

in council 11-5-13

**KEVIN ATTEBERRY**

1545 N. LAS PALMAS AVENUE, #6  
LOS ANGELES, CA 90028

October 23, 2013

**RE: Council File No. 13-1134**

I am a neighboring resident to the Highland Selma Venture, LLC project. I have attended the Hollywood PLUM Meeting's earlier in the year & heard most of the specifics about this project.

The main concern I have is over the number of parking spaces that are included in this plan. In the original plan, the overall number of parking spaces (584) didn't add up correctly. The number of parking spaces allocated to tenants, the 25 parking spaces allocated to the commercial businesses, and the 60 parking spaces that are to be secured for Panavision employees. Of these 85 parking spaces allocated to other parts of the project that leaves 499 parking spaces for the tenants of Studio, 1 & 2 bedroom apartments. I understand each unit is entitled to 1 parking space & that the 2 bedroom units are entitled to 2 parking spaces. Doing the math, there needs to be at least 500+ spaces for the tenants. Also, tenants in a 1-bedroom unit may have a spouse or partner, & they both may have a car.

I've always **opposed** the change in variance to reduce the number of required parking spaces & the increase of 50 or more dwelling units. Therefore, I **support the appeal** filed by George Soluk & John Soluk.

Parking in the Hollywood area is very challenging & competitive. I understand the master plan is to build high-density complexes near mass transit lines, but where are all the Highland/Selma tenants going to park, especially 2 people, with 2 cars occupying a 1-bedroom or Studio unit?



I've asked this before, please ask Mr. Champion & Mr. Newman how they got to the meeting today?

Sincerely,



Kevin Atteberry

Attachment

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# CITY OF LOS ANGELES

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Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.

**13-1134**

September 27, 2013

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## NOTICE TO PROPERTY OWNERS/OCCUPANTS 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 on **Tuesday, October 22, 2013**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration and related California Environmental Quality Act findings, and an appeal filed by George Soluk and John Soluk from part of the determination of the Los Angeles City Planning Commission (LACPC) in approving: 1) a zone variance to permit 538 parking spaces in lieu of the required 584 parking spaces and 2) a site plan review for development which creates or results in an increase of 50 or more dwelling units, subject to modified Conditions of Approval, for the proposed construction of two mixed-use commercial and residential buildings (Buildings A and B) that will include 248 residential units and 12,785 square feet of retail uses, for a total of 249,722 square feet, for property located at 1600 - 1618 1/2 North Highland Avenue, 1600 - 1622 North McCadden Place, and 6709 - 6777 West Selma Avenue. (The LACPC also approved a project that exceeds the allowable 3:1 Floor Area Ratio (FAR) pursuant to the D limitation on the site for a total FAR of 3.6:1 for Building A.)

Applicant: Robert D. Champion, Highland Selma Venture, LLC  
Representative: Jerry Neuman, Sheppard Mullin, LLC  
Case No. CPC-2011-2157-ZV-SPR

The full City Council will consider this matter on **Tuesday, November 5, 2013**, at approximately **10:00 a.m.**, or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, 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. In addition, you may wish to view the contents of Council file No. 13-1134 by visiting: <http://www.lacouncilfile.com>.

Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee  
213-978-1074

**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.

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