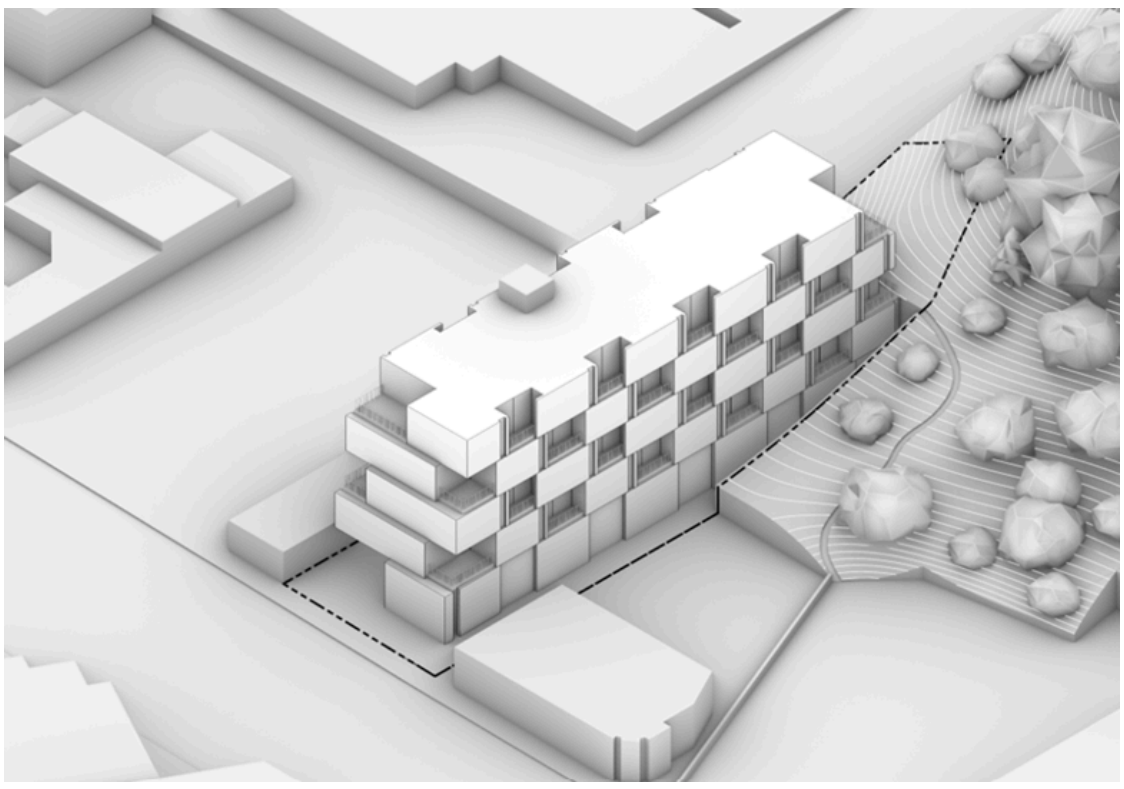
October 2026





Hyperion Horror and Tokio Florist Terror?

A 5-story apartment building is planned to replace the Hyperion building that housed Tenants of the Trees, a notorious bar known for its' spiked drinks and various community problems. The proposed mixed use project at 2810 Hyperion Avenue will have commercial space for a restaurant at the ground floor and 28 residential units – 23 market-rate units and 5 affordable units. The project is designed by BIG, a well-regarded Danish firm that has a local office in Santa Monica.

Located in the dense Hyperion commercial district, the project will have **no parking spaces**. Within half a mile of Metro bus route 182, the site is utilizing the State Density Bonus Program as prescribed by the Los Angeles Municipal Code.

2810 Hyperion is a by-right project, which means it fully complies with local and zoning codes. **No neighborhood review is required.** Yet, this project is of concern due to its' location in a dense, parking- and traffic-challenged area.

The developer also recently purchased the **Tokio Florist** site several hundred feet away. Tokio Florist is Los Angeles Historic Cultural Monument #1198 and an icon of Silver Lake's history. The Craftsman and Tudor-style house was built in 1911, and moved to the current site in 1929. Historic gardens surround the house. Previous restoration efforts noted in 2022 have been abandoned (link).

As Hyperion would have no parking on site, 14 spaces would be located at Tokio Florist. Two new spaces would be constructed for a

total of 16 parking spots. The parking plan includes the removal of some mature trees and partial preservation of the historic Japanese garden. The developer is not proposing any plan for renovation or maintenance of the historic house, which has been vacant and is at risk of further deterioration.

Silver Lake Together is concerned about the 2810 Hyperion project as well as its' potential effect on the historic Tokio Florist site and our community. We encourage readers concerned about the potential destruction of Silver Lake's history and 2810 Hyperion's lack of parking to note their concerns to the entities listed below. We recommend some points be made:

- Urge preservation of the historic Tokio Florist site befitting a Los Angeles Historic Cultural Monument and beloved part of our community
- Urge restaurant and commercial parking be provided at the 2810 Hyperion project itself, not in a lot several hundred feet away
- Urge a neighborhood meeting be held to discuss our neighborhood's concerns

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Note: Image above courtesy of LADBS application.



