

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: Elen Asatryan

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Campaign Phone: 818-208-0045

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:

Traffic and road safety have been a priority for me throughout my time on Council. I have supported targeted improvements like crosswalk upgrades, curb extensions, and intersection visibility enhancements in high-risk areas as well as street engineering that reduces speed and installing speed cameras in high risk areas. I also championed bringing forward our land use element, which hasn't been updated in over 40 years and as part of my feedback to staff requested that they also identify areas in each neighborhood where zoning would allow for some commercial spaces and allow that neighborhood to get their groceries, have restaurants, coffee shops, etc. so they don't all have to take the car and travel. Making our city more walkable and less congested.

Going forward, I will continue focusing on practical, data-driven solutions: improving signal timing, expanding speed-feedback and enforcement tools where needed, and prioritizing



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intersection and corridor improvements that make streets safer without unnecessarily reducing vehicle access. Glendale residents should not have to choose between safety and mobility—we need both.

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:

Both perception and data matter. Residents experience change block by block, while the data tells us whether Glendale is actually meeting its housing obligations. My job is to respect both realities.

On Council, I have worked to ground decisions in facts while also listening to neighborhood concerns. That means directing growth to appropriate locations, maintaining strong design standards, and improving transparency so residents understand what is being proposed and why. I have also consistently pushed for a more efficient process, because delays and unpredictability increase costs and make housing less attainable. Feedback from diverse groups is at the core of my decision making process. Not the loud, not just the ones that have the luxury or know how to show up, but our diverse communities.

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
- ☒ A balance of both

Please explain:



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State requirements and objective housing data must guide our overall policy direction, but community input must shape how growth is implemented.

That has been my approach on Council: plan responsibly for Glendale's housing needs, while ensuring projects are well-designed, appropriately located, and respectful of neighborhood character. We cannot ignore our legal obligations, but we also cannot dismiss the lived experience of residents. The right path is balanced, thoughtful planning.

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 is a diverse city, and a one-size-fits-all housing strategy does not work. Different areas call for different housing types depending on infrastructure, surrounding uses, and community context.

During my time on Council, I have supported a balanced approach: housing along major corridors and commercial areas, thoughtful infill where appropriate, and strong design standards throughout. I also strongly support expanding homeownership opportunities—especially condominiums and townhomes—because ownership remains one of the most important ways families build long-term stability and equity in Glendale.

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:

This has been one of my top priority areas since elected in 2022. So much so that I put forth that efficiency system, be one of the 4 priority areas for the city. While we have made



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progress, there is a lot left to do and we are nowhere near where we need to be. A slow and unpredictable permitting process creates unnecessary cost and frustration for developers, homeowners, and small property owners alike.

I support clear timelines, better coordination across departments, expanded digital permitting, concurrent reviews where possible, and clearer upfront requirements so applicants know what is expected. I've proposed many process and code changes in this area for the last three years and I am still waiting for many of them to come back for a vote. As I have said before, cumbersome permitting processes directly hurt housing supply and affordability. The goal should be a process that is efficient and predictable, while still maintaining Glendale's safety and quality 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?

Candidate Response:

I do not support a one-size-fits-all approach that removes vehicle lanes without clear, corridor-specific justification. In a city like Glendale, maintaining traffic flow and access is essential.

My approach has been safety-first and data-driven. Where changes improve roadway function and reduce conflict points, I am open to them. Where lane reductions are not appropriate, I support alternatives such as better signal timing, enhanced crosswalks, speed management tools, and targeted safety upgrades. Glendale should improve safety in ways that still work for the majority of residents, businesses, and commuters.

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:

I am open to carefully evaluating redevelopment of publicly owned parking lots if it delivers clear public benefit and is done in a way that protects surrounding businesses and access. Not just for mixed use housing for all public benefit uses..

Any proposal should replace or enhance parking, preserve customer and employee access, and include strong engagement with affected stakeholders. I do not support treating these



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sites casually, particularly in commercial districts like Montrose where parking is critical to local business success. My view is that public land should be used thoughtfully, in ways that support both community needs and economic vitality.

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:

I am open to BRT if it improves mobility without creating major unintended consequences for traffic flow, business access, or surrounding neighborhoods. I have previously raised issue with the outreach that has been conducted, but also the numbers that have been presented with respect to anticipated ridership.

Any implementation should include clear performance measures—such as travel time improvements, corridor congestion, business access, and spillover effects—and there must be contingency plans if those outcomes are not met. I have been told time and again since my election in 2022 that Glendale City Council does not have jurisdiction at this time to halt or put in additional requests to Metro and they are free to do whatever they choose.

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:

I support moving toward electrification as part of our long-term climate goals, but it must be practical, legally sound, and sensitive to cost.

