



Crescenta Valley Town Council

February 17, 2011

Andy Narag
Los Angeles County Department of Public Works
Land Development Division
P.O. Box 1460
Alhambra, CA 91802-2460

FEB 28 2011

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Re: PM 71404 Road Conditions – 4351 Briggs Avenue

Dear Mr. Narag,

The Crescenta Valley Town Council Land Use Committee held a public forum regarding the above property on February 17, 2011 from 6:15-6:55 PM where we heard statements from the owner/developer as well as numerous statements from over 21 residents in attendance. There were aerial and street photos of the site as well as a plot map depicting the County proposed improvements. Public comments follow on the next page.

The Council unanimously agreed at the General Public Meeting, which directly followed the Land Use Meeting, that the CVTC, the public, and the developer oppose the County requirements. The inverted shoulder section and concrete flow lines will significantly disrupt the overall aesthetics of the neighborhood as well as cause the removal of mature landscaping. In order for the applicant to complete the additional requirements of curbs, gutters, and sidewalk, all mature landscaping would have to be removed, including, but not limited to, a 100-year old pine tree, a 50-year old sycamore, with the sidewalk causing an encroachment on several oaks. This again, would significantly change the neighborhood pattern in a negative manner.

Although we understand the existence of a master plan, this does not mean it is the best plan for every neighborhood. Insisting on these improvements would destroy the character and mature views neighbors and the community want and have been fighting to protect. The Crescenta Valley Town Council respectfully request that all street and lighting improvements for the above applicant be waived in order to maintain the rural, mature atmosphere the community wants to keep and wants to protect.

Thank you for your consideration regarding our community.

President

Cheryl Davis

cc: Department of Public Works at the Regional Planning Commission: Steve Burger
Road and Grading Section LA County DPW: Patricia Constanza
Senior planner Dept. of Regional Planning: Ramon Cordova ✓
Developer: Mark Anderson
Los Angeles County Supervisor Michael D. Antonovich
encl: Public comments, three emails, one letter

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<u>Name</u>	<u>Address</u>	<u>Comment</u>
Donna Stone	4404 Briggs, Montrose, CA	Concerned regarding pine tree – Please trim it and the foliage. She is not for removal of them, but the pine is leaning and another large pine in the neighborhood fell over. Curbs & gutters would be nice when it rains, but not at the expense of the mature trees and foliage.
Lisa Buscano	2420 Prospect (next door), Montrose, CA	The Deodars along her property and the subject property are 60+ years old and she doesn't want them tampered with. The split rail fence and trees that run along both properties are a very sought after woodsy look. Does not want curbs & gutters and likes the street and dirt. Where do you stop the sidewalk? It would look odd being on only that corner and down part of Briggs.
Frank Beyt	2207 Del Mar, Montrose, CA	Not an immediate neighbor but is opposed to the destruction of trees
Alice Kashirsky	4321 Briggs, Montrose, CA	Having sidewalk only in parts looks ridiculous. Other homes like the view of the trees so don't take them out. Expressed concerned about other issues to be addressed such as cars, tarps and people living in campers.
Robbyn Battles	CVTC LUC member	Questioned if curbs & gutters narrows the roadway on Briggs. Yes, currently cars can park on the dirt area adjacent to the split rail fence. The curbs & gutters would be installed at approximately the mid-point of the dirt area, resulting in parked cars narrowing Briggs.
Sharon Raghavachary	2209 Maurice Ave., La Crescenta, CA	Not an immediate neighbor but residents like the semi-rural area so leave it alone unless neighbors ask for improvements. There are 11 mature trees in that immediate area that would need to be removed to install curbs & gutters and other improvements.
Steve Goldsworthy	CVTC LUC member	Asked what guarantee there is that even if street and roadway improvements are not done, the mature trees and foliage would remain. Developer Mark Anderson gave his word that the trees will remain.
Mike Lawler	2717 Altura Montrose, CA	Lives 2 blocks west of the project. Is in favor of not requiring the curbs & gutters, street light and other improvements.
Steve Goldsworthy	CVTC LUC member	Distributed flyers to neighbors and spoke with two. They are not in favor of street and roadway improvements.
Cheryl Davis	CVTC LUC members	Distributed flyers to neighbors and spoke with seven. Only one neighbor wanted curbs & gutters, the additional street light and the cement swale. All other neighbors were not in favor of street and roadway improvements. Two commented that they liked it the

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<u>Name</u>	<u>Address</u>	<u>Comment</u>
		way it is and "leave it alone." Two neighbors wanted a stop sign due to speeding.

In addition, three emails were received by the CV Town Council and are attached:

- Hannah Kim, 4329 Briggs Avenue, Montrose, CA
- Kevin Kwon, former La Crescenta resident now residing in Tujunga
- Jordan Heimer, ____ Briggs, Montrose.