

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: __Evelina Sarian_____

Campaign Email: __Evelina@VoteEvelina.com_____

Campaign Phone: __ (310) 990-0539 _____

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 safety is one of the most common concerns I hear from Glendale residents, and it deserves immediate attention. In my first 12 months, I would prioritize targeted enforcement and engineering solutions on the city's most dangerous corridors by expanding data-driven traffic enforcement and deploying additional speed-feedback signs and traffic calming measures in high-complaint areas. I also support accelerating the installation of high-visibility crosswalks, improved signal timing, and pedestrian lighting near schools, parks, and commercial districts.

Additionally, I will work with the City's transportation staff to implement a "high-injury network" approach by focusing safety improvements on the small number of streets where the majority of collisions occur. These steps will improve safety and reduce speeding while maintaining existing vehicle travel lanes and ensuring Glendale's streets work for drivers, pedestrians, and businesses alike.



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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:

As a City Councilmember, it is important to listen carefully to residents while also making decisions grounded in facts and long-term planning. When evaluating development proposals, I will review the actual housing production data, infrastructure capacity, and neighborhood impacts alongside community input.

My goal is to ensure Glendale meets its legal housing obligations while maintaining the character and livability of our neighborhoods. That means encouraging thoughtful, well-designed projects in appropriate locations, particularly near transit and commercial corridors, while ensuring transparency so residents understand what is actually being built and why. Good planning requires both honest communication with the public and decisions based on credible data.

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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Public trust in the planning process is essential. Residents' concerns about neighborhood character, traffic, and infrastructure must be taken seriously. At the same time, the City must comply with state housing laws and plan responsibly for the future based on accurate housing production data.

My approach would be to ground policy decisions in objective housing data and state requirements while actively engaging residents in shaping where and how housing is built. By focusing growth in appropriate areas, ensuring quality design, and communicating clearly with the public, Glendale can meet its housing obligations while protecting the qualities that make our neighborhoods strong.

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 with different neighborhood types, and housing solutions should reflect that diversity. I support a balanced mix that includes housing ownership such as condominiums and townhomes, mid-scale multifamily developments near transit and commercial corridors, and appropriate opportunities for new housing that support working families and first-time homebuyers.

Encouraging a range of housing types can help address affordability challenges while preserving the character of established neighborhoods. Thoughtful planning and good design standards should guide development so that new housing enhances rather than overwhelms the community.

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:



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Glendale's permitting process should be efficient, predictable, and transparent while maintaining strong safety standards. I would support several improvements, including expanding online permit tracking so applicants can see exactly where their project stands in the process and setting clear target timelines for plan checks.

I also support cross-department coordination and dedicated permit assistance for homeowners and small property owners navigating the process for the first time. Streamlining internal review procedures and improving communication between departments can significantly reduce delays while maintaining the high building and safety standards our community expects.

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 support improving safety for cyclists and pedestrians, but I believe transportation decisions must reflect Glendale's traffic realities and the needs of residents, commuters, and local businesses. I do not support removing vehicle travel lanes in areas where doing so would significantly worsen congestion or reduce access to commercial districts.

Instead, I support practical safety improvements such as protected bike routes on appropriate streets, enhanced signage, safer intersections, and shared-use pathways where feasible. Transportation solutions should be data-driven and carefully evaluated to ensure they improve safety without creating unintended traffic or economic impacts.

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:

Publicly owned land can be an opportunity to thoughtfully address housing needs, but any proposal to develop parking lots must carefully consider parking availability and the needs of nearby businesses. I would only support such projects if they include adequate replacement parking and strong engagement with local merchants and residents.

Mixed-use development can bring housing, activity, and economic vitality to commercial districts, but protecting access to parking and supporting small businesses must remain a priority in the planning process.



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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:

Public transit improvements can help reduce congestion and provide more transportation options, but they must be implemented in a way that works for Glendale's existing street network. I would carefully review the potential impacts of BRT proposals before supporting dedicated lanes.

If BRT were implemented, the City should establish clear performance metrics, including travel times, traffic impacts, and business access, and conduct regular evaluations. If the system creates significant congestion or negatively affects businesses, the City should have contingency plans to adjust operations or infrastructure accordingly.

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:

Addressing climate change is important, but policies must also consider housing affordability and the financial impact on homeowners and small property owners. I support encouraging energy efficiency and electrification through incentives and voluntary programs rather than imposing costly mandates that could increase housing construction or renovation costs.

A balanced approach, combining environmental responsibility with economic practicality will help Glendale move toward sustainability while protecting housing affordability and allowing property owners flexibility during upgrades.

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?



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Candidate Response:

I believe the City should carefully evaluate whether a mandatory rent registry would provide meaningful policy benefits before implementing a new regulatory system. If adopted, any registry must protect tenant and landlord privacy and limit data collection to what is truly necessary for policy analysis.

Alternatively, the City can rely on existing data sources such as regional housing studies, census data, and market analyses to better understand rental trends. The goal should be informed policymaking without creating unnecessary administrative burdens.

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:

Addressing Glendale's projected structural deficit requires responsible financial management and careful prioritization. In my first year on the Council, I would focus on three actions:

1. Comprehensive budget review to identify operational efficiencies, eliminate redundant programs, and improve long-term financial planning.
2. Economic development and revenue stability, supporting policies that strengthen Glendale's business environment and expand the city's tax base without increasing burdens on residents.
3. Strategic infrastructure and service prioritization, ensuring that limited resources are directed toward core services such as public safety, infrastructure maintenance, and essential city operations.

Responsible budgeting requires both fiscal discipline and thoughtful planning to ensure Glendale remains financially strong.

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
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Parcel tax	☐	☒
Real estate transfer tax	☐	☒
Sales tax increase	☐	☒
Vacancy tax on residential or commercial property	☐	☒

Please explain your reasoning:

Before considering new taxes, the City should first focus on responsible financial management, economic growth, and operational efficiencies. Glendale residents and businesses are already facing rising costs, and new taxes should only be considered as a last resort after all other options have been carefully evaluated.

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:

Addressing the structural deficit should begin with a careful review of operational spending and long-term financial obligations. I would support an independent efficiency review to identify areas where the City can modernize operations, consolidate overlapping functions, and improve procurement practices.

Additionally, investing in technology and process improvements can reduce administrative costs over time. The goal should be to protect essential services, especially public safety, while ensuring taxpayer dollars are used as efficiently and responsibly as possible.

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:



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Glendale has historically elected its City Council at-large, which encourages representatives to consider the needs of the entire city. However, the City must also carefully evaluate legal considerations under the California Voting Rights Act.

If evidence shows that a district-based system would improve representation or reduce legal risk, I would support a transparent public process to evaluate potential district maps and community impacts. Any transition should prioritize fairness, community input, and ensuring that all neighborhoods in Glendale continue to have a strong voice in local government. My preference is for any changes from at-large to district-based be put to a vote of the voters. This cannot be solely a political decision.

15. Campaign Information

Please provide a brief update on your campaign.

Total funds raised to date: __\$248,000_____

Campaign fundraising goal: __\$400,000_____

Approximate campaign budget: __\$400,000_____

Key endorsements received (if any): __Congressmember Brad Sherman, Glendale City Councilmember Ara Najaerian, and Burbank School Board Member Armond Aghakhanian_____



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