



# BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

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**KATHRYN BARGER**  
SUPERVISOR, FIFTH DISTRICT

February 26, 2024

Mr. Harry Leon  
President  
Crescenta Valley Town Council  
P.O. Box 8676  
La Crescenta, CA 91224-0676

Dear Mr. Leon:

Thank you for your letter dated January 3, 2024, about the proposed development at the northwest corner of Briggs Avenue at Foothill Boulevard in the unincorporated La Crescenta community. Like you I am concerned with the proposed scale and architecture of the proposed development.

The applicant for this project is requesting a number of waivers and exemptions from the County's Zoning Code and most importantly the La Crescenta-Montrose Community Standards District. I will further note that these requests cannot be denied by the County and that this Project, if approved, will be approved ministerially by the County's Department of Regional Planning without the benefit of any public hearings, public engagement, or community input.

As you know, this project is utilizing provisions of State Law, including the State's Density Bonus Law, to circumvent local, discretionary approvals and remove the ability for the County's Planning Commission and our County Board of Supervisors entirely from the process. As a champion of local control, I have continued to fight the State's overreach into local land use matters as I believe that my constituents can and should have a role in the development of their communities.

Despite the challenges of ever encroaching State mandates, my staff recently met with the developer and architect for this Project, who expressed a desire to work with the community to address the concerns expressed at the October 2023 Crescenta Valley Town Council Land Use Committee meeting. The developer noted that they are modifying the project to incorporate direct feedback received at that meeting, including redesigning the project to include architecture styles that represent the community, reorienting traffic flow through the development to minimize traffic conflicts from ingress and egress on Briggs Avenue, and to redesign aspects of the architectural design of the Project along Foothill Boulevard.

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While the County cannot require the developer to make these changes to the Project, I will continue to work directly with the developer to ensure that we share your concerns and seek their cooperation in designing a project that will better fit into the community. If you have any further questions or concerns, please reach out to Anish Saraiya, my Planning Deputy, at [asaraiya@bos.lacounty.gov](mailto:asaraiya@bos.lacounty.gov) or at (213) 974-5555.

Thank you again for your continued partnership, I truly value our years of working together to protect and represent our constituents.

Sincerely,



KATHRYN BARGER  
Supervisor, Fifth District

KB:aso