

City Manager's Report No. 161

May 17, 2024

1. Recap of City Council Meetings

At their May 14th meetings, the City Council took the following actions:

- Participated in Budget Study Session #3 that included the proposed FY 24-25 Citywide Budget and some external service departmental program and/or project highlights.
- Introduced an Ordinance amending 2023 Glendale Building and Safety Code to adopt the amended findings.
- Issued a proclamation designating May 2024 as Asian American and Pacific Islander Heritage month.
- Issued a proclamation designating May 2024 as Jewish Heritage Month.
- Awarded a construction contract for the Scholl Canyon Perimeter Fencing Replacement Project.
- Awarded a professional services agreement for Montrose Parking Analysis and update of Employee Parking Program.
- Authorized acceptance of \$5000 from LA County Aging and Disabilities Department for Elderly Nutrition Program.
- Adopted the Ordinance amending the Glendale Municipal Code relating to design review, entitlement processes, parking requirements for certain uses, and miscellaneous zoning code clean-ups.
- Considered modifications to nomination process for Boards and Commissions and provided direction to return to individual councilmembers nomination system prior to 2023.

2. Return of "Over-the-Counter" Building Permits

The Community Development Department has implemented a new approach to processing Planning clearance reviews for "over-the-counter building permits" (e.g., re-roof, siding, signs, and pools). Certain staff are now dedicated to processing these permits on a priority basis. This approach is anticipated to speed up processing time for building permit issuance for these minor permits, helping to rebalance the over-the-counter option lost with the transition to the online permitting system. Additional improvements to help expedite these types of permits are actively being explored. Staff is confident that this will return the expedited review of small projects, as additional improvements are implemented to reduce permit processing timelines.

3. HUD Approves Section 8 Annual Financial Report Audit

Congratulations to Housing Division and Finance Department staff on this outstanding accomplishment:

Dear Mr. Golanian,

This letter is to acknowledge receipt of the Housing Authority of the City of Glendale's Audit Report prepared by Clifton, Larson, Allen LLP for the fiscal year ended June 30, 2023. We are pleased to note that the report contained no audit findings or questioned costs related to HUD Public Housing Division, therefore, a response is not required to our office.

4. Award of Low-Income Housing Tax Credits

The Housing Division staff was recently informed that the Piedmont senior affordable housing project has been awarded \$25M in federal low-income housing tax credits. City of Glendale had the lowest tiebreaker awarded, meaning we did not subsidize the project locally any more than necessary. The Housing Authority purchased the property for \$12M and provided a conditional commitment of \$2.2M in HOME ARP funds to complete the project.

The project will convert a vacant 112-bed senior assisted living facility into 68 rental apartments reserved for extremely low, very low and low-income seniors. With the award of these tax credits, HDP staff and the developer, EAH Housing, will prepare and submit plans for building plan check and negotiate an Affordable Housing Agreement for Housing Authority approval in October/November, with the anticipated breaking ground timeline before the end of the calendar year.



5. Housing Inspector's Quick Action Saves a Life

From: Akopyan, Edgar <epakopyan@Glendaleca.gov>

Sent: Monday, May 6, 2024 12:54 PM

To: Bolbolian, Arthur <abolbolian@Glendaleca.gov>; Zovak, Peter <pzovak@Glendaleca.gov>

Cc: Walton, Jerry <JWalton@Glendaleca.gov>

Subject: Tenant Armenuhi Shaverdian

Hi All,

Jerry was attempting to do an inspection for an older client just a while ago. The tenant was not answering the door, but Jerry heard some concerning moaning coming from the unit. Jerry called 911 for a welfare check and stood by until they arrived. Sure enough, the tenant was on the ground when police and fire opened the door. She is okay now thanks to Jerry!

Thank you, Jerry, for your attention and thoughtfulness. This is the 2nd tenant you've helped!

Edgar Akopyan | Senior Housing Analyst | City of Glendale

6. **GWP Hires the City's First Clean Energy Officer**

On Monday, May 20, 2024, Ruzan Soloyan will join Glendale Water and Power to serve as the City's first Clean Energy Officer.

