

**MINUTES**  
**GLENDAL CITY COUNCIL**  
**COUNCIL CHAMBERS**  
**613 E. Broadway, 2nd Floor Glendale, CA 91206**  
**NOVEMBER 19, 2024**

**ROLL CALL** – Absent: Kassakhian

**1. CLOSED SESSION – 3:06 PM**

- a. **Conference with Legal Counsel - Anticipated Litigation: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: One potential case**
- b. **Public Employment – Attorneys**
- c. **Conference with Real Property Negotiators: City-designated negotiators: Roubik Golanian, John Takhtalian, Onnig Bulanikian, Michael J. Garcia, Gillian van Muyden, Michele Flynn, Bradley Calvert and Mark Berry. Property Location: 440 and 444 W. Cypress St., 1275, 1291-1295, and 1295A Los Angeles St., and 448 Fernando Ct. Negotiating Parties: CPD Los Angeles LLC. Instructions to the negotiator(s) will concern the price and terms of payment for the acquisition of property**
- d. **Conference with Legal Counsel – Existing Litigation: Panosian v. City of Glendale, L.A.S.C. Case No. 23GDCV00932**

City Attorney Mike Garcia indicated that action is anticipated on items 1b and 1d. Council recessed to closed session at 3:07 p.m.

**2. REGULAR BUSINESS AGENDA – 6:05 PM**

**Roll Call – All Present**

- a. **Flag Salute: Mayor Elen Asatryan**
- b. **Invocation: Dr. Suzie Abajian, City Clerk**
- c. **Report of the City Clerk, re: Posting of Agenda. The Agenda for the November 19, 2024 Regular Meeting of the Glendale City Council was Posted on November 14, 2024, on the Bulletin Board Outside City Hall.**

**3. PRESENTATIONS AND APPOINTMENTS**

- a. **Agenda Preview for the Meetings of Tuesday, November 26, 2024**  
There will be no meeting on November 26. The next regular meetings will be on December 3, 2024.

Agenda out of order. Items 3b and 3c read together.

- b. **Legislative Update by Kyra Ross**
- c. **Proclamation Designating Saturday, November 30th, as “Small Business Saturday”**  
Soua Vang, Deputy Director of Community Development/Economic Development  
Gigi Garcia, Montrose Shopping Park Association  
Kim Kelly, Montrose Shopping Park Association  
Rick Lemmo, Downtown Glendale Association
- d. **Commendation for Palace Cleaners & Laundry for their 101 Years in Business**  
Armen Movsessian, Owner

**4. CONSENT ITEMS (Including Minutes)**

The following are Routine and May be Acted Upon by One Motion. Any Member of Council or the Audience Requesting Separate Consideration May do so by Making Such Request Before Motion is Proposed.

**a. City Clerk, re: Minutes of the Special City Council and Regular City Council Meetings of November 12, 2024**

Moved: Najarian

Seconded: Gharpetian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**5. CITY COUNCIL/STAFF COMMENTS**

Councilmember Najarian congratulated his brother-in-law, Dr. Steven Yacoubian, an orthopedic surgeon and a Lt. Commander in the US Navy, for receiving a medal of recognition after partaking in operation “Keen Sword” this October at Camp Foster, a US Marine Base in Okinawa, Japan.

Councilmember Brotman commended the Sustainability Office for a successful repair café and clothing swap event this past weekend. The repair café and clothing swap event is held every three months.

Councilmember Gharpetian attended the Glendale Latino Association Annual Toy Drive Mixer at Porto’s Bakery. He congratulated the Armenian Society of Los Angeles’ 68<sup>th</sup> Anniversary. Gharpetian asked staff to provide an update on the digital sign ordinance. He reminded council that he wishes to recognize the month of December as Family Celebration and Appreciation Month and asked staff to organize small events to honor our families. Gharpetian requested to agendize a discussion regarding the appointment for a seat on the Burbank-Glendale-Pasadena Airport Authority Commission. He congratulated Kathryn Barger and Nathan Hochman for being re-elected/elected and stated that it is important to pay attention to what is happening statewide and nationwide since this will affect us one way or another. Gharpetian expressed his wish of having faith-based invocators for the two council meetings in December.

