

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: Vrej Agajanian

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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 are top concerns in Glendale. I have already taken initiative and implemented things such as the Citywide Pedestrian Plan, The Verdugo Road Rehabilitation Project and Phase Two of the Traffic study, to improve mobility and flow. In the first 12 months, I will focus on targeted enforcement in high-risk areas, data-driven traffic solutions, and community education for young drivers to reduce speeding and improve pedestrian safety.



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June 2026 Municipal Elections.

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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:

My approach would be to clearly communicate the actual facts and figures to residents through my nightly T.V. program, while ensuring that development proposals are evaluated carefully for infrastructure, traffic, and neighborhood impacts. Good governance requires transparency, accurate information, and thoughtful planning that respects both facts and community input.

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:

Good leadership means balancing these factors. It means meeting legal obligations while ensuring development is thoughtful, transparent, and responsive to the community.

4. Housing Types & Development

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



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- ☐ 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:

Zoning and permit regulations should be applied based on the area to ensure that development is appropriate for its surroundings. This approach allows the city to accommodate housing needs while maintaining thoughtful planning and compatibility with existing neighborhoods.

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:

I cut the red tape in Glendale's permitting and plan-check process in order to make it more efficient for homeowners and small property owners. Streamlining procedures, improving coordination between departments, and setting clearer timelines can help speed up approvals while still maintaining safety and quality standards. Making the process more predictable and efficient will help facilitate homeowners' rights to improve and maintain their properties without facing unnecessary delays.

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:

In a high-population, high-traffic city like Glendale, removing vehicle lanes to create bike-only lanes can sometimes create additional congestion and may make conditions more dangerous rather than safer for both drivers and cyclists. Instead of removing lanes, I believe the City should focus on improving and expanding public transportation options and



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overall traffic safety. Strengthening transit services and making targeted infrastructure improvements can improve mobility while recognizing that Glendale remains largely car-dependent.

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 believe it is important to preserve publicly owned parking lots because they support local businesses and provide needed access for residents and visitors.

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:

This concern has been brought to my attention during my time as Mayor and Councilmember. Based on the proposed design, the dedicated Bus Rapid Transit lanes on Glenoaks would not block access to local businesses because of where the lanes would be located. Improving public transportation is important for Glendale's mobility, and projects like BRT should be implemented in a way that maintains access to businesses while improving transit efficiency.

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 a balanced approach to building electrification that advances our climate goals while remaining mindful of affordability. Transitioning to cleaner energy is important for Glendale's long-term environmental and public health goals, but policies must also consider the financial impact on homeowners, renters, and small property owners. I believe



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electrification efforts should prioritize new construction and be paired with incentives and rebates that help residents and landlords make upgrades without facing financial burden.

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. There are existing data sources that can provide the City with useful information about the rental market without invading the privacy of tenants or landlords.

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. Review the City's budget and contracts. I would have staff look closely at major consultant contracts, service agreements, and administrative spending to find places where costs can be lowered or contracts can be renegotiated. Even small reductions in these areas can add up to real savings.

2. Make City operations more efficient. By improving technology systems, combining overlapping administrative work, and fixing purchasing practices, the City can reduce duplicate work and lower long-term costs without cutting important services.

3. Grow revenue through economic development. I would focus on supporting small businesses, improving commercial areas, and attracting new investment so Glendale can grow its tax base. A stronger local economy increases sales and business tax revenue without raising costs for residents.



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June 2026 Municipal Elections.

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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:

Property owners already invest so much of their hard-earned money into property and paying their property taxes. Any extra taxes would become a financial burden on the residents of Glendale

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 would start with reviewing every department and budget line to identify waste and unnecessary spending. This would include looking closely at consultant contracts, administrative costs, and purchasing practices to find areas where the City can reduce expenses or work more efficiently. The goal would be to eliminate inefficiencies while protecting essential services.

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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I oppose transitioning to district-based Council elections. Councilmembers, regardless of where they live in the city, should represent all residents of Glendale rather than prioritizing one specific area over another. Systems that divide representation by geographic areas, such as school or college districts, have often shown over time that they can create divisions and unequal priorities. Glendale is a unified city, and it should continue to be governed by a unified council that considers the needs of the entire community, not just individual districts.

15. Campaign Information

Please provide a brief update on your campaign.

Total funds raised to date: 30,000

Campaign fundraising goal: \$120,000

Approximate campaign budget: Entire amount

Key endorsements received (if any): Councilmember/Former Mayor Ara Najarian, Former Councilmember/Councilmember, Paula Divine, LA County Assessor, Jeffrey Prang



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