Ruzan holds a PhD in Power Engineering from the National Polytechnic University of Armenia and is registered as an Engineer-in-Training (EIT) in the State of California. Additionally, she is a Certified Energy Manager (CEM) with the Association of Energy Engineers (AEE).

With over a decade of experience in the municipal utility field, Ruzan has acquired a unique diversity of knowledge that will help lead Glendale Water and Power's multiple renewable energy efforts. Prior to her municipal utility roles, she worked as an energy engineer in the private sector. Ruzan brings extensive experience in project and program management, with a specialization in designing, implementing, and managing energy efficiency, electrification, conservation, and distributed energy resources programs, alongside education and outreach initiatives.

Please join me in welcoming Ruzan to the Glendale Family!



7. Thank You Note for Section 8 Inspector's Exceptional Customer Service

From: steph thomas

Sent: Wednesday, May 15, 2024 8:07 PM

To: Sadd, Tamar <TSadd@Glendaleca.gov>

Subject: Thank You!

Hi Tamar,

My name is Stephanie Thomas, and I'm writing to make you and the city council aware of the exceptional service my neighbors and I received from Inspector Reiff. It feels amazing to live in a city where government professionals listen and take our concerns seriously.

I've lived in Glendale for eight years. I lived in Camden Apartments, and in 2001 I moved across the street to The Link apartments, now Hue 39. I'm in an apartment that I love that faces the CVS lot, but recently my neighbors have been forced to listen to first a reoccurring message from an oversized machine in the CVS parking lot 24-hours a day.

However; three days ago I contacted Code Compliance Inspector Daniel Reiff and communicated the concerns my neighbors and I have discussed. Not only was Daniel responsive, he was proactive. He listened and even made time to stop by again and hear our perspective, which is:

1. The decision to bring in a large machine that flashes a blinking blue light and loud speaker 24-hours a day without giving the citizens who pay to live in this neighborhood any notification or ability to have our voices heard.
2. We also noted that this decision would not be made in Brentwood or Beverly Hills with a discussion with citizens to review all options.
3. Finally, we pay to live here and should be considered when making a decision that our quality of life.

After meeting with Daniel and learning that the decision to place the machine in the CVS lot with 24-hour announcements violates Code Number: GMC.8.36.240. He took immediate action. This type of customer service is next level, and I wanted to take time to say thank you. I took the time to complain, so it was important to me to take the time to express gratitude.

Have a fantastic day,

Stephanie

8. Future Tentative City Council and Housing Authority Agendas (subject to change)

May 21:

- Budget Study Session #4: Council Follow Up Items and Wrap-up (afternoon)
- Ordinance Introduction Authorizing Issuance of the 2nd Tranche of Electric Revenue Bonds
- Purchase of Police Department's Mobile Command Post
- Construction Contract for La Crescenta Avenue Rehabilitation Project
- Authorizing Palo Alto Network Cyber Security Standards
- Proposed Districting Maps and Ballot Measure and Amendments to City Charter
- Dark Fiber and Colocation Master Agreement Extension with Crown Castle
- Adoption of Ordinance for the Building and Safety Code of the City of Glendale, 2023
- Purchase of Fare Collection System and a Contactless Open Payment System for the Beeline
- Dispense with competitive bidding and authorize use of CalNET Contracts

May 28:

- No meetings.

June 4:

- Stage 1 Preliminary Design Review for Proposed Development at 126 Kenwood Ave.
- FY 2024-25 Budget Public Hearing & Adoption
- Ordinance Authorizing Issuance of the 2nd Tranche of Electric Revenue Bonds – Adoption
- Adoption of Urban Wildlife Management Plan
- Memorandum of Understanding (MOU) with GPOA and Sworn Police Managers
- Software and Services for Onboarding, Learning, Performance Modules with NeoGov

June 11:

- Engineer's Report for Levy of Assessment to the FY24-25 North San Fernando Road Landscape Maintenance District
- Low Voltage Cabling, Cybersecurity Standards, Standardization of IT Solutions for Cloud Hosting, and Software.

June 18:

- No meetings

June 25:

- Bicycle Transportation Plan Update