Mayor Asatryan stated that she had a productive and fruitful meeting with Ascencia and that a report will be presented to council for discussion. She took a trip to South Korea and signed a Memorandum of Understanding with the Incheon Free Economic Zone (IFEZA), to foster mutual economic growth through collaboration in the entertainment industry. Asatryan stated that IFEZA Commissioner Dr. Yoon Won-sok will visit the City of Glendale in January 2025 to look at spaces to bring forth Korean entertainment and K-Pop events and asked staff to collaborate. Mayor Asatryan also requested to agendize for discussion a report on programs to assist small businesses and restaurants facing Steep commercial rent increases.

**6. COMMUNITY EVENT ANNOUNCEMENTS (3-Minutes; 5-Speaker Limit)**

Per Mayor Policy, This Item Also Permits Speakers Wishing to Speak Under General Oral Communications, Subject to the Three Minute Time Limit. Discussion is Limited to Matters Not on the Agenda.

Rene Karapedian  
Allen Dish

**7. ADOPTION OF ORDINANCES**

**8. ACTION ITEMS**

**a. Glendale Water and Power, re: Glendale Water and Power (GWP) Power Source Disclosure Report and Power Content Label for Calendar Year 2023**

Presenting:  
Ileana Cardenas, Power Planning Manager

Staff Comments:  
Scott Mellon, Assistant General Manager/Power Management  
Roubik Golanian, City Manager

1. Motion to Note and File the GWP Power Disclosure Report and Power Content Label for Calendar Year 2023

Moved: Brotman

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan  
Noes: None  
Absent: None  
Abstain: None

**b. Glendale Water and Power, re: Plan to Increase Glendale Water and Power (GWP) Customer Solar Adoption and Develop Additional Distributed Energy Resources**

Presenting:  
Eric Cutter, E3  
Ruzan Soloyan, Clean Energy Officer

Staff Comments:  
Manny Robledo, Interim General Manager of GWP  
Scott Mellon, Assistant General Manager/Power Management  
Roubik Golanian, City Manager  
Michael Garcia, City Attorney

Public Comments:  
Elise Kalfayan  
Monica Campagna/David Eisenberg  
Danielle Leon  
Fernando Roldan  
Jackie Gish  
Nicki Dedikozian

- Motion to note and file the Final Report: Plan to Increase Solar Adoption and Develop Additional Distributed Resources prepared by Energy Environmental Economics, Inc. (E3) as a result of E3's study on Glendale Water and Power's plan to increase solar adoption and develop additional distributed energy resources

Seconded: Najarian

Ayes: Brotman, Kassakhian, Asatryan

Absent: None

Motion to direct GWP staff to return to the City Council with a Report and a revised Resolution relating to a stretch goal for solar adoption, with considerations of energy efficiency and demand response programs with numeric goals for said programs, and rate implications for said goals

Seconded: Najarian

Ayes: Brotman, Kassakhian, Najarian, Asatryan

Absent: None

Mayor Asatryan passed the gavel to Mayor Pro Tem Najarian.

1. Motion appointing Kassakhian to serve on the Board of Directors for the Metropolitan Water District of Southern California

Seconded: Gharpetian

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Absent: None

4

## 9. HEARINGS

- a. **Community Development, re: Ordinances Amending Title 30 of the Glendale Municipal Code, 1995, (Case No. PZC-0010-2024) and the Downtown Specific Plan (Case No. PGPA-003908-2024) Relating Generally to Standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) (Continued from November 12, 2024, Council Meeting)**

Hearing opened at 9:43 p.m. and closed at 10:18 p.m.

