Crescenta Valley Town Council

May 07, 2026

Supervisor Kathryn Barger, Fifth District Los Angeles County Board of Supervisors
500 West Temple Street, Room 869
Los Angeles, CA 90012
Via email: AbodeProject@bos.lacounty.gov

Re: Updated Recommendation & Findings Report – Proposed Abode Communities Residential Development at Briggs Avenue & Foothill Boulevard (La Crescenta)

Dear Supervisor Barger,

On behalf of the Crescenta Valley Town Council, we transmit our Updated Recommendation & Findings Report regarding the revised proposal for an approximately 66-unit affordable housing development at the northwest corner of Briggs Avenue and Foothill Boulevard.

This update supplements the Land Use Committee's Recommendation & Findings Report dated November 17, 2025 (adopted by the full Council on November 20, 2025). It incorporates new evidence received since that date, including the Crescenta Valley Water District fire-flow test on the exact project site, the Streets and Roads Committee's detailed evacuation analysis, and a statutory review of the project's eligibility for streamlined approval under Senate Bill 35.

Despite the developer's modest revisions presented at the May 4, 2026 community town hall, the fundamental public safety, infrastructure, traffic, evacuation, and compatibility concerns remain unresolved. The Council reaffirms its position that all approvals, ministerial and discretionary actions, and grant-funding commitments must be immediately suspended until every identified concern is fully addressed through completed technical studies and written findings.

Given that the Los Angeles County Development Authority Board is scheduled to consider funding for this project on May 12, 2026, the Council respectfully requests that all funding approvals be deferred until the critical issues documented in this report have been resolved.

We appreciate your continued leadership on this important local matter and stand ready to meet with your office or County staff at your earliest convenience.

Sincerely,

Jeffrey Rodriguez
President

Daniel Kim
Vice President

Chris Kilpatrick

"A Community that Cares"

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CRESCENTA VALLEY TOWN COUNCIL

Briggs / Foothill Proposed Development
Updated Recommendation & Findings Report

Date: May 6, 2026
Prepared By: Crescenta Valley Town Council
Subject: Review, Findings, and Recommendation Regarding the Proposed Residential Development at Briggs Avenue & Foothill Boulevard

INTRODUCTION AND PROJECT BACKGROUND

The Crescenta Valley Town Council prepared this Updated Recommendation & Findings Report in response to continued review of the proposed residential development at Briggs Avenue and Foothill Boulevard in unincorporated La Crescenta.

This report supplements and updates the Land Use Committee's Recommendation & Findings Report dated November 17, 2025, which was formally adopted by the full Council on November 20, 2025. SEE ATTACHMENT 1. That original report summarized the information then available, described the Committee's initial review, documented extensive community concerns, presented detailed findings, and recommended that Los Angeles County immediately suspend all project approvals until every public safety, traffic, infrastructure, fire evacuation, and compatibility concern was fully addressed through completed studies and written findings.

On May 4, 2026, the Council hosted a second public community town hall at Rosemont Middle School. Abode Communities presented a revised proposal that reduces the project from approximately eighty (80) units to approximately sixty-six (66) units, with corresponding adjustments to parking supply and street-front building massing. While the Council acknowledges the developer's attempt to address some concerns, the fundamental issues identified in the November 17, 2025 report — particularly those involving fire safety and evacuation, infrastructure capacity (including fire flow), traffic circulation, and eligibility for streamlined approval under Senate Bill 35 — remain substantially unresolved. No substantial technical studies addressing these critical areas have been submitted by the applicant.

The Crescenta Valley has significant geographic and infrastructure constraints, including limited evacuation routes, documented wildfire exposure in a State-designated Very High Fire Hazard Severity Zone, and roadway conditions that regularly experience congestion. Development along Foothill Boulevard is governed by the Foothill Boulevard Community Standards District, which establishes objective requirements for height, massing, landscaping, and architectural character. Parking requirements are established by Los Angeles County development standards and are not governed by the Community Standards District.

Because of its location between a commercial corridor and established foothill neighborhoods, its position within and adjacent to a high fire hazard zone, and its reliance on limited access routes, the site remains particularly sensitive to changes in development intensity and use.

This updated report reflects the Council's continued review, incorporates new evidence received since November 2025 (including the Crescenta Valley Water District fire-flow test, the Streets and Roads Committee evacuation analysis, and a statutory review of streamlining eligibility), summarizes community concerns from both public forums, presents updated findings, and renews the Council's request for County action.

DESCRIPTION OF THE PROJECT SITE

The project site is located at the northwest corner of Briggs Avenue and Foothill Boulevard in unincorporated La Crescenta. The surrounding area consists of a one- and two-story commercial corridor along Foothill Boulevard. Directly to the north are established residential neighborhoods, including Briggs Terrace, which depend on Briggs Avenue as their primary access route.

The site lies within the Foothill Boulevard Community Standards District, which governs height, massing, landscaping, and architectural character. Parking, traffic, and other site development requirements are governed by Los Angeles County development standards.

The project area is served by the Crescenta Valley Water District for water and sewer services, the Glendale Unified School District, the Los Angeles County Sheriff's Department Crescenta Valley Station for law enforcement, the Los Angeles County Fire Department for fire protection and emergency medical response, the Office of Supervisor Kathryn Barger for local governance, and the Los Angeles County Department of Public Works for roadway infrastructure and maintenance.

Because of its location between a commercial corridor and established foothill neighborhoods, its position adjacent to and within a State-designated Very High Fire Hazard Severity Zone, and its reliance on limited access routes—with Briggs Avenue serving as the sole evacuation route for all neighborhoods to the north—the site is particularly sensitive to changes in development intensity and use.

DESCRIPTION OF THE REVISED PROPOSED DEVELOPMENT

Based on materials presented at the May 4, 2026 community town hall, the applicant (Abode Communities) has revised the proposal to a four and three story residential development containing approximately sixty-six (66) units, including units designated for Transitional Age Youth (TAY) and affordable housing. The revised project includes one manager's unit and appears to maintain a 100% affordable framework.

The proposal continues to require several waivers from the Foothill Boulevard Community Standards District and County development standards, including height, setbacks, landscaping/open space, and parking configuration. The applicant continues to rely on the State Density Bonus Law and may seek streamlined ministerial approval under Senate Bill 35.

Plans include approximately seventy to seventy-five (70–75) parking spaces for the sixty-six units. Many of these spaces are compact stalls that are not practical for most vehicles used in the area. This remains a significant departure from typical parking requirements for the Foothill corridor. Access is proposed from Foothill Boulevard.

At the May 4, 2026 town hall, the development team indicated that supportive services for Transitional Age Youth residents would continue to be provided primarily on an on-call basis,

with limited on-site staffing. No detailed staffing plan, schedule, or documentation confirming adequate services has been provided.

SUMMARY OF THE TOWN COUNCIL REVIEW PROCESS

After receiving notice of the project through the Los Angeles County Department of Regional Planning's weekly project notification system, the Land Use Committee conducted the initial review of the preliminary plans and filing materials. The Committee contacted County staff, prepared questions for the Department of Regional Planning, and, at the direction of the full Council, organized a public community forum on November 6, 2025, at the La Crescenta Library. That forum produced overwhelming community opposition, which was documented in the Land Use Committee's Recommendation & Findings Report dated November 17, 2025. The full Council formally adopted that report on November 20, 2025.

Following the May 4, 2026 community town hall at Rosemont Middle School, the full Crescenta Valley Town Council conducted a further review of the revised proposal. The Council received and evaluated new evidence, including the Crescenta Valley Water District fire-flow test results for the exact project site, the Streets and Roads Committee's detailed evacuation and emergency access analysis dated April 10, 2026, and a statutory analysis of the project's eligibility for streamlined ministerial approval under Senate Bill 35. SEE ATTACHMENTS.

This Updated Recommendation & Findings Report reflects the full Council's ongoing and comprehensive review. It incorporates the new information and evidence received since November 2025, updates the findings based on the revised proposal, and renews the Council's formal recommendation to Los Angeles County.

COMMUNITY FORUM – NOVEMBER 6, 2025

A public community forum was held on November 6, 2025, at the La Crescenta Library. Representatives from the Office of Supervisor Kathryn Barger, the Department of Regional Planning, the Los Angeles County Fire Department, and the development team attended. The development team presented the original eighty-unit proposal. Attendance exceeded room capacity, with community members standing shoulder to shoulder and additional attendees overflowing into the hallway and parking lot. Approximately fifty written speaker cards were submitted. Members of the Land Use Committee took contemporaneous notes for each speaker to ensure that all questions, comments, and concerns were accurately documented.

Every speaker expressed opposition or serious concern. No community members voiced support for the project as proposed.

COMMUNITY FORUM – MAY 4, 2026

A second public community town hall was held on May 4, 2026, at Rosemont Middle School. Representatives from Supervisor Kathryn Barger's office, the Department of Regional Planning, and the development team attended. Abode Communities presented a revised proposal reducing the project to approximately sixty-six (66) units, with corresponding adjustments to parking

supply and street-front building massing. Attendance again exceeded room capacity, with over 325 residents present.

Community opposition remained strong and consistent with the concerns raised in November 2025.

SUMMARY OF COMMUNITY CONCERNS

The following concerns were raised at both public forums and remain largely unaddressed despite the developer's revisions:

Traffic and Circulation Residents highlighted chronic congestion at the Foothill Boulevard and Briggs Avenue intersection, school-hour backups, visibility and safety problems at the sharp curve on Briggs Avenue, and the added burden that would result from construction traffic. No traffic impact study has been provided.

Parking and Spillover Concerns focused on the inadequate parking supply, the high number of compact stalls, and the likelihood of significant spillover parking onto neighboring residential streets and business lots, which would further impair emergency vehicle access.

Public Safety and Emergency Response Speakers expressed worry about delayed sheriff response times and reduced maneuverability for emergency vehicles due to increased congestion and parking overflow.

Fire Safety and Evacuation The site is located within and adjacent to a State-designated Very High Fire Hazard Severity Zone. Briggs Avenue is the only evacuation route for all neighborhoods north of Foothill Boulevard. The 2009 Station Fire illustrated how quickly this route can become impassable. The April 10, 2026 Streets and Roads Committee evacuation analysis confirms that the existing vehicle demand already exceeds roadway capacity by approximately three times. The proposed project would add hundreds more residents and vehicles to this constrained corridor.

Infrastructure Capacity Residents expressed serious concerns about water supply, sewer capacity, storm drainage, and whether the existing infrastructure can support the proposed development. The Crescenta Valley Water District has provided information regarding fire flow on the site that raises significant questions about capacity.

Local Business Impacts Adjacent businesses expressed concern about loss of customer parking and potential inability to operate during construction, with at least one business stating it could be forced to close.

Height, Massing, and Compatibility The five-story scale continues to be viewed as inconsistent with the Foothill Boulevard Community Standards District and the prevailing one- and two-story character of the surrounding area.

Density Bonus and Streamlining Concerns Many residents questioned whether the project should receive density bonus concessions or streamlined approval under Senate Bill 35, given its location in a Very High Fire Hazard Severity Zone and the unresolved fire-safety, evacuation, and infrastructure deficiencies.

Transitional Age Youth Resident Suitability Concerns were raised regarding the lack of confirmed on-site supportive services and staffing for the Transitional Age Youth units, limited job access, and the suitability of the location for this vulnerable population in a high-fire-risk area with constrained transit.

Construction Impacts Anticipated lane closures, dust, noise, and circulation disruptions during construction were cited as additional burdens on the community.

Procedural and Transparency Concerns Residents repeatedly noted the absence of required studies, gaps in documentation, and uncertainty regarding the applicability of state housing provisions.

Community Petition Within forty-eight hours of the November 6, 2025 public forum, a community member created an online petition opposing the project. The petition has since grown to more than 2,300 signatures. This level of response reflects the depth and breadth of community concern regarding unresolved safety, evacuation, infrastructure, and compatibility issues.

