

**MINUTES**  
**GLENDALE CITY COUNCIL**  
**COUNCIL CHAMBERS**  
**613 E. Broadway, 2nd Floor Glendale, CA 91206**  
**AUGUST 20, 2024**

**ROLL CALL – All Present**

**1. CLOSED SESSION – 4:48 p.m.**

- 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. **Conference with Legal Counsel - Pending Litigation: Friends of Rockhaven v. City of Glendale, L.A.S.C. Case No. 23STCP01092**

City Attorney Mike Garcia indicated that action is not anticipated. The council recessed to closed session at 4:49 p.m.

**2. REGULAR BUSINESS AGENDA – 6:02 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 August 20, 2024 Regular Meeting of the Glendale City Council was Posted on August 15, 2024, on the Bulletin Board Outside City Hall.**

**3. PRESENTATIONS AND APPOINTMENTS**

- a. **Agenda Preview for the Meetings of Tuesday, August 27, 2024**  
Asst. City Manager John Takhtalian provided the preview.
- b. **Proclamation Designating August 26, 2024, as Women’s Equality Day**  
Diane Lambillotte, Commission on the Status of Women

Agenda out of order. Item 12b read next.

Items 3c, 3d, 3e, and 3f moved to a future date.

- c. **Reappointment/Appointment to the Boards and Commissions (Brotman, 07/30/24) (Carried over from 08/13/2024 Council meeting)**
  - **Chris Lowery, GWP Commission**
  - **Alejandro Parajon, Audit Committee**
  - **Daniel Paul, Historic Preservation Commission**
  - **Stefan Chraghchian, Planning Commission**
  - **Regina Joy Alcazar, Parks, Recreation & Community Services Commission**
  - **Erasto Ongkeko Jr., Building and Fire Board of Appeals**
- d. **Reappointment/Appointment to the Boards and Commissions (Gharpetian, 07/30/24) (Carried over from 08/13/2024 Council meeting)**
  - **Hrand Avanesian, GWP Commission**
  - **Andre Ordubegian, Transportation and Parking Commission**
- e. **Reappointment to the Boards and Commissions (Najarian, 08/13/24)**
  - **Edwin Belen, Audit Committee**

- Zaven Hanessian, Building and Fire Appeals Board
  - Ronnie Gharibian, Community Development Block Grant Advisory Committee
  - Nina Jazmadarian, Glendale Water and Power Commission
  - Chris Cragnotti, Historical Preservation Commission
  - Talin Shahbazian, Planning Commission
  - Haig Kartounian, Sustainability Commission
  - Zareh Amirian, Transportation and Planning Commission
- f. **Reappointment to the Boards and Commissions (Brotman, 08/13/24)**
- Diane Lambillotte, Commission on the Status of Women
  - Arlene Vidor, Arts and Culture Commission

**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 August 13, 2024**

Moved: Najarian

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**b. City Attorney, re: Approval of a Legal Services Agreement with Pierce Law Firm for legal services associated with property acquisition, eminent domain advice and litigation, and related legal services**

1. Motion Approving Legal Services Agreement in an Amount Not-to-Exceed \$75,000

Moved: Najarian

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

2. Resolution 24-138 of Appropriation

Moved: Najarian

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

## **5. CITY COUNCIL/STAFF COMMENTS**

Councilmember Gharpetian voiced his concerns regarding the Verdugo Wash project, the Bike Lane project, and a Land Use Element. City Manager Roubik Golanian and Community Development Director Bradley Calvert provided their comments.

Mayor Asatryan asked staff for more information regarding the Vendor Fair on August 24.

Councilmember Kassakhian asked council to adjourn the meeting in memory of Zaven Khanjian, the late Executive Director of the Armenian Missionary Association of America. Councilmembers expressed their condolences to the family of the deceased.

## **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.**

Sevak Sohrabian & Greg Astorian  
Mike Mohill  
Frank Gallo  
Tony Passarella

## **7. ADOPTION OF ORDINANCES**

- a. **Community Development, re: Ordinance Amending Sections 30.12.020, 30.13.020, 30.14.020, 30.16.020, 30.40.020, 30.42.030, 30.60.030, 30.70.050 and 30.70.190, of Title 30 of the Glendale Municipal Code, 1995, Relating to Drive-through Establishments, and Miscellaneous Zoning Code Clean Ups (Case No. PZC-0010-2024) (Kassakhian, 08/13/24)**

Moved: Kassakhian

Seconded: Brotman

Vote as Follows

Ayes: Brotman, Kassakhian, Asatryan

Noes: Gharpetian, Najarian

Absent: None

Abstain: None

Ordinance failed.

