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From: Kerri Lewin Brautigam<kerri@thecvcouncil.com>

Date: Mon, Apr 27, 2026 at 11:21 AM

Subject: Follow Up Crescenta Valley Town Council

Dear Senator Perez,

It was nice to officially meet you at the Hometown Country Fair on Saturday. Thank you for taking the time to listen to the serious concerns our community has regarding the proposed high density development by Abode Communities. We appreciate your willingness to engage with us on a project that carries significant implications of the future of Unincorporated La Crescenta - Montrose. The Eaton and Palisades Fires were a reality check. An apocalyptic tragedy.

While we recognize the critical need for housing, we believe that any development must be responsibly planned especially when located in a Very High Fire Severity Zone such as our community. Almost the entire La Crescenta corridor is zoned as such and in every direction for our neighboring cities. Nestled between two mountains, San Gabriel to the North and the Verdugo's to the South thereby geographically creating a high risk trough and valley of fire.

Elected officials primary duty is to ensure the safety of all residents; both those currently living here and those who would move into this new development. Legislation that prioritizes high density production without accounting for the existing population density, geographical constraints, infrastructure and evacuation capacity of a VHFSZ is incomplete and dangerous. If state laws fail to protect the lives of residents, it falls upon our local representatives to advocate for the necessary revisions and stricter policies that do. These laws should never put greater risk on communities. The events in January 2025 were life changing and to ignore these lessons without policies reflecting the new reality is setting up communities in VHFSZ for the same tragic outcome.

Our concerns center on several critical points that we strongly believe require a more thorough examination.

These are the items we briefly talked about with you (included are the maps per your request) ~

First and most critical is the proposed site is a known choke point on a vital evacuation route. Every resident North of Foothill must use a North-South street to exit the community. In the event of an evacuation, which has been known to happen on several occasions, all residents residing off of Briggs Avenue must use Briggs to exit. There are no exits to the East and this area of La Crescenta is a functional dead end. Briggs Terrace which is located approximately 1.4 miles North of Foothill Blvd. is a mountainous community with narrow roads and has been deemed an extremely precarious neighborhood due to lack of road width and only one small narrow road for access. Any congestion South of Shields Avenue would leave these residents trapped.

Second, the topography alone makes this a car dependent community. By allowing a development with limited onsite parking for residents (80 parking spots for upwards of 200 residents) creates an overflow of residual cars parked on streets and creating more congestion for residents North of the project. Overflow parking would spill on to Briggs, Foothill and adjacent residential streets Cross and Fairmount, further narrowing the streets. Parking on Foothill Blvd. is lacking and Foothill Blvd. directly to the East is under La Cañada jurisdiction with parking restrictions 7AM - 6PM on the North side of Foothill Blvd. Business along the corridor have indicated concern of resident parking impacting their customers' access and or parking in their lots overnight. Housing should never have a negative implication for businesses.

The current project plan indicates access to the development from Foothill Blvd. from the West bound lanes of Foothill Blvd. only. If residents are heading East, they must make a left hand turn from the start of a left turn lane or a U turn at Briggs to access the driveway. And vice versa, all residents exiting must turn right only or cross over a left hand turn lane. There is no other suitable access point to the project as the entire East side along Briggs is a blind curve on a steep downhill road.

Several Schools are located North of Foothill Blvd. and Briggs Avenue is used for school access. Students residing in areas below Foothill Blvd. use Briggs as the access to school and exit leaving the school. Briggs and Foothill intersection is already overburdened during these times. Abode residents exiting to the East would need to turn left squeezing between queued vehicles waiting to turn North on Briggs or exit West to make a U Turn. Logistically either of these samples increase unsafe driving on an already overburdened thoroughfare.

Third, CV Sheriff's Station is located just above the proposed project. Introducing high density traffic and logistical hazards on a blind curve directly onto the path of emergency responders is a significant public risk. Not only do the Crescenta Valley Sheriff's serve the Unincorporated La Crescenta- Montrose, they also serve La Cañada as they are their contracted law enforcement agency. Overcrowding this very intersection does not just affect this neighborhood, it impacts every 911 call throughout the Crescenta-Cañada Valley.

Lastly, the reality of fire emergencies and public safety power shutdown is real in our community and as residents, we live on high alert indefinitely. Having an evacuation plan in place is paramount and we are concerned for the residents who may have no personal car and Abode's safety plan to evacuate their residents on a moments notice. As seen in Eaton and Palisades fires, immediate action is needed to leave the community entirely. In an area prone to extreme high winds and fires, this evacuation plan must be air tight for residents living in a VHFSZ. Evacuation "Time to Clear" and number of residents that would be impacted by the County's conscious acceptance of obstructing an evacuation route is vital to the community. The residents are owed the fundamental infrastructure necessary to support saving lives before any high density project.

To fully understand the ground truth of living in this corridor we urge the developer and our elected officials to conduct multiple site visits and put themselves in the position of the residents and challenge them to personally walk the routes to schools and local shops to experience the steep grades and infrastructure limitations firsthand.

We are not opposed to a responsible development, but we are opposed to a development that increases risks for thousands of residents on an already strained evacuation route without fully understanding the implications.

