



SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL

Certified May 27, 2003

P.O. Box 635 • Tujunga, CA 91043-0635 • 818-951-7411 • Website: stnc.org

May 13, 2026

City of Los Angeles Planning Department
Attention: Adrineh Melkonian, City Planner
Jordann Turner, Zoning Administrator
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401

RE: 4459 Lowell Avenue – Preschool Project
Case No.: ZA-2025-4768-CU2-SPPC

Dear Jordann Turner, Zoning Administrator:

The Sunland-Tujunga Neighborhood Council (STNC) appreciates the opportunity to provide comments regarding the proposed preschool project at 4459 Lowell Avenue which includes a Zoning Administrator response to the Conditional Use 2 and Specific Plan Project Compliance for the site.

The STNC recognizes the value of early childhood education and understands the strong community interest in additional preschool opportunities serving local families. The primary concerns raised regarding this project are not about the educational use itself, but rather whether this specific location can safely accommodate the cumulative traffic, circulation, and operational impacts associated with the proposal.

Lowell Avenue is already a heavily impacted steep residential corridor that functions as a primary route to and from the 210 Freeway. Existing conditions include commuter traffic, nearby school-related traffic, commercial activity, construction-related traffic, and constrained roadway conditions. Residents and community members consistently report congestion, blocked access, unsafe turning movements, and limited roadway capacity during peak drop-off and pick-up periods.

The proposed circulation plan relies heavily on right-turn-only access, on-site queueing, and staggered arrivals and departures. However, concerns remain regarding how these measures will function under real-world conditions, particularly given:

- Existing congestion generated by nearby school operations
- One lane of traffic in each direction on Lowell Avenue
- Limited ability for vehicles to queue for right or left turn without impacting through traffic
- Existing left-turn movements into the site despite proposed restrictions
- Potential pedestrian conflicts associated with crossing activity between school sites

The project must also be evaluated cumulatively alongside nearby development and existing uses, including the neighboring school of over 800 students, nearby residential development, and surrounding commercial activity. The addition of another 100+ student facility within this corridor raises legitimate concerns regarding compatibility, circulation, and overall neighborhood function.

Additionally, the site is located within a Very High Fire Hazard Severity Zone where reliable ingress and egress are critical. During freeway closures, accidents, or fire-related emergencies, Lowell Avenue and Foothill Boulevard already experience severe congestion and gridlock conditions. The impact of additional peak-hour traffic at this location on emergency response, evacuation capability, and overall public safety requires further evaluation.

The STNC is also concerned that while the project is located within the City of Los Angeles, primary access appears to be from a driveway located within the City of Glendale. Traffic circulation and access issues at this location directly affect not only Glendale streets and residents, but also Sunland-Tujunga residents and surrounding communities that rely on Lowell Avenue and Foothill Boulevard as critical routes to and from the 210 Freeway. These corridors have repeatedly become gridlocked due to Verdugo Mountain fire activity, major traffic accidents on the 210 Freeway—both nearby and miles away—and regional spillover traffic affecting the interconnected jurisdictions of Los Angeles, Glendale, La Crescenta, La Cañada Flintridge, and surrounding areas.

Because of these regional circulation impacts, the STNC strongly encourages a coordinated and transparent review process involving both the City of Los Angeles and the City of Glendale. Coordination should not rely solely on verbal feedback from the applicant or informal communication that does not provide a clear public record or official determination from Glendale. Given that access, circulation, and safety impacts extend into Glendale, there should be an identifiable and documented inter-jurisdictional review process.

The STNC also requests consideration of a parking demand analysis. Community observations indicate that the existing parking lot is already being utilized by the nearby Chamlian School prior to operation of the proposed preschool. Understanding existing parking demand and future overlap conditions is important to accurately evaluate traffic circulation and operational impacts.

Given the cumulative conditions in the area and the unresolved concerns identified, the STNC respectfully requests additional review and analysis related to:

- Traffic circulation and queueing under real-world conditions
- Emergency access and evacuation impacts
- Pedestrian safety and crossing conditions
- Parking demand and overflow impacts
- Cumulative neighborhood impacts
- Formal coordination with the City of Glendale regarding access and circulation

The STNC supports continued collaboration among the applicant, City agencies, neighboring jurisdictions, and the community to identify solutions that protect public safety while appropriately serving neighborhood needs. We want to ensure this area remains safe, functional, and accessible for everyone who lives, works, travels through, and depends on these corridors during both daily operations and emergencies.

Thank you for your consideration. Please provide a copy of the Determination Letter upon completion and any communication regarding this application.

Sincerely,

Lydia Grant, President

Sunland-Tujunga Neighborhood Council

cc: Councilwoman Monica Rodriguez, City of Glendale Planning Department, Crescenta Valley Community Association, Rodney Kahn, Applicant's Representative