

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Cortes, Karen](#)  
**Subject:** FW: Flyers? Information? Glendale City Council Meeting (Nov. 19, 2024) for All Way Stop Controls at Adams St and Scofield Dr  
**Date:** Monday, November 18, 2024 12:08:21 PM  
**Attachments:** [glendaleca\\_logo.png](#)  
[glendaleca\\_logo.png](#)

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**Suzie Abajian** | City Clerk  
City Clerk  
613 E. Broadway, Room 110, Glendale, CA 91206  
P: +1 (818) 548-2090  
[sabajian@GlendaleCA.gov](mailto:sabajian@GlendaleCA.gov) | [GlendaleCA.gov](http://GlendaleCA.gov) | **Follow us!**

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**From:** Michael <laotzu41@yahoo.com>  
**Sent:** Friday, November 15, 2024 5:50 PM  
**To:** Cortez, Carlos <CCortez@Glendaleca.gov>  
**Cc:** Casanova, Pastor <PCasanova@Glendaleca.gov>; Hernandez, Daniel <DaHernandez@Glendaleca.gov>; Garry Ackerman <garack@sbcglobal.net>; Asatryan, Elen <EAsatryan@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Abajian, Suzie <SAbajian@Glendaleca.gov>  
**Subject:** Flyers? Information? Glendale City Council Meeting (Nov. 19, 2024) for All Way Stop Controls at Adams St and Scofield Dr

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Dear Mr. Cortez..et al..

In a telephone conversation with Dan Hernandez, my recollection is that he said that flyers would be distributed with this information. Transparency is an important factor in this matter and the fact is that there has been little transparency from the start. That I receive this information after five PM on a Friday speaks to another glitch in the way we communicate. To be fully informed, all of the residents of the one hundred or more homes on the west side of Adams Street, each directly affected by this re-do of the failed 'roundabout' at Scofield

some time ago creates a lack of trust. To be fully transparent to ALL of the residents of our neighborhood means making an effort that the City has the ability to do and our position as David to your Goliath is an unfair advantage.

As admitted by the traffic engineers who came to discuss this business and by Mr. Hernandez and Mr. Meek.. you have deliberately not been transparent in this attempt to recreate, essentially, the roundabout idea that failed in what was much more of a public forum.

It's after five on Friday evening.

As I do not spend each hour of each day on this computer and just happened to check it a few minutes ago, the opportunity to weigh in with a call to the City Clerk is gone. The ability to rally the neighbors west of Adams who have "skin" in this issue may rely on the efforts of a few octogenarians canvassing our neighbors at this last minute. Unfair.

The unfair advantage of the Adams Hill Neighborhood Association who seem to have only the interests of the east side of Adams Street at heart, is another UNFAIR advantage. cc'ing to our City Council members, not one of whom lives south of the 134, let alone all the way down south here in Adams Hill.. do not see the dangers in an unnecessary and artificial way to 'calm' traffic on Adams Street.

To Council.. Hello!

When looking at this issue, keep in mind that the unfair advantage that the folks on the east side of Adams have will endanger those of us on the west.

Transparency has NOT been employed in this situation and if, as with the bad roundabout debacle, the voices of more than a hundred homes on the west of Adams had been invited to weigh in, a full count of all of Adams Hill might have been

heard.

Please just dismiss this wrongheaded idea and allow that both east and west of Adams residents should be included, not just the overly vocal AHNA.

Sincerely,

Michael Sheehan

Neighbors West of Adams Street Coalition

818 244 9939

On Friday, November 15, 2024 at 03:54:47 PM PST, Cortez, Carlos <[ccortez@glendaleca.gov](mailto:ccortez@glendaleca.gov)> wrote:

Hello Mr. Sheehan,

Dear Mr. Cortez et al..

In a phone conversation with Dan Hernandez I was told that flyers would be distributed.. and ideally post cards sent to those of us directly affected by this debacle.

Correct me if I am wrong ASAP regarding my impression that the City Council is not empowered at this time to vet the installation of unnecessary stop signs (another version of the roundabout) at the November 19th session of Glendale City Council.

As I understand the agenda item, it is to dismiss the idea,, or send the idea back to Traffic and Parking for further study.

Am I correct that no direct impact will occur from this agenda item?

On behalf of our Principal Traffic Engineer, Pastor Casanova, I wanted to inform you that the Glendale City Council will hold a public hearing on the appeal of the Transportation and Parking Commission's decision to not approve the installation of all-way stop controls at the intersection of South Adams Street and Scofield Drive. The meeting will be held on **Tuesday, November 19, 2024, at 6:00 p.m.** at 613 E. Broadway, 2nd Floor Glendale, CA 91206.

The public is invited to attend the meeting in-person. The meeting will also be available to the public electronically at [glendaleca.gov/live](https://glendaleca.gov/live) and [YouTube.com/myglendale](https://YouTube.com/myglendale). Public comments on a specific agenda item will be taken when that agenda item is discussed. If you have any question about matters on the agenda, or requests for assistance, please contact the City Clerk at (818) 548-2090 during regular business hours.

Thank you,



**Carlos Cortez** | Civil Engineering Assistant

Public Works

633 E. Broadway, Room 205, Glendale, CA 91206

P: +1 (818) 937-8255

[ccortez@GlendaleCA.gov](mailto:ccortez@GlendaleCA.gov) | [GlendaleCA.gov](http://GlendaleCA.gov) | [Follow us!](#)

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Scofield/Adams Intersection Appeal (Item 9.b tomorrow)  
**Date:** Monday, November 18, 2024 1:33:59 PM  
**Attachments:** [glendaleca\\_logo.png](#)  
[image001.png](#)

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**Suzie Abajian** | City Clerk

City Clerk

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**From:** Jonathan Mitchell <[jonathan.mitchell@interpretllc.com](mailto:jonathan.mitchell@interpretllc.com)>  
**Sent:** Monday, November 18, 2024 1:32 PM  
**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>  
**Cc:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Scofield/Adams Intersection Appeal (Item 9.b tomorrow)

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Honorable Mayor and City Council Members,

We are the block captains for the Yale Drive residents in Adams Hill. We are writing for your support in reversing the Transportation and Parking Commission decision **NOT** to approve the stop signs/crosswalks at the intersection of South Adams Street and Scofield Drive. **This is Item 9.b. on the Agenda for tomorrow's meeting, November 19, 2024.**

We will try to keep this succinct:

1. The Adams Hill area is made of a series of *extremely narrow* streets that wind through the hilly area. Most streets are so narrow as to only accommodate parking on one side of the street. Though the streets are technically two-way, there is a implied agreement amongst the residents to treat their streets as one-way (in the direction of parked cars) so as to avoid very difficult maneuvering when cars meet traveling opposite directions.
2. In our area, Scofield Drive is one of the few streets wide enough to accommodate

parking on both sides of the street.

3. As a result, Scofield Drive is a natural outlet for residents making their way to Adams Street.
4. We encourage all members of the council and commission to attempt to make a left turn from Scofield onto Adams Street, especially when a truck, van, or minivan is parked on the same side of Adams street as downhill traffic (as is often the case).
5. IN SUCH A SITUATION THE PARKED VEHICLES MAKE IT IMPOSSIBLE TO VIEW ONCOMING DOWNHILL TRAFFIC THAT (UNFORTUNATELY) IS OFTEN TRAVELING OVER THE POSTED SPEED LIMIT. Even when cars are obeying the speed limit - and even when making a right turn as opposed to left - the lack of adequate site line makes it dangerous.

Because of the poor line of site and the tendency of speeding, **any accident will surely be serious**. Many of the residents in our community – ourselves included – are young families who are attempting to access Adams Street with small children in the vehicle. If nothing is done about this problem we will be sure to reference you and local journalists back to this email when an injury accident inevitably occurs.

Thank you for your attention to this matter.

Jonathan and Chaimaa Mitchell

**interpret**

**JONATHAN MITCHELL** *(he/him)* General Counsel

600 Corporate Pointe, #1050, Culver City, CA 90230

+ 1 (310) 729-6956

**From:** [Abajian, Suzie](#)  
**To:** [DL City Council](#)  
**Cc:** [Golanian, Roubik](#); [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Objection to Scofield stop sign  
**Date:** Monday, November 18, 2024 11:51:29 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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Dear Mayor Asatryan and Councilmembers,  
Please see below an email from Karina Green.  
Best,



**Suzie Abajian** | City Clerk  
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613 E. Broadway, Room 110, Glendale, CA 91206  
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**From:** Karina <[sonjackk7j@yahoo.com](mailto:sonjackk7j@yahoo.com)>  
**Sent:** Monday, November 18, 2024 9:56 AM  
**To:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Objection to Scofield stop sign

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To the Glendale City Council  
Regarding the proposal to install an All Way Stop at Scofield  
and Adams.

Please do not move forward with this idea.  
Thank you  
Karina Green  
1317 Cambridge Dr  
Glendale Ca 91205

[Sent from Yahoo Mail for iPhone](#)

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Proposed all way stop at Adams St and Scofield Dr  
**Date:** Monday, November 18, 2024 11:57:18 AM  
**Attachments:** [glendaleca\\_logo.png](#)

---



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-----Original Message-----

From: Archie agan <[archieagan@gmail.com](mailto:archieagan@gmail.com)>

Sent: Sunday, November 17, 2024 9:07 PM

To: Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)> Subject: Proposed all way stop at Adams St and Scofield Dr

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To the Glendale City Council:

The proposed all way stop at Adams and Scofield is an idea that needs to be implemented. As a resident living on Scofield Dr there daily hazards created by drivers barreling down Adams creating problems for me and other drivers exiting Scofield. In addition there are no crosswalks on Adams from the top of the hill to Adams Sq.

