

From: [Mark Weaver](#)
To: [Kiesel, Roger](#)
Cc: [Brotman, Daniel](#)
Subject: Project 3411-3437 Foothill Blvd.Glendale 91214 case#PRD 2105883
Date: Thursday, June 17, 2021 2:02:44 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Roger Kiesel

In regards to the project at 3411-3437 foothill Glendale 92114. I have quite few concerns. Considering I have a property three houses away this project is going to have a huge effect on my houses value. Who going to pay for that? They should put this giant monstrosity in a gated community. We already have more than our share of rental units in Glendale. That is a fact. The things I am most concerned about are about health and safety. Glendale is telling us not to use our power during the hot part of the day. Last year we had brown outs. Glendale said they did not have enough back up power. We have had quite a few outages this year. A 4 hour 15 minute one just last week. Also been told we are facing water shortages for sometime to come. Was told our sewage system is not up to handling any more capacity. Then you already have traffic grid lock twice a day from the school. Takes up 20 minutes just to get out of your driveway parts of the day. All that makes sense because our basic infrastructure was never designed for what we are trying to make it do. What really burns me. Is the nerve of trying to get a bonus density reward by trying to pass this off as affordable housing when less than 6% of the units will be that. There is no provisions to police or enforce even those few units. Once the first tenants move out those units will revert back to high priced rentals. Sure hate to see that beautiful sunny park with nice views of the Verdugo downgraded. I hate to see our elected officials doing zero to protect our quality of life. Thanks for sending me the notice. Please express my concerns to the DRB.

Regards Mark Weaver

Sent from my iPad

From: [Mark Weaver](#)
To: [Kiesel, Roger](#)
Subject: Re: Project 3411-3437 Foothill Blvd. Glendale 91214 case#PRD 2105883
Date: Monday, June 21, 2021 11:00:29 AM

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Dear Roger Kiesel

I have one more concern about the project. The car lot that is going to be demolished was a gas station for years. It would be hard to believe the soil there is not super contaminated. I do not believe a decontamination process was ever done. Suggest that is looked into.

Regards Mark Weaver

Sent from my iPhone

On Jun 17, 2021, at 2:02 PM, Mark Weaver <markeweaver@aol.com> wrote:

Dear Roger Kiesel

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our elected officials doing zero to protect our quality of life. Thanks for sending me the notice. Please express my concerns to the DRB.
Regards Mark Weaver

Sent from my iPad

From: [Zemaitaitis, Vilia](#)
To: [Kiesel, Roger](#)
Subject: FW: 3411-3437 Foothill Blvd
Date: Monday, June 21, 2021 4:12:35 PM

FYI

From: Katherine Gould <kg@katherinegould.com>
Sent: Saturday, June 19, 2021 11:43 AM
To: Design Review Board <DesignReviewBoard@Glendaleca.gov>
Subject: 3411-3437 Foothill Blvd

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Members of the Glendale Design Review Board,

I am writing to express my concern about the proposed development at 3411-3437 Foothill Blvd., La Crescenta.

I am modestly concerned about the height of the project, which will tower over everything else in La Crescenta.

Mostly, I am concerned with the likelihood that the housing units will be "luxury" units unaffordable for many people in the community. What the area needs is housing affordable to people of median income. Please do everything in your power to make sure the project is not another unaffordable development that will further drive up rents and make the Crescenta Valley even more unaffordable.

Finally, please make sure the project is not a boxy behemoth, especially on the back, where it will be visible from many, many houses. We have enough ugly buildings. We don't need more.

Thanks for your time,
Katherine Gould
2010 Verdugo Blvd #4
Glendale 91208

From: brittbrooks18781@aol.com
To: [Kiesel, Roger](#)
Subject: 3411-3437 Foothill Blvd., Glendale, CA 91214
Date: Tuesday, June 22, 2021 9:16:39 PM

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Dear Mr. Kiesel,

While walking our dog on Foothill Blvd. today, June 22, 2021, our son noticed a community hearing notice regarding the possible construction of a four to five story mixed use building at the intersection of Foothill Blvd. and New York Ave.. Currently the block is occupied by a tire store, a family run Mexican restaurant, a dollar store, a hair dresser, a piano tuner and a used car lot. The dollar store was a Trader Joe's location before the purpose built outlet opened on Honolulu in Montrose. We were surprised to find that such a large development was even being considered for this block, that several one story buildings would be demolished to make way for a forty to sixty foot monolith.

