



April 18, 2013

Submitted electronically

Erik Krause, Senior Planner
City of Glendale, Community Development Department, Planning Division
633 East Broadway, Room 103
Glendale, California 91206

Re: Tropico Project, San Fernando Road & South Central Avenue, Glendale

Dear Mr. Krause:

On behalf of the Los Angeles Conservancy, thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Tropico Project. The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with over 6,500 members. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County.

The building located at 3901 San Fernando Road, the former Hopper's Office Furniture store, is within the project area and slated for demolition as part of the proposed mixed-use development. The Conservancy believes this building should be evaluated as a potential historic resource in the Draft EIR as defined under the California Environmental Quality Act (CEQA). A key policy under CEQA is the lead agency's duty to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history."¹ The EIR is considered "the heart" of CEQA because it provides decision makers with an in-depth review of projects with potentially significant environmental impacts and analyzes a range of alternatives that reduce those impacts.² Accordingly, if the Hopper's Office Furniture Building is found to be significant, the Conservancy asks that at least one bona fide preservation alternative be evaluated in the Draft EIR. The building may be able to be retained and incorporated as part of the larger proposed development.

Thank you for the opportunity to comment on the Tropico Project. Please feel free to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions.

Sincerely,

Adrian Scott Fine
Director of Advocacy

¹ Public Resource Code, Sec. 21001 (b),(c).

² *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1123.