I whole heartily support the proposed plan.

Thank you,

Archie Agan

1126 Scofield Drive

Sent from my iPad



**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Proposed All-Way Stop at Adams Street and Scofield Drive  
**Date:** Monday, November 18, 2024 12:02:20 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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**Suzie Abajian** | City Clerk

City Clerk

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**From:** Hattie Ramirez <[hatteriamirez@gmail.com](mailto:hatteriamirez@gmail.com)>

**Sent:** Sunday, November 17, 2024 3:57 PM

**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>

**Subject:** Proposed All-Way Stop at Adams Street and Scofield Drive

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Hello, Honorable Mayor and City Council, and hope you and your families are well.

Since I will not be able to attend this Tuesday's City Council meeting, I am writing to you to express my support for a much needed all-way stop at Adams Street and Scofield Drive in Adams Hill, where I have lived for more than 20 years. In fact, I live on Scofield Drive, about 100' from the proposed all-way stop.

I heartily advocate for an all-way stop for the following reasons:

1. To slow down the excessive speed on Adams Street. Drivers zoom up and down this street at all hours of the day. The speed display sign does NOT deter speeding

drivers. It is only a matter of time before a tragedy occurs. The Adams Hill Neighborhood Association has been asking the city for a way to slow down the traffic on Adams Street for years!! Unfortunately, the rumble strips did not work.

2. To allow pedestrians an opportunity to safely cross the street. The closest crosswalk is at Adams Street and Palmer Drive, at the Adams Mini Park. Lots of people are always walking on this street with their kids and dogs during the day time and even at night.

3. To allow drivers on Scofield Drive the ability to safely turn left onto Adams Street.

Thank you for your consideration of this matter.

Respectfully,

Hattie Ramirez  
Adams Hills Resident  
323-376-5368



Brotman,  
Daniel

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Proposed Scofield Drive Stop Sign  
**Date:** Monday, November 18, 2024 12:02:58 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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City Clerk

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-----Original Message-----

From: David Wilder <[wildbass@pacbell.net](mailto:wildbass@pacbell.net)>

Sent: Sunday, November 17, 2024 10:18 AM

To: Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>

Cc: Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Abajian, Suzie

<[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>

Subject: Proposed Scofield Drive Stop Sign

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Hello Your Honor,

My name is Dave and I've lived on Scofield Drive since 2001.

I have to make a left turn from Scofield drive onto Adams many times a day. I am always nervous because of the lack of visibility that I will get hit by an oncoming car speeding down Adams towards the mini park/intersection of Palmer and Adams.

In the time I've lived in Adams Hill, two of our friends, including one driving my older son, have been in traffic accidents making that same left.

I think a stop sign on Adams would make a huge difference in alleviating this problem.

Thank you for your consideration.

Best Regards

Dave Wilder

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: support for all way stop at Adams and Scofield  
**Date:** Monday, November 18, 2024 12:02:35 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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City Clerk

613 E. Broadway, Room 110, Glendale, CA 91206

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**From:** Chris Belcher <[christinarbelcher@gmail.com](mailto:christinarbelcher@gmail.com)>

**Sent:** Sunday, November 17, 2024 12:41 PM

**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>

**Subject:** support for all way stop at Adams and Scofield

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Hello council,

I am writing to express my support for the new stop sign proposed for scofield and adams. I live on scofield just a few houses up from adams, and I can safely say that people currently fly down adams, and having a stop to slow it down before getting to palmer would be fantastic. Now only that, but it's very difficult to get any visibility to pull out onto adams from scofield, yale, and some other streets, so having the sign will hopefully slow traffic down on the stretch, making pulling out easier. There's also no break in traffic from the top of the hill all the way down to palmer, and people with dogs are constantly jay walking because it's impossible to safely cross without going many blocks out of the way. For all of these reasons, a new stop will keep everyone safer, cars and pedestrians alike. The new traffic pattern by the mini park on adams and palmer is working out so well! Thank you and I hope this new addition would make everything even safer.

Best,  
Chris

--

Chris Belcher, PhD  
pronouns: she/her  
Assistant Professor of Writing  
Department of Gender and Sexuality Studies  
University of Southern California

[Pretty Baby: A Memoir](#) out now from Simon & Schuster / Avid Reader Press



**From:** [Abajian, Suzie](#)  
**To:** [DL City Council](#)  
**Cc:** [Golanian, Roubik](#); [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Support for Proposed All Way Stop at Adams & Scofield  
**Date:** Monday, November 18, 2024 12:06:22 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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Dear Mayor Asatryan and Councilmembers,  
Please see the email below regarding the all way stop sign.  
Best,



**Suzie Abajian** | City Clerk  
City Clerk  
613 E. Broadway, Room 110, Glendale, CA 91206  
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**From:** Ben Hannani <[benjaminhannani@gmail.com](mailto:benjaminhannani@gmail.com)>  
**Sent:** Saturday, November 16, 2024 2:12 PM  
**To:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Support for Proposed All Way Stop at Adams & Scofield

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Hello Suzie,

I am writing to support the Proposed All Way Stop at Adams St and Scofield Dr.

My fiance and I recently moved to the neighborhood in August, and our driveway is on Adams St. Every time I back out of our driveway, I worry that one of the cars speeding down Adams St will crash into me.

I also worry about the speeding cars hitting one of the many children crossing the street to go to Adams Square Mini Park.

Adding the proposed stop would greatly mitigate this problem.

As I understand, the case against this proposed stop is that it would slightly reduce street parking. However, my fiance and I have had guests over numerous times since we moved in and they've always told us that there was plenty of parking.

I trust you'll make the right decision for the community and protect the safety of your residents by

moving forward with the proposed stop.

Thanks,  
Ben Hannani

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Support for scofield stop sign  
**Date:** Monday, November 18, 2024 12:04:13 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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City Clerk

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-----Original Message-----

From: Allyson Taylor <[allysontaylor91@gmail.com](mailto:allysontaylor91@gmail.com)>

Sent: Saturday, November 16, 2024 5:34 PM

To: Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)> Subject: Support for scofield stop sign

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Hello!

I am an Adams hill resident and believe this stop sign will make our neighborhood safer for families like mine. Please vote to support this initiative.

Thanks,  
Allyson Taylor  
Sent from my iPhone



**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Support for Scofield/Adams Stop Sign & Crosswalk  
**Date:** Monday, November 18, 2024 12:03:27 PM  
**Attachments:** [glendaleca\\_logo.png](#)

---



**Suzie Abajian** | City Clerk

City Clerk

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**From:** cali4nancytaylor@aol.com <cali4nancytaylor@aol.com>  
**Sent:** Sunday, November 17, 2024 10:14 AM  
**To:** Asatryan, Elen <EAsatryan@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Abajian, Suzie <SAbajian@Glendaleca.gov>  
**Cc:** Allyson Taylor <allysontaylor91@gmail.com>  
**Subject:** Support for Scofield/Adams Stop Sign & Crosswalk

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To all concerned,

My niece and her husband live on Scofield Drive. They are expecting their first child in January and hope to spend many years (decades) in their home, raising a family.

I am there often and expect to be there even more once their son arrives, to help out around the house. I have often witnessed people speeding down S Adams Street as I sought to turn onto Scofield.

Please add a stop sign and crosswalk at this intersection. It will help improve the safety of this neighborhood.

Thank you.

*Nancy*

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** Fwd: Adams Hill Schofield Stop Sign  
**Date:** Tuesday, November 19, 2024 8:04:36 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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City Clerk

613 E. Broadway, Room 110, Glendale, CA 91206

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**From:** Michael Schneider <[mschneider@variety.com](mailto:mschneider@variety.com)>

**Sent:** Tuesday, November 19, 2024 5:19 PM

**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>

**Subject:** Adams Hill Schofield Stop Sign

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Greetings Glendale City Council members and City Clerk Abajian,

My name is Michael Schneider, and I am a 20-year resident of Adams Hill — living on Green Street, near Adams and one street over from Schofield. Please add my voice to support for a long overdue stop sign on Adams to ease the reckless driving and speeding that takes place in our neighborhood. This is a community of families, young and old, and this is very much a walking neighborhood. I fear the day when a motorist on Adams speeds down our hill and strikes a child, or an elderly resident, or really, anyone. We've seen plenty of accidents over the years, including ones that have impacted the businesses at the bottom of the hill. The time for debate over slowing down traffic on Adams should be over. For the safety of our community, a stop sign must be added. And for anyone who complains whether it will impact parking spots on Adams — first of all, there is plenty of parking throughout Adams Hill. Including on streets like Green and

Schofield. Additionally, there's a reason Glendale housing ordinance requires double-space garages on new construction, and that's to ease street parking. Parking is not an issue in Adams Hill. But dangerous driving is.

