

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Density Bonus Appeal filed for the properties located at 2662 – 2668 South Barrington Avenue.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban Infill), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Patricia Hutsler, and THEREBY SUSTAIN 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

Case No. CPC-2023-4250-DB-HCA-1A

Environmental No. ENV-2023-4251-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on June 4, 2024, the PLUM Committee considered a report from the LACPC and a Density Bonus Appeal filed for the properties located at 2662 – 2668 South Barrington Avenue. Department of City Planning staff provided an overview of the matter. A Representative of Council District 11 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Applicant's Representative and Appellant, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving a Density Bonus. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**