Unincorporated La Crescenta - Montrose is only 3.426 square miles of steep suburban community, we are dedicated to protecting the residents when their safety is in jeopardy from unilateral laws that are mandated without respect. Housing legislation should reflect the unique and unusual circumstances of communities in very high fire zones.

Please accept this email as a formal invitation to attend our upcoming Town Hall with Abode Communities on Monday May 4, 2026 at 6:30pm. Abode Communities will be presenting a revised proposal to our community and we encourage your office to engage in the dialogue with Abode and residents. This is an extremely important meeting for our community and we hope that you or a representative would make the time to attend. The informational flyer is attached for you.

After the Town Hall please be on the lookout for a copy of a letter of recommendation with requests, if necessary, from Crescenta Valley Town Council which will be circulated to Supervisor Barger's office.

Thank you again for your leadership and for prioritizing the safety of Unincorporated La Crescenta - Montrose.

Kerri Bräutigam

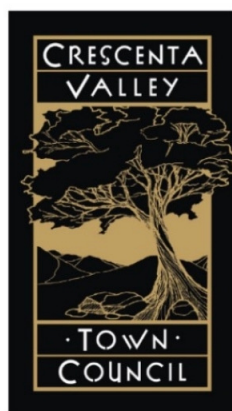
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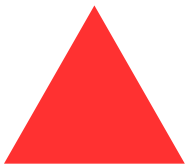
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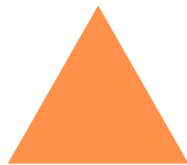
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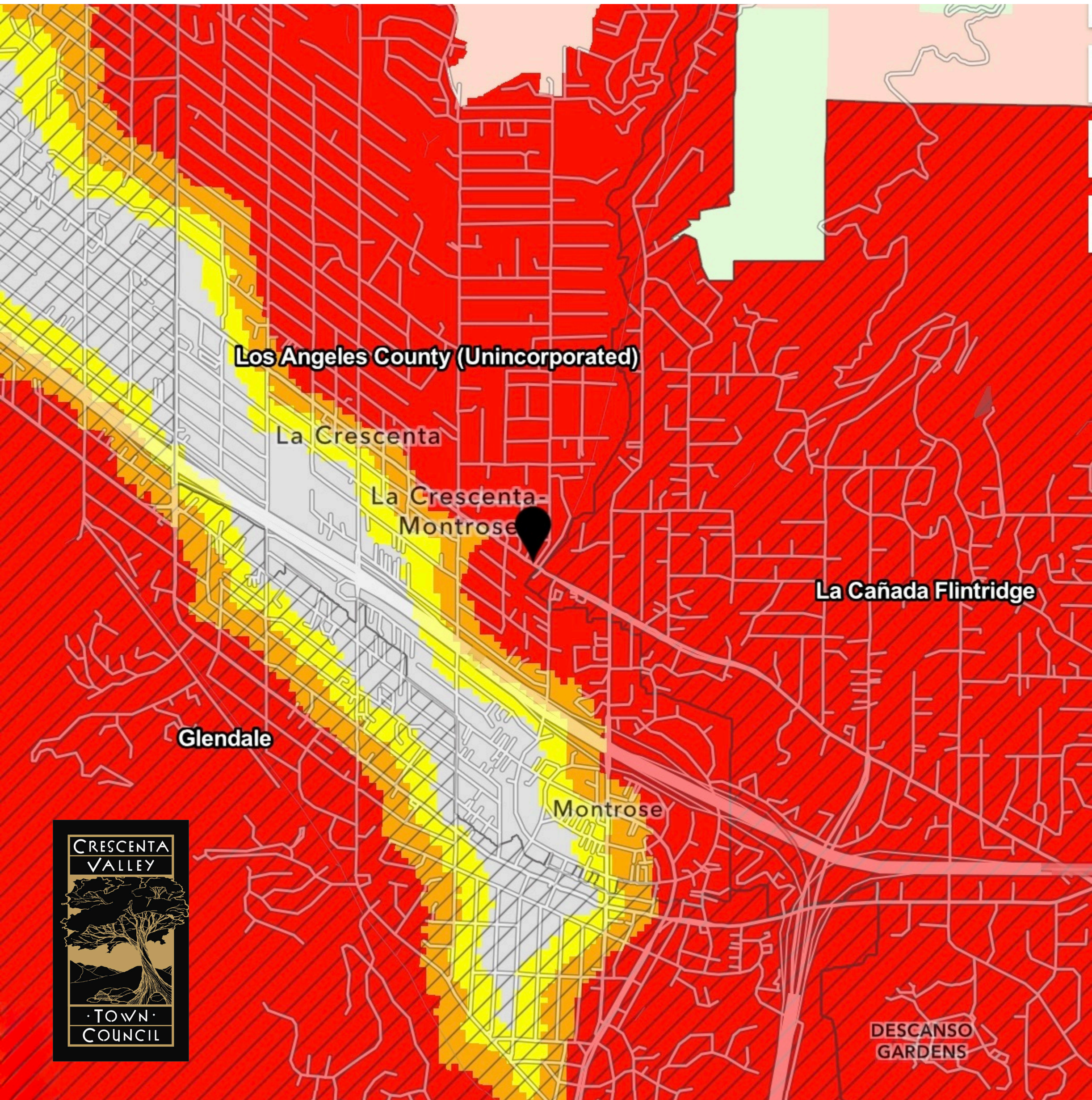
VERY HIGH SEVERITY



