



City of Glendale

5850 West Glendale Avenue
Glendale, AZ 85301

City Council Workshop Agenda

Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Samuel Chavira
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Tuesday, January 19, 2016

1:30 PM

Council Chambers

Workshop

One or more members of the City Council may be unable to attend the Workshop or Executive Session Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

CALL TO ORDER

WORKSHOP SESSION

- [15-851](#) COUNCIL ITEM OF SPECIAL INTEREST: RESIDENTIAL OVERLAY FOR SONORITA NEIGHBORHOOD
Staff Contact and Presenter: Sam McAllen, Director, Development Services
Staff Presenter: Jon Froke, Planning Director
Staff Presenter: Gilbert Lopez, Community Revitalization Manager
Attachments: [Sonorita Neighborhood Study - October 1997](#)
- [15-853](#) COUNCIL ITEM OF SPECIAL INTEREST: ALLOWING CHICKENS AS PETS IN RESIDENTIAL NEIGHBORHOODS
Staff Contact and Presenter: Sam McAllen, Director, Development Services
Staff Presenter: Jon Froke, Planning Director
Attachments: [Zoning Interpretation Record - ZI11-03 - Chickens \(12-2-11\)](#)
- [15-852](#) COUNCIL ITEM OF SPECIAL INTEREST: GLENDALE JAZZ & BLUES FESTIVAL INFORMATION
Staff Contact: Laurie Sapp, Assistant Communications Director
Staff Presenter: Martin Dickey, Special Events Manager
- [16-007](#) COUNCIL SELECTION OF VICE MAYOR
Staff Contact: Brent Stoddard, Director, Intergovernmental Programs

CITY MANAGER'S REPORT

This report allows the City Manager to update the City Council. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

CITY ATTORNEY'S REPORT

This report allows the City Attorney to update the City Council. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Attorney since they are not itemized on the Council Workshop Agenda.

COUNCIL ITEMS OF SPECIAL INTEREST

Councilmembers may indicate topic(s) they would like to have discussed by the Council at a future Workshop and the reason for their interest. The Council does not discuss the new topics at the Workshop where they are introduced.

MOTION TO GO INTO EXECUTIVE SESSION

1. CALL TO ENTER INTO EXECUTIVE SESSION

EXECUTIVE SESSION

1. LEGAL MATTERS

A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city's position in pending or contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. § 38-431.03(A)(3)(4))

B. Council will meet to discuss and consider records exempt by law from public inspection and are specifically required to be maintained as confidential by state or federal law. (A.R.S. § 38-431.03(A)(4))

2. LEGAL MATTERS - PROPERTY & CONTRACTS

A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding Glendale's position in connection with agreements associated with the Tohono O'odham. (A.R.S. § 38-431.03(A)(3)(4)(7))

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. § 38-431.03(A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. § 38-431.03(A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. § 38-431.03(A)(7)).

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. § 38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless the City Council takes a legal action at a properly noticed open meeting to approve of such expenditure prior to incurring any such obligation or indebtedness. A.R.S. § 38-431.07(A)(B).



Legislation Description

File #: 15-851, Version: 1

COUNCIL ITEM OF SPECIAL INTEREST: RESIDENTIAL OVERLAY FOR SONORITA NEIGHBORHOOD

Staff Contact and Presenter: Sam McAllen, Director, Development Services

Staff Presenter: Jon Froke, Planning Director

Staff Presenter: Gilbert Lopez, Community Revitalization Manager

Purpose and Policy Guidance

At the August 4, 2015 Council Workshop, Councilmember Aldama identified a Council Item of Special Interest asking staff to research if establishing a residential overlay for the Sonorita Neighborhood would permit Sonorita residents to apply for state, federal and local funding assistance for home repairs and home construction activities.

Background

The Sonorita Neighborhood is located immediately south of Glendale City Hall and is a triangular shaped neighborhood comprised of approximately 41.2 acres of land bordered by Market Street (north) to Maryland Avenue (south) between 59th Avenue (west) and the existing railroad tracks (east). The Sonorita Neighborhood was established in 1884 and is Glendale's first and oldest neighborhood.

The city's General Plan, the major policy document that guides growth and development of Glendale, identifies the entire Sonorita Neighborhood as Light Industrial. The Zoning Ordinance, used to carry out the intent of the General Plan, divides the city into various zoning districts and provides regulations related to land-use, building heights, setbacks, etc. Unlike the General Plan, which is advisory in nature, the Zoning Ordinance is a legal mandate. The Sonorita Neighborhood currently consists of a combination of industrial, commercial and residential uses and is zoned for General Commercial (C-2) along 59th Avenue and Light Industrial (M-1) throughout the rest of the neighborhood.

