

# Number One is a Matter of Opinion

Talk Back

By Kathleen N. Schwartz



I find it interesting that Councilmember Wendy Greuel recently indicated in [CityWatch](#) that in her view TRAFFIC is the city's Number One problem.

I wish she would take notice of a development being planned in her own district.

Currently, a DEIR is being developed for a [Dasher-Lawless project](#) called The Plaza @The Glen.

This large proposed development, located on Victory Boulevard, just east of Ethel Avenue in Valley Glen (North Hollywood) includes:

- 150 residential units
- 140,000 NSF of retail
- 100,000 NSF of restaurants
- 45,000 NSF of market
- 100,000 NSF of medical office
- 450,000 NSF of commercial office
- 45,000 SF of gym
- 2,700 seat theater
- 230-room hotel
- Parking between 3,200 to 3,900 spaces

Among other things, the developer wants to:

- Amend the General Plan Amendment from Neighborhood Office Commercial to Community Commercial, increasing current height and density
- Change the Zoning from [Q] C2-1VL to a C2-2, increasing height from three stories to at least six stories and perhaps no limit. This would be a disaster for the homes directly adjacent to the property. This change will increase an already terrible traffic situation, not to mention destroy the quality of life for the single-story homes in the surrounding neighborhood.

This property is up against single-story, single-family homes. This is not something that is being built on Victory Boulevard. The bulk of it is actually the neighborhood.

Currently, every afternoon, Monday through Friday, there is a Traffic Officer at Coldwater and Victory. The back-up onto the south-bound 170 from east-bound Victory every morning is horrific. The afternoon traffic west-bound on Victory from the freeway is a nightmare.

Yet, we hear nothing of Ms. Greuel's concern for the people who live in this area who will be affected by such massive development. There is an additional large development planned less than one mile east and south on Laurel Canyon, between Victory and Oxnard. Perhaps that is why Ms. Greuel is noncommittal about the controversial Metro/Universal Project. Or thinks that traffic is the City's Number One problem. *(Kathleen n. Schwartz is a neighborhood council activist and a homeowner living within 500 ft of the Dasher-Lawless development.)* ■

CityWatch  
Vol 6 Issue 96  
Pub: Nov 28, 2008