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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

May 10, 2024

CPC-2023-4250-DB-HCA-1A  
Council District 11

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 4, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban Infill), and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and an Appeal filed by Patricia Hutsler, from the determination of the LACPC in approving a Density Bonus, pursuant to Section 12.22 A.25(g) of the Los Angeles Municipal Code, for a housing development project consisting of 21 dwelling units, of which three units will be set aside for Very Low Income Households, with the following On-Menu Incentives: a) An On-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 3.54:1 in lieu of the otherwise permitted 3:1 FAR in the R3-1 Zone; and, b) An On-Menu Incentive to allow a 20 percent side yard setback reduction to allow a side yard setback of six feet and five inches in lieu of the otherwise required eight-feet in the R3-1 Zone; for the demolition of two existing single-family homes and the construction, use, and maintenance of a new 27,313 square foot, five-story, 55 feet and six inches in height residential building, the project would provide a total of 21 dwelling units with three units set aside for Very Low Income Households, a total of 39 vehicle parking spaces will be provided within an at-grade and subterranean parking levels; for the properties located at 2662 – 2668 South Barrington Avenue, subject to Conditions of Approval.

Applicant: Ronald Jordashe Wynn and Cory Scott Wynn, 2662 and 2668 South Barrington Avenue LLC

Representative: Jake Heller, JDJ Consulting Group  
Environmental No. ENV-2023-4251-CE

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired,

please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **24-0395** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Stephanie Escobar	(213) 978-1492	<a href="mailto:stephanie.escobar@lacity.org">stephanie.escobar@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.