

SPECIAL BOARD & LAND USE COMMITTEE
Minutes
Monday, April 27, 2026, 7:00 p.m.

Draft

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

1. **CALL TO ORDER**, 7:10pm, Cindy Cleghorn. Roll Call.

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Present joined 8pm
4	Liliana Sanchez	Present
5	Vartan Keshish	Present
6	Betty Markowitz	Absent
+7	Berj Zadoian	Present as of 8pm
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Armen Mardirousi	Absent
12	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Vacant	
14	Alternate: Vacant	
The following are not part of the LUC Board, but Members (MC) of the Community; some are STNC Board members additionally. Names are entered as known and may be incomplete.		
	Karen Moran	STNC Board Member, Minute Taker
	Rodney Khan	Representing Pre-School Project
	Talene Keshishian	Representing Pre-School Project
	Susan Bolan	MC, Rep LaCrescenta Heights, neighbor
	Seth Lawrence	MC, neighbor
	Tamar Yardemian	MC
	Jano Baghdanian	Representing Pre-School Project
	John's Phone	MC
	D Veen	MC
	Jaime's Phone	MC, Neighbor
	Talia	MC

	Board Member	Roll Call
	John Logsdon	Westchester Playa Del Rey NC Board Member, and candidate for L.A. Mayor
	Lydia Grant	STNC Board Member, President
	Mark Seigel	STNC Board Member
	Melissa Sagastume	STNC Board Member
6 Present; 6 absent (which includes 1 alternate)		

2. **Announcements:** We have alternate seats available on the STNC Land Use Committee. Contact secretary@stnc.org for application

3. **PUBLIC COMMENTS**

- John Logsdon, Westchester Playa del Rey NC Board member and candidate for L.A. Mayor, introduced himself, and discussed his concerns for the City, priorities, and his background, qualifications and enthusiasm for the future of the City. More information is available at <https://www.logsdonforla.com/>
- Liliana invited everyone to the 5th annual Pride event on June 13 in Sunland Park and expressed a hope that STNC supports the event and can assist with funding request.
- Lydia gave an update on SB79, saying the unfortunately the language in the bill was ambiguous and the size of the ADUs, which is supposed to be 800 or 1200 sq ft, has been interpreted to be much larger by developers with some units having 5 bedrooms. Parking is inadequate for the potential cars that will need it.

4. **PRESENTATIONS / DISCUSSION / ACTION:**

- 4459 Lowell - ZA-2025-4768-CU2-SPPC -Nursery/Childcare - virtual hearing is 4-30-26 - Rodney Khan, Applicant Representative Application and Plans are on Google Drive: https://drive.google.com/drive/folders/1D-9SArxb8mm_X5nkvrhP2iSr_YVZQ08o?usp=sharing

This meeting was called to primarily discuss the pre-school project planned for 4459 Lowell Ave. The property, located directly across the street from the existing school campus, was acquired by the Western Prelacy of the Armenian Apostolic Church of America in 2023. The preschool facility will expand the existing Chamlian Armenian School campus. While the school has publicly promoted the project as an expansion, they have occasionally characterized it in city filings as a separate entity to manage zoning and variance requirements.

Rodney Kahn introduced himself, and the two people on his team (Talene and Jano). Talene discussed the school. They are part of Armenian Western Policy Network. The school will have Armenian language immersion and be bi-lingual. An asset to the Armenian community in the area. It is a non-profit that will accommodate 102 students with hours from 7:30am to

6pm. Other pre-schools have been in L.A. for around 50 years. There are 50 parking spaces on property and drop off/pick up will be in the parking area with parents taking the children to their classes or a designated person (e.g. a teacher) doing so from the parking area. Jano pulled up a traffic plan, required by the City, to assist in discussions. There is a single entrance/exit area that is 27 ft wide; two cars can navigate it simultaneously. Times for drop off/pick up are staggered and congestion is not anticipated. Only right hand turns are allowed for entry and exiting from and to Lowell Ave. There is a line that demarcates the City of Los Angeles and the city of Glendale that runs through the parking lot; the pre-school is on the side of the City of Los Angeles.

Neighbors and the community have serious concerns about congestion on Lowell Ave which is already very impacted with traffic from the school (Chamlian) directly across the street on the other side of Lowell. A discussion ensued with questions and comments from people including Cindy, Liliana, Karen, Mark, Lydia, Seth, David, Nina, Susan, Jaimie. Comments are below. The over-riding concern is the congestion on Lowell. Cars line up to pick-up and drop off students at Chamlian for long distances – even back to the 210 freeway – often blocking drive-ways and the storage facility adjacent on Lowell Ave. It is anticipated that with cars attempting to drop off and pick up at the pre-school, commuter cars attempting to get to /from the 210 freeway will be impeded and accidents likely to happen as daily commuters try to get around stalled /slow moving traffic.

The City of L.A. will monitor the pre-school and concerns for one year. There isn't a way to ensure people will only take the mandated left hand turn entering or exiting. It can be assumed that going in one direction or the other will require cars to do u-turns, either on Lowell or adjacent neighborhoods. It doesn't appear that a lighted cross-walk will be pursued; crossing Lowell Ave even with such a cross walk has dangers on this street primarily because traffic taking a right hand turn from Lowell may not adjust for someone already in the walk-way. How people who have children going to both Chamlian and the pre-school would navigate , and the risks they would probably take was discussed. Albertson's supermarket has signs up warning that temporary parking for the schools is not allowed, but enforcement is not usually done.

A Conditional Use Permit (CUP) was used to allow the school to operate in a residential zone; a CUP is a local government-approved entitlement allowing a property to be used for a specific purpose that is not automatically permitted under current zoning, subject to conditions.

While there was a general consensus from community members present that the pre-school was needed and desirable, but locating it at the Lowell address was questioned; overall there would be a negative impact on the general community. Other churches/schools in the area that were available were mentioned as an alternative option. It was also noted that there is some area south of the church that might serve for additional parking.

More thought is needed for mitigating traffic concerns, including suggestions for putting in cameras to encourage no left turns and ticketing those who take left hand turns, having more involvement with active traffic monitors on Lowell, ensuring that pick up and drop off times are indeed staggered even if people sign up for certain times, expediting the way the child is dropped off and picked up.

There are no emergency plans developed for an event (fire/earthquake) when residents may have to evacuate. These are needed even if the City does not require them; Lowell Ave is

one of the only two streets for exiting and will be severely impacted if there is an emergency egress.

A question came up about plans to put in a 729 sq ft monument and replacing the altar with a 420 sq ft altar, but no one from the school was familiar with these plans.

Rodney K is communicating with the City Council and Eric Krauss. A suggestion was made to get this out to the broader community. The formal hearing for the 4459 Lowell project is set for Thursday, April 30, 2026 at 9am.

5. FINAL ANNOUNCEMENTS –

- Next Land Use Committee Meeting will be on Monday, May 11 (2nd Monday) at 7PM on Zoom. Agenda will be posted by May 6th
- Sign up for STNC Newsletter at: stnc.org
- STNC is on Instagram and Facebook

6. ADJOURN. 8:47 pm