## **8. ACTION ITEMS**

- a. **Community Development, re: Preservation and Reuse of the Former Rockhaven Sanitarium - Proposed Conceptual Design and Contract Amendment with SWA for Additional Design Services**

Staff Comments:

Bradley Calvert, Director of Community Development

Mark Berry, Deputy Director of Community Development

Mike Garcia, City Attorney

Jay Platt, Principal Planner

Presenting:

SWA Group

Public Comments:  
Allan Durham  
Joanna Linkchorst  
Lisa Morris  
Raamella Eraghi  
Susan Bolan  
Katherine Jurca  
Francesa Smith

1. Motion authorizing contract amendment with SWA (Contract No. 8001911) by \$468,875 for a new not-to-exceed amount of \$1,519,640 to provide additional Design Services for the Rockhaven Project

[illegible]

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

2. Motion approving proposed conceptual plan for the preservation and reuse of the former Rockhaven Sanitarium located at 2713 Honolulu Avenue and directing staff and SWA to proceed with design development, construction drawings and preparation of a bid package

Moved: Brotman  
Vote as Follows

Seconded: Najarian

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

- ### 3. Motion providing alternate direction

**b. Community Development, re: Initiation of Code Amendments to Title 30 of the Glendale Municipal Code Related to Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units (Moved from July 30 Council Meeting)**

Presenting:  
Vista Ezzati, Principal Planner

Staff Comments:  
Bradley Calvert, Director of Community Development  
Yvette Neukian, Principal Asst. City Attorney  
Mike Garcia, City Attorney

Public Comment:  
Alex Khatchatourian

1. Motion Providing Direction for and Initiating Amendments to Title 30 of the Glendale Municipal Code Related to Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units

Motion to initiate preparation of amendments to Title 30 of the Glendale Municipal Code ("Code") related to development standards for accessory dwelling units and junior accessory dwelling units, to delete the existing Code requirements related to "architectural compatibility" and replace these requirements with comprehensive objective design guidelines

Moved: Gharpetian

Seconded: Najarian

Vote as Follows

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

Motion to direct staff to prepare a Resolution containing findings to readopt the existing provisions of Title 30 of the Glendale Municipal Code related to "unit mix" development standards for accessory dwelling units and junior accessory dwelling units

Moved: Gharpetian

Seconded: Najarian

Vote as Follows

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

Motion to direct staff to prepare a Resolution containing findings to readopt the existing provision of Title 30 of the Glendale Municipal Code ("Code") related to "accessory living quarters" development standards for accessory dwelling units

Moved: Gharpetian

Seconded: Najarian

Vote as Follows

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

Motion to initiate preparation of amendments to Title 30 of the Glendale Municipal Code ("Code") related to development standards for accessory dwelling units, to delete the existing Code's prohibition of new construction accessory dwelling units above detached garages or carports and instead allow new construction accessory dwelling units to be built above detached garages and carports, subject to strict objective design and/or development standards to minimize privacy and/or other negative impacts

Moved: Brotman

Seconded: Kassakhian

Vote as Follows

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

Motion to initiate preparation of amendments to Title 30 of the Glendale Municipal Code ("Code") related to allowance of the construction of junior accessory dwelling units in zones other than single family zones, to delete the existing Code's allowance of construction of such junior accessory dwelling units contained in the Code's land use tables, and instead allow construction of junior accessory dwelling units only in single family zones

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Gharpetian, Najarian

Noes: Brotman, Kassakhian, Asatryan

Absent: None

Abstain: None

Motion failed.

**c. Public Works, re: Glendale Beeline Comprehensive Operational Analysis and Integration Study (Moved from July 30 Council Meeting)**

Presenting:

Martha D'Andrea, Transit Manager

1. Motion authorizing the City Manager, or his designee, to execute a PSA with Dan Boyle & Associates LLC for a Beeline comprehensive operational analysis and integration study in an amount not to exceed \$392,139

Moved: Najarian

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

2. Resolution 24-139 of appropriation of \$150,000 in State Grant and Measure M Local Return funds for the integration study

Moved: Najarian

Seconded: Kassakhian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**9. HEARINGS**

**10. REPORTS - INFORMATION**

**11. WRITTEN COMMUNICATIONS**

## 12. DISCUSSION OF COUNCILMEMBER FUTURE AGENDA REQUESTS

**a. Councilmember Kassakhian's Request to Stay Enforcement Against A-Frame Signs on Sidewalks Pending Further Study**

Moved: Kassakhian

Seconded: Brotman

## Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain:     None

Mayor Asatryan passed the gavel to Mayor Pro Tem Brotman.

**b. Mayor Asastryan's Request to Revisit the Panel System for Nominations to Boards and Commissions**

Moved: Asatryan

Seconded: Kassakhian

### Vote as Follows

Ayes: Brotman, Kassakhian, Asatryan

Noes: Gharpetian, Najarian

Absent: None

Abstain: None

Staff Comments:

Mike Garcia, City Attorney

Roubik Golanian, City Manager

Public Comment:

Mike Mohill

### 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.

Paul Rabinov

Arsen Vardanyan

Vivian Kanchian

## 14. NEW BUSINESS

**15. ADJOURNMENT** – 11:05 p.m.; adjourned in memory of Zaven Khanjian

Moved: Kassakhian

Seconded: Gharpetian

Mayor of the City of Glendale

City Clerk of the City of Glendale