How Entitled Can We Be?

Apparently some folks are apoplectic because Silver Lake Recreation Center staff have the nerve to close the restrooms from Saturday night to Monday morning to….wait for it….clean the public restrooms. That's right.

Staff has been yelled at, threatened, and given multiple "side eyes" because they need to close the restrooms for cleaning and sanitizing.

Let’s keep in mind the Silver Lake Recreation Center is a very popular park, used by thousands of people, including the unhoused. But as we all know, R&P is understaffed and, as many believe, mismanaged. The majority of the staff are young adults who have not been properly trained to handle the verbal and almost physical abuse from indignant park users. Nor should they or anyone be subjected to such unacceptable behavior. The recreation area is still accessible during the weekend, with an unlocked entrance off Van Pelt.

Let’s all take a deep breath, and think about how blessed we are to have such a fantastic open space, that offers so much to our wonderful neighborhood.

Give these folks some grace for goodness sake.



Gone to the Dogs...

The Silver Lake Meadow, the open green space at the Silver Lake Recreation Complex, now allows dogs on leash due to the outcome of a class action ADA lawsuit. So, for those who thought dogs were prohibited, that has changed.

Leashed dogs are allowed. And per usual, a large percentage of dog owners have flipped the bird to the rules, and allow their dogs to roam, run, poop, pee, dig, bark, chase and bite with impunity.

The Silver Lake Recreation Complex is gravely understaffed, as are all public parks in Los Angeles. SLT was contacted by a neighbor who’s **leashed dog** was attacked and bitten by an **unleashed dog.** The injured leashed dog needed immediate medical care and the update is that the dog is physically healing. But its family is emotionally rattled and contemplating legal action against the unleashed dog’s owner.

We should be assigned a Park Ranger, but there are none available.

DOGS ON LEASH signs are posted throughout but hey, it’s Silver Lake.

We have TWO dedicated dog parks. I guess that’s just not good enough. And speaking of the dog parks…



Truly a Sh** Show...

Some dog park users are up in arms because, as with the public toilets, park staff, once again, have the nerve to close the dog parks Tuesday night and reopen Wednesday morning for required and much needed cleaning and maintenance.

Dog park on-line chat groups have advocated for ignoring the closures, and basically making the work lives of staff miserable.

What is it with some dog owners?! Just to be clear: it is imperative for the health of the dogs and their owners that waste and filth be removed to the best of the staff's ability on a regular basis. Shouldn't that be welcomed and appreciated? WTF?!

Silver Lake Dog Park Hours of Operation can be found here: https://recreation.parks.lacity.gov/dogpark/silverlake

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We Asked and She Answered



On October 14, SLT held a virtual community meeting with candidate and current Mayor Karen Bass. She spent an hour with attendees and answered every question asked. Don't worry if you were unable to attend. We recorded the event - click here to view (link).

Make sure to get your mail-in ballot mailed no later than November 3. Or, simply vote in person.



Silver Lake Crime Statistics
September 20 to October 17, 2026

Homicide: 1
Robbery: 2
Aggravated Assault: 3
Burglary: 6
Grand Theft Auto: 10
Burglary From Motor Vehicle: 30
Theft: 4
Forgery: 2
Fraud: 2
Identity Theft: 2
Simple Assault Crimes: 14
Sex Crimes: 2
Vandalism: 9

Halloween Festival
October 31, 2026
2:00 pm - 6:00 pm

Silver Lake Recreation Center
1850 W. Silver Lake Drive

Words of Wisdom from SLO Ramirez:

The LAPD encourages all victims of crime to report incidents immediately by calling 9-1-1. It is important for victims of crime to report to Police and Detectives to launch an immediate investigation. Without victims coming forward to report crimes, police are limited to begin a investigation. Victims may always speak to the same gender or an Officer of their choice when it comes to sensitive topics.

Please stay safe and vigilant, Silver Lake.

Senior Lead Officer Jose Ramirez #39570

Email: 39570@LAPD.Online
Front Desk: 323-561-3211
Direct Line: 213-793-0763

Tear It Down!

Abandoned Building Update:

According to public records, the urban blight that is the 2800 Glendale Blvd. Project went bankrupt and was finally sold back to the original lender, “who put it up for sale in the first place.”

Arixa Enhanced Income Fund has purchased the property for $3.4 million dollars. Considering the deplorable condition of the wood,

windows, installation, this building should be torn down. Years of waste and blight.



Let Us Know!

www.silverlaketogether.com

Need help with an issue in Silver Lake? Do you have ideas that will help our neighborhood or want to share community news?

Email Us

editor@SilverLakeTogether.com

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