



P.O. Box 4173 Glendale CA 91202
www.GlendaleHistorical.org

March 2, 2019

The Honorable Zareh Sinanyan and Members of the City Council
City of Glendale
613 East Broadway, Suite 200
Glendale, CA 91206

Dear Mayor Sinanyan and Members of the City Council:

On behalf of the Board of Directors of The Glendale Historical Society and its more than 700 members, I thank you for the opportunity to comment on the proposed revisions to the Downtown Specific Plan. Our comments are confined to issues pertaining to historic preservation.

TGHS strongly supports preservation and adaptive reuse of historic resources and is grateful to staff for their work to promote these goals. We do not believe that the incentive offered is appropriate, however. Developers should not be offered maximum development potential **on the lot shared with a historic resource**. Rather, in line with cities across California, including Burbank, Los Angeles, Pasadena, Santa Monica, etc., we urge the City to implement smart preservation through the **Transfer of Development Rights** (see <http://smartpreservation.net/tdr-updates/>). TDRs allow developers to sell the right to build more densely to the owners of nearby properties. The goal is the same, but the outcome can minimize impacts to historic resources, circumvent CEQA problems relating to those impacts, and turn likely community opposition into support.

We urge you to remove the maximum development preservation incentive from the draft DSP and direct staff to return with a proposal for implementing Transfer of Development Rights, for which the DSP could be amended. We also request that advisory Historic Preservation Commission review for new construction on the same lot as a historic resource be required.

Thank you for your consideration and service.

Sincerely,
Steve Hunt

President, The Glendale Historical Society

cc: Ardy Kassakhian, City Clerk

The Glendale Historical Society (TGHS) advocates for the preservation of important Glendale landmarks, supports maintaining the historic character of Glendale's neighborhoods, educates the public about and engages the community in celebrating and preserving Glendale's history and architectural heritage, and operates the Doctors House Museum. TGHS is a tax-exempt, not-for-profit 501(c)(3) organization, and donations to TGHS are tax-deductible to the extent permitted by law.