

B. A MINIMUM CLEAR HEIGHT OF 24-IN, AND CLEAR WITH OF 20-IN.

C. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.

54. SHOW LOCATION OF 22-IN. X 30-IN. ATTIC ACCESS WITH 30-IN. MINIMUM HEADROOM FOR ATTIC GREATER THAN 30-SF. (R807.1)

ADDITIONAL COMMENTS

14. PROVIDE AND SHOW ON PLANS, ABOVE COOKING APPLIANCES LOCAL EXHAUST VENTILATION WITH JCMC 504.2 AND ASHRAE 62.2

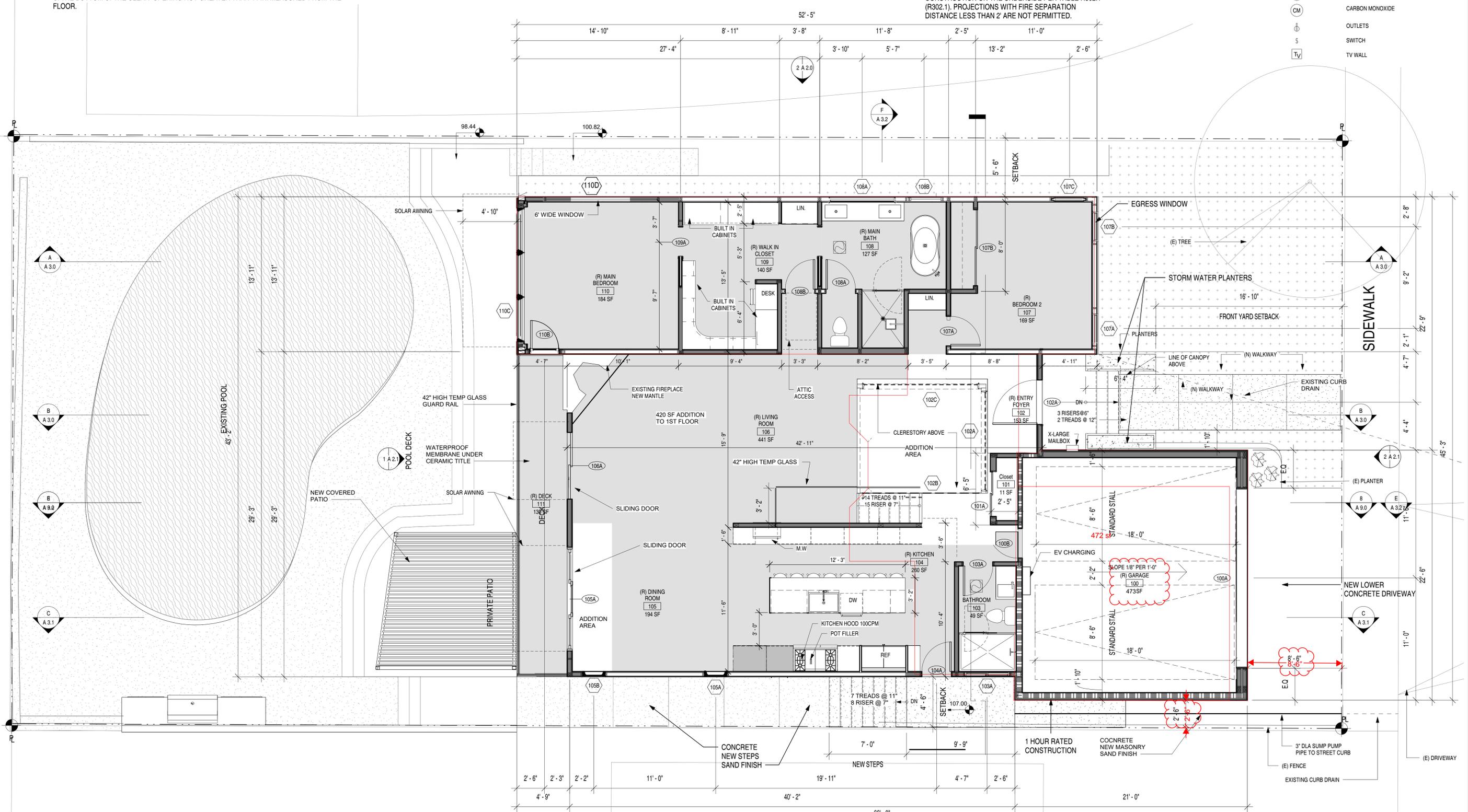
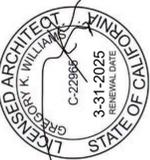
A. MINIMUM RATE OF 100CFM; B. MAXIMUM SOUND RATING OF 3 SONES @ 100 CFM; AND, C. VENTING DIRECTLY TO THE OUTSIDE WITH A BACK-DRAFT DAMPER.
 15. WHEN A DOMESTIC CLOTHES DRYER IS LOCATED IN A CLOSET, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR WALL. (CMC 504.4.1)

16. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY OF BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)
 23. PROVIDE DIMMER OR VACANCY SENSOR AT KITCHENS, BEDROOMS, AND OTHER HABITABLE ROOMS.
 24. REQUIRES 1-HOUR RATING AT EXTERIOR WALL (LESS THAN 5 FEET TO PROPERTY LINE). PROVIDE 1-HOUR EXTERIOR WALL DETAIL. PROVIDE PROJECTION DIMENSIONS. PERMITTED PROJECTIONS WITH A FIRE SEPARATION DISTANCE OF LESS THAN (5) FEET SHALL HAVE NOT LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE PER TABLE R302.1 (R302.1). PROJECTIONS WITH FIRE SEPARATION DISTANCE LESS THAN 2' ARE NOT PERMITTED.

- LEGEND**
- (E) WALL TO REMAIN
 - (N) WALL
 - 1 HR WALL
 - (E) REMODELED AREA
 - NEW AREA
 - FAN-ENERGY STAR COMPLIANT CONTROLLED BY A HUMIDISTAT (4.506.1)
 - SMOKE DETECTOR
 - CARBON MONOXIDE
 - OUTLETS
 - SWITCH
 - TV WALL

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NO.	DATE	ISSUE
01	10.2023	PLANNING/REVIEW
02		
03		

Scale: 1/4" = 1'-0"
 PROJECT NO. # 2105

PROPOSED 1ST FLOOR PLAN
HORTON RESIDENCE
 6023 CITRUS AVE
 LOS ANGELES, CA 90043
 AIN: 4019015019

1 PROPOSED 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROJECT NUMBER PRJ2025-005506-(2) **HEARING DATE** December 2, 2025

REQUESTED ENTITLEMENT
Yard Modification No. RPPL2025004586

PROJECT SUMMARY

OWNER / APPLICANT

Sean Horton and Tina Carmichael

MAP/EXHIBIT DATE

October 23, 2025

PROJECT OVERVIEW

A Yard Modification request to reduce the front yard setback to eight feet and six inches in lieu of the required 20 feet, and to reduce the side yard setback to two feet and six inches in lieu of the required five feet, in conjunction with the demolition of an existing 342-square-foot two-car garage attached to an existing single-family residence and its replacement with a new 472-square-foot two-car garage attached to the existing single-family residence. Previously approved Yard Modifications No. 200600169 and No. RPPL2022004714 for the same scope of work both expired. The existing 342-square-foot garage still needs to be rebuilt because the property suffered water damage from a ruptured sewer line. The proposed new two-car garage will be 472 square feet.

LOCATION

6023 South Citrus Avenue, Ladera Heights, View Park Windsor Hills

ACCESS

South Citrus Avenue

ASSESSORS PARCEL NUMBER

4019-015-019

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035/ Westside Area Plan

ZONED DISTRICT

View Park

PLANNING AREA

Westside Planning Area

LAND USE DESIGNATION

H9

ZONE

R-1

PROPOSED UNITS

None

MAX DENSITY/UNITS

9 Dwelling Units

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.196.030 (Yard Modification Findings and Decision Requirements)
 - Chapter 22.110.190 (Modifications Authorized)
 - Section 22.18.030 (Development Standards for R-1 Zone)
-

CASE PLANNER:

Daisy De La Rosa

PHONE NUMBER:

(213) 719-2945

E-MAIL ADDRESS:

ddelarosa@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-005506-(2)
YARD MODIFICATION NO. RPPL2025004586

