

**MINUTES
GLENDALE CITY COUNCIL
APRIL 3, 2018**

ROLL CALL

1. CLOSED SESSION – 4:07 p.m.

- a. **Conference with real property negotiators: Property location - 233 N. Maryland Avenue. Negotiating Parties: R3 Real Estate Developers, LLC. Agency negotiators attending the closed session are: Yasmin Beers, Mike Garcia, Gillian van Muyden, Philip Lanzafame, Darlene Sanchez, Roubik Golanian and Mark Berry. Instructions to the negotiator(s) will concern the price and terms for the lease of property.**
- b. **Conference with Legal Counsel - Anticipated Litigation – Initiation of litigation pursuant to Government Code Section 54956.9: One Case.**
- c. **Conference with Legal Counsel – Anticipated Litigation. Significant Exposure to Litigation pursuant to subdivisions (d)(2) and (e)(1) of Government Code Section 54956.9.**
- d. **Public Employment – Attorneys.**

City Attorney Mike Garcia indicated that action is anticipated at item 1d. Council recessed to closed session at 4:08 p.m.

2. REGULAR BUSINESS AGENDA – 6:06 p.m.

Roll Call – All Present

- a. **Flag Salute: Council Member Agajanian**
- b. **Invocation: Rev. Rich Garner, First United Methodist Church of Glendale**
- c. **Report of City Clerk, re: Posting of Agenda. The Agenda for the April 3, 2018 Regular Meeting of the Glendale City Council was Posted on Friday, March 30, 2018, on the Bulletin Board Outside City Hall.**

3. PRESENTATIONS AND APPOINTMENTS

- a. **Agenda Preview for the Meetings of Tuesday, April 10, 2018**
Deputy City Manager John Takhtalian provided the preview.

b. Selection of a New Mayor

Public Comments:
Victoria Dochoghlian
Greg Hughes
Lindsay Nobis

City Clerk Ardy Kassakhian presided the meeting and has asked Council for nomination of Mayor. Devine nominated Sinanyan for the Office of the Mayor. Seconded by Gharpetian. No other nominations were called. Najarian closed the nomination.
Vote as Follows

Ayes: Agajanian, Devine, Najarian, Sinanyan, Gharpetian
Noes: None
Absent: None
Abstain: None

Outgoing Mayor Gharpetian thanked his family. He indicated that during his tenure as Mayor, he has attended over 280 Events this past year and wanted to be very involved in community functions. Council had several fun items they voted on and also challenging ones – ADUs, term limits, appointed a new City Manager, GPD Museum, hotels. Things Council did not approve on – demolition on historic houses in Kenwood and Valley View, working on Moratorium on DSP. He discussed the meeting he had at Chamber of Commerce on Arts and Culture funding, Maryland Paseo proposal – pedestrian-friendly environment, naming the Paseo, Artsakh, and development of Central Park – Armenian American Museum. He indicated that the housing has received a high performer rating from HUD. There are a few affordable housing opportunities presented to the community – 5th and Sonora Project, Habitat Lomita Project, and Ace121 Housing. He praised the Police Department for keeping the city safe and thanked them for creating a team to combat homelessness. For Fire Department, the city faced challenges from the La Tuna Fire but personnel was ready to respond and was well-trained. For parks, we will see to new soccer fields with partnership with GUSD, improve esthetics for the Civic Auditorium, restore the Japanese tea garden, and build a new facility at Wilson Park. Gharpetian indicated that the city is working to develop the South Glendale Community Plan – south of the 134th St. Prominent businesses opened in Glendale – Service Titan, Age of Learning, and Tesla. Brokers are also promoting the vacant offices left by Nestle. There is an increase in sales tax revenue and Council has also balanced the budget completely for the past six years. As far as mobility goes, the city hosted the 1st Ciclavia, Metro passed the study for two additional train stations and use of new technologies and has issued an RFP to study the feasibility of the streetcar. GWP has received recognition being a safe and reliable electric service. There will also be an EIR meeting for the Grayson Power Plant and encouraged the public to attend. Let us not forget who gave us freedoms to enjoy – the Veterans. In a spirit of selflessness, he purchased a fallen soldier battlefield cross and in return has received the American Flag and was used for the Memorial Day ceremony. In closing, he thanked again his family for all the support, his colleagues for giving him the opportunity to serve as a Mayor and for the team work. He looked forward to working with Mayor Sinanyan.