During my time on Council, I have been clear that mandates should not be imposed without thinking through affordability, implementation, and unintended consequences. My preference is to prioritize incentives, flexibility, and phased approaches over costly mandates—especially for homeowners, small property owners, and projects already facing high construction and renovation costs.



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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 do not support a mandatory rent registry.

It raises legitimate concerns around privacy, administrative burden, and added costs, especially for small property owners. I believe Glendale can make informed housing decisions by relying on existing data sources, market reporting, and anonymized information where appropriate, without creating a new regulatory system that may create more problems than it solves.

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:

I was the lone vote against last year's budget because we were told last minute about the deficit and the way the entire budget sessions were planned and presented. I said then and I'll say now, cuts are a lazy way of dealing with a deficit. In the last 3.5 years I have brought forth many revenue generating items that have been just sitting there. It is only just some weeks ago that staff brought the entire list for us to look into. I think there is a lot of waste at city hall, particularly with contracts to consultants and contracts that we have that the vendors aren't seeing through their responsibilities.

Going forward, my focus remains on three things: continuing responsible cost management, strengthening revenue through economic development rather than burdening residents, and investing in long-term efficiencies that reduce costs over time. I have consistently believed that new taxes should be a last resort, and that we must first maximize efficiency, accountability, and good financial management.

12. Revenue Measures

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



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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:

My position is guided by a simple principle: we should not balance Glendale's budget on the backs of working families. Just like cuts, taxes are also a lazy way of budgeting. I would only support a sales tax in the event that not doing so ourselves would allow the county to come in and do it and we would only get a small percentage of their tax and lose out as a city.

I support exploring a vacancy tax specifically for storefront commercial spaces. At this time, I am not well versed on the options for that, but my concern with our current situation is that many of our mom and pop shops are having a hard time keeping their doors open with the increased rents and you have blocks of dead zones. I am interested in exploring and learning about options and positives and negatives. As I have consistently said, the City should first pursue efficiency, economic growth, and creative revenue strategies before turning to new taxes.

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:

My approach to cost-cutting is efficiency first—not cuts that harm workers or essential services.

If more reductions are needed, I would focus on continued operational reviews, strategic deferral of non-critical capital projects, and investments in technology and process modernization that reduce long-term costs. I do not support balancing the budget by cutting public safety, core city services, or good-paying city jobs. My record reflects a commitment to fiscal responsibility, but also to protecting the workforce and services Glendale depends on.



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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 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 support transitioning Glendale from at-large elections to district-based Council elections, but I am not confident in the process we have in place in drawing out those maps and how they've come to be at this point. We have more work to do to get it right and I am not ready for us to move on this in the way that it's been done so far. Ultimately, we should be leaving it to the voters to decide the number of districts.

As a current Councilmember seeking re-election, I believe this would be the responsible step to reduce California Voting Rights Act exposure and the right step to strengthen representation. I support an independent redistricting process and districts that are equal in population, contiguous, and respectful of communities of interest and neighborhood boundaries. This is about both legal prudence and ensuring every part of Glendale has a stronger voice at City Hall.

15. Campaign Information

Please provide a brief update on your campaign.

Total funds raised to date: Happy to discuss

Campaign fundraising goal: The needle moves up every week

Approximate campaign budget: there are 3 tiers

Key endorsements received (if any):

- LA County Federation of Labor
- Los Angeles County Democratic Party
- LA/OC Building & Construction Trades Council
- Sierra Club
- Los Angeles League of Conservation Voters (LALCV)
- Glendale Teachers Association (GTA)
- Glendale Police Officers Association (GPOA)
- Glendale Fire, Local 776
- East Area Progressive Democrats (EAPD)
- SCAD (Southern California Armenian Democrats),
- Avance Democratic Club,
- Glendale Environmental Coalition
- Crescenta Valley High School Democrats
- Jessica Caloza — California State Assemblymember, 52nd District



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- Eleni Kounalakis – Lieutenant Governor of California
- Frank Quintero – Former Mayor of Glendale
- Kathryn Barger – Los Angeles County Supervisor, 5th District
- Rafi Manoukian – Former Mayor of Glendale & Current City Treasurer
- Armine Hacopian – Vice President, Glendale Community College Board of Trustees
- Ann Ransford – Clerk, Glendale Community College Board of Trustees
- Sevan Benlian – Member, Glendale Community College Board of Trustees
- Andra Hoffman – Trustee, Los Angeles Community College District Board
- Zizette Mullins – Vice Mayor, City of Burbank
- Laura Friedman – U.S. Representative, 30th District
- Sasha Renée Pérez – California State Senator, 25th District
- Nick Schultz – California State Assemblymember, 44th District
- Desiree Rabinov – Member, Glendale Community College Board of Trustees
- Nikki Perez – Councilmember & Former Mayor of Burbank
- Yvette Vartanian – President, Glendale Community College Board of Trustees
- John Harabedian – California State Assemblymember, 41st District; Chair, Armenian Caucus



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