

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: Gevorg Grigoryan

Campaign Email: Gevorg@electGrigoryan.com

Campaign Phone: 820-888-8877

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 a serious concern in Glendale, and reckless driving has become a major issue that affects both public safety and the cost of living for residents. Glendale currently has one of the highest rates of certain traffic related costs in the country, and reckless driving and collisions ultimately lead to higher insurance costs and financial burdens for families. In my first 12 months, I would work with city departments and law enforcement to strengthen enforcement against reckless and dangerous driving behaviors such as excessive speeding and street racing. This would include adding more police officers assigned to traffic enforcement and increasing targeted patrols in high incident areas to deter unsafe driving. I would also support expanding the use of traffic and safety cameras in key corridors and intersections to improve monitoring and accountability. Cameras can help identify dangerous driving patterns and assist law enforcement in addressing repeat violations. In addition, I would support practical safety improvements such as better



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

lighting at intersections, clearer crosswalk markings, improved signage, and traffic calming measures that help reduce speeding without removing vehicle travel lanes. Data driven analysis should be used to identify the most dangerous corridors and prioritize improvements where they are needed most. My goal is to take measurable steps that improve road safety while ensuring that transportation continues to function efficiently for the residents of Glendale.

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:

Balancing community perception with actual housing data requires transparency and thoughtful planning. While some residents may feel that development is happening too quickly, the data shows that Glendale still needs to increase housing production to meet demand and fulfill our RHNA obligations. At the same time, it is important that growth is planned carefully so we preserve the character and livability of Glendale's neighborhoods. My approach would be to balance different types of housing, including single family homes, ADUs, and apartment complexes, so that development is distributed thoughtfully across the city. Parking is also an important concern that needs to be addressed in new projects to ensure neighborhoods continue to function well for residents. As an architect who has worked on hundreds of residential projects, I understand how design, planning, and zoning can be used to integrate new housing in ways that respect existing neighborhoods.

I also believe we should update regulations for older buildings so they can be rehabilitated and modernized rather than falling into disrepair. Glendale needs to continue adding housing, but it should be done in a way that balances growth, community character, and long-term sustainability.

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?



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

Development decisions should primarily reflect voter perception and neighborhood sentiment

Development decisions should primarily reflect objective housing data and state housing requirements

X A balance of both

Please explain:

I believe development decisions should balance objective housing data and state housing requirements with the concerns of residents and neighborhood sentiment. Glendale must meet its RHNA obligations and address the housing shortage, which means we need to continue adding housing in a responsible and thoughtful way. At the same time, it is important that residents feel heard and that new development respects the character of our neighborhoods.

My goal would be to ensure that growth is planned carefully so that Glendale can continue to be the Jewel City that residents are proud of. This means engaging with communities, addressing concerns such as parking, traffic, and design, and ensuring new projects fit well within the surrounding area. As an architect, I understand how thoughtful planning and design can integrate new housing while maintaining the identity of a neighborhood. Ultimately, we should not ignore the data or our state requirements, but we should also not frustrate our constituents. By balancing both perspectives, we can add the housing Glendale needs while preserving the qualities that make our city special.

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

X A balanced mix depending on location

Please explain:

I believe Glendale should prioritize a balanced mix of housing depending on the location and the character of each neighborhood. In areas such as the Civic Center and downtown Glendale, it makes sense to allow more multifamily developments because these areas are better suited for higher density housing and are closer to jobs, services, and transit. Building multifamily housing in these locations can help address the housing shortage while making



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

efficient use of existing infrastructure. In neighborhoods that are primarily single-family, it is important to respect the character of the community while still allowing thoughtful growth. This can include options such as ADUs, JADUs, and small-scale developments that add housing without dramatically changing the neighborhood. These types of housing also help keep the California dream of homeownership alive for many families.

At the same time, the city can consider allowing greater building heights in appropriate areas such as downtown or commercial corridors where additional density can be accommodated. By planning housing carefully based on location, Glendale can expand housing opportunities while preserving the qualities that make its neighborhoods special.

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:

As an architect, I am very familiar with the challenges developers, homeowners, and small property owners face with Glendale's permitting and plan check process. Over the years I have worked on hundreds of residential projects, and I have personally experienced how long timelines and unclear requirements can slow down housing production and renovations.

When approvals take too long, it increases costs and discourages people from investing in housing improvements or new construction. One step I would support is studying and adopting best practices from other cities that have successfully streamlined their permitting systems. Many cities have implemented clearer guidelines, faster review timelines, and improved coordination between departments, which helps projects move forward more efficiently. I would also support the responsible use of technology, including digital permitting systems and AI assisted plan check tools, to help review applications more quickly while maintaining safety and building standards.