Speaker Cards Speaker cards submitted by residents at both the November 6, 2025 and May 4, 2026 forums are attached as ATTACHMENT 2 and ATTACHMENT 3**,** respectively.

TOWN COUNCIL FINDINGS

The Crescenta Valley Town Council has conducted a thorough updated review of the revised proposal for the Briggs / Foothill residential development. Based on the materials presented, the public input received at both community forums, the new evidence obtained since November 2025, and the applicable County and state standards, the Council makes the following findings.

Compatibility with Adopted Standards The revised project continues to require multiple waivers from the Foothill Boulevard Community Standards District and Los Angeles County development standards, including height, setbacks, landscaping/open space requirements, and parking configuration. The scale and massing remain inconsistent with the surrounding one- and two-story commercial corridor and the objective standards of the Community Standards District. No documentation has been provided demonstrating that the requested waivers are necessary or that alternative designs were considered that would comply with established requirements.

Traffic and Circulation The Briggs Avenue and Foothill Boulevard intersection already experiences significant congestion, particularly during school hours and peak periods. The addition of approximately 300–350 residents and 150+ vehicles from the project would exacerbate these conditions and create new safety risks at the sharp curve on Briggs Avenue. No substantial traffic impact study has been submitted.

Fire Safety and Evacuation The project site is located within and adjacent to a State-designated Very High Fire Hazard Severity Zone. Briggs Avenue is the sole evacuation route for all neighborhoods north of Foothill Boulevard, including Briggs Terrace and the lower portion of Briggs between Foothill and Shields Avenue. The April 10, 2026 Streets and Roads Committee evacuation analysis demonstrates that the existing vehicle demand in this corridor already produces a continuous queue of 4.5 to 5.67 miles — approximately three times the available roadway capacity between the neighborhood and Foothill Boulevard. In a wildfire event, residents would be forced to evacuate southbound while fire engines and emergency vehicles must respond northbound on the same narrow, winding roadway. Any stalled vehicle, collision, or debris could simultaneously block both civilian evacuation and emergency response. See ATTACHMENT 5 for the Streets and Roads Committee evacuation analysis. The proposed development would add hundreds more residents and vehicles to this already overburdened single-access corridor, significantly increasing life-safety risk.

Fire Flow Capacity The project area is served by the Crescenta Valley Water District for water service. A fire-flow test conducted by the District on the exact project site in July 2019 measured an available flow rate of only 1,445 gallons per minute (GPM) at 20 psi residual pressure from the existing 12-inch water main. According to the Water District, the flow requirements for large, high-density residential buildings, as established by the Los Angeles County Fire Department, are generally a minimum of 4,000 GPM at 20 psi residual. The existing infrastructure therefore supplies only approximately 36% of the fire flow that would be required for a project of this scale and density.

Given that the 12-inch main is already a substantial transmission line for this portion of the Crescenta Valley, achieving the required 4,000 GPM may not be feasible through practical upgrades. Any necessary improvements would require extensive construction work in the public right-of-way along Foothill Boulevard and/or Briggs Avenue, creating significant additional traffic disruptions, construction impacts, costs, and engineering challenges. No infrastructure capacity study, upgrade plan, or "will-serve" letter confirming adequate fire flow has been submitted by the applicant. See ATTACHMENT 4 for the Crescenta Valley Water District fire flow test results.

Infrastructure and Public Services Residents have expressed serious concerns regarding water supply, sewer capacity, storm drainage, and the ability of existing infrastructure to support the proposed density.

Transit, Employment Access, and Transitional Age Youth Suitability Public transit options in the Crescenta Valley are limited and do not provide efficient access to major job centers. The development team confirmed that no job access study has been completed. The lack of nearby employment opportunities, combined with the absence of a detailed on-site supportive services and staffing plan for the Transitional Age Youth units, raises serious questions about the suitability of the location for this vulnerable population.

Documentation and Transparency The applicant has not submitted a traffic study, a comprehensive fire or evacuation study, an infrastructure capacity analysis, a job access study, or

detailed justification for the requested waivers and concessions. The absence of these critical studies prevents the Council and the County from fully evaluating the project's impacts.

Statutory Analysis of Eligibility for Streamlined Ministerial Approval and Requested Waivers See ATTACHMENT 6 for the full statutory analysis regarding the project's eligibility for streamlined ministerial approval under Senate Bill 35 and the requested waivers and concessions under the State Density Bonus Law.

LACDA Funding Criteria (NOFA Threshold and Underwriting Requirements) The Los Angeles County Development Authority (LACDA) is scheduled to consider funding for this project (up to $4.5 million in Affordable Housing Trust Fund loan and intent to issue up to $40 million in Multifamily Housing Mortgage Revenue Bonds) at its May 12, 2026 meeting. Under the current NOFA Round 32 Guidelines, the project must satisfy multiple mandatory threshold criteria before funding can be recommended or approved. These include site suitability and infrastructure capacity, legal compliance and streamlining eligibility, evacuation and public safety, financial feasibility, and project readiness.

The evidence in this report demonstrates that the project fails or raises substantial concerns under several of these mandatory criteria. See ATTACHMENT 7 for a detailed comparison of LACDA's required criteria versus the documented deficiencies in the current proposal.

CONCLUSION

The revised proposal, while modestly reduced in scale, does not resolve the fundamental public safety, infrastructure, traffic, evacuation, and compatibility issues identified in the November 17, 2025 report. The Council therefore finds that the project, as currently proposed, is incompatible with adopted standards and poses unacceptable risks to the community.

REQUESTED INFORMATION BEFORE ANY FURTHER ACTION

The Crescenta Valley Town Council requests that the following information and studies be provided and fully reviewed by the appropriate County departments before any further approvals, ministerial or discretionary actions, or grant funding commitments are made on the proposed development:

1. Complete waiver justification documents for all requested waivers from the Foothill Boulevard Community Standards District and County development standards.
2. All grant funding applications and related materials submitted to the Los Angeles County Development Authority (LACDA) or any other funding agencies.
3. Grant program criteria, scoring methodology, and underwriting guidelines applicable to this project.
4. A full traffic impact study addressing existing and future conditions at the Foothill Boulevard and Briggs Avenue intersection and the sharp curve on Briggs Avenue.
5. Comprehensive fire safety and evacuation studies, including modeling that incorporates the April 10, 2026 Streets and Roads Committee analysis (see ATTACHMENT 5).

6. Infrastructure capacity studies, including a current fire-flow analysis confirming adequate supply for the proposed density (see ATTACHMENT 4 for the 2019 CVWD test results).
7. Transit and job access studies demonstrating suitable access for Transitional Age Youth residents.
8. A detailed supportive services and on-site staffing plan for the Transitional Age Youth units, including schedule, qualifications, and response protocols.
9. All additional relevant County documents, environmental reviews, or technical studies required for a complete evaluation of the project's impacts.

RECOMMENDATION

The Crescenta Valley Town Council reaffirms and strengthens its original recommendation from the November 17, 2025 Land Use Committee Report.

The Council recommends that Los Angeles County immediately suspend all project approvals**,** including all ministerial and discretionary actions, building permits, and grant-funding commitments related to the proposed development at Briggs Avenue and Foothill Boulevard.

Given that the Los Angeles County Development Authority Board is scheduled to consider funding for this project on May 12, 2026, the Council specifically requests that all funding approvals be deferred until the critical public safety, fire flow, evacuation, traffic, infrastructure, and streamlining eligibility issues documented in this report have been fully addressed through completed studies and written findings by the appropriate County departments.

The Council finds that the project, as currently proposed, poses unacceptable risks to public safety and is incompatible with adopted standards. Unless and until every concern identified in this report is resolved with credible technical studies and findings, the project should remain suspended or be denied outright.

If, after full review of the required studies, the County determines that the project cannot be suspended or denied, the Council recommends that the applicant substantially reduce the building mass, number of stories, and overall intensity of the development to better mitigate parking demand, traffic circulation impacts, fire evacuation risks, and compatibility with the surrounding community. Community members have repeatedly expressed that a smaller-scale project with fewer residents would significantly reduce spillover parking and improve compatibility with the corridor and surrounding neighborhoods.

The Council notes that community sentiment remains overwhelmingly opposed to the project as proposed.

ATTACHMENT 1

Crescenta Valley Town Council Land Use Committee Recommendation & Findings Report
Briggs / Foothill Proposed Development Dated: November 17, 2025

CRESCENTA VALLEY TOWN COUNCIL

LAND USE COMMITTEE

Briggs / Foothill Proposed Development
Recommendation & Findings Report

Date: November 17, 2025
Prepared By: Crescenta Valley Town Council – Land Use Committee
Subject: Committee Review, Findings, and Recommendation Regarding the Proposed Residential Development at Briggs Avenue & Foothill Boulevard

INTRODUCTION AND PROJECT BACKGROUND

The Crescenta Valley Town Council Land Use Committee prepared this report in response to a proposed residential development at Briggs Avenue and Foothill Boulevard in unincorporated La Crescenta. The purpose of the report is to summarize the information currently available, describe the Committee's initial review, and outline the questions and concerns that have emerged.

The Crescenta Valley has significant geographic and infrastructure constraints, including limited evacuation routes, documented wildfire exposure, and roadway conditions that regularly experience congestion. Development along Foothill Boulevard is governed by the Foothill Boulevard Community Standards District, which establishes objective requirements for height, massing, landscaping, and architectural character. Parking requirements are established by Los Angeles County development standards and are not governed by the Community Standards District.

The proposed project first came to the Committee's attention through the Los Angeles County Department of Regional Planning's weekly project notification system. After reviewing the filing, which described a multi story residential development requesting waivers of development standards, density bonus concessions, and potential state streamlining, the Committee requested preliminary plans and began its standard review.

Because of the project's size and the potential effects on public safety, traffic, infrastructure, and compatibility with adopted standards, the Committee began gathering additional information from County staff and evaluating available materials.

This report reflects our review, summarizes community concerns, presents our findings, and requests Council action based on these.

DESCRIPTION OF THE PROJECT SITE

The project site is located at the northwest corner of Briggs Avenue and Foothill Boulevard in unincorporated La Crescenta. The surrounding area consists of a one and two story commercial corridor along Foothill Boulevard. Directly to the north are established residential neighborhoods, including Briggs Terrace, which depend on Briggs Avenue as their primary access route.

The site lies within the Foothill Boulevard Community Standards District, which governs height, massing, landscaping, and architectural character. Parking, traffic, and other site development requirements are governed by County development standards.

The project area is served by the Crescenta Valley Water District for water and sewer services, the Glendale Unified School District, the Los Angeles County Sheriff's Department Crescenta Valley Station for law enforcement, the Los Angeles County Fire Department for fire protection and emergency medical response, the Office of Supervisor Kathryn Barger for local governance,

and the Los Angeles County Department of Public Works for roadway infrastructure and maintenance.

Because of its location between a commercial corridor and established foothill neighborhoods, lies adjacent and within the fie zone, and its reliance on limited access routes, the site is particularly sensitive to changes in development intensity and use.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Based on the materials provided, the applicant proposes a five story residential development containing approximately eighty units, including units designated for Transitional Age Youth and affordable housing. The project includes a variety of unit types.

The proposal appears to require several waivers from Community Standards District and County development standards, including a height waiver. Based on the materials submitted, the applicant appears to be requesting waivers related to height, parking configuration, setbacks, and open space/landscaping requirements. The applicant has not provided documentation specifying or justifying each waiver. The applicant also appears to rely on the State Density Bonus Law and may seek state streamlining provisions.

Plans include eighty parking spaces for eighty units. Many of these spaces are compact stalls that are not practical for most vehicles used in the area. This represents a significant departure from typical parking requirements for the Foothill corridor.

