

Glendale City Council Candidate Questionnaire

June 2026 Municipal Elections

The following questionnaire is intended to help inform the members of the Glendale Association of REALTORS® and the public about candidate perspectives on key issues facing the City of Glendale. The questions reflect voter priorities, findings from the Glendale Smart Growth Poll (2025) (<https://gaor.org/smart-growth-poll-2025/>), current fiscal realities, and ongoing land-use policy discussions in the City. Please answer all questions as completely as possible.

Candidate Information

Candidate Name: Alex Balekian

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Campaign Phone: 818-635-1734

1. Traffic & Road Safety

Glendale voters overwhelmingly cite traffic and road safety as the top issue. What specific, measurable steps will you take in your first 12 months to reduce speeding, improve pedestrian safety, and manage congestion without removing vehicle travel lanes?

Candidate Response: I would make it a priority to post more motorcycle cops on Glendale streets in order to issue more tickets for loud exhausts (CVC 27150) at roughly \$200 apiece, as well as reckless driving (CVC 23103) at roughly \$1000 apiece. The reckless driving tickets would also require that we replace the current City Attorney with a more aggressive City Attorney who will defend our cops and their tickets if the driver contests in court. Speed cameras that were approved by Sacramento will be ineffective because they allow for reduced fines for low-income drivers. Let's be honest: the prototypical Glendale driver who speeds on the road in his/her leased BMW or G-wagon also shows on paper that he/she is low-income, thereby reducing the negative impact of a camera ticket. Furthermore, a visible police presence deters violent crimes and property crimes in addition to deterring speeding. Speed cameras do not deter violent and property crimes. Finally, bicycle lanes as a traffic calming measure are a threat to public safety. Would you want your child acting as a human shield on a bike to slow down Glendale drivers? Neither would I.



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2. Balancing Growth Perception vs. Data

Nearly half of voters believe residential development is happening too fast, even though Glendale's 10-year data shows otherwise. How will you balance voter perception with actual production data when evaluating development proposals and RHNA-related obligations?

Candidate Response: Resident perception is key. If residents and outsiders view Glendale as overpopulated and choked by congestion, then it will decrease the attractiveness and property value of our city regardless of what the 10-year data say. I have dug into the details of the RHNA equation to calculate number of housing units; I would bet you that the current city council couldn't recite the variables in that equation. SCAG assigns housing units to cities based on their proximity to high-quality transit corridors as well as their current vacancy rate. We must withdraw Glendale from the BRT; this is the single most important factor driving our assignment of housing units from RHNA and SCAG. We must also do an ACCURATE count of our vacancy rate to replace the flawed estimation system that Dan Brotman and the city are using now. If LA City can do a homeless count of migratory/avoidant individuals across a large city span, then Glendale can do a housing unit count using high school and college volunteers. We can also dispute the RHNA/SCAG unit assignments by showing that public safety infrastructure is lacking. I'm a formally-trained statistician who has published research using large-scale databases; I can look at Glendale's data and find whether our emergency response rates are up-to-par with those of LA County or similarly-sized cities in different states. If our performance is even one iota below average, then we can use that leverage to decrease the number of units assigned to us. The perception of residents is far more important than the arbitrary requirements that Sacramento assigns to us.

3. Housing Policy: Perception vs. Evidence

Glendale must plan for more than 13,000 additional housing units under the State's Regional Housing Needs Assessment (RHNA). At the same time, the Smart Growth Poll indicates that many residents believe development is occurring faster than the available data suggests.

When voter perception conflicts with objective housing production data and state housing requirements, which principle should guide your decisions?

- ☐ Development decisions should primarily reflect voter perception and neighborhood sentiment
- ☐ Development decisions should primarily reflect objective housing data and state housing requirements



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☐ **A balance of both**

Please explain: We must buy time by playing Sacramento's game while we build our case to defeat their housing assignments definitively. We must let residents know that we are prioritizing their concerns, but we must also play by the current rules so that we are not punished like La Canada and their builder's remedy.

