



neighborhood council  
el consejo del vecindario de glassell park

*Our Voice to the City*  
*Nuestra voz a la Ciudad*

**GLASSELL PARK  
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COUNCIL  
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MAYOR

**GLASSELL PARK NEIGHBORHOOD COUNCIL**

Glassell Park Community & Senior Center

3750 N. Verdugo Road  
Los Angeles, CA 90065

**GLASSELL PARK  
NEIGHBORHOOD  
COUNCIL**

3750 N. Verdugo Road  
Los Angeles, CA 90065  
(323) 256-4762 or 256-GPNC  
[www.glassellparknc.org](http://www.glassellparknc.org)

(LIST OF BOARD MEMBERS)  
LORENZO TOVAR – AREA 1  
MARK QUIROZ – AREA 2  
CRYSTAL-LYNNE OROZCO – AREA 3  
MOLLY LYNN TAYLOR – AREA 4  
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LAZARO AGUERO – BUS. REP  
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PAVLO VLANCO – ORG. REP  
CELINA PINTO – EDUC. REP  
RUBY DeVERA – FAITH-BASED  
MICHAEL DIVIC – AT LARGE REP

December 1, 2014

Ms. Nora Dresser  
Office of Zoning Administration  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

RE: 2558 San Fernando Rd  
FILE: ZA-2014-3616-ZV

At its meeting of November 14, 2014, the Economic Development and Land Use Committee reviewed plans presented by the representative, Kiyoshi Graves, of an existing warehouse/office building proposed for a change of use to artist studios (no residential). The application is to request 70 on-site parking spaces (32 standard, 23 compact, 3 ADA, 1 ADA van, 11 via provision of 44 on-site bicycle spaces as per code), in lieu of the required 94 spaces.

In its discussion of the application members took into account the following points:

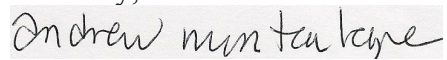
- according to the applicant the building has been functioning as artists studios for several years
- committee members have not noticed an impact on San Fernando Rd parking despite its proximity to Super King
- there is often parking on San Fernando Road's parallel side road adjacent to the project
- the project and its parking requirements do not include a residential component
- the artist's studios do not have sleeping quarters and the building will not be permitted for artist's residences
- some members wanted the façade to be "brightened up" and the applicant was asked what they could provide
- the property owner stated have been looking at ways to do this

A motion was proposed and seconded to support approval of the application with the addition of a condition that the applicant make a "good faith effort" to bring color and landscape to the San Fernando Road façade.

Motion was adopted to support the application with the condition as stated above.

Vote: 4 in favor, 0 opposed. Motion carried.

Sincerely,



ANDREW MONTEALEGRE

Chair Economic Development and Planning/Land Use Committee

APPROVED BY THE BOARD at their meeting on December 16, 2014 by:



MOLLY LYNN TAYLOR

Chairperson, Glassell Park Neighborhood Council

Cc: Kiyoshi Graves  
Gerald Gubatan, Planning Deputy, CD1