The preamble to the North Glendale Community Plan reads in part, "We value and embrace a rural suburban lifestyle which allows us to live and work close to nature, offers unique and varied neighborhood-based shopping opportunities..." A four to five story mixed use building is completely incompatible with the idea of maintaining a "rural suburban lifestyle" which is the purpose for outlining our community plan. We cannot understand why a community meeting is even being held when this proposal should have been flatly rejected when it was known to be such a large project. If built, this will be by far the tallest building in North Glendale and will mar the community skyline. It will be a blight plainly visible from Dunsmore Park, the Deukmejian Wilderness Park-lauded in the North Glendale Community Plan, and even from our home above the 3600 block of Foothill Blvd. It will block the afternoon sun at New York Park and dominate the community. We will fight to prevent our neighborhood's character from being destroyed in the name of alleged progress.

We recognize the need to modernize the facilities which currently exist at the intersection of Foothill and New York, but this architectural mongrel has no place in a community where the current tallest residential and commercial buildings are no higher than a second story. A reasonable compromise must be reached which will allow construction to compliment our community rather than override it. This neighborhood is not Los Angeles, or even downtown Glendale, a fact for which we are glad, and we will not let our community turn into an over built, under thought urban mess.

Thank you for your consideration of the matter. Respectfully,

The Brooks Family

Mary Ann
Edwin, our son

From: [Lisa Ingoldsby](#)
To: [Kiesel, Roger](#)
Subject: Proposed Building 3411-3437 Foothill Blvd.
Date: Tuesday, June 22, 2021 1:16:44 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

I am writing as a deeply concerned resident of La Crescenta/Glendale. I live on New York Ave and I am very opposed to the proposed multi resident building. I drive down New York Ave several times a day and can not imagine there being even more cars and traffic due to the many residents and cars that could possibly be added. We do not have the infrastructure to handle this level of an increase. We are a small neighborhood in the foothills with one main road. This proposed building will put even more stress on the main road, but also onto the small streets that are not meant to handle such traffic. It is also unsafe for our children and residents. Many of the streets in this area don't even have sidewalks or streetlights! It would be reasonable to build a FEW condominiums at this corner, but not this level of a project. Getting to school and work is already busy enough and it would be very irresponsible to allow this level of development in our small foothill community. We have escaped many disasters so far, but the threat of fires is ongoing and needs to be taken seriously. We are in a severe drought with no relief in the near future. Evacuating will be even more of a nightmare. The city needs to take a stand for the safety of its residents. Enough is enough! Please do not this to be built in our neighborhood.

Sincerely,
Lisa Ingoldsby

From: [Jeanne and Hart Long](#)
To: [Kiesel, Roger](#)
Subject: Case AGAINST Proposed Building at 3411-3437 Foothill Blvd (Case No. PDR 2105883)
Date: Wednesday, June 23, 2021 1:57:06 PM

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We strongly recommend the application for a 4 to 5 story building located at 3411-3437 Foothill Blvd (Case No. PDR 2105883) **BE DENIED** for the following reasons:

1. Such a building would be completely out of character with the local community which has no buildings over 2 to 3 stories. The proposed building would be tall and thin leaving no room for any greenery which would result in the residents considering the adjacent park as their private backyard to the detriment of the current parks users. This building would cast the south side of the park into a near permanent shadow affecting the use of that part of the park and the trees located there.
2. The residents would need much more parking than that provided on site, so they would park on New York Ave leaving no room for current park users to park their cars. An example of this effect can be seen, and the traffic hazards experienced, on Montrose Ave where there are many smaller apartment buildings. What would basically be a wall of cars on New York Ave would complicate traffic on that street, which due to its slope, would pose more potential for pedestrian and vehicular accidents. This would be particularly difficult during the start and close of classes at nearby Clark Magnet High School.
3. The slope of New York Ave on both sides of Foothill Blvd causes visibility difficulties for left turning cars which has often led to accidents in the intersection. More cars and pedestrians will exacerbate this problem.
4. Such a tall building would overshadow the residences to the northwest of the site and block their view of part of Verdugo Mountain and their view to the satellites to the south that provide TV service.
5. The construction of such a large building would significantly disrupt traffic on Foothill Blvd and New York Ave and subject the neighborhood to considerable dust and noise. Also, the concentration of so many new residents in such a small area will significantly increase the noise experienced by nearby residents.

Hartwell & Jeanne Long

3420 Fairesta St.

From: [Victoria Stafford](#)
To: [Kiesel, Roger](#)
Subject: 3411-3437 Foothill Blvd
Date: Wednesday, June 23, 2021 8:26:52 AM

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Mr. Kiesel,

I would like to add my voice to the many La Crescenta residents who DO NOT want this size of development in the community. There is not another building over two stories in that area of Foothill Blvd. This design is not congruent with our neighborhood. Our neighborhood does not have the infrastructure to support this many new residences, the schools are impacted, GPD is not a visible presence, GFD does not have the resources to support this. The traffic impact would be horrendous. Are you aware of the number of busses that travel daily to Clark Magnet High School? The safety concerns for neighbors are valid.