At the community forum, The development team stated at the forum that supportive services for Transitional Age Youth residents would be provided at certain times on an on-call basis. A representative also suggested that an on-site support person may be present during limited business hours, but no documentation, schedule, or staffing plan has been provided to confirm this. Access is proposed from Foothill Blvd.

SUMMARY OF THE LAND USE COMMITTEE REVIEW PROCESS

After receiving notice of the project, the Committee reviewed preliminary plans, examined the filing materials provided by the developer, and contacted County staff to clarify development standards, requested waivers, and applicable state housing provisions.

The Committee prepared an initial set of questions relating to the project and these were sent to the Department of Regional Planning (DRP). The matter was also elevated to the Town Council. At the Council's direction, the Committee organized a public community forum to gather direct input from residents and stakeholders.

This reflects the Committee's initial information gathering phase.

COMMUNITY FORUM

A public community forum was held on November 6, 2025, at the La Crescenta Library. Representatives from the Office of Supervisor Kathryn Barger, the Department of Regional Planning (DRP), the Los Angeles County Fire Department, and the development team attended.

The development team presented the project. Attendance exceeded room capacity. Community members stood shoulder to shoulder, with additional attendees overflowing into the hallway and the parking lot. Approximately fifty written speaker cards were submitted. Members of the Land Use Committee also took contemporaneous notes for each speaker to ensure that all questions, comments, and concerns were accurately documented.

Every speaker expressed opposition or concern. No community members voiced support for the project as proposed.

SUMMARY OF COMMUNITY CONCERNS

Traffic and Circulation
Residents described significant congestion at Foothill and Briggs, school hour backups, safety issues at the Briggs curve, construction related traffic concerns, and the absence of a traffic study.

Parking and Spillover
Concerns included insufficient parking supply, impractical compact spaces, spillover parking on neighboring streets and business lots, and interference with emergency vehicle access. The development team also stated that many Transitional Age Youth units would be occupied by two residents (roommates), which would increase the number of vehicles associated with the project. No information has been provided regarding where these additional vehicles would park.

Public Safety and Emergency Response
Residents cited delays in sheriff response, conflicts at the Briggs curve, and reduced maneuverability for emergency vehicles.

Fire Safety and Evacuation
The project site is adjacent to and lies within a State designated high fire hazard severity zone. Briggs Avenue is the only evacuation route for neighborhoods north of Foothill. The Station Fire demonstrated that this route can become severely congested during emergency evacuation and emergency ingress.

Infrastructure Capacity
Residents expressed concerns about water supply, sewer capacity, storm drainage, and impacts from required utility upgrades.

Local Business Impacts
Community members raised concerns about loss of customer parking and access. One adjacent

business indicated that it may not be able to operate during construction and his business will likely fail as a result.

Height and Massing
Residents stated that the five story height is inconsistent with the Community Standards District and surrounding development pattern.

Transit and Job Access
The development team stated that no job access study had been completed. Residents states that public transit options are limited, and few entry level jobs exist within a reasonable distance.

Transitional Age Youth Resident Suitability
Concerns included the absence of on site support staff, limited services, cost of living challenges, exposure to fire hazards, and difficulty accessing employment, transit, and essential services.

Construction Impacts
Community members raised concerns about expected lane closures, dust, noise, and circulation disruptions.

Procedural and Transparency Concerns
Residents noted missing studies, gaps in documentation, and unclear applicability of state housing requirements.

Community Petition
Within forty-eight hours of the public forum, a community member created an online petition opposing the project. The petition collected more than one thousand signatures. This level of response reflects the depth of concern and the widespread belief that the project raises unresolved safety, evacuation, infrastructure, and compatibility issues.

LAND USE COMMITTEE FINDINGS

Compatibility with Adopted Standards

Community Standards District Requirements
The project appears to exceed Community Standards District height requirements. No documentation has been provided to show that the increase in height is necessary or that alternative configurations were considered. The scale and massing are inconsistent with surrounding development. It is also unclear whether the project complies with applicable lot-size-based height limitations under the GSA framework, which may further restrict allowable height

County Development Standards
Parking requirements are governed by County development standards. The plan provides eighty parking spaces for eighty units, with many compact spaces that are not practical for typical vehicles used in the area and for the projected number of residents. No justification has been

submitted for the reduced and constrained parking configuration to illustrate that this will be sufficient and will not result in a negative impact to the community.

Landscaping and Open Space
Project plans appear to show limited or insufficient landscaped and open space areas.

Traffic and Circulation

Traffic Conditions
The Briggs and Foothill intersection regularly experiences congestion, particularly during school hours and peak commute periods. Adding 80 additional units (and their associated vehicles and pedestrians) to an already impacted area will worsen this problem and will create a safety concern at this location.

Roadway Geometry
Briggs Avenue includes a sharp curve immediately north of the project site. Residents expressed serious concerns about vehicle visibility, pedestrian safety, and maneuverability. No analysis has been provided to evaluate these risks

Fire Safety and Evacuation

Fire Hazard Area
The project site is adjacent to and lies in a State designated high fire hazard severity zone. The *neighborhoods north of the site rely on a single evacuation route through Briggs Avenue.*

Evacuation Feasibility
The 2010 Station Fire demonstrated that this evacuation route can experience severe congestion, which delays both outbound evacuation and inbound emergency response. This development will worsen the problem and place lives and property at risk (including at the proposed site).

Emergency Services and Public Safety

Sheriff Response
The Los Angeles County Sheriff's Department Crescenta Valley Station is located one block north of the site. Response vehicles rely on Briggs Avenue for rapid deployment. Increased congestion and spillover parking could impair response times. This presents a public safety concern in an environment where law enforcement as well as search and rescue operations (which are handled by that station) are already overburdened.

Fire and Emergency Medical Services
The Los Angeles County Fire Department provides both fire protection and emergency medical response. The project may increase call volume and affect roadway conditions.

Infrastructure and Public Services

Water and Sewer
The Crescenta Valley Water District serves the area and has recently implemented water use restrictions. No infrastructure capacity evaluation has been provided. Any upgrades would likely need to be made in the public right of way and would cause more negative impacts during construction.

Transit, Employment Access, and Transitional Age Youth Suitability

Transit Access
Public transit options in the Crescenta Valley are limited. Existing routes do not provide efficient access to most job centers. This would make it difficult to serve the TAY population properly.

Employment Access
The development team confirmed that no job access study has been completed. While the Crescenta Valley is largely economically secure, most residents travel to work a considerable distance. This lack of jobs availability would be a barrier for TAY populations to economic stability and opportunity. There are also very few entry level jobs in the community.

Supportive Services and Resident Suitability
The project does not include on site support staff for Transitional Age Youth residents. Services would be provided on call. The Committee finds this inadequate for a population that may require immediate support. Concerns include safety, the ability to access services, and overall suitability of the location.

Documentation and Transparency

The applicant has not submitted any traffic study, fire or evacuation study, infrastructure analysis, job access study, or justification for waivers. They also haven't provided application of justification for what appears to be grant funding required to build and sustain the project and operation.

Waivers, Incentives, and Streamlining Eligibility

The applicant appears to be requesting several waivers and concessions from County and Community Standards District requirements, including height. No documentation has been provided to show why these waivers are necessary or whether the project can be redesigned to comply with established objective standards.

Waivers are not required to be granted when they would contribute to or worsen public health and safety concerns. The project site is located next to and in a high fire hazard severity zone, and there are significant unresolved safety issues, including reliance on a single evacuation route, existing congestion at the Briggs and Foothill intersection, and limited emergency access capacity. Based on these conditions, waivers should not be granted at this time.

Eligibility for any streamlined approval process has also not been demonstrated. Streamlining generally requires that safety, evacuation, infrastructure, and site conditions be addressed in

advance. No fire, evacuation, traffic, or infrastructure studies have been submitted, and no information has been provided to show that the site can safely accommodate the proposed density.

Because the project is in or adjacent to a high fire hazard severity zone and there are clear unresolved safety concerns, streamlining should not be considered at this time.

REQUESTED INFORMATION BEFORE ANY FURTHER ACTION

1. Waiver justification documents
2. All grant funding applications
3. Grant program criteria and scoring
4. Traffic studies
5. Fire safety and evacuation studies
6. Infrastructure capacity studies
7. Transit and job access studies
8. Supportive services and staffing plan
9. All additional relevant County documents required for review

RECOMMENDATION

The Land Use Committee recommends that the Crescenta Valley Town Council request that Los Angeles County immediately suspend all project approvals. Based on the information available, the Committee finds that the project should remain suspended, or be denied outright, unless County departments demonstrate through completed studies and written findings that every concern identified in this report has been fully addressed.

Until these conditions are satisfied, the Committee recommends that the County suspend or deny all ministerial and discretionary actions and suspend or deny all grant funding approvals or commitments related to the project.

The Committee also notes that community sentiment is overwhelmingly opposed. No community members expressed support at the forum.

If, after required studies are completed, the County determines that the project cannot be suspended or denied, the Committee recommends that the County request that the applicant substantially reduce the building mass and number of stories to mitigate parking demand, traffic circulation impacts, and overall intensity. Community members repeatedly expressed that a smaller-scale project with fewer residents would reduce spillover parking and improve compatibility with the corridor and surrounding neighborhoods.

REQUESTED ACTIONS

The Committee requests that this document and recommendation be adopted and sent to:

1. The Office of Supervisor Kathryn Barger
2. Los Angeles County Department of Regional Planning
3. Los Angeles County Fire Department
4. Los Angeles County Sheriff's Department Crescenta Valley Station
5. Los Angeles County Department of Public Works
6. Los Angeles County Department of Public Works, Building and Safety
7. All applicable County grant funding agencies.

ATTACHMENT 2

Speaker Cards from the November 6, 2025 Community Forum at La Crescenta Library

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: DONNA Libra

Resident of Crescenta Valley: ☐ Yes ☐ No

Question / Comment (directed to the panel):

information about TAY was explained.

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4. After your time, panel members may respond or provide clarification.
5. All remarks should be respectful and concise, and all questions should go through the moderator.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Mary

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

sewage charges
last year we had to pay a lot
to pay for replacement of pipes

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concerns about traffic.
concerns about water/sewer issues.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Adam Giugni

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

Who can we reach out to in order to voice our issues & concerns. How to we fight the funding?

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wants to organize local people to to stop this project. wants the contact information.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: D. Rucker

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel): generic?

* Now that TAY is (NEED FOR SOCIAL SERVICES) A 55 yr RESIDENT, POSSIBILITY.

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Q: I think we need a much deeper understanding of what "TAY" is. As we have heard that City of LA Housing REQUIRED occupants of (LA Housing) have priority to get housing (DRUG ADDICTION) IF PEOPLE ARE DRUG ADDICTED? Will TAY ENCOURAGE DRUG SUPPLY BE GIVEN TO TAY ADDICTED AS PREFERRED TENANTS?

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025
Location: La Crescenta Library Community Room

Name of Speaker: _____

Resident of Crescenta Valley: ☐ Yes ☐ No

Question / Comment (directed to the panel):

Why Not Consider our community & the needs of our youth

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request for public swimming pool bowling alley, etc. to serve community youth.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Liz NELSON

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel): NOT LIVE ON THAT STREET BUT LAST YR I HAD 112 TRICK R' TREATOR THIS YR I HAD 226 " "

LOVE THEM BUT NOW THIS BLDG.

building is too large

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Eric

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

What benefits does this project provide for current home owners?

answered

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: [illegible]

Resident of Crescenta Valley: ☐ Yes ☐ No

Question / Comment (directed to the panel):

Comment

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I'm very opposed to the project.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: ROBIN GOLDSWORTH

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

AMI = ~~AVERAGE~~ MEDIAN INCOME
AREA based on general metropolitan income

WHAT AREA IS USED TO DETERMINE AMI?