Please, let's end the debate, approve the much-needed stop signs and help keep Adams Hill safe,

Best,

Michael Schneider  
1122 Green Street  
Glendale CA 91205



**MICHAEL SCHNEIDER** TV EDITOR / VARIETY  
11355 W OLYMPIC BLVD., LOS ANGELES CA 90064  
OFFICE 323 617 9110 MOBILE 323 356 2536  
TWITTER/INSTAGRAM: @franklinavenue

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: All Way Stop at Adams Street & Scofield Drive; Traffic Calming S. Verdugo Road  
**Date:** Tuesday, November 19, 2024 12:50:23 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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City Clerk

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**From:** Brant Rose <brantrose@gmail.com>

**Sent:** Tuesday, November 19, 2024 8:24 AM

**To:** Asatryan, Elen <EAsatryan@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Abajian, Suzie <SAbajian@Glendaleca.gov>

**Subject:** All Way Stop at Adams Street & Scofield Drive; Traffic Calming S. Verdugo Road

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Dear Mayor and City Council:

I regularly drive along Adams Street. I often run thru that neighborhood with my dog. I spend time in Adams Square Mini Park where I've seen the Mayor meeting with constituents.

I strongly urge you to approve the proposed all way stop at Adams Street & Scofield Drive for the safety of Glendale residents and Angelenos.

I strongly urge you to approve traffic calming measures on S. Verdugo Road where there have been a number of fatalities in the past 5 years. The Los Angeles section of Verdugo has installed two separate speed bump sections to save lives. It's time for Glendale to do the same for the safety of its residents.

Best,  
Brant Rose

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: All Way Stop at Adams Street & Scofield Drive; Traffic Calming S. Verdugo Road  
**Date:** Tuesday, November 19, 2024 4:01:45 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Brant Rose <brantrose@gmail.com>

**Sent:** Tuesday, November 19, 2024 8:24 AM

**To:** Asatryan, Elen <EAsatryan@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Abajian, Suzie <SAbajian@Glendaleca.gov>

**Subject:** All Way Stop at Adams Street & Scofield Drive; Traffic Calming S. Verdugo Road

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Best,  
Brant Rose

**From:** [Abajian, Suzie](#)  
**To:** [DL City Council](#)  
**Cc:** [Golanian, Roubik](#); [Garcia, Michael](#); [Cortes, Karen](#)  
**Subject:** FW: All Way Stop at Scofield and Adams  
**Date:** Tuesday, November 19, 2024 12:43:17 PM  
**Attachments:** [glendaleca\\_logo.png](#)

---

Dear Mayor Asatryan and Councilmembers,  
Please see the email below about the all way stop.  
Best,



**Suzie Abajian** | City Clerk  
City Clerk  
613 E. Broadway, Room 110, Glendale, CA 91206  
P: +1 (818) 548-2090  
**[sabajian@GlendaleCA.gov](mailto:sabajian@GlendaleCA.gov) | [GlendaleCA.gov](http://GlendaleCA.gov) | Follow us!**

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**From:** Ben Greene <[bgreene.unc@gmail.com](mailto:bgreene.unc@gmail.com)>  
**Sent:** Tuesday, November 19, 2024 10:35 AM  
**To:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** All Way Stop at Scofield and Adams

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Hi Ms. Abajian,

I hope you're doing well.

My name is Ben Greene and I live at 1314 Cambridge Dr. Glendale, CA 91205

I'm writing to ask you to relay to Council Members that I am opposed to the installation of the All Way Stop at Scofield and Adams.

Let me know if there's any more information about my opposition that may be helpful.

Thank you,  
Ben

--

Benjamin Greene  
917-434-1706

[bgreene.unc@gmail.com](mailto:bgreene.unc@gmail.com)

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Proposed All Way Stop at Scofield @ Adams Street  
**Date:** Tuesday, November 19, 2024 12:50:48 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Liz Prescott <[lprescott75@gmail.com](mailto:lprescott75@gmail.com)>  
**Sent:** Monday, November 18, 2024 9:36 PM  
**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>  
**Cc:** Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Proposed All Way Stop at Scofield @ Adams Street

Some people who received this message don't often get email from [lprescott75@gmail.com](mailto:lprescott75@gmail.com). [Learn why this is important](#)

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Dear Mayor Elen Asatryan and the City Council,

I support the proposed stop sign at Scofield @ Adams Street, The changes made down at the corner by the mini park are excellent and have made that intersection a lot easier to navigate with the additional street markings and stop sign.

The traffic moving up and down Adams seems to include a lot of cars going very fast despite the 25mph limit. We definitely could use an additional stop sign to prevent people from gaining speed as they travel up and down the hill. It will be safer for everyone - the cars driving on the street , cars trying to turn either right or left onto Adams and for the pedestrians.

Thank you for your consideration,

Elizabeth Prescott  
1225 Oberlin Drive





**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Proposed All Way Stop at Scofield @ Adams Street  
**Date:** Tuesday, November 19, 2024 4:00:33 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Liz Prescott <[lprescott75@gmail.com](mailto:lprescott75@gmail.com)>  
**Sent:** Monday, November 18, 2024 9:36 PM  
**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>  
**Cc:** Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Proposed All Way Stop at Scofield @ Adams Street

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Dear Mayor Elen Asatryan and the City Council,

I support the proposed stop sign at Scofield @ Adams Street, The changes made down at the corner by the mini park are excellent and have made that intersection a lot easier to navigate with the additional street markings and stop sign.

The traffic moving up and down Adams seems to include a lot of cars going very fast despite the 25mph limit. We definitely could use an additional stop sign to prevent people from gaining speed as they travel up and down the hill. It will be safer for everyone - the cars driving on the street , cars trying to turn either right or left onto Adams and for the pedestrians.

Thank you for your consideration,

Elizabeth Prescott  
1225 Oberlin Drive



**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Traffic Stop Sign at Scofield and Adams  
**Date:** Tuesday, November 19, 2024 4:11:15 PM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Mary Baldwin <baldwin-m@sbcglobal.net>  
**Sent:** Tuesday, November 19, 2024 2:45 PM  
**To:** Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Asatryan, Elen <EAsatryan@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>  
**Cc:** Abajian, Suzie <SAbajian@Glendaleca.gov>  
**Subject:** Traffic Stop Sign at Scofield and Adams

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Dear City Council,

This conversation has been going on for over 3 years. A great effort has been made to assure neighbors and businesses have been notified at every step. AHNA sent out 400 emails to membership and others recently. This has been posted on social media platforms also. I walked Scofield, Yale, and Green St. on Sunday passing out over 40 fliers for this latest council meeting. Last year I personally circulated a petition and got 135 signatures in support of the Stop Sign. The City only wanted Adams St. signatures so my petition was a moot point. We( Stephen Meeks and myself) received over 75% approval on the City official petition. We would have attained a higher percentage, but some houses were vacant. Two Board members walked to the business on Adams, Palmer and Chevy Chase recently for notification purposes.

We live here, we drive here, we walk our children, grandchildren and dogs here. From personal conversations with so many neighbors on the Hill, I can assure you there is overwhelming support for a Stop sign and a

crosswalk.

I am very sorry someone will be inconvenienced by the red curb. However, ample parking is available next door or across the street. This gentleman's long driveway fits 5 or 6 cars now. He has the luxury of a long driveway with parking on both sides of the street. Most of us have only one side of the street available with tiny driveways. We are not always able to park close to our houses . He already fits most of his cars on his property. The area designated for the Stop sign is public property. Please put in the stop sign as soon as possible. Thank you,

Mary Baldwin  
Adams Hill

Thank you.

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Calvert, Bradley](#); [Cortes, Karen](#)  
**Subject:** FW: City of Glendale City Council meeting Nov 19 2024 letter for City Council members--Separate Sale of ADUs  
**Date:** Wednesday, November 20, 2024 11:47:55 AM  
**Attachments:** [glendaleca\\_logo.png](#)  
[Support-Letter-ADU-Condos-Opt-in-Casita-Coalition.pdf](#)  
[AB-1033-Guidance-Memo-ADU-Condos-Reuben-Junius-Rose-Casita-Coalition-Aug-2024 \(1\).pdf](#)

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City Clerk

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**From:** Celeste Goyer <[celeste@casitacoalition.org](mailto:celeste@casitacoalition.org)>  
**Sent:** Monday, November 18, 2024 3:36 PM  
**To:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>; Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>  
**Subject:** City of Glendale City Council meeting Nov 19 2024 letter for City Council members--Separate Sale of ADUs

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Mayor Asatryan, Councilmember Kassakhian, Councilmember Brotman, Councilmember Najarian, and Councilmember Gharpetian,

Please see attached for a support letter from the Casita Coalition, encouraging the Council to opt in to AB 1033 for ADUs in the City of Glendale.

At the previous City Council meeting, there was discussion around this question and council members indicated a further discussion would be agendaized for the Nov 19th meeting. While not specifically called out in the staff report or agenda as part of Item 9-A on the ADU/JADU ordinance updates, it is relevant. As you continue to refine your local ADU and JADU ordinance, this additional update would bring hope to residents of Glendale currently locked out of homeownership opportunities due to the high cost of homes and the severe shortage of starter homes.

In the states and regions where ADUs are being converted to condominiums for separate sale and have been for several years, ADU condos are creating a new pipeline of naturally affordable homes

for new first-time homebuyers and for downsizers at 40-60% less than single homes on a lot, with no public subsidy.

