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August 11, 2023

CPC-2022-8155-CU-DB-SPR-PHP-VHCA
Council District 13

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS

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, September 5, 2023** 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 pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and Appeals filed by: 1) Teresa Burkett Bourgoise (Representative: Jaimie T. Hall, Channel Law Group, LLP); and 2) Supporters Alliance for Environmental Responsibility, (Representative: Victoria Yundt, Lozeau Drury LLP) from the determination of the LACPC in: 1) approving a Conditional Use Permit, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC) to allow an increase in density, greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25 for a total of 70 percent; 2) approving On-Menu Incentives, pursuant to LAMC Sections 12.22 A.25(g)(2): a) An On-Menu Incentive to permit averaging of floor area ratio, density, parking, open space, and permitting vehicular access throughout the Project site; and 3) approving a Site Plan Review pursuant to LAMC Section 16.05 for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms; for the demolition of existing structures and surface parking lot and development of a new seven-story, 134,788 square-foot residential building, with 101 dwelling units, including, 15 units (25 percent of the base density) set aside for Very Low-Income households with a maximum building height of 89 feet over one subterranean level of parking, the Project includes 159 vehicle parking spaces and a total of 88 bicycle parking spaces (80 long-term spaces and eight short-term spaces), the Project provides 18,006 square feet of open space, including a podium deck area, roof deck area, and private balconies; for the properties located at 308 - 320 North Oxford Avenue and 311 - 321 North Serrano Avenue, subject to Conditions of Approval.

Applicant: 308 N. Oxford LLC
Representative: Jonathan Yang, Irvine & Associates, Inc.
Environmental No. ENV-2022-8156-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.

In addition, you may view the contents of Council file No. **23-0777** by visiting: 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.

For inquiries about the project, contact City Planning staff:		
Michelle Carter	(213) 978-1262	michelle.carter@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Candy Rosales	(213) 978-1078	clerk.plumcommittee@lacity.org

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.