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Yard Modification Number RPPL2025004586 (“Yard Modification”) on December 2, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Sean Horton ("Permittee"), requests a Yard Modification to demolish an existing 342-square-foot two-car garage attached to an existing single-family residence (“SFR”) and replace it with a new 472-square-foot two-car garage attached to the SFR with reduced front and side yard setbacks (“Project”) on a property located at 6023 South Citrus Avenue in the unincorporated community of Ladera Heights ("Project Site") in the R-1 Zone pursuant to Los Angeles County Code ("County Code") Section 22.110.190 (Modifications Authorized).
4. **ENTITLEMENT REQUIRED.** The request to rebuild a new two-car garage with reduced front and side yard setbacks in the R-1 Zone requires a Yard Modification pursuant to County Code Section 22.110.190 (Modifications Authorized).
5. **LOCATION.** The Project is located at 6023 South Citrus Avenue within the View Park Zoned District and the Westside Planning Area.
6. **PREVIOUS ENTITLEMENTS.** Yard Modification Number RPP200600169, to expand the existing garage, was not used and expired in 2008. Yard Modification Number RPPL2021008285, to rebuild the existing garage, was not used and expired in May 2025. The Project’s scope of work is the same as it was under Yard Modification Number RPPL2021008285.
7. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the View Park Zoned District and is currently zoned R-1. Pursuant to County Code Section 22.110.190 (Modifications Authorized), a Yard Modification is required to rebuild a new two-car garage with reduced front and side yard setbacks.

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9)	R-1 (Single-Family Residence)	Single-Family Residence
NORTH	H9	R-1	Single-Family Residence
EAST	H9 and H30 (Residential 30)	R-1 and R-3 (Limited Density Multiple Residence)	Single-Family Residence
SOUTH	H9	R-1	Single-Family Residence
WEST	H9	R-1	Single-Family Residence

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.15 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with gentle sloping topography and is developed with a SFR and an attached two-car garage.

B. Site Access

The Project Site is accessible via a driveway on South Citrus Avenue.

C. Site Plan

The site plan includes a SFR with an attached 472-square-foot two-car garage on a 6,360-square-foot lot. The proposed 472-square-foot two-car garage is accessible via an existing driveway on South Citrus Avenue.

D. Parking

The Project will provide two covered standard-sized parking spaces in the proposed garage.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for a Class 3 Categorical Exemption (New Construction, or Conversion of Small Structures) under California Environmental Quality Act ("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 garage with reduced setbacks. The Project Site is in an urbanized area with existing public services and utilities, and the Project scope is limited to replacing an existing garage with a new garage. The Project 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.

12. **COMMUNITY OUTREACH.** Staff was not aware of any community outreach conducted for the Project prior to the public hearing.
13. **PUBLIC COMMENTS.** Prior to the publication of the report to the hearing officer Staff received no public comments.
14. **AGENCY RECOMMENDATION.** The County Department of Public Works previously granted conceptual approval and cleared this Project for a public hearing on March 22, 2023.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure) the community was properly notified of the public hearing by mail and newspaper (Daily Journal). The Project was noticed, and case materials were available on LA County Planning's website. On October 27, 2025, a total of 338 Public Hearing Notices were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 (Residential 9) land use designation is intended for single-family residences and their accessory uses, such as this Project.
17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including:
 - Policy LU 5.1: Encourage a mix of residential land use designations, and development regulations that accommodate various densities, building types and styles.
 - Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

The proposed new two-car garage within the front and side yard setbacks meets the design needs for properties within a Hillside Management Area (“HMA”) where most lots have a slope of at least 25 percent towards the rear. Given the HMA designation, previous expansions of existing buildings in the neighborhood were often located towards the front of the property to avoid additional grading in the rear. The requested front and side yard setback modification is consistent with the existing built environment where previous expansions of existing buildings were often located towards the front of the property due

to sloping terrain. The proposed addition is consistent with the neighborhood's other single-family residences because there are nine other properties within a 300-foot radius of the Project Site with garages that do not comply with the 20-foot front yard setback. The General Plan's goals and policies allow for and encourage a variety of designs that consider the built environment in the surrounding area.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1 Zone because a garage is permitted as an accessory use to a single-family residence in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.18.040-A (Minimum Yard depths for Residential Zones). The proposed Yard Modification request is to allow a front yard setback of eight feet and six inches in lieu of the required 20 feet and a side yard setback of two feet and six inches in lieu of the required five feet.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.110.030.A.3 (Height for Accessory Buildings), which allows a maximum of 15 feet. The proposed garage is 15 feet tall.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires a single-family residence to provide two covered standard parking spaces. The Project complies with this requirement.