Newly-elected Mayor Sinanyan took his seat and presided over remainder of meeting. He thanked his colleague and former Mayor Gharpetian. He thanked his colleagues for entrusting him this great honor of mayorship. He thanked family for all the support and love. He talked about safety streets, accessibility and well-equipped parks and libraries, and security of schools. We must ensure that Glendale citizens have places to live and work, schools to learn and excel. His key priorities are to tackle housing issues including seek funding from federal and state; expand economy through Tech Initiative and continue to strengthen the downtown business; continue to bring modern mass transit, bringing into fruition Maryland-Artsakh Paseo Project; create more green space and walking space in partnership with GUSD; Fiscal Responsibility is a focal point; and Council in your Neighborhood will return to strengthen ties. With respect to the environmental health of the city and repowering Grayson Power Plant, he will continue to propagate policies that are fiscally responsible, forward-thinking in terms of technologies we invest in. It is also important to adhere to our obligation under the Mayor's action climate agenda. Sinanyan also wanted staff to look into transferring one of the libraries to be an exclusive children's library center. He will also seek a Charter review which was not done in decades. Finally, he will initiate a Mayor's Non-Profit Summit for optimal use of our resources. He thanked everyone and will continue to need advice, help, and support from the public for another year of hard-work to promote our city and residences' welfare.

Council Member Gharpetian left the chambers at 6:36 p.m.

6. COMMUNITY EVENT ANNOUNCEMENTS (3-Minutes)

V. Valentine
Saro Kerkonian
Frank Gallo
Larry Moorehouse
Monica Campagna
Susan Jekarl
Derrik Nau

7. ADOPTION OF ORDINANCES

8. ACTION ITEMS

9. HEARINGS

- a. **Director of Community Development, re: Hotel Indigo (241 North Maryland Avenue) - Floor Area Variance; Parking Exception; Combined Stage I/II Design Review; Ground Lease Agreement, Parking Maintenance, and Operation Agreement**

Hearing opened at 7:08 p.m. and closed at 8:44 p.m.

Staff Comments:

Yasmin Beers, City Manager
Mike Garcia, City Attorney

Presenting:

Darlene Sanchez, Acting Asst. Director of Community Development
Dennis Joe, Planner

Public Comments:

Aram Alajajian, Applicant
Jano Baghdanian, Applicant
Raj Patel, Applicant
Victoria Dochoghlian
Marty Theis
Violet Coker
Irma Rincon
Aracely Barrillas
Christina Naves
Isabel Valmeia
Danielle Wilson
Eddie Rendon
Karen Samski
Natalie Hogue
Ali Jones
Dan Hogue
Naira Soghatyan
Leonard Jensen
Chris Dobbins
Rhona Gharib

1. Motion Confirming that the Proposed Project Addendum to the Certified Final Downtown Specific Plan EIR has Been Considered Prior to a Final Decision on the Proposed Project
2. Motion Adopting Findings to Approve a Variance to Allow FAR Of 3.26
3. Motion Adopting Findings to Approve a 58 Space Parking Exception
4. Motion Approving Stage I/II Design
5. Introduction of Ordinance Approving a Fifty-Five (55) Year Ground Lease Agreement and Parking Maintenance and Operation Agreement by and between the City of Glendale and R3 Real Estate Investors, LLC, a California Limited Liability Company, for the Development and Operation of Hotel Indigo

Motion to Continue Hearing on April 17, 2018 without further notice

Moved: Najarian

Seconded: Agajanian

Vote as Follows

Ayes: Agajanian, Devine, Najarian, Sinanyan
 Noes: None
 Absent: Gharpetian
 Abstain: None

Council recessed at 9:27 p.m. and reconvened at 9:32 p.m. Mayor Sinanyan left the Chambers and passed the gavel to Mayor Pro Tem Agajanian.

10. REPORTS – INFORMATION

11. WRITTEN COMMUNICATIONS

12. ORAL COMMUNICATIONS (5-Minutes)

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.

Dan Brotman
 Chinook Ramirez
 Kate Unger
 Dean Wallraff

13. NEW BUSINESS

- a. **Motion to Approve and Accept \$55,000 from American Contractors Indemnity Company, pursuant to Performance Bond No. 1001072167, as Settlement of the City’s Claim for Liquidated Damages Assessed Against Salix Development, Inc., the Former Contractor, under Contract No. C106478, for FY 2016-17 ADA Curb Ramp Installation and Pavement Repair Program and Miscellaneous Work at Various Locations Project (Specification 3594)**

Moved: Najarian

Seconded: Devine

Vote as Follows

Ayes: Devine, Najarian, Agajanian (pro tem)
 Noes: None
 Absent: Gharpetian, Sinanyan
 Abstain: None

b. Motion to Enter into a Retainer Agreement with the Law Firm of Jackson Tidus to Assist the City Attorney in a Matter.

Moved: Devine

Seconded: Najarian

Vote as Follows

Ayes: Devine, Najarian, Agajanian (pro tem)

Noes: None

Absent: Gharpetian, Sinanyan

Abstain: None

14. ADJOURNMENT – 9:54 p.m.

Moved: Najarian

Seconded: Devine

Mayor of the City of Glendale

City Clerk of the City of Glendale