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Dede Myers

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

Concerns

FOOTHILL BLVD WHEN 210 FWY IS CLOSED

HOW TRAFFIC FLOWS IN & OUT ~~[illegible]~~ POND

still needs to be studied

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Arbel Hakop

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Are you willing to sell the property & build elsewhere outside of LC?

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has the company ever considered selling the lot & looking at another location.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: MICHAEL THEROL

Resident of Crescenta Valley: ☐ Yes ☐ No

Question / Comment (directed to the panel):

PICKENS CANYON

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choke point at bottom of Pickens Canyon.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: MIKE C.

Resident of Crescenta Valley: ☐ Yes ☐ No

Question / Comment (directed to the panel):

NO!

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angry about company disrespecting the community - it needs to conform to the community

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: RUDY SELAYAN

Resident of Crescenta Valley: ☐ Yes ☒ No

Question / Comment (directed to the panel): LA CRESCENTA GLENDALE

the concerns about parking.

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Sherri Mudd

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

What is the benefit of this project to our community?

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new life to the community

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: PATTY SCHUPSER

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

I ~~[illegible]~~ think it is wonderful to plan for housing & support for foster youth & transition. Support senior are great

that said Eaton showed how vulnerable we are - too far, too many people in safe & insustainable

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concerned about the # of people who will impact evacuation but applauds the mission of this project

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025
Location: La Crescenta Library Community Room

Name of Speaker: _____

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

FIRE ESCAPE FROM FIRE,
ONE ROAD WILL BE CROWDED?
WHOSE PALMS ARE BEING GREASED?
WHO GUARANTEES A LOW CRIME RATE?

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DARE YOU TO ANSWER

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Kerri Brantigam

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

x where is transit avail.

x traffic school hours

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: LISA MORRIS

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Concerned about its size, Too Tall
" about insufficient Parking
Design should be Craftsman with stucco, or Spanish
Are the TAY - "troubled Youth?"
Concern with traffic on Briggs & with Sheriff Dept.

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commends the company for incorporating changes.
but the building is too tall
change the look and make it less imposing.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Vito Palazzolo

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

- Proportion of project
- Life-safety study – was done wrong
- Traffic plan

main concern, project too large
x fight

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Susan Hnemueller

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

*Traffic On Briggs

*Sheriff's Extra Duties

*Eye Sore looking Bldg

Who is actually Moving into these units

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025
Location: La Crescenta Library Community Room

Name of Speaker: Susan Gorman

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

1. ~~How~~ Has an Environmental Impact Report been done?
2. Are you limiting each unit to one car?

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Cindy Funkhouser

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

I want to speak and explain why I oppose of this project.

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project is too large, it will change the community.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Kirsten Combs

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

multiple comments & questions

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doesn't want this project - wants owners, not renters

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Naomi & Gary MARTIN

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

Issues with Build: drainage, traffic, access to Sheriff Stn, Property Taxes, lack of opportunity for low income AYC tenants, High Rise negatively affects property values Lack of Benefit to existing community.

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job availability for these people?
sewer system can't handle ~~so~~ the added load.
drainage issues - current system is too old.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Steve Porretta

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

IMPACT ON BUISNESS & PARKING
SHERRIB TRAFFIC / SCHOOL

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personally / financially impacted by construction will he receive help?

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: ROBIN GOLDSWORTHY

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

1) HOW LONG IS THIS GOING TO TAKE?

2) IT WAS MENTIONED THAT CHANGES WERE MADE BASED ON RESIDENT INPUT. WHAT INPUT DID THE DEVELOPER GET. (previous project input)

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where are the jobs for these people?
no job survey was done.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: ELEANOR WACKER

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

HOW WILL TAY BE SELECTED
NUMBER OF TAY IN EACH UNIT
ON SITE 24/7 COUNSELOR

PRICE FOR RENTALS

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# of TAY residents will be potentially more than # of bedrooms available. how will they be provided for? there's a criminal team on call.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Jill Caballero

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Where are all the cars going to park
Safety of students in area
Low income housing
How much do you have to make to apply for housing

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power grid can't support the ~~size of the~~ # of people
# of people who live here now

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: TIM LAKE

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

NOT THE RIGHT LOCATION
FOR THE PROJECT

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Mindy Morrison

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

X Not enough parking

Condos across the street had Foothill parking - for a few months

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Michele Bottrell

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

1. What environmental / capacity studies been completed regarding:
a) Water / sewer
b) Electricity
c) Sheriffs
d) Fire Dept. / Paramedics / Local Hospital
e) Road Travel From Fire Risk Neighborhoods All Above Foothill
f) ADU capacity current & future ADUs → All Residents Homes

Instructions:

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3. Each speaker will have up to 2 minutes to ask a question or make a comment directed at the panel.
4. After your time, panel members may respond or provide clarification.
5. All remarks should be respectful and concise, and all questions should go through the moderator.

the increase in ADUs in La Crescenta is impacting everything in La Crescenta

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: INES CHESSUN

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

1. WHEN DOES FIRE DEPARTMENT REVIEW THE PROJECT?
2. ~~WE HAVE NO RESOURCE~~ WHAT RESOURCES IN OUR COMMUNITY ~~HAV~~ PROVIDE OPPORTUNITIES for LOW INCOME PEOPLE & TYA

Instructions:

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water issue, traffic issue

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025
Location: La Crescenta Library Community Room

Name of Speaker: DOUG KILPATRICK

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

WHERE IS FUNDING COMING FROM
WHAT IS AFFORDABLE

Instructions:

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wonderful project, but wrong spot
we can stop it by attacking funding process

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Tatyana Ermakova

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

What is your backup/recourse plan should such a development during and after build cause safety hazards?

On what grounds does a 5 story building get approval when city ordinance limits ~~ma~~ is 2 story?

Instructions:

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Transitional students - ~~just~~ have been in jail how will this be addressed.

answer ~~how~~ there have been successful projects in other communities - no complaints by residents of project or members of the community.

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Star DeRose

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Comments on: Danger of such a Building Project
- Sheriff Station
- Mountain Ave School
- Evacuation Route for emergencies
- Fire Department
- Curve on Briggs Right before Foothill
- Parking & Reducing lanes on both sides of Briggs

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5. All remarks should be respectful and concise, and all questions should go through the moderator.

concerns about water supply
concerns about sheriffs coming out going on Briggs

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025
Location: La Crescenta Library Community Room

Name of Speaker: MICHAEL GEORGE

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

I WISH TO ADDRESS PUBLIC SAFETY

Instructions:

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concerned about speeding cars on Briggs and pedestrians from project going to get to their cars

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: DONNA Libra

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Lots of Questions

Instructions:

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again - too large - why did you choose this size? why did you choose La Crescenta? She opposes this project

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Robert Manciero

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Questions

Instructions:

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project is too large for this community - reduce the height of the building mixed use with 2 stories condos

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025
Location: La Crescenta Library Community Room

Name of Speaker: Dede Mueller

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

MULTIPLE QUESTIONS REGARDING SAFETY, EVACUATION, INFRASTRUCTURE

Instructions:

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high fire zone - where is everyone going to go during evacuation.
doesn't want to see a 5 story building in La Crescenta

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Elizabeth Palmer

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

1. Is this a done deal / No it's not
2. density is extreme for this corner. everyone has 2 cars. not enough parking.
3. traffic flow is heavy and this project will impact the traffic on Foothill.

Instructions:

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Melanie Rento

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

Are more schools going to be build.
Will LA county subside for more Sheriff & police, fire.
Are more Teachers going to be hired and
Subsidide by LA. County.
Will parking be enough for all the apartments
Why La Crescenta to build. and not Altadena that
is buried?

Instructions:

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5. All remarks should be respectful and concise, and all questions should go through the moderator.

concerns about extra funding for schools, sheriff: will it be provided by the project
can the community start a petition to stop the project?

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Gene Murphy

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

Are the developers counting on SB 79 to come to the area

NO

Instructions:

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: PATRICK MURPHY

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

has sheriff's dept been contacted?

Instructions:

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CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee

Briggs Avenue Community Forum – Speaker Card

Date: Thursday, November 6, 2025

Location: La Crescenta Library Community Room

Name of Speaker: Robbyn Battles

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

Many will base it on what has already been asked, Several County Questions

Instructions:

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~~how many [illegible]~~

what is the actual occupancy #

is the 5th story the partial floor

do a formal evacuation study w/ a wild fire occupancy study

ATTACHMENT 3

Speaker Cards from the May 4, 2026 Community Town Hall at Rosemont Middle School

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

21

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: TED BAUMGART

Business or Organization Affiliation: TOWN COUNCIL

Address: [redacted]
Street Name City

Phone [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

ALT. DESIGN

LUC Speaker Card.docx Rev. 05/2026

8.13

- [illegible]
- [illegible]

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(56)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

THAT LOCATION IS ON LOCATION 2/3 OF TRAFFIC SIGNALS VERY IN THE COUNTY

LUC SpeakerCard.docx Rev. 05-2006

5-21-21

- [illegible]
- [illegible]
- [illegible] of the [illegible] [illegible]
- [illegible]

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Vania Stepani

Resident of Crescenta Valley: [X] Yes [ ] No

Question / Comment (directed to the panel):

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4. Panel members may respond after your comment.
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Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: _____

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(1)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: INEZ CHESSUM

Business or Organization Affiliation: ARCHITECT

Address: [redacted]

State Zip

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:

Street City State Zip

COMMENTS FOR THE RECORD

QUALITY OF LIFE
FOR RESIDENTS?!

LUC Speaker Card.docx

Rev. 05/2026

5:46 pm

- Access setbacks is 4'
  How does this light two walls 1' ?

- Planning and general development
  are confusing
  Planning can give answers about a project
  but answers can't be relied on
  until it is done

- Some quality of life issues seem
  to drive people to Pahrump, as
  cheap as that area, only to spend
  money!

- Infrastructure is long overdue. Issue
  [illegible] what would be done [illegible]
  Water, Fire, Sewer
  not only DAY, but families like
  mine.
  Low adequately
  Allow projects to be completed!
  Do exist!

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(19)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: [illegible]

Business or Organization Affiliation:

Address: [redacted]

Phone: Email [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

We will [illegible] [illegible] and
[illegible] [illegible]
[illegible] But we also [illegible]
[illegible] [illegible]
[illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]
We [illegible] [illegible]

LUC Speaker Card.docx

Rev. 03 2016

8:30 pm

- Comment [illegible]
discussion [illegible]
- [illegible]
- [illegible] [illegible]
[illegible]
- [illegible] [illegible] [illegible]
[illegible]
[illegible]
- [illegible] [illegible] [illegible]

Date

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(48)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: RC ASBI

Business or Organization Affiliation:

Address: [redacted]

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

THERE ARE OVER 300 HOMES IN THE BRIGGS TERRACE WITH ONLY EMERGENCY EXIT IN CASE OF FIRE IS BRIGGS AVE. THERE ARE ALSO ABOUT 200 HOMES ON THE EAST SIDE OF BRIGGS WHICH ALSO HAVE ONLY ONE EXIT ROUTE WHICH IS BRIGGS. ADDING A BOTTLE NECK AT THE BOTTOM OF BRIGGS WILL RESULT IN AN IMMENSE LOSS OF LIVE

LUC Speaker Card.docx Aug/05/2026

THIS PROJECT CAN NOT BE BUILT IN A HIGH FIRE AREA.

[illegible]

- Should
- what about homes [illegible]

Not Client Speaker

- [illegible]
to implement code
[illegible] smaller [illegible]
[illegible]
[illegible] FIRE CAN
[illegible]

8

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

41

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Eric

Resident of Crescenta Valley: [X] Yes [ ] No

Question / Comment (directed to the panel):

How will this development benefit the City of La Crescenta?

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
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3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator.