YARD MODIFICATIONS FINDINGS

22. **The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.** The Project Site is partially within an HMA because it has a slope of at least 25 percent towards the rear. Nearly all properties within a 500-foot radius of the Project Site are also partially within the HMA. Given the HMA designation, previous expansions of existing buildings in the neighborhood were often located towards the front of the property to avoid additional grading in the rear. Therefore, the proposed garage requires reduced setbacks to minimize grading. The proposed garage will be in the same location as the existing two-car garage constructed in 1938. Additionally, the proposed garage with reduced setbacks will not affect the line of sight for driveways on adjoining properties because the northern portion of Citrus Avenue is at a higher elevation and slopes downward towards the southern portion of Citrus Avenue.
23. **The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.** The proposed garage with reduced setbacks is similar to structures on neighboring properties that are also partially within the HMA. The Permittee provided nine examples

of neighboring properties where the garages are less than 20 feet from the front property line. Staff's site visit and aerial imagery comparison confirmed that the front yard setbacks for garages in the neighborhood range from five feet to 10 feet, demonstrating a consistent pattern among properties within the HMA. The home and garage were legally built on the Project Site in 1938. The proposed new garage would have a negligible impact because it would be in the same location as the existing garage. The new garage would be only one foot closer to the front property line compared to the existing garage, with an eight-foot and six-inch setback compared to a nine-foot and six-inch setback.

24. The Hearing Officer finds that the use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22. SFRs and accessory structures, such as the proposed garage, are allowed in the R-1 Zone with a Ministerial Site Plan Review. The Project Site is adequate in size and shape to accommodate all other development standards required by the County Code, including the required minimum parking space dimensions and maximum garage height. The County Code allows for the modification of yard setbacks, provided that the request meets the required findings. This Yard Modification meets the required findings.

25. The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice. Currently, if the residents park on the driveway, a portion of their vehicle encroaches into the public right-of-way because the existing driveway is shallow, potentially creating a hazard for pedestrians on the sidewalk. The proposed garage would be entirely enclosed, and no portion would pose a hazard to pedestrians on the sidewalk, ensuring safety and convenience to others. The proposed garage is 87 square feet larger than the existing garage and would allow the residents to park their vehicles in their garage instead of the street or driveway, improving the functionality of the garage. The Permittee is also relocating a laundry area from the garage to the interior of the SFR to better accommodate two standard parking spaces, each with a dimension of eight and a half feet by 18 feet. The proposed new garage avoids any adverse effects to neighboring properties.

26. The Hearing Officer finds that the use, development of land, and application of development standards is suitable from the standpoint of functional developmental design. The proposed garage with reduced setbacks is required to ensure that the residents can fully park their vehicles inside the garage and avoid any encroachment into the public right-of-way. The adjoining property to the north has a deep driveway and a garage located in their rear yard, ensuring its residents have sufficient space and visibility to safely maneuver reversely from their property. The adjoining property to the south is at a lower elevation than the Project Site because Citrus Avenue slopes downward towards the south. Therefore, the proposed garage

with reduced setbacks will not cause any line-of-sight concerns for the residents of the neighboring properties and will increase the Project Site's functionality with respect to parking.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 3, New Construction, or Conversion of Small Structures categorical exemption) and State CEQA Guidelines section 15305 (Class 5, Minor Alterations in Land Use Limitations). The Project is a request for reduced setbacks for an accessory structure. The Project Site is in an urbanized area with existing public services and utilities, and the Project scope is limited to replacing an existing garage with a new garage. The Project 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.

ADMINISTRATIVE FINDINGS

28. The Hearing Officer finds that it is not necessary to limit the grant term of the Yard Modification because the existing use is an SFR with an attached two car garage.

29. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Autofill field's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. Topographic features, subdivision plans, or other site conditions create unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.
- B. The proposed structure is similar to the setbacks of other legally built structures on adjacent or neighboring properties.
- C. The use, development of land, and application of development standards is in compliance with all applicable provisions of Title 22.
- D. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- E. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is categorically exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3 Categorical Exemption, New Construction, or Conversion of Small Structures) and State CEQA Guidelines section 15305 (Class 5 Categorical Exemptions, Minor Alterations to Land Use Limitations).
- 2. Approves **YARD MODIFICATION NO. RPPL2025004586**, subject to the attached conditions.

ACTION DATE: December 2, 2025

MG:EMR:DD

12/02/2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-005506-(2)
YARD MODIFICATION NO. RPPL2025004586

PROJECT DESCRIPTION

The project is the demolition of an existing 342-square-foot two-car garage attached to an existing single-family residence and the construction of a new 472-square-foot two-car garage attached to the existing single-family residence with a reduced front yard setback of eight feet and six inches in lieu of the required 20 feet, and a reduced side yard setback of two feet and six inches in lieu of the required five feet, pursuant to County Code Section 22.110.190 (Modifications Authorized) and subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit “A.”** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).

PROJECT-SPECIFIC CONDITIONS

14. This grant shall authorize a modification of County Code front and side yard setback requirements to allow a new two-car garage attached to an existing single-family residence with a reduced front yard setback of eight feet and six inches in lieu of the required 20 feet, and a reduced side yard setback of two feet and six inches in lieu of the required five feet, as shown on the approved Exhibit “A.”
15. The existing single-family residence shall maintain all other required setbacks.
16. The existing single-family residence shall comply with all other applicable requirements of Title 22 of the County Code and of the specific zoning of the subject property.

YARD MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section [22.196.030](#): Findings and Decision, the applicant shall substantiate the following facts:

(Do not repeat the statements or provide one word or Yes/No responses. If necessary, attach additional pages.)

<p>B.1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.</p>
<p>B.2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.</p>
<p>B.3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.</p>

B.4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

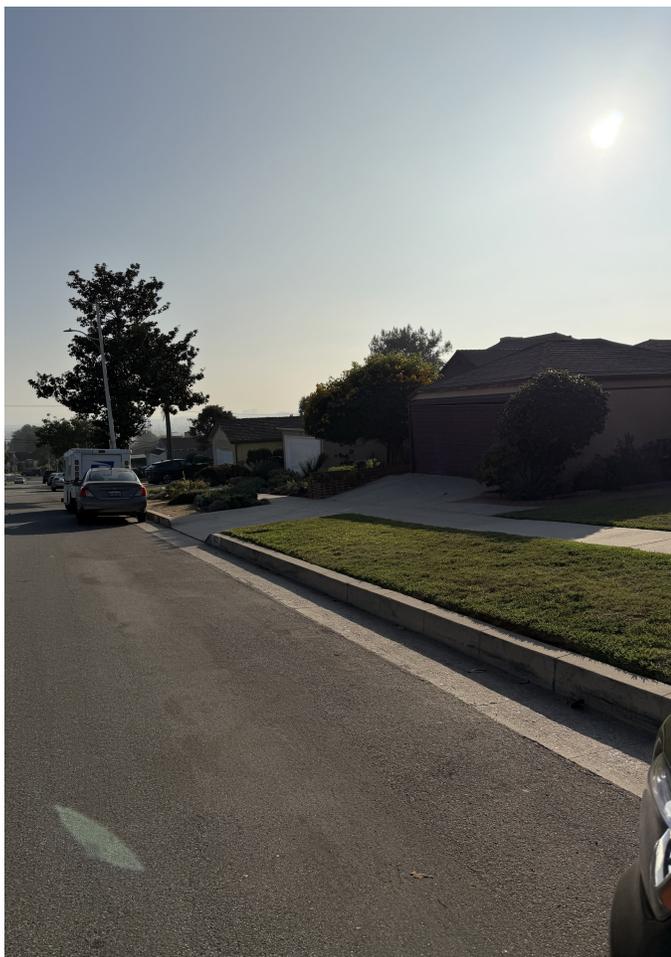
B.5. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