We encourage you to direct staff to begin the process of drafting ordinance updates for opting in to AB 1033. See our guidance memo attached with more information on the required deletions and additions, plus recommended options.

Thank you,  
Celeste Goyer

--

**Celeste Goyer**  
*Director of Operations*  
**[CasitaCoalition.org](http://CasitaCoalition.org)**  
**760-490-7990 direct**



## **Contents:**

Introduction

Required Steps to Implement

Recommendations

Appendix A: Required Ordinance Language

Appendix B: City of San Jose Example Local Ordinance and Materials

## **AB1033 – HOW TO IMPLEMENT NEW STATE ADU CONDOMINIUM LAW**

Today, nearly 20% of housing units built in California are accessory dwelling units (“ADUs”). According to the California Association of Realtors Housing Affordability Index, only 17% of households can afford a single-family home, less than half of the national average. In many States across the country, ADU condo conversion projects are re-enabling a generation of home buyers to live in the communities of their choice near work and family. The State of Washington recently required all local agencies to allow conversions of a primary unit and ADU to condominiums for sale. Consequently, in Seattle and Portland 40% to 50% of ADUs constructed are sold as condominiums to new homebuyers, where they are bought for approximately half the value of a stand-alone single-family home. Such ADU condo conversion purchases are eligible for federally guaranteed mortgages, making them easy to finance for ordinary homebuyers.

The California State Legislature recently adopted a new law, AB1033, that creates affordable options for homeownership by allowing ADU’s to be sold separately from a primary unit. AB1033 removes the previous State law prohibition against mapping and selling a single-family home and its ADU as condominiums. Even though this prohibition on condo conversion has been eliminated, it is up to Local Agencies to amend their codes to allow these entry-level home ownership opportunities.



## WHAT NEEDS TO BE DONE TO ALLOW SALE OF ADUS?

Respecting local control, the Legislature left it up to Local Agencies to amend their municipal code(s) to allow these entry-level home ownership opportunities through the sale of ADUs. The Casita Coalition and Reuben, Junius, and Rose, LLP have developed this guidance to encourage your Local Agency to make the following changes to your code(s), procedures and policies to re-enable Californians priced out of many of our communities to once again have a dream of buying a home by enabling more naturally-affordable condominiums for sale.

## RECOMMENDED STEPS TO IMPLEMENT SALE OF ADUS

1. **Eliminate Sale Restrictions.** Remove all provisions in your municipal code that prohibits the sale or other conveyance of an ADU. These restrictions are typically included in local Condominium Codes and Zoning Codes.
2. **Adopt Legislation Expressly Allowing ADU Sales.** To align local rules with State law, adopt changes to the municipal code that allow conversion of a home and its ADU into condominiums subject to the requirements of the Davis Sterling Common Interest Development Act (Cal. Govt. Code Sec. 66410-66499.40.) Appropriate amendment text will differ depending on the existing municipal code, but AB1033 requires a list of express provisions be included in such local ordinance, attached at the end of this document.
3. **Publish ADU Checklists.** Provide a comprehensive checklist for any ADU building permit and for ADU condominium/subdivision projects, indicating Subdivision Map Act compliance and lender subordination information.
4. **First Right of Offer to Owner Occupants.** To further encourage new homeownership, consider including a condition of approval for establishing condominiums of a primary unit and ADU giving a first right of offer for a period of 45 days on publicly accessible databases, e.g., MLS, to buyers

indicating an intent to live in the property (either themselves or their immediate family). To avoid issues with lenders, however, do not require owner occupancy.

5. **Create “Grow Homeownership” Program.** Establish a program with dedicated staff that expedites ADU condominium processing with first comments to be issued within 45 days of submission of a complete application.
  - Consider waiving or reducing application and impact fees otherwise applied to condominiums.
  - The Grow Homeownership Program could be paired with other funding programs your jurisdiction may have, e.g., through SB2 (2017) funds.

### **UPDATE: CITY OF SAN JOSE FIRST TO OPT-IN**

In June 2024, the City of San Jose’s City Council voted to approve and incorporate the new state provisions into their local ordinance.

Documents and resources developed by the city of San Jose are included in Appendix B of this memo as examples of one city’s ordinance language and applicant materials.

- Approved ordinance Section 20.80.185 ADU Condominium Requirement
- ADU Condominium Checklist
- AB 1033 Parcel Map Checklist
- AB 1033 Parcel Map Application
- Development Services page for ADU condominium conversions
  - <https://www.sanjoseca.gov/businesses/development-services-permit-center/accessory-dwelling-units-adus/adu-condominium-conversions>

Note: San Jose’s City Council did not choose to include our recommended provision for a 45-day exclusive listing of ADU condos to owner occupant purchasers, citing



the urgency of their housing shortage and the desire to keep additional requirements to a minimum.

If you have any questions or would like to discuss any of the above, please do not hesitate to reach out to Justin A. Zucker from Reuben, Junius & Rose, LLP at 415.656.6489 or [jzucker@reubenlaw.com](mailto:jzucker@reubenlaw.com).

**Next:**

Appendix A: Required Ordinance Language (Reuben, Junius & Rose LLP)

Appendix B: Example Local Ordinance and Applicant Materials

## Appendix A

### **AB1033 – Required Text in ADU Condominium Ordinances – Cal. Govt. Code Sec. 65852.2(a)(10)**

(A) The condominiums shall be created pursuant to the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

(B) The condominiums shall be created in conformance with all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)) and all objective requirements of a local subdivision ordinance.

(C) Before recordation of the condominium plan, a safety inspection of the accessory dwelling unit shall be conducted as evidenced either through a certificate of occupancy from the local agency or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.

(D) (i) Neither a subdivision map nor a condominium plan shall be recorded with the county recorder in the county where the real property is located without each lienholder's consent. The following shall apply to the consent of a lienholder:

(I) A lienholder may refuse to give consent.

(II) A lienholder may consent provided that any terms and conditions required by the lienholder are satisfied.

(ii) Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the county recorder along with a signed statement from each lienholder that states as follows:

"(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have."

(iii) The lienholder's consent shall be included on the condominium plan or a separate form attached to the condominium plan that includes the following information:

(I) The lienholder's signature.

(II) The name of the record owner or ground lessee.

(III) The legal description of the real property.

(IV) The identities of all parties with an interest in the real property as reflected in the real property records.

(iv) The lienholder's consent shall be recorded in the office of the county recorder of the county in which the real property is located.

(E) The local agency shall include the following notice to consumers on any accessory dwelling or junior accessory dwelling unit submittal checklist or public information issued describing requirements and permitting for accessory dwelling units, including as standard condition of any accessory dwelling unit building permit or condominium plan approval:

*"NOTICE: If you are considering establishing your primary dwelling unit and accessory dwelling unit as a condominium, please ensure that your building permitting agency allows this practice. If you decide to establish your primary dwelling unit and accessory dwelling unit as a condominium, your condominium plan or any future modifications to the condominium plan must be recorded with the County Recorder. Prior to recordation or modification of your subdivision map and condominium plan, any lienholder with a lien on your title must provide a form of written consent either on the condominium plan, or on the lienholder's consent form attached to the condominium plan, with text that clearly states that the lender approves recordation of the condominium plan and that you have satisfied their terms and conditions, if any.*

*In order to secure lender consent, you may be required to follow additional lender requirements, which may include, but are not limited to, one or more of the following:*

*(a) Paying off your current lender.*

*You may pay off your mortgage and any liens through a refinance or a new loan. Be aware that refinancing or using a new loan may result in changes to your interest rate or tax basis. Also, be aware that any subsequent modification to your subdivision map or condominium plan must also be consented to by your lender, which consent may be denied.*

*(b) Securing your lender's approval of a modification to their loan collateral due to the change of your current property legal description into one or more condominium parcels.*

*(c) Securing your lender's consent to the details of any construction loan or ground lease.*

*This may include a copy of the improvement contract entered in good faith with a licensed contractor, evidence that the record owner or ground lessee has the funds to complete the work, and a signed statement made by the record owner or ground lessor that the information in the consent above is true and correct."*

(F) If an accessory dwelling unit is established as a condominium, the local government shall require the homeowner to notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.

(G) (i) The owner of a property or a separate interest within an existing planned development that has an existing association, as defined in Section 4080 of the Civil Code, shall not record a condominium plan to create a common interest development under Section 4100 of the Civil Code without the express written authorization by the existing association.

(ii) For purposes of this subparagraph, written authorization by the existing association means approval by the board at a duly noticed board meeting, as defined in Section 4090 of the Civil Code, and if needed pursuant to the existing association's governing documents, membership approval of the existing association.

(H) An accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence only under the conditions outlined in this paragraph or pursuant to Section 65852.26.

## Appendix B: City of San Jose Local Ordinance and Applicant Materials

NVF:TLC:KML  
06/7/2024

SECTION 9. A new Part is added to Chapter 20.80 of Title 20 of the San José Municipal Code, to be numbered, entitled, and to read as follows:

### **Part 2.76**

#### **Accessory Dwelling Unit Condominium**

##### **20.80.181 Purpose and Applicability**

This Part implements Government Code Section 66342, herein referred to as Assembly Bill 1033 (AB 1033). The purpose of this Part is to apply objective local development standards for subdivisions covered by AB 1033. This Part is applicable only so long as AB 1033 is operative.