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: ____

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

38

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Linda Lane

Business or Organization Affiliation: [redacted]

Address: [redacted]

Street Name City State Zip

Pho[redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____

Street City State Zip

COMMENTS FOR THE RECORD

~~How is the potential crime be handled.~~ going to

~~Has parking been considered and will it be monitored.~~

What if we have another fire in the area

LUC Speaker Card.docx Rev. 05/2026

Why isn't the old K-mart in Tujunga be considered. The lot has been vacate for years

8:33 pm

[illegible]

S

Lisa Keely

33

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

5.4.26

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Briggs + Foothill Proposed Development

Business or Organization Affiliation:

Address: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

1. Will the entrance lights be on Foothill?
2. Will it be 4 stories only on the front part of the lot, or all the way up the slope?
3. What is the nature of the mental health disorders?
4. Are the individuals receiving mental health services or has treatment been completed?
5. Is treatment on-site or elsewhere?
6. Are the individuals receiving mental health svs allowed to come

LUC Speaker Card.docx Rev. 05/2026

5

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

32

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: DOUG KILPATRICK

Business or Organization Affiliation: RESIDENT

Address: [redacted]
Street Name City

Phon[redacted] Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2026

[illegible]

5

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

29

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Robert Toms

Business or Organization Affiliation: [redacted]

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

This is a public safety issue
1) emergency access
2) location to primary school

LUC Speaker Card.docx Rev. 05/2026

8:26 pm

[illegible] safety study

Date: 5/4/2026

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

27

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Robyn Battles

Business or Organization Affiliation: [illegible] Real Estate

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

comments

LUC Speaker Card.docx Rev. 05/2026

8:23 pm

[illegible]

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(25)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Tatyana Esmelian

Business or Organization Affiliation: _____

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

Is Steve willing to cap mtg to 40 w/ community speak ahead of Board of Supervisor meeting?

Which local standards are you asking the City to review?

What is the minimum density required to maintain your current fair allocation?

LUC Speaker Card.docx Rev. 05/2026

8:20 ?

- Steve Tipton
> 2500 spaces [illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
- [illegible]

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

24

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Frank Colcord

Business or Organization Affiliation:

Address: [redacted]
Street Name City State Zip

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

As a resident & home owner for 40+ years, and one who values and thinks highly of our community, I fully support the proposed project at Foothill & Briggs. And I welcome the chance to welcome new neighbors to La Crescenta.

5

Date: 5/4

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

5

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Kim Phelan

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2026

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(17)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Vito Palazzolo

Business or Organization Affiliation: RESIDENT

Address: [redacted]
Street Name City

Pho[redacted] Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2026

[illegible]

Site p

Date: S

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

11

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Daniel N. Cassard

Business or Organization Affiliation: community resident

Address: [redacted]
Street Name City State Zip

Phone [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

Does not fit with the existing community

LUC Speaker Card.docx

Rev. 05/2026

5

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(12)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Ryan Raam

Business or Organization Affiliation: resident

Address: [redacted]
Street Name City

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2026

5

Date: 5-4-26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(10)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Sandy Marshall

Business or Organi[redacted]

Address [redacted]

Phone: Em[redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

I have been here since 1968
move into our house 1970 on
Rockchip
traffic, Peaceful ness, ~~Good~~ Schools
This will be very Bad Bad
for Lakeside
Traffic;

LUC Speaker Card.docx Rev 05/2026

S

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(S)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do ***NOT*** wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2026

PETE
BURNS

5.

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

5

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: MICHAEL GEORGE

Business or Organization Affiliation:

Address: [redacted]
Street Name City State Zip

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

SAFETY
TRAFFIC
PARKING

LUC Speaker Card.docx Rev. 05/2026

5

Date: May 4 2026

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

4

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: PAUL DUTTON

Business or Organization Affiliation:

Address: [redacted]

Street Name City State Zip

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____

Street City State Zip

COMMENTS FOR THE RECORD

Yes I wish to speak

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

3

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

_____

Date: 5/4

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(2)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: ROY SIMMONS

Business or Organization Affiliation: LOCAL RESIDENT

Address: [redacted]
Street Name City State Zip

Pho[redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

PARKING INADEQUATE
FUNDING FOR PROJECT

LUC Speaker Card.docx Rev. 05/2026

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: [redacted]

Business or Organization Affiliation:

Address: [redacted]
Street Name City State Zip

Phon[redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

REQUIREMENTS TO BE AT BRAGG FACILITY
PROGRAMS PROVIDED
LEAD LOAD - ?
LIABILITY - ?

LUC Speaker Card.docx

Rev. 05/2026

+ [illegible] STATE EXPENSES
[illegible]
+ [illegible]
+ [illegible]

Anonymous

Date: 5-4-26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(101)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation _____

Address: _____ Street Name _____ City _____ State _____ Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____ Street _____ City _____ State _____ Zip

COMMENTS FOR THE RECORD

You said there are 66 units and 40 parking spaces. 32 1-bedroom, 17 2-bedrooms and 17 3-bedrooms so that translates to 117 bedrooms. For this project to secure more support, you need to consider reducing the number of units and increase parking spaces. You need to reduce the building.

LUC Speaker Card doc Rev 09-2020

by eliminating one floor. Otherwise projects like these only triggers NIMBYism to people who care about our underserved residents but afraid of this wreckless way.

Mark

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Bak Kwan

Resident of Crescenta Valley: ☑ Yes ☐ No

Question / Comment (directed to the panel):

- Emergency Evacuation concerns.
- 80 unit, anything above 20 units is too much.
- Senior Senior is more appropriate
- Against residents with [illegible] dog above persons coming in close to schools
- Seismic & response unit standards not met

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
2. When your name is called, remain seated; a microphone will be brought to you.
3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator.

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: _____

Anonymous

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(63)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

~~This project is poorly designed. It only focuses on the project not the existing community risks and challenges, this project does not exist in a silo. It impacts the evacuation corridor.~~

LUC Speaker Cardstock Rev 05/2026

This project needs to be considered as a part of the existing community risks. The County must not take a "one size fits all" approach citing the state waivers. A place based approach must be taken

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Dave Zeger

Resident of Crescenta Valley: [✓] Yes [ ] No

Question / Comment (directed to the panel):

Why Here???
Move it out in the dessert!
Why on a busy street?

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
2. When your name is called, remain seated; a microphone will be brought to you.
3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator.

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: _____

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: JIM TSAROFSKI

Resident of Crescenta Valley: [X] Yes [ ] No

Question / Comment (directed to the panel):

again for residents above foothill
as a fire fighter I worked the Palisades
fire and witnessed first hand the
residents bailing from their cars to get
away from the fire. This project
does not belong here

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
2. When your name is called, remain seated; a microphone will be brought to you.
3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator.

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: _____

5

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(41)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

I wish to speak regarding this agenda item:

Name: Lisa Campbell

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

(1) Who is going to be responsible for the 25 units of TAYS ~~30~~ kids. W/ mental issues.

(2) Where on Briggs + Foothill will the parking be. I live here and there ~~ua~~ is no parking

LUC Speaker Card docx

Rev. 05/2026

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(43)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Robert Mancion

Business or Organization Affiliation:

Address: [redacted] State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card docx

Rev. 05/2026

(Comment Only)

C

Date: 5-9-26

Cresent Valley Town Council
Land Use Committee Meeting

Speaker Card

(16)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: X

I wish to speak regarding this agenda item:

Name: Tori Vasquez

Business or Organization Affiliation: Vasquez Townhomes

Address: [redacted]

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

This Rumoak with 80+ Residents is too big & will cause problems with traffic, especially with emergency evacuations & medical emergency vehicles. Plus not knowing capacity the schools and how harsh of effects they may be.

LUC Speaker Card.docx Rev. 05/2026

5

Date:

Cresent Valley Town Council
Land Use Committee Meeting

Speaker Card

(12)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: X

I wish to speak regarding this agenda item:

Name: Laurie Leask

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

I am not happy about the traffic. I believe during emergencies traffic will be dangerous. I don't believe the schools can support the increase in students. I'm afraid the demographics need to be preserved.

LUC Speaker Card.docx Rev. 05/2026

(comment only)

Date: 4/7/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(4/7)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

~~I wish to speak regarding this agenda item~~

Name: Julie Hill

Business or Organization Affiliation:

Address: [redacted]
Street Name City

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

This Abode project is too large & creates a dangerous situation at the intersection.
Our children walk up/down Briggs twice/day.

Please cancel or reduce the size dramatically.
Thank you.
Julie

LUC Speaker Card.docx Rev. 05/2026

C

(comment only)

Date: 5.4.26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(4/7)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

I wish to speak regarding this agenda item

Name: FERNANDO VASQUEZ

Business or Organization Affiliation: VASQUEZ JEWELRY

Address: [redacted]

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

MY WIFE & I ARE BUSINESS OWNERS OF A JEWELRY STORE ON THE OPPOSITE CORNER IN BRIGGS PLAZA & OTHER BUSINESSES IN THE CENTER WORRY ABOUT TOO MUCH ~~TRAFFIC~~ TRAFFIC FOR ALL OF THE BUSINESSES ALONG BY.

LUC Speaker Card.docx Rev. 05/2026

we cannot control that. If possible the site needs to be moved away from high fire areas and schools. The program is noble but does not have the systems to control behavior

(Comment Only)

C

Date: 5.4.26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(40)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below:

I wish to speak regarding this agenda item:

Name: Lisa Palazzolo

Business or Organization Affiliation:

Address: Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

This project is a very bad idea we do not have the infastructure to accomodate this project. Also it is absolutely a fire/safety hazard. We need a study to be done to show our police and fire can not handle this.

LUC Speaker Card.docx Rev. 05/2026

(Comment Only)

Date: 5-4-2026

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(37)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Sharon Peppler

Business or Organization Affiliation: [redacted]

Address: [redacted]
Street Name City State Zip

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

My first profession was regarding safety. The turnout for Hall onto Griggs is a tiff. Adding [illegible] to that place is, in fact, for several reasons, it will be a true hazard - extremely dangerous. Also, there would be more than one car pull out [illegible] reasons also.

LCC Speaker Cards.docx Rev. 09/2026

C

(Comment Only)

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(39)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: X

I wish to speak regarding this agenda item:

Name:

Business or Organization Affiliation:

Address:
Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

The building site is NOT appropriate for the area or even the list of land proposed. It is not safe, given the # of schools in the area and the fires in Jan 2025 showed how much of an issue having more people in the area would cause. On another note, the area would start to feel less safe despite the location of the sheriff station. The business and customers who frequent the area would also be impacted (parking, volume, harassment, etc.) Unfortunately people are not considerate/think of others and →

LCC Speaker Cards.docx Rev. 09/2026

(1)

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(35)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Stalk Carlson

Business or [redacted]

Address: [redacted] City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2026

(1) (Comment Only)

Date: May 4th, '26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(36)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

I wish to speak regarding this agenda item:

Name: Aleksandra Cobbs

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

There is no parking as it I am here about building, the just building. They're planning on 60 parking spots, so I can spread per unit. If and that one can house seven mentally ill tenants. That leaves potentially 360 cars!! To park where?!! I have a family w/ four kids, so we have it safe here, where will I park it? I wouldn't want to deal with mentally ill people especially a least of my kids. I have a daughter that walks to school. I would be extremely worried for her safety just to get her across, or need to walk to my car to the end of the block, that's without all the extra people here.

LUC Speaker Card.docx Rev. 05/2026

C (Comment Only)

Date: 5.4.26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(34)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do NOT wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Vicki Schroeder (DO NOT PUBLISH)

Business or Organization Affiliation: [illegible]

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

We are extremely concerned about the amount of congestion that will occur, this especially concerning given the fire hazard and this is the only route out for Brisso + Brisso Service.

LDC Speaker Cardsdocx Rev. 04/2026

This also blocks quick access for the Sheriff's dept. to be able to quickly respond to emergencies.
Slows/Blocks any emergency vehicle movements
Evacuation of multiple elementary schools and the Middle School →

Will also be hindered.

