



# *The Woodlands* GRAPEVINE

FEBRUARY 2019

## Oak of Peace Sign Vandalized at the Adobe



In December, residents may have noticed the sudden disappearance of the sign commemorating the historic Oak of Peace, under which terms of the treaty to end the Mexican American War were negotiated. It turns out the sign was vandalized, and park staff removed it for repair. We are happy to report that staff have reinstalled the sign, and, with fresh paint, it is looking better than ever.



## Is Your House Historic? Learn About Property Tax Benefits

In May, The Glendale Historical Society will present "Landmark This" a workshop to provide Glendale residents with information about listing properties on the Glendale Register of Historic Resources and applying for a Mills Act property tax reduction.

Of the more than 120 properties listed on the Register, which highlights significant residences and commercial and industrial buildings in Glendale, four are houses in the Woodlands, including the nineteenth-century Catalina Verdugo Adobe.

As an incentive for preserving them, properties on the Glendale Register, as well as "contributors" to historic districts, are eligible for the Mills Act contract, a property tax reduction of usually around 50%. With changes to federal tax law that place limits on property and state income tax deductions, this benefit is more valuable now than ever.

An announcement with the date and time will go out over email.



### ◆ **Our Mission Statement:**

To preserve the low-profile, single-family characteristics and the aesthetics which are unique to the Verdugo Woodlands; and to provide a forum for discussion of civic issues which may directly affect the Verdugo Woodlands



## ❧ Editor's Message ❧

### FOR MEMBERSHIP INFORMATION, CONTACT

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Hi Woodlanders,

Our Annual Meeting turned out to be a rainy day, but a small group met under the eaves of the Adobe. Following a discussion of Board efforts on behalf of our neighborhood, Annet Arakelian and Loretta DeLange were each reelected to two-year Board terms. Joanna Pringle was elected to her first term. On that soggy day Richard Shaw offered himself as a Board candidate and was elected at our January meeting. Joanna and Richard are both longtime Woodlanders who want to contribute to the community. Welcome to them both!

Dennis Guyer, Diane Ferris and Dianna Greenfield have retired from the Board. Collectively they have contributed decades of service, including Dennis's terms as president. The Association is grateful for their hard work, which has contributed to the strength of our HOA over the years.

In the past year you may have noticed receiving alerts about timely issues through emails from the HOA Board. These issues often require immediate attention, such as an important City Council meeting on an issue you may want to support or oppose, or a reminder, for example, about holiday schedules for trash pickup. We will continue to update you with current information by email and reduce the number of newsletters per year from 4 to 3, sent in the spring, early fall and winter. Our newsletters will continue to address Woodland matters with informative articles, photos and notices of coming events.

Dana Poag and Alice Villasenor, Board Members

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## Glendale City Dates to Remember

On Tuesday, March 5<sup>th</sup>, Glendale Beautiful in cooperation with the City of Glendale's Community Service and Parks Department cordially invites you to participate in their annual observance of Arbor Day, 10 am – 12 pm at Casa Adobe de San Rafael, 1330 Dorothy Drive



On Saturday, March 9<sup>th</sup> from 9 am -12 pm the City of Glendale invites you to help plant trees in Verdugo Park. Trees are the number one tool in battling climate change, so the more we plant the better our climate will be.





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## Glendale City Council Rejects the GUSD Apartment Project

On December 4, the Glendale City Council voted 3-1 not to approve the controversial apartment project proposed by developer Carmel Partners for the current Glendale Unified School District Headquarters site.

Zareh Sinanyan voted for the project; Vrej Agajanian, Paula Devine, and Ara Najarian opposed it. Vartan Gharpetian properly recused himself, even though he was not legally required to do so, because his wife Armina Gharpetian is on the GUSD board.

As you may recall the project proposed a five-story, 207-unit complex on a site regularly zoned only for 104 units. The inclusion of seventeen affordable housing units provided the applicants with a 35% density bonus, for a total of 141 units. In addition to seeking a much larger density bonus than allowed for in the Code, Carmel Partners asked for several waivers and incentives, including but not limited to increases to the allowed number of stories, height, Floor Area Ratio (the amount of square footage relative to lot size), and a significant decrease in setbacks.

Council had recently complained about the out-of-scale, unattractive new construction that has blemished downtown, particularly along Central Ave., where Carmel Partners built the Altana. Their vote was consistent with those criticisms considering how similarly massive this project was compared to the small-scale residential neighborhood around it.

You may wonder why the Verdugo Woodlands West HOA Board spoke against this project given our distance from the proposed site. We believe that all Glendale residents have a stake in the quality of downtown. Moreover, we strongly believe that Glendale must abide by its development standards, and that the neighborhoods will eventually lose when bad projects recalibrate the norms. Finally, we believe that multi-family residential neighborhoods have the same right as single-family neighborhoods to maintain their scale and character and quality of life.

Although we sympathize with the GUSD's desire to move to a larger building, the impacts of this indefensibly massive project on the surrounding community were impossible to justify.



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## How to Speak at a City Meeting



Have you thought about attending a City Council, board, or commission meeting but weren't sure how to make your voice heard? Here are some tips.

Community members can address public meetings whether or not their topic is on the agenda.

Just fill out a Speaker Card; the cards are located on a table near the entrance. Provide your name, address, and the agenda item if your topic is listed (copies of the agenda are available). Speakers have a time limit, usually three minutes, but if a topic is controversial and a lot of people attend, the time may be reduced to two minutes and, on rare occasions, to one minute.

If your topic is not on the agenda, you speak under Oral Communications. Speakers generally have five minutes and are heard toward the beginning of the meeting. The

exception is at Council: Oral Communications comes at the end, but speakers who agree to limit their comments to three minutes are allowed to speak early.

It is a good idea to prepare your remarks in advance, although there is nothing like a brilliant extemporaneous speaker. If you think your points have already been made, you can simply state your support or opposition. Speakers who take the time to show up matter a lot in a small city like ours.

Do you want to know what your City is up to? Meeting agendas are available at least 72 hours in advance here: <https://www.glendaleca.gov/government/departments/city-clerk/agendas-minutes>

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## Would You Like Some Free Trees? The City Will Even Plant Them For You!

We are excited to inform Woodlands residents that the City will provide you with up to three free trees for your property. They will be planted in spring 2019.

Species include: Coast Live Oak, Chinese pistache, Australian willow, Tipu tree, and Turkish (Eldarica) pine.

Residents can use this link <http://energysavingtrees.arboday.org/#Home> to select trees and to help figure out the optimum planting location and species for their needs.



*Order your trees today and keep the Woodlands woodsy!*





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*Homeowners Association*



*Verdugo Woodlands West*

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# FYI

These food banks are committed to providing healthy food choices for families in need and also served as a safety net for people during our country's recent government shutdown. Food banks make it possible for those struggling to make ends meet and help them to utilize their limited means on other critical items for their family.

Glendale Community Center  
213-318-5707

Salvation Army Corps and Community Center  
818-246-5586

First Baptist Church  
818-242-2113

Adventist Glendale Health Thrift Store/Food Bank  
818-409-8000

Los Angeles Regional Food Bank  
323-234-3030

Valley Food Bank  
818-510-4140

The Foodbank of Southern California  
562-435-3577