4. Housing Types & Development

In general, which types of housing development do you believe Glendale should prioritize?

☐ Large apartment buildings

☐ Mid-scale multifamily developments (approximately 8–16 units)

☐ **Ownership housing such as single-family homes, condominiums, and townhomes**

☐ A balanced mix depending on location

Please explain: Glendale has been (and always will be) a bedroom community of homeowners who come to this city to raise their families. We had plenty of apartments that belonged to mom-and-pop owners before Sacramento came along with its mandates that allowed for the concrete alley on Central Ave.

5. Building Permit Process

Developers, homeowners, and small property owners often cite slow permitting and plan-check timelines as a barrier to housing production and renovation. What specific steps would you support to streamline Glendale's building permit and plan-check process while maintaining safety and quality standards?

Candidate Response: Shut down silly departments like the Office of Sustainability and redirect those resources to hiring more desk staff and city inspectors. Remove silly aspects of the city's building code like the recent Reach Code for electric heat pumps that saddle homeowners with unnecessary hoops to jump through. Glendale's safety and quality standards should not be compromised, so more staff need to be hired to enforce those standards.

6. Bike Lane Policy

Do you support or oppose removing vehicle lanes to create bike-only lanes in Glendale? If you support lane reductions, what evidence do you have that voters agree? If you oppose lane reductions, what alternative mobility or safety improvements do you propose?



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Candidate Response: Only 3% of Glendale residents use bikes as primary transportation for going to work. Therefore, bicycles are used for LEISURE, not necessity. Cars are used out of NECESSITY for work and shopping/maintenance. Therefore, we must prioritize necessity over leisure. Placing bike lanes on busy thoroughfares endanger public safety in two ways: (1) they intentionally co-mingle bicyclists with motor vehicles on high-speed avenues, and (2) they cause frustrated drivers to cut through parallel residential streets, which then become high-volume and lose their safety. Bike lanes belong on quiet residential streets so that cars can preferentially go on high-volume arteries.

7. Publicly Owned Parking Lots

Do you support or oppose developing publicly owned parking lots—such as in Montrose or around the Civic Center—into mixed-use housing? If you support the idea, how will you address parking displacement and protect small businesses?

Candidate Response: Don't touch the parking lots. Take your dense housing elsewhere. Plain and simple.

8. Bus Rapid Transit (BRT)

Do you support or oppose the creation of dedicated Bus Rapid Transit lanes on streets such as Glenoaks, Central, and Broadway? If implemented, what performance metrics or contingency plans should the City establish if BRT results in significant traffic congestion or reduced access to local businesses?

Candidate Response: The BRT is the largest single factor allowing SCAG to assign housing units to Glendale. Most people don't realize that the Pioneer Place building was allowed density waivers because it was within ½ mile of the PROPOSED BRT. The BRT doesn't even have to be installed yet for developers to get density waivers. So we must not only withdraw Glendale from the bus lane, but also REMOVE BRT bus stops inside of Glendale. We must use the Glendale Beeline as an intracity connector from the Burbank bus stop to the Eagle Rock bus stop. This is the only way that we can free Glendale from the yoke of Sacramento housing assignments.

9. Electrification Policy

What is your position on building electrification policies that restrict or phase out natural gas appliances in new construction or building upgrades? How would you balance climate goals with housing affordability and renovation costs for homeowners and small property owners?

Candidate Response: Roll back all electrification mandates that have been implemented by Brotman, Asatryan, and Ardy. The writing is on the wall: California will roll back the



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majority of its climate goal deadlines, as evidenced by current discussions to delay the 2035 deadline to phase out gas-powered cars. Maryland and Vermont have already rolled back their mandates after discovering that they were not achievable. Brotman's fantasy is crashing down on him.

10. Rent Registry

Do you support or oppose a mandatory rent registry in Glendale? If you support it, what specific data should be collected and how should sensitive information be protected? If you oppose it, what alternative data sources should the City rely upon for rental market analysis?

