



4444 Lowell Avenue

Appeal of Use Variance Approval Case No. PVAR
001880-2023

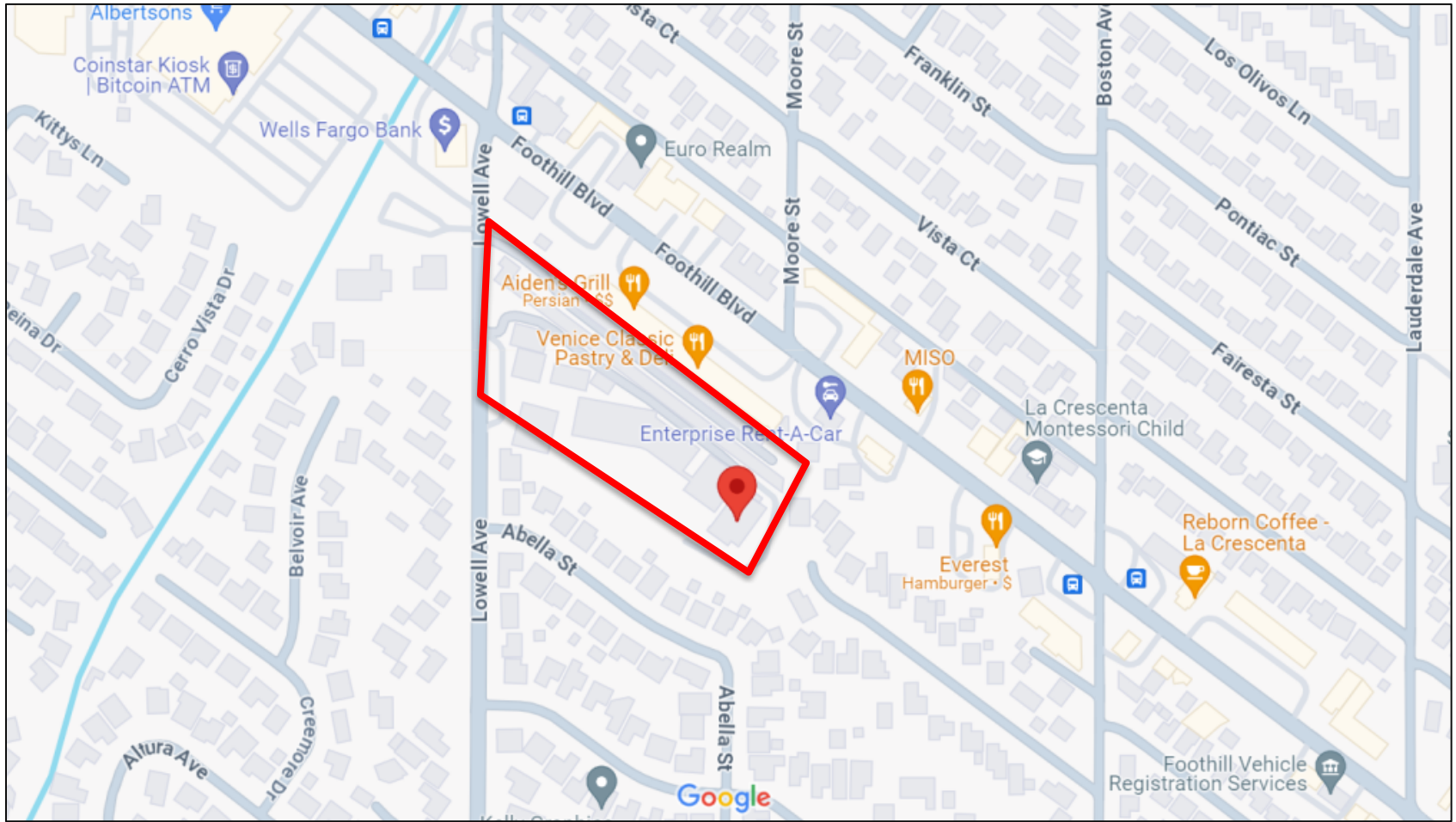
City Council | March 18, 2025

Project Proposal

- Continued operation of Chamlian.
- No changes in operation/enrollment.
- Private schools not permitted in R1 zone.
- Located east side of Lowell between Foothill and Abella.
- 4.59 acres; 330 ft. frontage on Lowell.
- Campus includes administration and multi-purpose buildings, gym, dining hall, classrooms and surface parking.



Location Map



Site Plan/Overhead View



Street View



Summary of Planning Commission Meeting

- Four of five Board members attended meeting.
- Significant public comment.
- Commission concluded variance findings met.



Summary of Planning Commission Meeting (cont.)

Variance findings:

- Practical difficulty/unnecessary hardship.
- Exceptional circumstances.
- Detrimental/injurious to public welfare/property/improvements.
- Not contrary to ordinance objectives.



Summary of Planning Commission Meeting (cont.)

Amended/new conditions of approval:

- Tiered carpool system. (condition #6)
- Shuttle service or bus. (added)
- Indefinite approval. (lack of condition)
- Potential mid-block crossing.
(condition #24)



Appellant's Basis of Appeal

- Violation of specific provision of law.
 - Third variance finding cannot be made; Chamlian injurious to surrounding area.
- Planning Commission refused to hear/consider facts before decision.
- New evidence should change decision.
- Additional facts provided related to appeal.



Staff Response

- Chamlian operating for 40 years.
- No changes to enrollment/operation.
- School guards/security personnel on staff.
- Flooding issue has been resolved.



Staff Response (cont.)

- Ownership of property across Lowell not pertinent to use variance.
- Conditional use permit findings not pertinent to use variance.
- Public and private schools have similar impacts.
- Some violations of 2014 variance conditions.



Staff Response (cont.)

- No evidence of excessive noise, inconsistent with school use.
- School “point person” (new condition).
- Cumulative effects of current/future conditions not significant.



Staff Recommendation

City Council sustain Planning Commission's approval of the use variance, as conditioned.





#MyGlendale