HIGH SEVERITY



MODERATE SEVERITY



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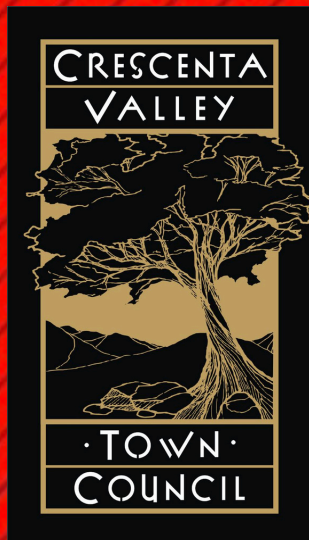
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La Crescenta-Montrose

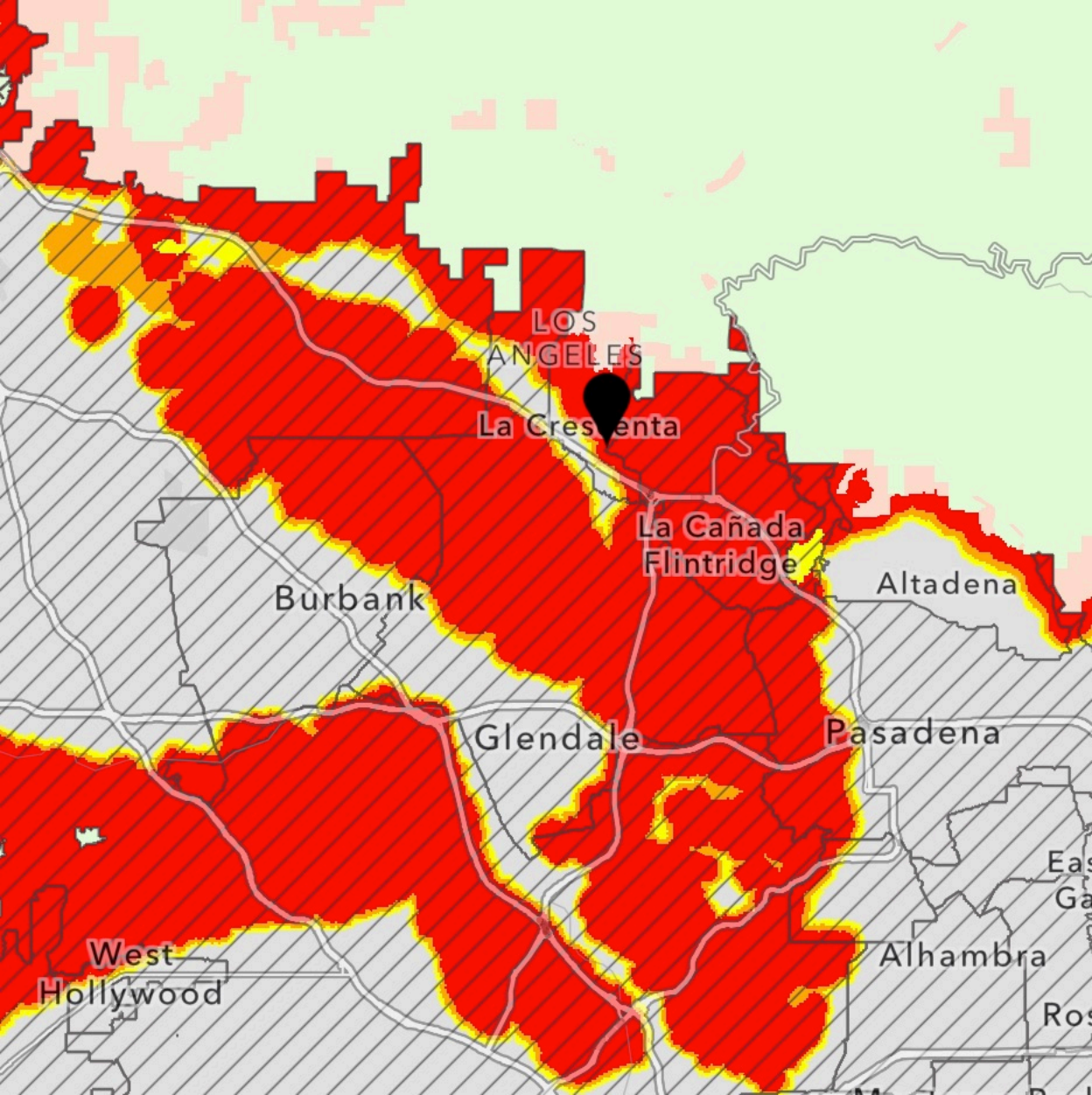
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Glendale

Montrose



DESCANSO GARDENS



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