

Community Voices Concerns About Proposed Development

Gentrification and development were hot topics during the recent Los Angeles city election—and a standing room only crowd at a community meeting held on March 30 to discuss the proposed development of a five-story, 50-unit complex at 2468 Glendale Boulevard showed opposition to large-scale projects hasn't diminished.

The Silver Lake Neighborhood Council's Urban Design and Planning Committee recommended to the Los Angeles Planning Department that the developer hold a meeting to address questions from the community.

The site, adjacent to Whole Foods 365, is occupied by Silver Glen Liquor and other storefronts.

Nearly all 100 residents and stakeholders who attended the meeting held at the Silver Lake Library expressed concerns that the size and design of the 56-foot high development was out of character with the historic Silver Lake community and shared worries about potential safety risks, increased traffic, infrastructure overload, and parking.

Many attendees also voiced concerns that, according to current plans, the developer would charge an extra fee for tenant parking and more people would attempt to park on nearby streets.

At the meeting, land use consultants ThreeSixty.com, who represented the developer, UB 2468 Glendale, LLC, noted that a variance to increase height and density that would exceed current zoning limitations has been requested. Known as a density bonus, the variance would allow waivers in exchange for marketing 10 percent of the proposed units as affordable housing (five of the 50 apartments).

CD13 Planning Deputy Amy Ablakat and Senior Advisor Christine Peters attended the meeting and will follow up with the developer about concerns voiced at the meeting. They are also working with the Los Angeles Department of Transportation regarding the project and traffic.

The project case number is [CPC-2016-2863-DB](#).