Presenting:

Vista Ezzati, Principal Planner

Staff Comments:

Yvette Neukian, Principal Asst. City Attorney

Mike Garcia, City Attorney

Public Comment:

Shane Lee

1. Introduction of Ordinance Amending Title 30 Relating Generally to Standards for ADUs and JADUs

Introduced by: Brotman

2. Introduction of Ordinance Amending the Downtown Specific Plan Relating Generally to Standards for ADUs and JADUs

Introduced by: Brotman

Motion to direct staff to prepare and bring back, during adoption of said ordinances, a Resolution with Findings to re-adopt portions of its current ordinance related to ADUs and JADUs (Ordinance No. 5997) setting forth the reasons Ordinance No. 5997 complies with State law, with respect to JADUs and Zoning, Accessory Living Quarters, Unit Mixture, and Stories

Moved: Brotman

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

Item 9a3 no action.

3. Resolution Making Findings That Certain Portions of Ordinance No. 5997 Complies with California Government Code Sections 66314, et seq. and 66333, et seq., Despite the Findings of the California Department of Housing and Community Development, Which Findings Are Required Pursuant to California Government Code Section 66326 Prior to Re-adopting Those Portions of Ordinance No. 5997 Without Changes

**b. Public Works, re: Appeal of Transportation and Parking Commission Decision Regarding Installation of All-way Stop Controls at the Adams Street and Scofield Drive Intersection**

Hearing opened at 10:28 p.m. and closed at 11:06 p.m.

Staff Comments:

Daniel Hernandez, Director of Public Works

Presenting:

Pastor Casanova, Principal Traffic Engineer

Public Comments:

Stephen Meek

Rafik Babakhanyan

Garry Ackerman

Allen Dish

Alex Fay

Michael Sheehan

Shane Lee

Nick Dies

Brian Spence

1. Motion reversing the decision of the Transportation and Parking Commission, and approving the installation of all-way stop controls; or, in the alternative

Moved: Brotman

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

2. Motion affirming the decision of the Transportation and Parking Commission, and denying the installation of all-way stop controls; or, in the alternative

3. Motion referring the matter back to the Transportation and Parking Commission, with directions, for further consideration; or, in the alternative

**10. REPORTS – INFORMATION**

**11. WRITTEN COMMUNICATIONS**

**12. DISCUSSION OF COUNCILMEMBER FUTURE AGENDA REQUESTS**

- a. Councilmember Brotman's Request to Discuss updating development standards to address illumination levels on private property (Carried over from October 8, November 5, and November 12, 2024, Council Meeting)

12A rejected.

- b. Councilmember Brotman's Request to Consider different approaches for drive-through regulations, including updated development standards (Carried over from October 8, November 5, and November 12, 2024, Council Meeting)**

Moved: Brotman

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Kassakhian, Asatryan

Noes: Gharpetian Najarian

Absent: None

Abstain: None

Staff Comments:

Bradley Calvert, Director of Community Development

Roubik Golanian, City Manager

Mike Garcia, City Attorney

- c. Mayor Asatryan's Request for a Report on Funding and/or Policies for Further Rent Reductions in the City/Authority's Affordable Housing Projects for Tenants on SSI (Carried over from November 12, 2024, Council Meeting)**

Moved: Brotman

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

Staff Comment:

Roubik Golanian, City Manager

Public Comments:

Shane Lee

Ramella Eraghi

### **13. ORAL COMMUNICATIONS**

Discussion is Limited to Items NOT a Part of this Agenda. Each Speaker is Allowed 5 minutes. Council May Question or Respond to The Speaker But There Will be no Debate or Decision. The City Manager May Refer the Matter to the Appropriate Department for Investigation and Report.

Council recessed to Closed Session at 12:01 a.m. and reconvened at 12:09 a.m.

### **14. NEW BUSINESS**

- a. Motion to enter into a retainer agreement to utilize the legal services of One LLP (John Tehranian) to assist the City Attorney with a matter**

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: Gharpetian

- b. **Motion to resolve the lawsuit entitled Nora Panosian v. City of Glendale, Los Angeles Superior Court Case No. 23GDCV00932 in exchange for a full release of all claims in the amount of \$65,000**

Moved: Najarian

Seconded: Brotman

Vote as Follows

Ayes: Brotman, Gharpetian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: Kassakhian

**15. ADJOURNMENT – 12:10 a.m.**

Moved: Brotman

Seconded: Kassakhian

---

City Clerk of the City of Glendale

---

Mayor of the City of Glendale