Please consider moving this to another location.

(comment only)

Date: 05.04.26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(30)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

I wish to speak regarding this agenda item:

Name: Anait Karoglanian

Business or Organization Affiliation: [redacted]

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

We do not wish this new proposed construction on Briggs & Foothill.

LUC Speaker Cards.docx Rev. 05/2026

C

(comment only - No name)

Date: 05/04/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(31)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: [redacted]

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

We do not wish this new construction to come into our community.

LUC Speaker Card.docx Rev. 05/2026

Comment

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(23)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: John Arre

Business or Organization Affiliation:

Address: [redacted]

Phone: Email: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

5 stories is too tall for this area. It will destroy the view that La Crescenta is known for.

LUC Speaker Card.docx Rev. 01/2026

Comment Only

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(28)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name:

Business or Organization Affiliation:

Address: Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

HAS AN ENVIRONMENTAL IMPACT REPORT BEEN DONE?

LUC Speaker Card.docx Rev. 01/2026

(Comment Only)

Date: 5-4-26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(20)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ✓

I wish to speak regarding this agenda item:

Name:

Business or Organization Affiliation:

Address: Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

If you are decreasing the total number of units from 80 to 60, are you keeping the original 80 parking spaces?

LUC Speaker Card.docx Rev. 03 2026

(Comment Only)

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(21)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: X

I wish to speak regarding this agenda item:

Name: Joseph Whalen

Business or Organization Affiliation:

Address: [redacted]

Ph[redacted] Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

We do not want your five-story tenament with all its attendant problems parked on our doorstep. Nothing over two stories belongs in La Crescenta. Nothing that increases traffic/parking congestion should be allowed. Don't try to lower my property value to line your own pockets!

LUC Speaker Card.docx Rev. 03 2026

(comment only)

C

Date: 5/4

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

C (16)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name:

Business or Organization Affiliation:

Address: Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

Everything everything everyone else said! This minority does not belong in our foothill mountain community. We already do not have enough parking. What about Trash days! - Congestion already bad on foothill, pedestrians at risk.

LCC Speaker Card doc Rev. 05/2020

Very concerned about TAY being housed here - and my understanding - if someone in crisis - no one on campus to assist. (Sheriff's department)

C

(comment only)

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

C (19)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Jenny Callen

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted] Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

I am opposed to the housing
(1) Extra crime due to TAY
(2) Parking congestion (1 car/apt) not enough
(3) Difficult for the sheriff police to access emergency
(4) The 5th store place too high (any building restriction)

LCC Speaker Card doc Rev. 05/2020

comment (not speak)

Date: 5.4.26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(14)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☑

I wish to speak regarding this agenda item: (comment (NOT SPEAK)

Name: Veronica Clementel

Business or [redacted]

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

I oppose any building on Bridge and Goldhill
It increases risks of during emergencies.

LUC Speaker Card.docx

Rev. 05/2026

C (Comment only)

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(15)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

X I do *NOT* wish to speak, but would like to submit the written comment below:

I wish to speak regarding this agenda item:

Name: LANDA KAMDE

Business or Organizations Affiliation: –

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

I preserve and repair historic relics. I would love to save the old motel sign.
Please contact me. Thank you

LUC Speaker Card.docx

Rev. 05/2026

Not picked

5

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(9)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: GARY KHACHATOORIAN

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

I'M AGAINST ANY NEW CONSTRUCTION ON FOOTHILL BLVD., LA CRESCENTA 91214

THANK YOU, GARY

LUC Speaker Card.docx Rev. 05/2026

6

Comment

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(13)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Daniel Leslon Linda Lee

Business or Organization Affiliation:

Address: [redacted]

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

I am against this development due to the lack of parking (1 car port) is not sufficient

Approved Do not like the traffic, the sheriff department cannot respond to emergencies, concerned about TAY homes Might have more crime

LUC Speaker Card.docx Rev. 05/2026

(Comment)

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(6)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☑

I wish to speak regarding this agenda item:

Name: Sal Manzella

Business or Organization Affiliation:

Address: Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW [ ]

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

Too Many units for this Intersection. Will cause traffic jam and potential fire hazard.

LUC Speaker Card.docx Rev. 05/2026

(Comment)

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(7)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☒

I wish to speak regarding this agenda item:

Name: Regina (Star) DeRose

Business or Organization Affiliation:

Address: 4923 El Serano Ave. La Crescenta 91214
Street Name City State Zip

Phone: 818-248-0940 Email: maherstar3@yahoo.com

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW [ ]

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

I am in full & total opposition to this project on many reasons: Safety, Evacuation, Water, Traffic, Parking, Emergency Services & scores of other reasons, none of which support this construction.

LUC Speaker Card.docx Rev. 05/2026

Comments only and no shows

(Comment Only)

Date: 5-4-26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(76)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

☑ I do *NOT* wish to speak, but would like to submit the written comment below: ☑

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: _____
Street Name City State Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

What will a day in the life of the TAY look like.... Will they go to school? Trade/Career Counceling?
Who Cares for the child that lives with them?
Is child care on site?

LUC Speaker Cards.docx Rev. 05 2026

Explain how a day look

Date: 5/4/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below:

I wish to speak regarding this agenda item:

Name: Kaitlyn Lau

Business or Organization Affiliation:

Address: [redacted]

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW

Client Name: Phone:

Client Address:
Street City State Zip

COMMENTS FOR THE RECORD

This development should NOT go through as it will create many safety issues in our neighborhood. Foothill & Briggs is already a very busy intersection. Coming down from Shields is already a safety hazard as there's only one way down the mountain. Adding this structure will not only cause more traffic, but more accidents. Yes, foster kids deserve stability, but how will you ensure they won't take advantage of all the benefits you are provided. Additionally, there's a huge safety risk as there are 6 schools in a 5 mile radius. You are also removing a historic landmark from our town in order to "modernize".

LUC Speaker Card doc Rev. 05/2026

Building on this land will turn our town from something unique & quaint into another cookie cutter. This is the ~~[illegible]~~ suburbs, not the city. This is also not a good option to support transitioning adults, by shoving them into a room/apartment w/ 6 other people isn't the support they need. It's dangerous. There's also already a terrible job market, especially w/in southern California. How are you going to support them & the people in the community. Why not support the apartments that are available already! It's important to care about others, but also the people already living in the areas you're invading! This community is already filled with a lot of people. For a very small community it's already over developed.

[illegible]

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Beth Brooks

Resident of Crescenta Valley: ☐ Yes ☒ No

Question / Comment (directed to the panel):

Re: What about incentives + waivers with density, parking, stand. - compatib.
This is just a baseline.

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
2. When your name is called, remain seated; a microphone will be brought to you.
3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator.

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: _____

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(7)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card.

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Fred Koikorian

Business or Organization Affiliation:

Address: [redacted]

Phone: [redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx Rev. 05/2006

9:15 pm

- Planning process 16 SM
speed market [illegible], [illegible]
- [illegible] standard [illegible]
to other side

Question re: Traffic Study (61)

The afternoon times studied 3:30 -6:30 pm does not take into consideration the elementary schools dismissal times, 2:25pm. Rosemont Jr. High - 3:00pm ?

Pam MacDonald

Date: 3/6/26

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legible and complete all information on the comment card

I do NOT wish to speak, but would like to submit the written comment below:

I wish to speak regarding this agenda item:

Name: _____

Business or Organization Affiliation: _____

Address: _____ Street Name _____ City _____ State _____ Zip

Phone: _____ Email: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____ Street _____ City _____ State _____ Zip

COMMENTS FOR THE RECORD

[illegible]

CVC Speaker Card.docx

Rev. 03/2026

Q

CRESCENTA VALLEY TOWN COUNCIL

60

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Dr Colin Callaghan

Resident of Crescenta Valley: [X] Yes [ ] No

Question / Comment (directed to the panel):

[illegible] MASSIVE [illegible] that will [illegible] [illegible] traffic [illegible] [illegible]?

Further, on traffic and [illegible] right from [illegible] I [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
2. When your name is called, remain seated; a microphone will be brought to you.
3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator.

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: _____

"5"

Date: 5/4

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

(5A)

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item.

Name: Andrew Loera

Business or Organization Affiliation:

Address: Street Name City State Zip

Phone: Email:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: Phone:

Client Address: Street City State Zip

COMMENTS FOR THE RECORD

Adult programs for youth & residents that no longer meet the strict requirements to be housed here.

LUC Speaker Card.docx Rev. 05.2006

CRESCENTA VALLEY TOWN COUNCIL

Land Use Committee / CVTC Joint Forum

Briggs Avenue Community Forum – Speaker Card

Date: Monday, May 4, 2026 Time: 6:30 PM
Location: Rosemont Middle School Cafetorium

Name of Speaker: Kevin Witt

Resident of Crescenta Valley: ☒ Yes ☐ No

Question / Comment (directed to the panel):

One slide mentioned "other agencies," which has you worked with in the past?

1. Please fill out this card completely and hand it to a Land Use Committee member collecting cards at the front.
2. When your name is called, remain seated: a microphone will be brought to you.
3. Each speaker will have up to 2 minutes.
4. Panel members may respond after your comment.
5. All remarks should be respectful and go through the moderator

Internal Notes – Do Not Fill Out (Council Use Only):

Speaker #: ____

Date:

Crescent Valley Town Council
Land Use Committee Meeting

Speaker Card

57

(Please submit your card to the Recording Secretary. You will be called on during the Public Comment)

Please write legibly and complete all information on the comment card

I do *NOT* wish to speak, but would like to submit the written comment below: ☐

I wish to speak regarding this agenda item:

Name: Nishan Odabashian

Business or Organization Affiliation:

Address: [redacted]

Ph[redacted]

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW ☐

Client Name: _____ Phone: _____

Client Address: _____
Street City State Zip

COMMENTS FOR THE RECORD

LUC Speaker Card.docx

Rev. 05/2026

8:00 pm

- Board appeal is not prop[illegible] noticed in the paper
  [illegible] to [illegible]
  [illegible] sent them
  [illegible] of your [illegible] [illegible]
  [illegible]
- The way in which this was [illegible]
  [illegible] start so
  Confusing
  [illegible]
  [illegible] did you do this to help [illegible]
- Any [illegible] [illegible] other [illegible]
  [illegible] either
  [illegible]
  [illegible]

ATTACHMENT 4

Crescenta Valley Water District Fire Flow Test Results 2413 Foothill Boulevard (Briggs & Foothill Site) Test Performed: July 30, 2019 Form Dated: August 1, 2019

CRESCENTA VALLEY WATER DISTRICT
FIRE FLOW TEST FORM

REQUEST

Applicant's Name & Address VAROOZH SAROIAN
128 S. KENWOOD ST.
GLENDALE, CA 91205

Applicant's Telephone (818) 402-5264 ( )
LANDMARKDESIGNLLC@GMAIL.COM

☐ Property Owner or ☒ Owner's Representative

Address of Building Requiring Fire Flow Test 2413 FOOTHILL BLVD.
LA CRESCENTA, CA. 91214

Zoning C-2 Type of Construction III-A

Occupancy or Use M, R2/S2 Fire Flow Requirements ____ gpm @ ____ hr. duration as required by L.A. County/Glendale Fire Department

Signature of Applicant V. SAROIAN Date 07-12-19

District Approval of Flow Test [signature] Date 8/01/2019 ☐ Fee Paid

RESULTS:

To Be Completed By Tester:

Flow Hydrant Distance from Structure 5'

Flow Hydrant Static Pressure 70 P.S.I.