At the same time, it is important that efficiency does not come at the expense of quality or safety. My goal would be to modernize the permitting process so that it is faster, more transparent, and easier for residents and professionals to navigate. By reforming the system, Glendale can encourage more housing construction, renovations, and reinvestment in our community.

6. Bike Lane Policy



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

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 removing existing vehicle lanes to create bike only lanes. Traffic congestion is already a major concern for many residents in Glendale, and reducing vehicle capacity could worsen traffic flow and increase frustration for drivers. At the same time, I do believe that cyclists deserve safe infrastructure and that the city should invest in solutions that protect everyone on the road. Instead of removing car lanes, I would support creating dedicated bike paths that are separated from vehicle traffic whenever possible. These could include routes through parks, along river or wash corridors, or on streets where there is sufficient space to safely add bike infrastructure without reducing vehicle lanes. This approach improves safety for cyclists while also maintaining the road capacity that drivers rely on every day.

In addition, the city should continue investing in better crosswalks, improved lighting, and clearer road markings to improve safety for pedestrians and cyclists alike. My goal is to create safer mobility options for everyone while maintaining efficient traffic flow for Glendale residents.

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 developing publicly owned parking lots into mixed use housing if the projects are designed thoughtfully and benefit the community. Glendale needs to continue adding housing, and using underutilized public land can be one way to help address the housing shortage while activating important areas of the city. However, any project like this must be carefully planned so that it does not harm nearby businesses or reduce access to parking for residents and visitors. If these projects move forward, I would support designs that replace and even expand public parking capacity. For example, structured parking could be built as part of the development so that there is sufficient parking for both the public and new tenants. My goal would be to ensure that public parking is not lost and that businesses continue to have the access they need to serve their customers. In some cases, providing significantly more parking within the project could help accommodate both community needs and new housing. As an architect, I understand how thoughtful design can integrate housing, retail, and parking in ways that work for everyone. With proper planning, these



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

projects can create new housing opportunities while protecting small businesses and maintaining convenient access for the public.

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 believe that before Glendale considers creating dedicated Bus Rapid Transit lanes, the city must first ensure that the existing bus system is operating efficiently and reliably. At the moment, improving bus timing and arrival reliability should be the first priority. If buses are not frequent or dependable enough, removing vehicle lanes for BRT could create more traffic congestion without delivering the intended transit benefits. Another concern is that Glendale currently does not have enough buses or service frequency to justify removing travel lanes on major corridors such as Glenoaks, Central, or Broadway. These streets are already heavily used, and reducing vehicle capacity could create additional congestion and make it harder for residents and businesses to move around the city. Any proposal to dedicate lanes for BRT should first demonstrate that the transit system has the capacity and ridership to support such a change. If the city were to explore BRT in the future, clear performance metrics should be established. These could include improvements in travel time, increased ridership, and measurable reductions in traffic congestion. There should also be contingency plans to adjust or reevaluate the program if it leads to significant congestion or negatively impacts access to local businesses. At this time, however, improving overall transit reliability would be a higher priority before considering dedicated BRT lanes.

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 the long-term transition toward cleaner energy and building electrification, but it must be implemented in a practical and responsible way. At the moment, our electrical production and infrastructure must be able to support increased demand before we completely phase out natural gas. If we move too quickly without ensuring the city has sufficient energy capacity, we risk placing additional costs and burdens on homeowners and



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

small property owners. Electric systems can be safer and cleaner in the long run, but the city must first ensure that Glendale Water and Power can reliably provide the electricity needed to support this transition. This means investing in stronger energy infrastructure, expanding renewable energy production, and improving grid capacity before requiring major changes in how buildings operate. As an architect, I have worked on many residential projects and understand how building requirements can affect construction costs and renovation budgets. My approach would be to gradually move toward electrification while protecting housing affordability and giving property owners realistic timelines to comply. Incentives, rebates, and technical assistance can help homeowners and small property owners upgrade their systems without facing overwhelming costs. By strengthening our energy supply first and supporting property owners through the transition, Glendale can achieve its climate goals in a way that is practical, affordable, and sustainable.

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 because it would require collecting sensitive information from property owners and tenants, and I believe privacy should be respected. Many residents and small property owners are concerned about how their data would be stored, used, and protected, and the city should be careful about creating systems that collect large amounts of personal or financial information.

