

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.

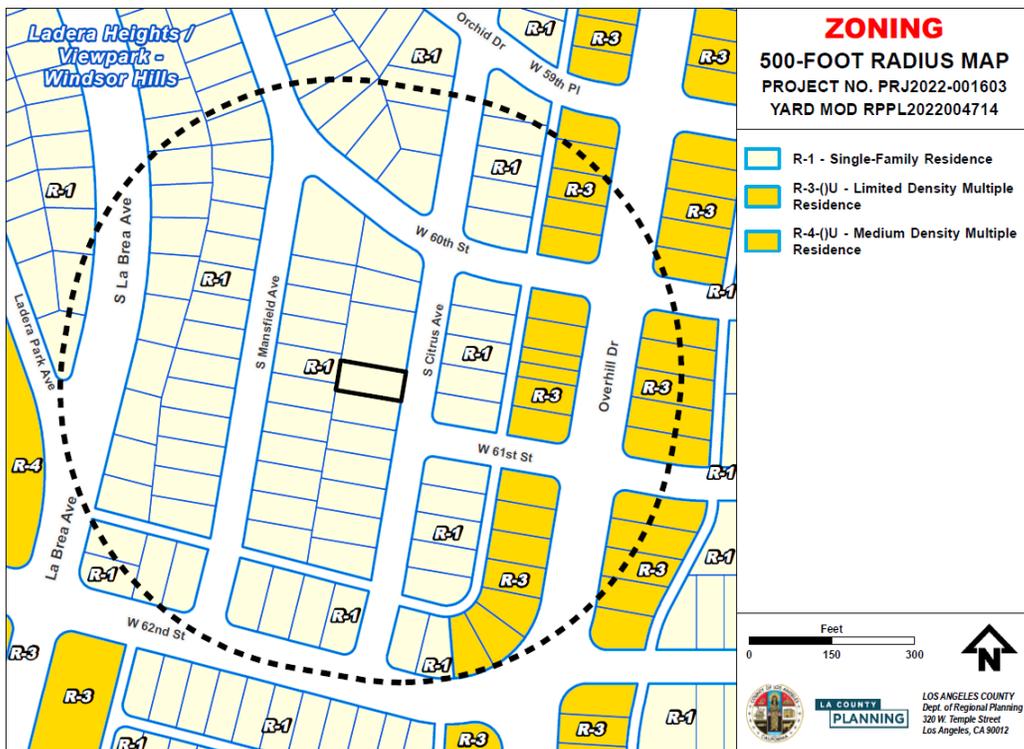
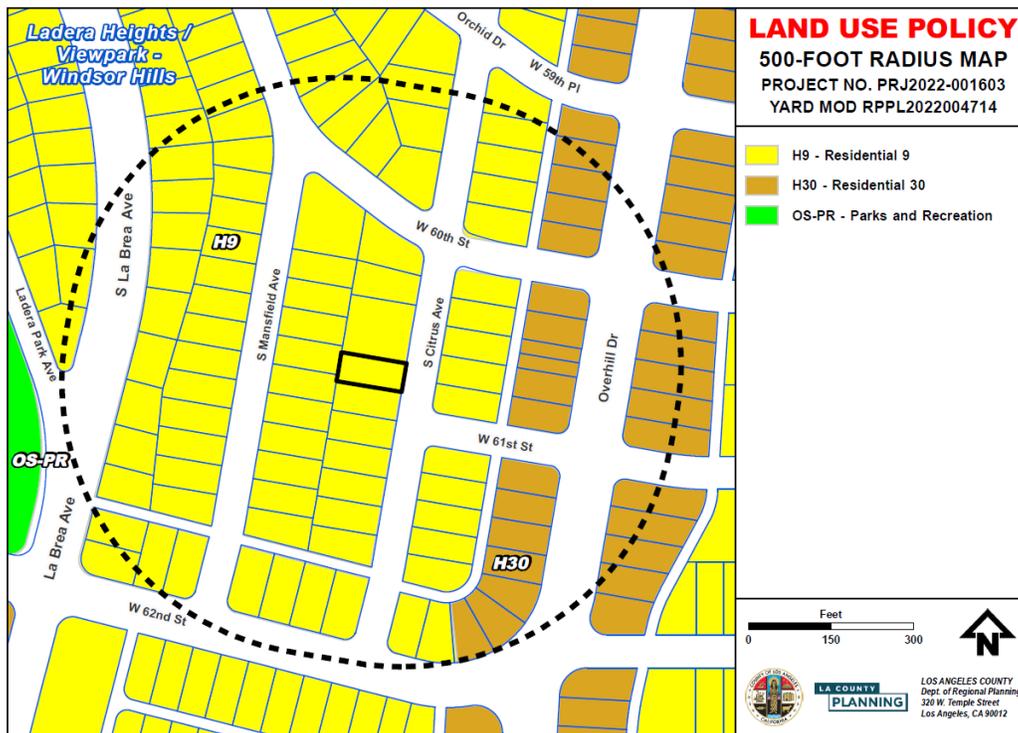
The applicant obtained a second approval for Yard Modification Number RPPL2022004714 on May 23, 2023, with the same scope of work. However, the applicant did not obtain the building permits in time to commence construction under this approval, which expired on May

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