Candidate Response: I oppose city mandates that place undue burden on mom-and-pop landlords. Please see my answer above. LA City does an annual homeless count with volunteers. They manage to count migratory vagrants who avoid authority. Glendale apartments don't move. They are stationary. New units aren't constructed surreptitiously; they require permits. We can do an annual city count using volunteers; there are plenty of high school and GCC students who would want volunteer hours for official city projects. We can easily keep track of rental units without inconveniencing landlords and expending city resources.

11. Glendale's Budget Deficit

According to City financial projections, Glendale faces an ongoing structural budget deficit of roughly \$20 million per year over the next several years. What are the three most specific actions you would take in your first year on the City Council to address this structural imbalance?

Candidate Response: (1) Ramp up GWP power production to produce more electricity to sell to neighboring cities for a profit. This will lower the electricity rate that GWP charges within city limits, and it would reduce the electricity bill that Glendale pays for running its buildings and charging its electric vehicles (not to mention making residents happier with lower power bills!) (2) Examine overtime hours in city departments and speak with city staff to determine what tasks are sucking up resources. For example, onerous documentation requirements can either be minimized by the city manager or else automated with the help of AI. (3) Stop the unfettered use of "consultants" to address basic questions that can be answered by skill sets of city council members (city council members used to be business owners with mastery in a variety of useful subjects); for example, rather than hiring a consultant to determine the best bike lane type that is then offered up to RFP, the city council should issue an RFP to develop bike lanes and then allow individual developers to set out their specific vision as a part of their proposal.



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12. Revenue Measures

To address Glendale's projected structural budget deficit, some have proposed placing various revenue measures before voters.

Would you support placing any of the following measures on the ballot?

Measure	Yes	No
Parcel tax	☐	☐
Real estate transfer tax	☐	☐
Sales tax increase	☐	☐
Vacancy tax on residential or commercial property	☐	☐

Please explain your reasoning: NO on everything. We pay enough taxes already. Glendale operates on a \$1.2B budget. Huntington Beach has similar size as Glendale and operates on a \$650M budget and is arguably safer and more desirable in Orange County. We have to operate our city as a leaner operation.

13. Cost-Cutting Strategy

If your plan relies primarily on cost reductions, which specific services, positions, or budget categories would you reduce or restructure? How much savings do you estimate your proposal would generate?

Candidate Response: Eliminate the Office of Sustainability. Eliminate the Homeless Programs Manager and consolidate that program into Human Services and Senior Services. Eliminate the Communications Manager within Community Development and roll that into Office of Community Relations. Bradley Calvert did a horrible job of communicating with people, so all of those resources were wasted and should be eliminated. Kill the fleet electrification; sell off all of the electric vehicles that have been bought and apply that money towards the city budget. Claw back all of the GWP money that has been appropriated for infrastructure upgrades (e.g. EV chargers for city EV vehicles)

14. Council District Elections

Do you support or oppose transitioning Glendale from at-large elections to district-based Council elections? Why? If you support districts, how many should Glendale have and what



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criteria should guide the map? If you oppose districts, how would you address the City's CVRA exposure and potential litigation costs?

Candidate Response: I oppose districts. The current city council is using the CVRA as an excuse to create districts because it would negate term limits and allow them to run again. NO INCUMBENTS! As I've said above, I am a statistician who crunches big databases. People say that South Glendale doesn't have a chance to get representation. Karen Kwak was the South Glendale candidate, but she received the majority of her votes from NORTH Glendale. The city council candidate that has most often been supported by South Glendale is Vrej Aghajanian. I can show you the election precinct data to prove it. Therefore, we have concrete numbers to show that South Glendale voters are not at all disenfranchised or underrepresented.

15. Campaign Information

Please provide a brief update on your campaign.

Total funds raised to date: __\$20,000_____

Campaign fundraising goal: __\$60,000_____

Approximate campaign budget: __\$60,000_____

Key endorsements received (if any): __N/A_____



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