Where this Part or AB 1033 conflict with any other provisions of this Code, this Part and AB 1033 shall control. Any development standard or requirement not specifically addressed by this Part or AB 1033 must conform to all other provisions of this Code and all other objective policies and requirements governing subdivisions.

### **20.80.183 Permit Required**

Pursuant to Government Code Section 66342, this Section provides for the streamlined approval for conversion of existing or new Accessory Dwelling Units (ADU) into condominiums. These condominiums shall be sold or otherwise conveyed separate from the primary residence only under the conditions outlined in this Part or pursuant to Government Code Section 66341. No condominium conversion to a project shall be permitted in any district unless permitted in such district and without obtaining approval of a Parcel Map pursuant to the provisions of this Title and Title 19 of the San José Municipal Code.

### **20.80.185 ADU Condominium Requirements**

Subject to the provisions of Section 20.80.180, to achieve the purposes of this Chapter, all projects shall conform to the following requirements:

- A. A maximum of two ADU condominium units shall be allowed on lots that presently allow ADUs, and could include an attached Accessory Dwelling Unit and/or a detached Accessory Dwelling Unit built in accordance with Part 2.75, (Accessory Dwelling Units), Chapter 20.80. In conjunction with the ADU condominium, the parcel map approved pursuant with this section may also include the subdivision of up to two primary dwelling units, in conformance with Part 8, Senate Bill 9 implementation, into condominiums. This allowance shall not exceed a total of four condominium units on each single-family, two-family or multi-family lot under any circumstances.
- B. All structures and buildings included as part of a condominium project shall conform to the building and zoning requirements applicable to the zoning district in which the project is proposed to be located. Designation of individual



condominium units shall not be deemed to reduce or eliminate any of the building and zoning requirements applicable to any such buildings or structures.

C. The condominium shall be created pursuant to the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

D. The condominium shall be created in conformance with all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)) and all other objective requirements of this Part.

1 Neither a subdivision map nor a condominium plan shall be recorded with the county recorder without each lienholder's consent. The following shall apply to the consent of a lienholder:

a. A lienholder may refuse to give consent.

b. A lienholder may consent provided that any terms and conditions required by the lienholder are satisfied.

2. Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the county recorder along with a signed statement from each lienholder that states as follows:

"(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have."

3. The lienholder's consent shall be included on the condominium plan, or attached to the condominium plan that includes the following information:
  - a. The lienholder's signature.
  - b. The name of the record owner or ground lessee.
  - c. The legal description of the real property.
  - d. The identities of all parties with an interest in the real property as reflected in the real property records.
  - e. The lienholder's consent shall be recorded in the office of the county recorder of the county in which the real property is located.
- E. An Accessory Dwelling unit shall be sold or otherwise conveyed separate from the primary residence only under the conditions outlined in this Part and of Title 19 of the San José Municipal Code. Prior to approval of a parcel map, a home or property owners' association or similar entity shall be formed for any condominium project. The association shall, at a minimum, provide for the administration, management and maintenance of all common areas including landscaping, drive aisles and parking areas, maintenance of the exterior of all buildings, pool or common roof, the collection of dues, payment of public utilities not billed separately to each unit, and enforcement of standards within the project.
  1. The owner of a property or a separate interest within an existing planned development that has an existing association, as defined in Section 4080 of the Civil Code, shall not record a condominium plan to create a common interest development under Section 4100 of the Civil Code without the express written authorization by the existing association.

2. For purposes of this subparagraph, written authorization by the existing association means approval by the board at a duly noticed board meeting, as defined in Section 4090 of the Civil Code, and if needed pursuant to the existing association's governing documents, membership approval of the existing association.
- F. The applicant shall prepare a declaration of covenants, conditions and restrictions (CC&Rs) which shall be recorded and apply to each owner of a condominium unit within the project. The CC&Rs shall be recorded at, or prior to, the time of parcel map approval, and shall include all applicable conditions of approval and requirements of the City. The CC&Rs shall, at a minimum, provide:
1. That any amendment to the CC&Rs related to the conditions of approval or other requirements of this Chapter may not be approved without prior consent of the City.
  2. That there shall be an entity created (e.g., a property or homeowners' association) which shall be financially responsible for and shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities.
  3. A provision containing information regarding the conveyance of units and any assignment of parking, an estimate of any initial assessment fees anticipated for maintenance of common areas and facilities, and an indication of appropriate responsibilities for maintenance of all utility lines and services for each unit.
  4. A provision addressing the payment of utilities including water, sewer, gas and electricity by the homeowner or through the association.

5. A provision requiring that any owner who rents his/her condominium unit shall conform to the homeowners' association which is responsible for management of the common areas and enforcement of the CC&Rs.
- G. In addition to such covenants, conditions, and restrictions that may be required by the Department of Real Estate of the State of California pursuant to Title 6 (Condominiums) of the Civil Code or other State laws or policies, the organization documents shall provide for the following:
1. Conveyance of units.
  2. Management of common areas within the project where common areas exist.
  3. A proposed annual operating budget containing a reserve fund to pay major anticipated maintenance, repair, or replacement expenses where shared common area infrastructure exists; and indicating the association fees needed for the operating budget and reserve fund.
  4. FHA regulatory agreement, if any.
- H. If an accessory dwelling unit is established as a condominium, the homeowner shall notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.
- I. The ADU shall comply with all applicable technical codes including the California Building and Fire Codes. Prior to approval of the parcel map, a safety inspection of the ADU shall be conducted as evidenced through issuance of a final Building

Permit or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.

J. In addition to other application submittal requirements, the following information shall be provided:

1. Statement regarding current ownership of all improvements and underlying land.
2. A site plan and boundary map showing the location of all existing easements, structures, mature and/or scenic trees, and other improvements upon the property.
3. Dimensions and location of each building or unit and the location of all fences and walls.
4. The location, size, and design for all common areas, including all facilities and amenities provided within the common areas for use by unit owners.
5. Location and condition for all paved areas, including pedestrian walkways.
6. Maintenance plan of all buildings and common areas and facilities.

**SECTION 10.** Section 20.90.060 of Chapter 20.90 of Title 20 of the San José Municipal Code is amended to read as follows:

**20.90.060 Parking Spaces**

A. Off-Street Vehicle Spaces.

# ADU CONDOMINIUM CHECKLIST

If you are seeking to sell or otherwise convey your accessory dwelling unit (ADU) as a property separate from a primary residence, you must first apply for a condominium conversion of the residence and ADU. Use this checklist to ensure your project qualifies for a condominium conversion under the following provisions:

- State law [AB 1033](#), effective January 2024, enables condominium conversions of ADUs and [California Code Section 66342](#) enables cities to adopt local ordinances to allow for conveyance of an ADU as a condominium.
- In June 2024, the San José City Council approved and incorporated state provisions into San José [Ordinance No. 31095](#), specifying that permitted ADUs that meet all conditions may be conveyed through a Parcel Map as issued by the Public Works Department.

**Only projects that meet all conditions of this checklist and that can provide the required documentation may proceed to submit a Parcel Map application.**

**For questions:** Email [ZoningQuestions@sanjoseca.gov](mailto:ZoningQuestions@sanjoseca.gov) or speak with a City Planner at **408-535-3555** during Planning's [phone service hours](#).

Para información en español, comuníquese con un Planificador de la ciudad al **408-793-4100**.

Để được hỗ trợ, nói chuyện với Người lập kế hoạch thành phố tại **408-793-4305**.

## INSTRUCTIONS

To fill out this checklist on a computer, download it and follow the [Digital Forms](#) instructions. For Part 1, find property information at [www.SJPermits.org](http://www.SJPermits.org) by clicking on "Permits & Property Information." Then enter your address. On the next screen, click on your property and select "Property Information." A list of designations will appear.

## QUESTIONS

YES NO

### PART 1. PROPERTIES THAT QUALIFY

<p><b>1. Is the property in San José?</b> Use <a href="http://SJPermits.org">SJPermits.org</a> as instructed above. At the "Incorporated" field, "yes" means the property is in San José; "no" means the property is in a different jurisdiction.</p> <p>&gt; If yes, proceed with this checklist. If no, contact the jurisdiction where your property is located.</p>		
<p><b>2. Is there a finalized building permit for the ADU/s?</b> Use <a href="http://SJPermits.org">SJPermits.org</a> to determine an ADU's building permit status. This condominium process is available only to ADUs with a building permit that has been issued by the City as finalized.</p> <p>&gt; If yes, proceed with this checklist. If no, contact the Building Division for assistance with obtaining a finalized building permit; email <a href="mailto:BuildingPermits@sanjoseca.gov">BuildingPermits@sanjoseca.gov</a>.</p>		
<p><b>3. Does your proposal comply with the maximum allowed number of converted units?</b> The number of converted units is limited, as follows:</p> <ul style="list-style-type: none"> <li>▪ <b>For single-family, duplex, or multifamily properties</b> - Is there a maximum conversion of one primary residence and up to two ADUs?</li> <li>▪ <b>For a <a href="#">duplex project under SB 9</a></b> - Is there a maximum conversion of up to two primary residences and up to two ADUs?</li> </ul> <p>&gt; If yes, proceed with this checklist. If no, refer to the <a href="#">Zoning Ordinance provisions</a> or email a Planner at <a href="mailto:ZoningQuestions@sanjoseca.gov">ZoningQuestions@sanjoseca.gov</a> or call 408-535-3555 during Planning's <a href="#">phone service hours</a>.</p>		

*continued >*

**PART 2. OWNERSHIP AND AUTHORIZATION**

**4. Are you the owner of the property or do you have written authorization from the property owner to proceed with a Parcel Map application?**

> If yes, proceed with this checklist.