Instead, the city can rely on other sources of data to better understand the rental market. This could include information from housing studies, census data, market reports, and regional housing agencies that already track rental trends. These sources can provide useful insights about housing availability, rent levels, and affordability without requiring individuals to submit sensitive information to the city.

My focus would be on addressing the housing shortage by encouraging the construction of more homes and improving the permitting process so projects can move forward more efficiently. Increasing housing supply is one of the most effective ways to stabilize the rental market over time. By focusing on practical solutions that protect privacy and encourage development, Glendale can better address its housing challenges.

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



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

actions you would take in your first year on the City Council to address this structural imbalance?

Candidate Response:

To address Glendale's projected structural budget deficit, I would focus on improving efficiency, encouraging economic growth, and ensuring responsible use of public funds. First, I would prioritize expediting and modernizing the city's permitting process so projects can move forward more quickly. As an architect who has worked on hundreds of residential projects, I know that long delays in approvals slow down development and reduce potential revenue. By streamlining permits and plan checks, the city can encourage more construction, business activity, and investment, which will generate tax revenue without raising taxes. Second, I would work to attract and support more businesses in Glendale so the city can increase its revenue base through economic activity rather than higher taxes. Encouraging responsible development and business growth can strengthen the local economy and provide sustainable long-term revenue for the city. Third, I would review city spending and identify areas where funds may be misused or where outside consulting and planning studies are not producing meaningful results. Taxpayer dollars should be used efficiently and with clear outcomes. By improving permitting efficiency, promoting economic growth, and ensuring responsible budgeting, Glendale can begin addressing the structural deficit while protecting residents from additional tax burdens.

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

Please explain your reasoning:

I would not support these tax increases because I believe Glendale should focus first on growing its economy and bringing in more business activity rather than asking residents and property owners to carry a heavier tax burden. Higher taxes can make it more expensive to live, invest, and do business in the city, and that can discourage the very growth we need to strengthen our revenue base. In many cases, raising costs does not lead



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

to more housing, more development, or better economic activity. My approach would be to focus on attracting businesses, encouraging responsible development, and reforming city processes so Glendale becomes a more efficient and investment friendly place. A stronger business climate can generate more long term revenue through economic growth without putting additional pressure on working families, homeowners, renters, or small property owners. I also believe the city should take a hard look at spending and accountability before turning to new taxes. Glendale should pursue growth, efficiency, and smarter financial management rather than relying on higher 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:

If my approach relies on cost reductions, I would focus on improving efficiency and reducing spending in areas where the city is not receiving clear value for its investment. One area that deserves closer review is the amount of money spent on outside planning and consulting firms that produce reports or studies but do not lead to meaningful results or implementation. Taxpayer dollars should be spent on solutions that directly benefit residents, not on studies that sit on a shelf without real impact. I would support conducting a thorough audit of consulting contracts and outside services to determine which ones are truly necessary and which could be reduced or restructured. In many cases, the city already has capable staff who can handle planning or analysis internally rather than relying on expensive outside consultants. By prioritizing practical planning and measurable outcomes, Glendale could potentially save hundreds of thousands of dollars annually while improving accountability. The goal is not simply to cut spending, but to ensure that public funds are used efficiently and responsibly. Redirecting those savings toward essential city services, infrastructure, and community priorities would provide greater value for residents and strengthen the city's financial stability.

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 large elections to district-based Council elections. District elections can help ensure that different parts of the city have a stronger voice in local government and that hyperlocal concerns are better represented. Glendale is a diverse



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.

city with neighborhoods that have different priorities, and district representation can help council members focus more directly on the needs of the communities they serve.

Districts can also encourage greater civic participation because residents may feel more connected to a representative who lives in or directly represents their area. When voters know their councilmember is focused on their neighborhood, they are often more likely to engage in local issues and participate in elections.

If Glendale moves toward district elections, the map should be drawn fairly and transparently with strong community input. District boundaries should consider population balance, neighborhood continuity, and communities of interest so that representation reflects the city's diverse population. A district system could help strengthen local representation while ensuring that the City Council remains responsive to residents across Glendale.

15. Campaign Information

Please provide a brief update on your campaign.

Total funds raised to date: 140,000.00

Campaign fundraising goal: 250,000.00

Approximate campaign budget: 250,000.00

Key endorsements received (if any): BUSD Board Member DR. Armond Aghakhanian



Glendale City Council Candidate Questionnaire
June 2026 Municipal Elections.

Responses provided by candidates may be shared with GAOR members or made public.