Please do not allow a building of this size in our community.

Respectfully,
Victoria & Joe Stafford
3510 Burritt way
La Crescenta, CA 91214
(818) 421-3931

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Sent from Victoria Stafford

















From: [Lisa Morris](#)
To: [Kiesel, Roger](#)
Subject: 3411-3437 Foothill Blvd., La Crescenta
Date: Monday, June 28, 2021 12:51:40 PM
Attachments: [IMG_1898.JPG](#)
[IMG_1899.JPG](#)
[IMG_1900.JPG](#)
[IMG_1902.JPG](#)
[IMG_1909.JPG](#)
[IMG_1913.JPG](#)
[IMG_1915.JPG](#)
[IMG_1907.JPG](#)

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Thank you Roger, and Design Review Board Members, for giving me an opportunity to comment on the proposed above referenced 78 multi-unit family residential and commercial project. I am a member of the Crescenta Valley Community Association, but I am commenting here as a private individual, though the association has similar views.

I've looked at the preliminary plans, and have the following comments.

The Good:

1. The combined commercial and multi-family mixed use is preferred
2. Sizing of the individual apartments is decent
3. 3 separate buildings with open space between is good design
4. Providing ample parking was a good decision

The Bad:

1. Too large and out of scale for the neighborhood. We have never had, nor do we want a 4 and 5 story building. Do not let this set a precedent. This is not Downtown Glendale.
2. This totally ignores guidelines of our North Glendale Community Plan ("NGCP") limiting the height to 35 feet, and other factors.
3. This design also strays from the NGCP guidelines, which establishes matching to the Spanish or craftsman design as is seen in our neighborhood, using earth colors and natural materials. There are plenty of good such designs of newer projects as an example on Montrose Ave. and surrounding side streets. This is too boxy and square, which mimics the over-abundant condo and apartment buildings on Central and Orange Avenues, downtown Glendale. This building design does not match the character and design of our neighborhood.
4. At 4-5 stories, this property will literally overshadow New York Park (see pictures).
PROTECT THE PARK!
5. You are aware there is an aquifer under New York Park? I don't know the environmental ramifications without a CEQA.
6. You are aware there used to be a gas station on that corner? Were the tanks removed and any environmental clean up done, if required? Does that require a CEQA therefore?
7. This hunk of a building will block our mountain views, which is one reason many of us chose to live here; for the views and small town feel. Open the door to such disregard to our height limits, and we'll continue to get proposed projects that ignore our NGCP.

8. A building this size will have impacts on our schools, utilities, power, water, sewage, traffic, etc., yet, no CEQA? Hello!? We are in a severe drought and our water supplies are running short! Our pipes are aged!

Let's talk about SB 1818 for a moment. From what I've read, the developer can *request* certain, variances and concessions, in exchange for a *small* percentage of the units reserved as affordable. That would imply the Director of Community Development or DRB might find a reason to deny the request. Too often you hear, if the developer cannot build the added units with the Density Bonus allowance, that the project "won't pencil out." I have to say, so what? Go elsewhere then. I have to ask, who thoroughly reviews the budget, rental projections, projected income and expense and is it a dis-interested 3rd party that does so? I mean, the project at 3950 Foothill Blvd. was for 34 units on a 37,040 square foot lot and was approved despite the community's objections. And this proposal is for more than double that at 78 units on a 57,900 square foot lot. I think the Developer needs to prove he has to build 78 units to make it profitable. If he can't make it profitable, then this isn't the place to build. We're not here to placate the developer and/or owner. Once it's built, they're gone, having changed the character of the neighborhood that we did not want. Let the community define their own neighborhood. I would question the numbers in his being granted a Density Bonus. It is zoned for 58 units. Leave it at that.

I've also attached pictures of New York Park, so you can visualize what a 4-5 story building could look like, looming over the park. This proposed building needs to be limited to 35 feet in height. Period.

If you read local social media, a vast majority of residents are up in arms about the size of this project at 4-5 stories and 78 units blocking our mountain views. And they haven't even seen the plans yet. Scale this back substantially and improve the design and the developer just might get community acceptance. Please let me know the DRB will see this e-mail. Thanks, Roger.

Lisa Morris
2900 Fairway Ave., No. 608
La Crescenta, CA. 91214
818-326-0345

