PROPOSED ENVIRONMENTAL DETERMINATION

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

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

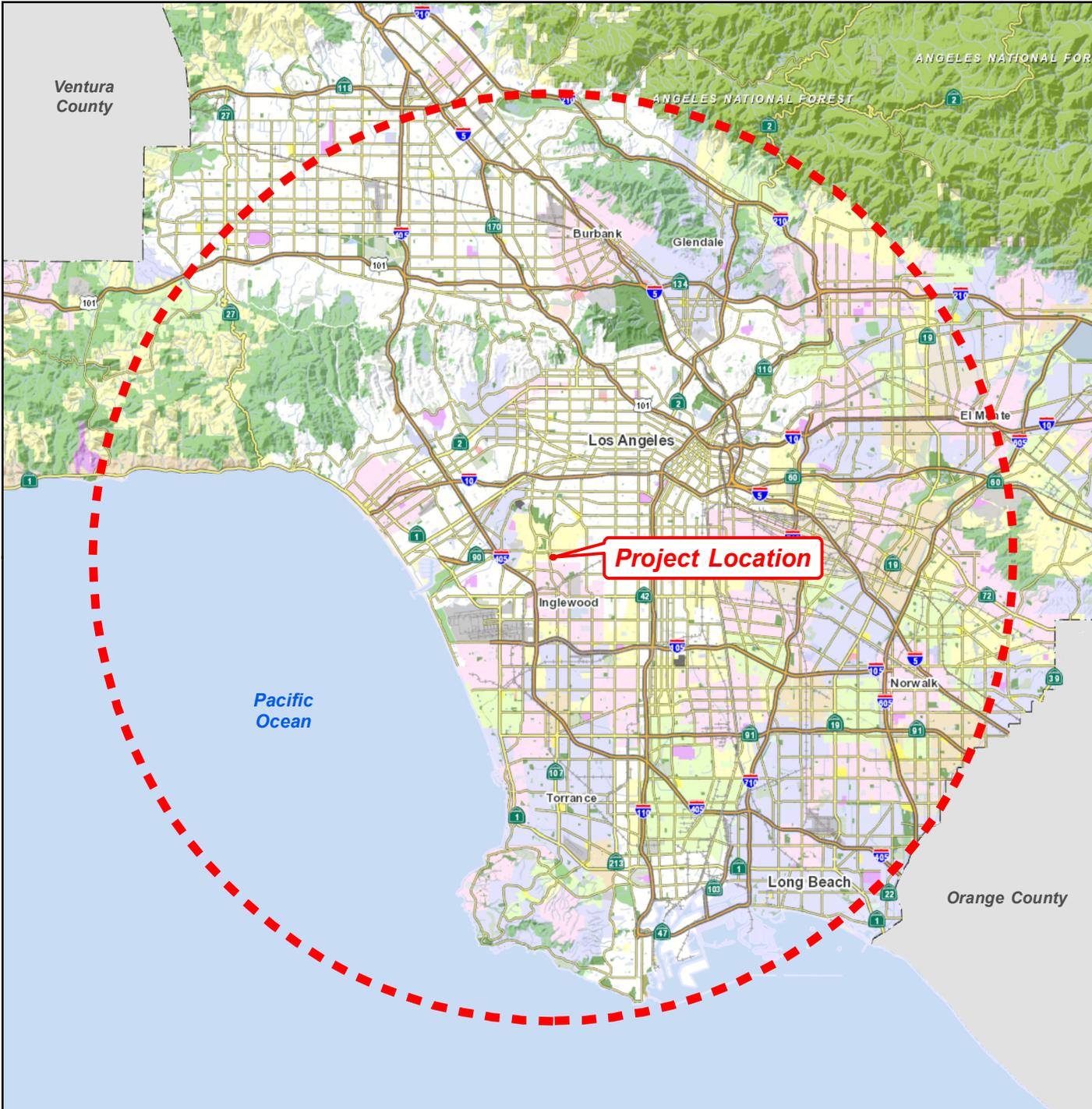


20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-001603

YARD MOD RPPL2022004714



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012