Flow Hydrant Pitot Gauge Read (psi) 24

Flow Hydrant Orifice Size (in.) 2.5"

Flow Rate (gpm) 822

Flow Rate @ 20 psi Residual 1,445

Residual Hydrant Static Pressure (psi) 74

Residual Hydrant Residual Pressure (psi) 55

Tester's Name David Rawlings

Tester's Company Crescenta Valley Water

Tester's Phone (818) 248-3925

RESULTS:

To Be Completed By District:

Flow Hydrant No. Page 23 F.H. #15

Flow Hydrant Street Foothill

Flow Hydrant Cross Street Briggs

Flow Hydrant Dist. to Cross Street 20'

Flow Hydrant Size 6"x4"x2.5"

Flow Hydrant Main Size 12"

Residual Hydrant No. Page 23 F.H. #13

CVWD Witness PETER HICKS

Flow Test Date 7.30.19

Comments FLOWED FOR 4 MIN.

FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To Be Completed By Applicant)

PART I

Building Address: 2413 FOOTHILL BLVD.

City or Area: LA CRESCENTA, CA. 91214

Nearest Cross Street: BRIGHS.

Distance of Nearest Cross Street: 130'

Applicant: VAROOZH SAROIAN Telephone: (818) 402-5264

Address: 128 S. KENWOOD ST.

City: GLENDALE, CA. 91205

Occupancy (Use of Building): M/R2/S2 Sprinklered: Yes ☒ No ☐

Type of Construction: III-A

Square Footage: 52 000.00 SQ.FT Number of Stories: FIVE

Present Zoning: C-2

Applicant's Signature

Date

PART II-A **INFORMATION ON FIRE FLOW AVAILABILITY**
(To be completed by Water Purveyor)

Location 2413 Foothill

Hydrant Number Page 23 F.H. 15

Distance from Nearest Property Line 5' Size of Hydrant 6"x4"x2.5" Size of Water main 12"

Static PSI 74 Residual PSI 55 Orifice size 2.5" Pitot 24

Fire Flow at 20 PSI 1,445 Duration 2.0 Flow Test Date / Time 7-30-19 7:00am

---

Location _____

Hydrant Number _____

Distance from Nearest Property Line _____ Size of Hydrant _____ Size of Water main _____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time _____

Location _____

Hydrant Number _____

Distance from Nearest Property Line _____ Size of Hydrant _____ Size of Water main _____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time _____

PART II-B **SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY**

~~Detector Location (check one)~~ ☐ ~~Above Grade~~ ☐ Below Grade ☐ Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) ☐ Yes ☐ No

Minimum Type of Protection Required (check one) ☐ Single Check Detector Assembly

☐ Double Check Detector Assembly ☐ Reduced Pressure Principle Detector Assembly

---

Crescenta Valley Water Dist.
Water Purveyor

8/01/2019
Date

Signature

Senior Engineer
Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

ATTACHMENT 5

Streets and Roads Committee Briggs Terrace Evacuation & Emergency Access Risk Summary and Letter to Supervisor Kathryn Barger Dated: April 10, 2026

CRESCENTA VALLEY TOWN COUNCIL

April 10, 2026

Supervisor Kathryn Barger
500 W. Temple Street
Los Angeles, CA 90012

Dear Supervisor Barger,

Crescenta Valley Town Council has deep concern regarding Abode's five story, high-density development in the Crescenta Valley at the intersection of Briggs Avenue and Foothill Boulevard without corresponding improvements to evacuation capacity, traffic flow, or emergency access. The current conditions already place residents, students, and first responders at significant risk. Adding more population to this constrained network without addressing these deficiencies is unsafe and unsustainable.

Briggs Terrace is a small, mountainous, isolated foothill neighborhood with **only one road in and one road out**. The neighborhood consists of 17 narrow winding residential streets and approximately 316 homes, developed prior to modern fire-access and evacuation standards. This geography alone creates elevated risk and the area is designated a **Very High Fire Severity Zone**.

The lower portion of Briggs between Foothill and Shields Avenue consists of an additional approximate 320 homes.

These figures do not include any ADU's or sub properties which would increase the number of residents needing to evacuate.

During the 2009 Station Fire residents were evacuated twice. Any stalled vehicle, accident, construction activity, or fallen tree could have blocked the sole access point trapping residents and preventing emergency vehicles from entering. The entire east side of Briggs Avenue is a canyon with no possible evacuation route.

Compounding this vulnerability, Briggs Avenue serves several critical community facilities.

- **Mountain Avenue Elementary School**, located on a dead-end street, has approximately 600 students and 30 staff who must all evacuate onto Briggs Avenue.
- **Rosemont Middle School**, just west of Briggs, adds roughly 730 students and 30 staff to the same limited network.
- **Monte Vista Elementary**, farther up the hill, with approximately 780 students and staff, contributes additional daily traffic and potential evacuation demand.
- The **Crescenta Valley Sheriff's Station** also exits directly onto Briggs Avenue, meaning congestion directly affects law-enforcement response times.

On a normal school day, these facilities generate hundreds of additional vehicle trips on Briggs, Rosemont, La Crescenta Avenues, and surrounding streets. In an emergency during school hours, parents rushing to reach their children would overwhelm these roads creating gridlock at the exact moment when rapid evacuation is essential.

Recent events have shown how fragile this system already is. Foothill Boulevard was brought to a crawl with a semi-truck fire on the 210 Freeway eastbound at La Tuna Canyon Road. This incident backed up traffic into Pasadena and major north-south streets including Briggs, Rosemont, La Crescenta, and Ramsdell; all at a complete standstill. Parallel streets such as Orange, Altura, Montrose, and Honolulu were also gridlocked. This occurred without a true emergency. Had this been a wildfire or earthquake the consequences could have been catastrophic. Emergency vehicles would have struggled to move and residents could have been trapped as in the Palisades and Eaton fires.

Despite these realities, the State continues to push for increased high-density housing in the valley, including the proposed **4 - 5 story Abode apartment building** at Briggs and Foothill. This project alone could add approximately **300-350 residents and 150+ vehicles** to the chokepoint of the only evacuation route. With onsite parking for only 80 cars, overflow vehicles would spill onto Foothill Boulevard and lower Briggs further constricting movement. The building's only exit is going west onto Foothill Boulevard, meaning evacuation traffic may be forced to stop to allow apartment residents to exit thereby slowing evacuation for the entire community and hindering first responders. The parking deficit for the proposed development creates a situation where residents may be running to vehicles parked far away so that they themselves can evacuate and those additional vehicles parked on the already narrow streets effectively shrinks the escape pipe for EVERY resident living North of the project. Pedestrians vs. vehicles in a high stress and possibly smoke -filled situation creates a recipe for tragedy. An approval of such a high density project by the County is consenting to the obstruction of a dedicated evacuation route.

A single-access foothill community with extreme fire risk, three schools, a sheriff's station, and no alternative evacuation routes **cannot safely absorb high-density development**. Our infrastructure is already overburdened. Adding more residents without meaningful improvements to road capacity, evacuation planning, and emergency access places lives at risk.

We respectfully urge the County to require:

- **Comprehensive traffic impact studies**
- **Evacuation modeling and emergency access analysis**
- **Consideration of fire-safety exemptions and reduced-density allowances**
- **Infrastructure improvements prior to approving additional high-density projects**

Public safety must come before State development mandates. Just because it's mandated, it does not mean it is appropriate for all communities. Crescenta Valley residents are not opposed to responsible planning within our community standards, we are asking for planning that acknowledges the real, documented constraints of our geography and infrastructure.

P.O. Box 8676 La Crescenta, CA 91224-0676 e:contact@thecvcouncil.com www.thecvcouncil.com

Thank you for your attention to this critical matter. CVTC urges you to prioritize the safety of our community and ensure that any future development decisions reflect the unique risks faced by Briggs Terrace and the surrounding foothill neighborhoods.

Dede Mueller
Crescenta Valley Town Council, Streets and Roads Committee Chair

Briggs Terrace Evacuation & Emergency Access Risk Summary

Neighborhood Overview

Briggs Terrace is a small, older hillside neighborhood located approximately 1.4 miles North of Foothill Blvd. The last home is approximately 2.5 miles North of Foothill Blvd. The streets in Briggs Terrace are steep, winding, narrow, and dark.

The neighborhood to the East of Briggs between Foothill Blvd. and Shields consists of 18 cul de sac streets with the only access road being Briggs Avenue.

The Briggs community as is the majority of Unincorporated La Crescenta, is situated within a Very High Fire Severity Zone (VHFSZ) and has a documented history of evacuation during the 2009 Station Fire and most recently the Eaton Fire residents were in the get ready to go stage for several days.

Access & Evacuation Constraints

Briggs Terrace is served by a single access roadway, Briggs Avenue.

- The entire east side of Briggs Avenue is bordered by a canyon (Sutton Canyon and Pickens Canyon channel and debris basin)
- There is no physical ability to evacuate eastward
- No secondary access roads or emergency egress routes exist
- All residents must evacuate southbound onto Briggs Avenue toward Foothill Boulevard

As documented, Briggs Terrace has only one road in and one road out, creating a single-access, single-direction evacuation condition with no redundancy.

P.O. Box 8676 La Crescenta, CA 91224-0676 e:contact@thecvcouncil.com www.thecvcouncil.com

Population & Vehicle Demand (2025 Voter Roll) and Title Map Search

Using the 2025 voter roll and a title map search as a conservative proxy for residents:

- Approximately 666 properties in Briggs Terrace and the East portion of Briggs between Foothill and Shields
- 1998 residents estimating 3 people per household
- Assuming 1.8 cars per household
- Results of approximately 1198 vehicles

In a wildfire evacuation, these vehicles would attempt to leave at the same time, particularly under wind-driven or fast-moving fire conditions and extreme conditions of possible smoke and low visibility and in most instances without power for street lights.

Evacuation Queue Length & Roadway Capacity

Using conservative vehicle spacing:

- Average vehicle plus spacing: ~20–25 feet
- 1198 vehicles = approximately 23,960 – 29,950 feet of queued traffic
- Equivalent to 4.5 – 5.67 miles of continuous vehicle queue

Because Briggs Terrace is only ~1.4 miles from Foothill Boulevard, evacuation demand exceeds available roadway capacity by approximately 3 times.

This means:

- Vehicles would remain trapped within the neighborhood
- Some residents may not be even able to pull out of their driveways due to the queue of cars
- Congestion would back up beyond Foothill Boulevard all the way to the 210 Freeway
- Evacuation clearance (TIME TO CLEAR) could not be completed before fire arrival in rapid spread scenarios i.e.: Palisades and Eaton fires.

Emergency Response Conflict

During a wildfire event:

- Residents must evacuate southbound
- Fire engines, water tenders, and command vehicles must respond northbound
- Both evacuation and response traffic are forced onto the same narrow, winding roadway

Documented conditions indicate that any stalled vehicle, collision, debris, or fallen tree can completely block Briggs Avenue, simultaneously preventing:

- Civilian evacuation
- Fire Department access

Fire apparatus has limited ability to bypass, turn around, or reverse under these conditions.

P.O. Box 8676 La Crescenta, CA 91224-0676 e:contact@thecvcouncil.com www.thecvcouncil.com

Risk Conclusion

Briggs corridor presents a high-consequence life-safety risk characterized by:

- Single access point
- Single evacuation direction
- Vehicle demand exceeding roadway capacity
- Direct conflict between evacuation and emergency response
- No redundancy or tolerance for blockage or delay

This estimate does not include:

- Minors, elderly, visitors or service providers
- Emergency personnel
- School-related traffic on Briggs Avenue

This is a structural evacuation deficiency, not a behavioral issue, and must be considered in emergency planning, fire operations, and land-use decisions affecting Briggs Avenue and Foothill Boulevard. The overview of the Unincorporated La Crescenta community North of Foothill lacks adequate road infrastructure on most streets to accommodate a mass exodus. Residents are owed safety measures put in place by the County and the State. Overbuilding and oversaturating a community in a VHFSZ is a fundamental duty being willfully ignored in favor of development density and it effectively trades the life-safety of current families for a calculated liability.

