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Glendale mixed-use Laemmle theater project clears a key hurdle

The \$12.8-million Laemmle Lofts will contain a five-screen movie theater and 42 apartments as well as commercial space. Construction is expected to start next year.

January 01, 2014 | By Tim Traeger

A mixed-use project featuring a five-screen Laemmle theater in Glendale appears to be moving forward with the City Council's recent approval of a development agreement.

The four-story project will include 42 apartments above 6,000 square feet of commercial space on the ground level.

In a 4-1 vote in December, the City Council approved a multi-agency agreement between the city, L.A. County and the Glendale Community College District to move the Laemmle Lofts project closer to approval. Mayor Dave Weaver voted against the agreement.

The \$12.8-million project on the corner of Wilson and Maryland avenues is expected to generate more than \$5.7 million over 30 years through various taxes, which will be shared among the agencies in the agreement.

Rodney Khan, a consultant on the project, said the next step in the process would be to put the plan before the state's Department of Finance. If the project gets its blessing, which is expected sometime in February, the plan would then be reviewed by the city.

Construction is expected to begin in 2015.

"It's excellent news," Khan said. "The project was put on hold the last three years because of the demise of redevelopment. It's the northern anchor to the Entertainment District and will draw people into that area. The Exchange always needs more people."

Philip Lanzafame, Glendale's director of economic development, agreed.

"We're very pleased that this project is finally coming to fruition," he said. "It brings a new venue to Glendale that currently does not exist — independent and art-related films."

The Laemmle Theaters is a family-owned chain of art movie houses established in 1938. It has theaters in Beverly Hills, Claremont, Encino, North Hollywood, Pasadena, Santa Monica and West L.A.

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