**5. Do you have your lienholder's written permission for the conversion?** For any existing lien, loan, or mortgage secured by the property, you must get the lienholder's written permission for the condominium conversion. Attach the lienholder's consent to the condominium plan when submitting the Public Works application. The consent should include:

- Lienholder's signature.
- Name of the owner of record or ground lessee.
- Legal description of the real property.
- Identities of all parties with an interest in the real property as reflected in the real property records.

> If yes, proceed with this checklist.

**6. Is your ADU property located in an existing Homeowners Association (HOA)? If yes, do you have written authorization to proceed with a condominium conversion?**

> If applicable, you must provide the written authorization from the existing HOA to proceed with your application for a condominium conversion.

**PART 3. PARCEL MAP APPLICATION REQUIREMENTS**

**7. Does the condominium proposal conform to State Law?** Is the condominium created pursuant to the Davis-Stirling Common Interest Development Act, [Civil Code Division 4, Part 5](#), commencing with Section 4000? And does it conform with all applicable objective requirements of Division 2 of the [Subdivision Map Act](#), commencing with Section 66410?

> If yes, proceed with this checklist.

**8. Do you have a Condominium Plan for the new property?** A Condominium Plan is necessary to form a Homeowners Association. The plan must be created by a licensed Surveyor or Civil Engineer and, at minimum, must incorporate the following requirements:

- Establish the legal boundaries and legal description of each unit and any common areas.
- Conveyance of any common or private outdoor space.

> If yes, proceed with this checklist.

**9. Do you have a Site Plan for the new condominiums?** The Site Plan must show:

- Existing buildings and structures on the subject property.
- Distances between buildings/structures to property lines.
- On-site utilities servicing existing buildings and structures and the proposed condominiums.

> If yes, proceed with this checklist.

**10. Have you notified utility providers of the condominium creation?** For each ADU or unit to be conveyed as a separate condominium, the property owner must notify all utility providers (including water, sewer, gas, and electricity). Please contact your utility provider if you need help obtaining additional meters or new lines of service. If you propose to segregate the utilities, please provide a copy of the building permit and/or Public Works permit approval as needed.

> If yes, proceed with this checklist.

- 11. Do you have CC&Rs prepared for each condominium unit?** The HOA bylaws and declaration of covenants, conditions and restrictions (CC&Rs) must be recorded following recordation of the Parcel Map, and apply to each owner of a condominium unit within the project at the time of Parcel Map approval. It is highly recommended that these documents are prepared in consultation with an attorney. At minimum, this documentation must include:
- a. There shall be an entity created, e.g., a homeowners association, which shall be financially responsible for and provide for the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities.
  - b. Designate board members and delineate processes for resolution of potential conflicts and issues and enforcement of standards within the project. For a small association with three or fewer members, you may opt for an unincorporated association pursuant to Civil Code Section 4800, in which case you would not have a board of directors.
  - c. Insurance for any common areas and/or facilities.
  - d. Establishment of dues to be collected for maintenance of utilities, common space, and shared facilities such as shared roofs, pool, driveways, fencing, landscaping, exteriors, etc., and payment of public utilities that are not billed separately to each unit.
  - e. A provision addressing the payment of utilities including water, sewer, gas and electricity by the homeowner or through the association.
  - f. A provision containing information regarding the conveyance of units and any assignment of parking; an estimate of any initial assessment fees anticipated for maintenance of common areas and facilities; and an indication of appropriate responsibilities for maintenance of all utility lines and services for each unit.
  - g. A provision requiring that any owner who rents his/her condominium unit shall conform to the homeowners association which is responsible for management of the common areas and enforcement of the CC&Rs.

> If yes, proceed with this checklist.

**If you meet all conditions and have all documentation specified in the checklist, you may proceed to complete the [AB 1033 Parcel Map application](#) for submittal to the Public Works Department.**

## SUMMARY OF REQUIRED DOCUMENTATION

***Include the following with your AB 1033 Parcel Map application; see the checklist item number for details.***

- ☐ #4 - Property owner's written and signed authorization if applicant is other than the property owner
- ☐ #5 - Lienholder's written consent if property has a lien, loan, or mortgage (*attach to Condominium Plan*)
- ☐ #6 - HOA's written authorization if there is an existing HOA
- ☐ #8 - Condominium Plan
- ☐ #9 - Site Plan (*attach to Condominium Plan*)
- ☐ #10 - Proof of notification to all utility providers used by the property
- ☐ #11 - Bylaws and CC&Rs prepared and that apply to each owner of a condominium unit within the project

## IMPORTANT LAST STEP: OBTAIN NEW ADU ADDRESSES

A condominium conversion requires new addresses for the ADUs; they can no longer be designated as "Unit 2" or "Unit 3." After recordation of the Parcel Map, Condominium Plan, HOA documentation, and CC&Rs, follow these instructions:

**Complete [Form #302-Address Assignment Request](#)** - Include the ADU finalized permit number and list the approved AB1033 Parcel Map application. You will email the form and documentation as outlined on the form to: [Addressing@sanjoseca.gov](mailto:Addressing@sanjoseca.gov)





Public Works Number: ____ - ____ / 3- ____
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Department of Public Works  
Development Services  
200 East Santa Clara Street  
San Jose, California 95113  
(408) 535-7802

### APPLICATION FOR ASSEMBLY BILL 1033 (AB 1033) PARCEL MAP

<b>Applicant</b>	Phone Number	Fax Number
Street Address	City	State Zip Code
<b>Surveyor / Civil Engineer</b>	Phone Number	Fax Number
Street Address	City	State Zip Code
State License Number	City Business License number	
<b>Main Contact Person</b>	Phone Number	Fax Number
Street Address	City	State Zip Code
E-mail Address:		

Use of this application is for a proposed residential housing development proposing no more than three condominiums (maximum of one residential condo and maximum two ADU condos) OR four condominiums (maximum of two residential condos for an SB9 Duplex site and maximum 2 ADU condos) within a single-family, two-family or multi-family lot. If your submittal does not meet the requirements under AB1033, submit using the standard application and instructions. Refer to the specific AB1033 Instructions for all required documents needed to constitute a complete submittal.

#### General Questions

\_\_\_ **Yes**, I have read the Planning ADU Condo Conversion Checklist and my property qualifies under AB1033

#### Site Information

Assessor Parcel Number(s)	Gross Acres	Net Acres
---------------------------	-------------	-----------

#### Existing Land Use Information

No. of Lots	No. & Type of Units	Land Use
-------------	---------------------	----------

#### Proposed Land Use Information

No. of Lots	No. & Type of Units	Land Use
-------------	---------------------	----------

**MAKE SURE TO INCLUDE ALL REQUIRED DOCUMENTS WITH YOUR AB1033 APPLICATION**

AB 1033 PARCEL MAP CHECKLIST

Please Note: This checklist summarizes major and typical topics of review. Site specific issues can and will produce additional comments.

Project ID / Description:					
Reviewer / Date:					
	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>ITEM OR DESCRIPTION</u>	
<b>MAP SUBMITTAL PACKAGE REVIEW</b>					
				PDF of AB1033 Parcel Map processed without a Tentative Map	
				PDF of the current title report (Dated within last 90 days)	
				Closure calculations ( <u>signed &amp; sealed by LLS or RCE</u> )	
				PDF sets of <u>all</u> easements, deeds and maps listed in the Title Report	
				PDF sets of any other maps and deeds used to the prepare map	
				PDF of Planning Planning ADU Condo Conversion Checklist filled out	
				PDF of all documents required in the Planning ADU Condo Conversion Checklist	
				All Map Review Fees	
<b>MAP REVIEW (Non-compliance with bold items can trigger rejection of submittal)</b>					
<i>Formatting Requirements</i>					
C				Map sheets 18" X 26" with 1" border from edge?	
C/T				Map includes a Scale?	
C/T				Map includes complete Standard Legend? (Include all found and set pipes and monuments-Include "As Noted")	
C				Map Statements formatted correctly? (Ownership statements adjacent to left margin, Engineers' Statements, Clerk's and Recorder's Certificates adjacent to right margin)	
C				Title block must be at the top of the page either centered or at upper right of each sheet. Should be designated as "Parcel Map for a Residential and Accessory Dwelling Unit Condominium For a Maximum of X Residential Condo(s) and X ADU Condo(s) (AB1033)", numbered one of three, etc. and contain the description of property such as "BEING A PORTION OF THE ...ETC."	
C				Date of Map (Month and Year) shown?	