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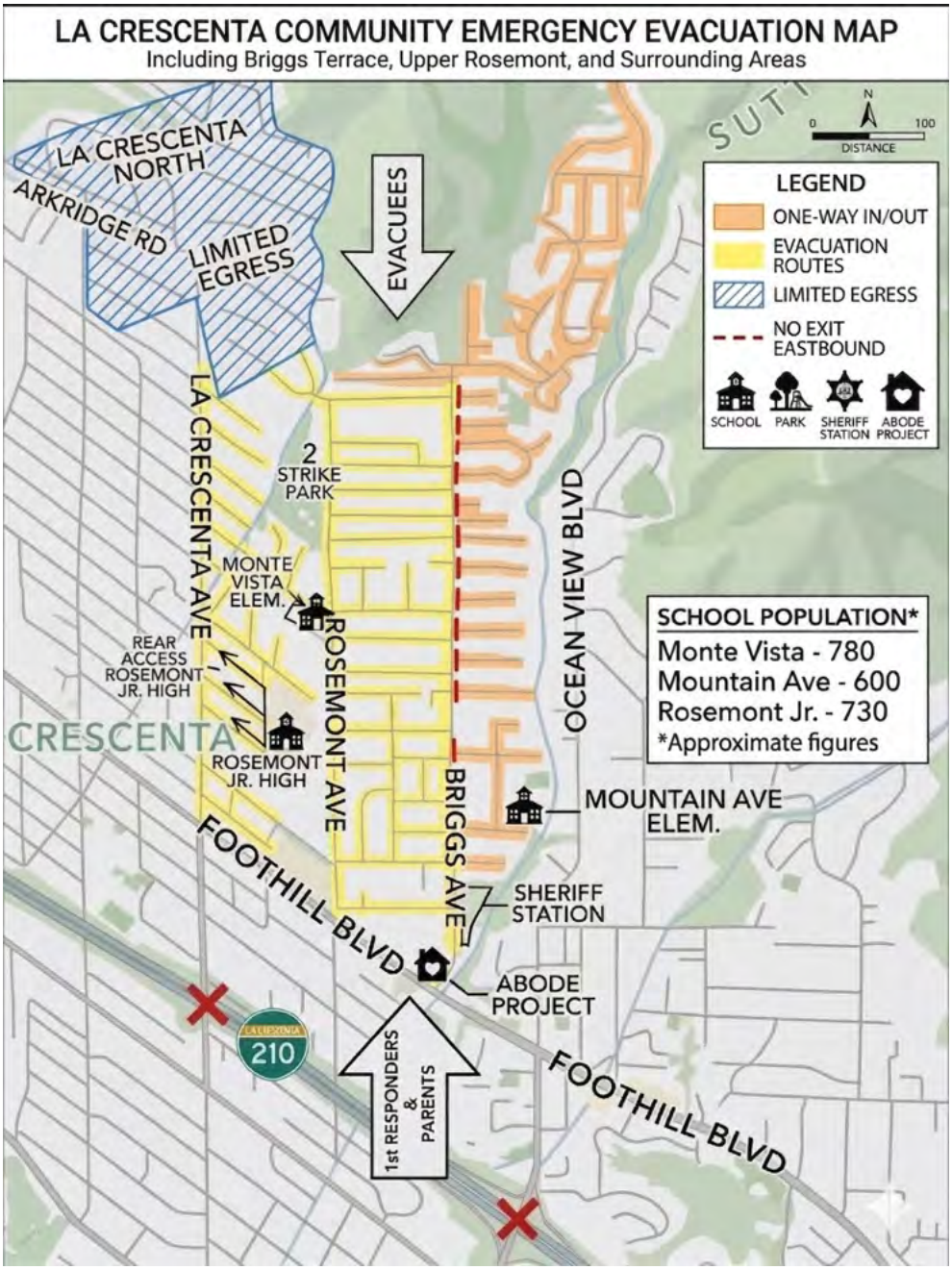
LA CRESCENTA COMMUNITY EMERGENCY EVACUATION MAP
Including Briggs Terrace, Upper Rosemont, and Surrounding Areas
LA CRESCENTA NORTH
ARKRIDGE RD
LIMITED EGRESS
EVACUEES
N
0
100
DISTANCE
LEGEND
ONE-WAY IN/OUT
EVACUATION ROUTES
LIMITED EGRESS
NO EXIT EASTBOUND
SCHOOL
PARK
SHERIFF STATION
ABODE PROJECT
LA CRESCENTA AVE
2 STRIKE PARK
MONTE VISTA ELEM.
REAR ACCESS ROSEMONT JR. HIGH
CRESCENTA
ROSEMONT JR. HIGH
ROSEMONT AVE
BRIGGS AVE
OCEAN VIEW BLVD
SCHOOL POPULATION*
Monte Vista - 780
Mountain Ave - 600
Rosemont Jr. - 730
*Approximate figures
MOUNTAIN AVE ELEM.
FOOTHILL BLVD
SHERIFF STATION
ABODE PROJECT
210
1st RESPONDERS & PARENTS
FOOTHILL BLVD

ATTACHMENT 6

Statutory Analysis of Eligibility for Streamlined Ministerial Approval and Requested Waivers under Senate Bill 35 and the State Density Bonus Law

STATUTORY ANALYSIS OF ELIGIBILITY FOR STREAMLINED MINISTERIAL APPROVAL AND REQUESTED WAIVERS

The Crescenta Valley Town Council has reviewed the statutory and regulatory framework governing the applicant's request for streamlined ministerial approval pursuant to Senate Bill 35 (Government Code § 65913.4) and the related waivers and concessions sought under the State Density Bonus Law (Government Code § 65915).

Government Code section 65913.4(a)(6)(D) expressly provides that a housing development project **shall not be eligible** for streamlined ministerial approval if the project site is located "[w]ithin a very high fire hazard severity zone, as designated by the California Department of Forestry and Fire Protection" or within the State Responsibility Area, **unless** the applicant demonstrates that the project incorporates all required fire hazard mitigation measures consistent with existing building standards and state fire mitigation regulations applicable to the development.

The project site is located within a State-designated Very High Fire Hazard Severity Zone. Although the applicant appears to rely upon the statutory exception for fire hazard mitigation measures, such exception is not satisfied by the mere use of fire-resistant building materials. Rather, the statute requires strict and demonstrable compliance with three independent sets of mandatory standards: (i) Public Resources Code section 4291, (ii) Public Resources Code section 4290 and its implementing regulations, and (iii) Chapter 7A of the California Building Code (Gov. Code, § 65913.4, subd. (a)(6)(D)(i)–(iii)).

First, Public Resources Code section 4291 mandates the maintenance of **not less than 100 feet of defensible space** from each side, front, and rear of every structure. The proposed building is designed to wrap around the perimeter of the triangular lot and is situated at or immediately adjacent to the property lines on multiple sides, particularly along Foothill Boulevard. As a result, the project appears to provide no meaningful defensible space whatsoever, thereby failing to satisfy this fundamental fire-safety requirement.

Second, Public Resources Code section 4290 and Title 14, California Code of Regulations section 1276.01 establish minimum statewide fire-safe regulations for development in high fire hazard areas. These provisions require, among other things, a **minimum 30-foot setback** for all buildings from all property lines. The architectural plans submitted by the applicant show the proposed structure located at or near the property line along Foothill Boulevard and other street frontages, which appears to fall well short of the required setback.

Third, Chapter 7A of the California Building Code imposes stringent ignition-resistant construction standards specifically for buildings in wildfire-prone areas. These standards govern exterior walls, roofing materials, eaves, vents, windows, decks, and other vulnerable elements of the building envelope in order to reduce vulnerability to ember intrusion and direct flame impingement. The applicant has not provided detailed plans or supporting documentation demonstrating full compliance with these specific wildfire-protection requirements.

Because the applicant has not carried its burden of demonstrating compliance with these mandatory fire hazard mitigation standards, eligibility for streamlined ministerial approval under Government Code section 65913.4 has not been established.

Furthermore, waivers and concessions requested pursuant to the State Density Bonus Law are discretionary in nature and are **not required to be granted** where the granting of such relief would contribute to or exacerbate public health and safety risks (see Gov. Code § 65915). In light of the site's location within a Very High Fire Hazard Severity Zone, its reliance upon a single evacuation route via Briggs Avenue, and the unresolved traffic, circulation, infrastructure, and emergency-access concerns documented elsewhere in this report, the Town Council finds that the requested waivers, concessions, and streamlined processing **should not be approved** at this time.

Conclusion The project does not qualify for streamlined ministerial approval under SB 35 and does not satisfy the legal prerequisites for the requested density bonus waivers and concessions. The Town Council therefore recommends that Los Angeles County deny any request for streamlined processing or waivers until the applicant demonstrates full compliance with all applicable fire-safety statutes, regulations, and building code requirements.

ATTACHMENT 7

LACDA NOFA Threshold and Underwriting Criteria Analysis Comparison of Mandatory Requirements vs. Project Deficiencies May 2026

ATTACHMENT 7

LACDA NOFA THRESHOLD AND UNDERWRITING CRITERIA ANALYSIS
Crescenta Valley Town Council May 2026

The Los Angeles County Development Authority (LACDA) evaluates funding requests under strict Threshold and Underwriting Guidelines (NOFA Round 32). Projects must satisfy multiple mandatory threshold criteria before funding can be recommended or approved. These criteria include site suitability, infrastructure capacity, legal compliance, public safety, financial feasibility, and project readiness.

The Crescenta Valley Town Council has reviewed the proposed development against these mandatory criteria. The evidence demonstrates that the project fails or raises substantial concerns under several of them.

Analysis of LACDA Mandatory Threshold and Underwriting Criteria

Criterion	LACDA Requirement (Threshold / Scoring)	Project Deficiency (Based on Available Evidence)
Site Suitability / Infrastructure Capacity	Adequate water, sewer, fire flow, and emergency access must be demonstrated. No unaddressed safety risks.	CVWD fire-flow test on the exact site shows only **1,445 GPM available at 20 psi** vs. **4,000 GPM minimum** required. The existing 12-inch main is already a substantial line; upgrades "**may not be feasible**."
Legal Compliance / Streamlining Eligibility (SB 35)	Project must be fully eligible for any claimed streamlined ministerial approval (Gov. Code § 65913.4).	Site is in a Very High Fire Hazard Severity Zone and fails mandatory fire-mitigation standards: no 100-ft defensible space (Pub. Res. Code § 4291), no 30-ft setbacks (§ 4290 & 14 CCR § 1276.01), and no demonstrated compliance with Chapter 7A of the CA Building Code. **Ineligible for streamlining.**
Evacuation / Public Safety / Emergency Access	No unaddressed life-safety or evacuation risks.	Streets & Roads Committee analysis shows single-access Briggs Avenue already produces a **4.5–5.67-mile vehicle queue** on a 1.4-mile road (demand exceeds capacity by ~3×), with direct conflict between civilian evacuation and northbound fire response. Project adds 300–350 residents + 150+ vehicles with only 80 parking spaces.
Financial Feasibility / Project Readiness	Positive cash flow, realistic costs/timeline, and no major unresolved infrastructure issues.	No traffic study, no full evacuation model, no infrastructure capacity plan, and no fire-flow solution provided. Major upgrades would increase costs dramatically and are of uncertain feasibility.
Supportive Services Plan (TAY Units)	Detailed, adequate on-site or committed services for Transitional Age Youth residents.	Developer has provided only vague "on-call" services with no confirmed staffing plan or schedule.
Public Benefit / Risk to County	Overall community impact must not create undue safety or financial risk to the County.	Funding a project that worsens an already failing single-evacuation corridor in a VHFSZ places lives and County resources at risk.

Conclusion The project fails or raises substantial concerns under multiple mandatory Threshold Criteria required by LACDA. The Council therefore respectfully requests that all funding approvals be deferred until these deficiencies are fully resolved through completed studies and written findings.