# AB 1033 PARCEL MAP CHECKLIST

[illegible]

AB 1033 PARCEL MAP CHECKLIST

	Yes	No	N/A	ITEM OR DESCRIPTION
<i>Technical Requirements</i>				
C				Map conforms to Tentative Map, Planning conditions, Map Act and City Muni Code?
C/T				Distinctive Border Line shown? (Distinctive Border Line around property to be subdivided-easements and ROW dedicated by this map to be within the distinctive border line)
T				Basis of Bearing indicated? (Basis of Bearing: Must be between two found monuments of record and include distance and bearing. Provide TIE to boundary with bearing and distance)
C				Lots designated by numbers or letters?
C				Adjoining property owners names shown for unsubdivided property, or record map reference with lot or parcel number and book and page?
C/T				Map references shown?
C				Public Street Dedication shown?
C				Public Service Easements and other public easements shown?
C				Private easements shown?
C				Restricted Access required/shown?
C				Geologic Set Back Zone required/shown?
C				All streets shown and ROW dimensioned?
C				All streets (public, private) named?
T				Curve data for all curves?
T				Radial Bearings for all non-tangent curves?
T				Parcel tie to next sheet?
T				Subdivision boundary monumentation complies with Muni Code Section 19.24.010?
T				Existing / found monuments verified by Record Maps?
T				Witness monuments shown?
T				Map agrees with Record Data? (Adjoining record maps or records of survey-(give record data and provide copies of documents))
T				Record and measured data shown and differentiated?

AB 1033 PARCEL MAP CHECKLIST

	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>ITEM OR DESCRIPTION</b>
T				Closure calculations comply with Muni Code Section 19.24.010?
T				Closure calculations indicate area? (Survey Closure Calculations must include: gross area within Distinctive Border line, individual lot areas and public street areas dedicated by this map)
C				Property borders County or another City? (If the property is next to city boundary with county or other city, show and label it)
C	-	Conformance items reviewed by Development Services staff		
T	-	Technical items reviewed by the City Land Surveyor and her staff		
C/T	-	Conformance/Technical items reviewed by both groups		



To: City of Glendale Mayor and City Council

Re: Support letter for separate sale of ADUs, related to agenda Item 9-A, City Council Meeting November 19, 2024

Dear Mayor Asatryan, Councilmember Kassahkian, Councilmember Brotman, Councilmember Najarian, and Councilmember Gharpetian,

As Operations Director and former Executive Director of Casita Coalition, a statewide nonprofit organization working to relieve the housing affordability crisis, I urge you to opt in to separate sale of Accessory Dwelling Units as condominiums, as provided in state law following the passage of AB 1033.

With only 15% of Californians able to afford the median priced home, the situation is critical. The lack of homeownership opportunities in our communities keeps the majority of us from ever dreaming of homeownership. It also harms our economy, forcing many into long commutes or into leaving the area entirely, while worsening the racial wealth gap.

Opting in to ADU condos will create a pipeline of attainable starter homes, give vulnerable older homeowners more options for aging in place and downsizing, and make neighborhoods more inclusive—all without public subsidy. The provision for separate sale of ADUs was already established for nonprofits—AB 1033 extended the opportunity to other homeowners—but requires cities and counties to opt in.

This is not a new concept—many thousands of ADU condos have been built and converted in Austin, TX, Portland OR, Seattle WA and other places around the U.S. Where ADU condos are commonplace, they often sell for 30-40% less than single detached homes in the same neighborhood.

In regions with rising home and land costs, existing lower-cost older homes are too often replaced by large single homes, creating displacement and gentrification. ADU condos provide builders with a way to build more smaller homes profitably. To summarize, as a type of middle housing, ADU condos have the following benefits to communities:

- Provide attainable homes for purchase at 40-60% less than single detached
- Make neighborhoods more inclusive
- Help stabilize homeowners with rental income
- House workers near amenities and jobs

- Keep local and state economies vibrant
- Help businesses attract and retain new employees
- Repair the racial homeownership and wealth gap
- Provide flexible solutions for multi-generational living

The Cities of San Jose and Berkeley here in our state recently voted to opt in to ADU condos and are updating their ordinances and establishing procedures to align with state law—with many more in the process of opting-in now. With your help, the City of Glendale can be next.

The Los Angeles region has led the state by a wide margin in production of ADUs. AB 1033 provides an opportunity to leverage this success by adding ADUs to the long list of building types that may use a condominium ownership structure. Thank you for considering this important step to bring hope to residents locked out of homeownership.

Sincerely,

  
Celeste Goyer

Director of Operations

Casita Coalition

2413 Rinconia Dr

Los Angeles, CA 90068

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Adams Hill stop sign discussion  
**Date:** Wednesday, November 20, 2024 11:46:10 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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**Suzie Abajian** | City Clerk

City Clerk

613 E. Broadway, Room 110, Glendale, CA 91206

P: +1 (818) 548-2090

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**From:** Patty Silversher <[psilversher@gmail.com](mailto:psilversher@gmail.com)>

**Sent:** Monday, November 18, 2024 7:59 PM

**To:** Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>

**Subject:** Adams Hill stop sign discussion

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Good Evening Mayor and City Council members,

I am unable to attend tomorrow's City Council meeting. However, I wanted to express my concern and support for the agenda item dealing with a stop sign on Adams and Scofield here in Adams Hill.

I have lived here since 1985 and was always curious as to why the City of Los Angeles has stop signs going down Adams for years and Glendale has none until the intersection of Palmer and Adams.

Rumble strips were put in and were very ineffective. We need to slow down all the folks who continue to speed down Adams. People are out walking all the time and it is very dangerous for them when they want to cross the street.

There was a pedestrian whose dog was killed by one of these reckless drivers.



Please address this issue and give us a much needed stop sign on Scofield and Adams.

Thank you for your consideration,  
Patty Silversher  
1214 E Palmer Ave

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Proposed Installation of All-Way Stop Controls at Adams St and Scofield Drive  
**Date:** Wednesday, November 20, 2024 11:58:02 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Cortez, Carlos <[CCortez@Glendaleca.gov](mailto:CCortez@Glendaleca.gov)>  
**Sent:** Monday, November 18, 2024 2:20 PM  
**To:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Cc:** Casanova, Pastor <[PCasanova@Glendaleca.gov](mailto:PCasanova@Glendaleca.gov)>; Harmandayan, Arek <[AHarmandayan@Glendaleca.gov](mailto:AHarmandayan@Glendaleca.gov)>  
**Subject:** FW: Proposed Installation of All-Way Stop Controls at Adams St and Scofield Drive

Hello Suzie,

Below is an email from a resident on Adams Street for tomorrow's City Council meeting regarding the all-way stop on Adams Street.

Thank you,



**Carlos Cortez** | Civil Engineering Assistant  
Public Works  
633 E. Broadway, Room 205, Glendale, CA 91206  
P: [+1 \(818\) 937-8255](tel:+18189378255)  
[ccortez@GlendaleCA.gov](mailto:ccortez@GlendaleCA.gov) | [GlendaleCA.gov](http://GlendaleCA.gov) | **Follow us!**

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**From:** Steven Perkins <[smp Perkins9999@gmail.com](mailto:smp Perkins9999@gmail.com)>  
**Sent:** Monday, November 18, 2024 1:38 PM  
**To:** Cortez, Carlos <[CCortez@Glendaleca.gov](mailto:CCortez@Glendaleca.gov)>  
**Subject:** Re: Proposed Installation of All-Way Stop Controls at Adams St and Scofield Drive

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Hi Carlos,

I received a notice today regarding the appeal and meeting with the City Council tomorrow evening. I'm not able to dial in during the meeting and share my comments on the proposed traffic calming measures along Adams St., but if there is a way to include my comments via this email, I'm sending along just in case.

My comments:

I am a resident who lives directly on Adams St. between Cornell and Dartmouth Drives, and also a certified safety professional with more than 20+ years of experience. I am not able to attend or dial into the City Council meeting on Tuesday November 19th, but I wanted to share my comments on the proposed traffic calming measure.

I am strongly in favor of the installation of any traffic calming measures on Adams St., including the proposed all-way stop controls at Adams St. and Scofield Dr. The severity and frequency with which vehicles speed up and down the street (often going well in excess of 50 mph and even passing other vehicles on the wrong side) poses a significant public safety concern, which is likely to result in a serious injury or fatality to pedestrians or other drivers. This alone should warrant action, without the need to "win over" a few recalcitrant residents who seem to put convenience above the safety of their neighbors, or who are resistant / uncomfortable with / afraid of any changes. In the recent past, attempts to install traffic calming devices have been met with opposition by a very small minority of these recalcitrant residents, with the chief complaint seeming to be loss of on-street parking spaces or just minor inconvenience. However, none of the reasons given in opposition bear any serious weight or credibility, in my opinion. First, only three parking spaces will be lost, and my experience along this stretch of Adams St. (where I have lived for more than 8 years) is that on-street parking is plentiful. Second, all of the affected residences around this intersection have driveways where their vehicles can be parked. Lastly, I wanted to address the specific complaint raised by one resident during the July 22 meeting with the Glendale Transportation and Parking Committee, who believed it would be more difficult to enter or exit their driveway following installation of all-way stop controls. This doesn't really make sense to me... wouldn't it be easier to enter and exit one's driveway with stop controls RIGHT IN FRONT of your driveway, so you don't have to worry about being hit by a speeding driver? In fact, many of the complaints from other residents of Adams Hill center around the difficulty they have exiting and entering their driveway or turning from their street onto Adams St., due specifically to speeding and the lack of any calming measures. We know another neighbor who also lives along Adams St. on the other side of the hill, where several all-way stops DO exist. Their driveway is also situated similarly in relation to an all-way stop controlled intersection. They have no problems entering or exiting their driveway.

The bottom line for me and many residents of Adams Hill is this: any minor "perceived" inconvenience of a small handful of residents is far outweighed by the significant public safety concern caused by reckless speeding. We would like to see some proactive progress made here, and not have to wait until a serious accident occurs to spur action.

Thank you,  
Steven P.

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Stop sign -Scofield & Adams.  
**Date:** Wednesday, November 20, 2024 11:46:36 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Mary Gray <[marygray2010@gmail.com](mailto:marygray2010@gmail.com)>  
**Sent:** Monday, November 18, 2024 7:37 PM  
**To:** Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Stop sign -Scofield & Adams.

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To the Glendale City Council,

Regarding the proposal to install an All Way Stop at Scofield & Adams.

Please do not move forward with this idea.

I wonder if any of you has driven those streets during various times of the day to see for yourselves what which street intersection would be a better speed solution fit. Adams & Cornell has a very poor a sight line from the park area and cars pick up speed there. Hard to see them coming because of the parked cars obstruct the sight line.

If you haven't, you should try it yourselves.

Mary Gray

1324 Cambridge Dr.



**From:** [Abajian, Suzie](#)  
**To:** [Cortes, Karen](#)  
**Subject:** FW: Stop sign  
**Date:** Wednesday, November 20, 2024 11:59:03 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Jay Banzhof <jpbjr1954@att.net>  
**Sent:** Monday, November 18, 2024 2:17 PM  
**To:** Abajian, Suzie <SAbajian@Glendaleca.gov>  
**Subject:** Stop sign

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I agree with Proposed All Way Stop at Adams St. and Scofield Dr.

Thank you,  
Jay Banzhof  
1126 Oberlin Drive

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Traffic Stop Sign at Scofield and Adams  
**Date:** Wednesday, November 20, 2024 11:42:38 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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For your records



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**From:** Patty Silversher <[psilversher@gmail.com](mailto:psilversher@gmail.com)>  
**Sent:** Tuesday, November 19, 2024 2:49 PM  
**To:** Mary Baldwin <[baldwin-m@sbcglobal.net](mailto:baldwin-m@sbcglobal.net)>  
**Cc:** Kassakhian, Ardashes <[AKassakhian@Glendaleca.gov](mailto:AKassakhian@Glendaleca.gov)>; Asatryan, Elen <[EAsatryan@Glendaleca.gov](mailto:EAsatryan@Glendaleca.gov)>; Najarian, Ara <[ANajarian@Glendaleca.gov](mailto:ANajarian@Glendaleca.gov)>; Brotman, Daniel <[dbrotman@Glendaleca.gov](mailto:dbrotman@Glendaleca.gov)>; Gharpetian, Vartan <[VGharpetian@Glendaleca.gov](mailto:VGharpetian@Glendaleca.gov)>; Abajian, Suzie <[SAbajian@Glendaleca.gov](mailto:SAbajian@Glendaleca.gov)>  
**Subject:** Re: Traffic Stop Sign at Scofield and Adams

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GREAT MARY!!!!!!

Cheers

Patty

On Tue, Nov 19, 2024 at 2:45 PM Mary Baldwin <[baldwin-m@sbcglobal.net](mailto:baldwin-m@sbcglobal.net)> wrote:

Dear City Council,

This conversation has been going on for over 3 years. A great effort has been made to assure neighbors and businesses have been notified at every step. AHNA sent out 400 emails to membership and others recently. This has been posted on social media platforms also. I walked Scofield, Yale, and Green St. on Sunday passing out over 40 fliers for this latest council meeting. Last year I personally circulated a petition and got 135 signatures in support of the Stop Sign. The City only wanted Adams St. signatures so my petition was a moot point. We( Stephen Meeks and myself) received over 75% approval on the City official



petition. We would have attained a higher percentage, but some houses were vacant. Two Board members walked to the business on Adams, Palmer and Chevy Chase recently for notification purposes.

We live here, we drive here, we walk our children, grandchildren and dogs here. From personal conversations with so many neighbors on the Hill, I can assure you there is overwhelming support for a Stop sign and a crosswalk.

I am very sorry someone will be inconvenienced by the red curb. However, ample parking is available next door or across the street. This gentleman's long driveway fits 5 or 6 cars now. He has the luxury of a long driveway with parking on both sides of the street. Most of us have only one side of the street available with tiny driveways. We are not always able to park close to our houses . He already fits most of his cars on his property. The area designated for the Stop sign is public property. Please put in the stop sign as soon as possible. Thank you,  
Mary Baldwin  
Adams Hill

Thank you.

--

Patty

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: Traffic Stop Sign at Scofield and Adams  
**Date:** Wednesday, November 20, 2024 11:42:53 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Mary Baldwin <baldwin-m@sbcglobal.net>  
**Sent:** Tuesday, November 19, 2024 2:45 PM  
**To:** Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Asatryan, Elen <EAsatryan@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>  
**Cc:** Abajian, Suzie <SAbajian@Glendaleca.gov>  
**Subject:** Traffic Stop Sign at Scofield and Adams

You don't often get email from [baldwin-m@sbcglobal.net](mailto:baldwin-m@sbcglobal.net). [Learn why this is important](#)

**CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**

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crosswalk.

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Mary Baldwin  
Adams Hill

Thank you.

**From:** [Abajian, Suzie](#)  
**To:** [Golanian, Roubik](#)  
**Cc:** [Garcia, Michael](#); [Hernandez, Daniel](#); [Cortes, Karen](#)  
**Subject:** FW: An uninformed decision  
**Date:** Monday, November 25, 2024 10:18:16 AM  
**Attachments:** [glendaleca\\_logo.png](#)

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**From:** Michael <laotzu41@yahoo.com>

**Sent:** Friday, November 22, 2024 10:52 AM

**To:** Asatryan, Elen <EAsatryan@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Abajian, Suzie <SAbajian@Glendaleca.gov>

**Subject:** An uninformed decision

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Dear Council and City Clerk:

After waiting for five hours and understanding that you all had been working very very hard well before the scheduled City Council meeting, I want, first, to compliment you on your ability to deal with huge decisions in what sounded like a very competent manner.

Millions of dollars and gazillions of Megawatts! Wow.. thank you.

My frustration with the way that citizens were relegated to three minutes to attempt to rebut Mr. Casanova's well prepared and lengthy presentation regarding the huge mistake of this

Adams and Scofield idea is unfair. That the City colluded with the east side of Adams "Neighborhood" to cherry pick, probably according to some specific 'rule' to vet this idea completely ignoring the west side of Adams Street is wrong. This debacle will exacerbate safety issues instead of having a calming effect.

Mr. Najarian. Thanks for asking questions and sticking to rules. Unfortunately, in this case, it's the tail wagging the dog. After my personal efforts for over thirty eight years to attempt to 'calm' traffic on Adams and the City's failed efforts, including the almost \$20,000.00 expense for "feedback" signs that are mostly ineffective.. it's just frustrating that Casanova and his team can't do a trial run to see what would happen. Also, I did not have time to ask why a solar Pedestrian crossing sign might not be a better idea.

Your traffic folks do not live here.

You do not live here.

The 'exclusive' side of Adams Street to the east has no issue with entering Adams at any of their FIVE exits to Adams. Being able to turn the T & P commission with a few impassioned residents was heartening.

That Sirkis and Pastor took time to meet us and discuss Cornell was a nice gesture.

Bottom line is that this issue was NOT made available to all of Adams Hill residents. The AHNA and the City did not send cards and invite the west side folks to weigh in. This deal affects over a hundred homes to the west in a very bad way.

You guys were tired.. boy was I tired.. and did not ask for specifics regarding placement of the stop signs and

crosswalk(s??) on this very wide intersection..or costs..

Budgeted at \$5,000.00!

The sad case of the upset man and his interpreter should count.

The fact that cars will still be difficult to see when entering Adams from Cornell and that danger we had hoped to work on will be the same or worse.

The new California "Daylighting Law" may factor in, losing even more parking stalls.

The sting of being shut down while the Goliath of my own city has such an unfair advantage is deplorable.

But.. of course it's the Rules

The Rules ..sometimes are just unfair and wrong.

I suggest that you revisit this idea and suggest to City Works to do an inexpensive temporary Stop at Scofield, sans crosswalks.. to see what happens.

It is my understanding that any intersection becomes a place where pedestrians may cross whether marked or not.

California law gives pedestrians the right of way now, regardless of where we are crossing. Factor that in and spend a month monitoring the speed of traffic going up the hill by the time they cross Princeton on the east.

My anecdotal and long personal observations know that by the time most cars head up the hill, they may be going FORTY MPH or even faster.

Just do a test.

Transparency, Mr. Brotman? has to do with inclusion of all concerned. You are right about City Works being able to fix some things. An emergency like a water main break is an Emergency This situation: ongoing for almost forty years... for me.. has not been an emergency and should not be treated as

one now.

sincerely,

Michael Sheehan

Neighbors West of Adams Street Coalition

Resident since 1986

818 244 9939