Residential uses are not permitted in C-2 or M-1 zoning districts, however the residential uses present in the Sonorita Neighborhood are considered non-conforming. The Zoning Ordinance does not allow expansion of residential uses or new residential uses in an area with industrial zoning. The Zoning Ordinance states "No structural or physical alteration shall be made to any non conforming building, structure, or lot except when required by law or ordinance. This requirement does not prohibit routine repairs or maintenance." This provision of the Zoning Ordinance limits residential property owners in the Sonorita Neighborhood. The mixed uses (industrial, commercial and residential) found in the Sonorita Neighborhood have coexisted since at least the 1960's and create a unique situation which is not found anywhere else in the city.

Eighteen years ago, in an effort to better understand the mixed uses found in the Sonorita Neighborhood and to assist with making decisions about authorizing future grant funding for the Sonorita Neighborhood, the Citizens' Advisory Commission on Neighborhoods asked for the Sonorita Neighborhood to be studied through

a planning process to determine the commitment of the neighborhood prior to authorizing any further grant money for the neighborhood. The Neighborhood Partnership Office initiated the requested study and procured the services of Zucker Systems in May of 1997 to conduct the requested research. As part of their research, Zucker Systems interviewed numerous City officials, residents and business leaders, distributed and mailed a survey, held three (3) neighborhood meetings, held a meeting with business owners and completed a variety of research activities.

Zucker Systems then produced a report that was shared with the Citizens' Advisory Commission on Neighborhoods at their November 1997 meeting. In their report, Zucker Systems identified the dilemma faced by the Sonorita Neighborhood as two very different and seemingly incompatible uses (residential and industrial) are contained within a small geographic area. The report acknowledges the strong sense of pride and cultural history associated with the neighborhood's residential past and developed five land-use options for the Sonorita Neighborhood based upon their research and interactions with persons associated with the neighborhood.

The five land-use options were 1) No Change, 2) Create a "Residential Core", 3) Transitional, 4) Re-designated the entire neighborhood all "Residential", and 5) Mixed Use. The results of the report were inconclusive with the consultant noting:

"Many of the businesses strongly feel that the area should remain all business. The residential owners, on the other hand, favor alternatives that would revitalize and retain the residential uses. While there have been several conversations with businesses and residents, the two groups have had virtually no conversation with each other. In order for revitalization to be successful, there must be a working partnership between the businesses and residents. **Because of this, there is not sufficient consensus in the neighborhood to initiate either a General Plan or Zoning change...**"

The Zucker Systems report has not been refreshed/updated since it was created in 1997 and no other comprehensive report to evaluate the Sonorita Neighborhood has been commissioned by the city. Subsequent to this study, the Sonorita Neighborhood did not apply for any additional Neighborhood Partnership Grant funds and has since disbanded as a registered neighborhood with the City of Glendale.

Analysis

A. Use of Federal, State or Local Funds

Since receiving this Council Item of Special Interest from Councilmember Aldama, staff from the Community Revitalization Division has looked at the possibility of using Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs to provide housing rehabilitation assistance to the remaining homeowners within the Sonorita Neighborhood. Based upon the proximity to the railroad tracks and a variety of other environmental issues throughout the neighborhood, federal funds could only be used for voluntary acquisition of residential properties with the intent of demolition and the potential relocation of qualified families, but not for any rehabilitation related activity.

Staff is not currently aware of any state funding options available to assist the neighborhood with residential rehabilitation and/or construction, nor has it established a funding mechanism to assist Sonorita

Neighborhood residential property owners with city funded rehabilitation and/or construction programs.

B. Land Use/Zoning Text Amendment

It is important to note that establishing a residential overlay in the Sonorita Neighborhood can be accomplished through the city's Zoning Text Amendment (ZTA) process. Such a process includes a citizen participation process and requires support from the Planning Commission and City Council prior to the establishment of an overlay district. Even so, the establishment of a residential overlay district does not ensure that residential properties in the Sonorita Neighborhood would be eligible to benefit from federal, state or local funding sources, however changing the zoning of residential properties to residential zoning would permit expansion of residential uses and new residential uses on property with residential zoning.

C. Staff Recommendation

Eighteen (18) years have passed since Zucker Systems conducted their research and produced their report about the Sonorita Neighborhood. Since that time no additional city sponsored/funded research has been commissioned for this neighborhood. Should City Council further direct staff to assess the Sonorita Neighborhood, it is important to note that the Zucker Systems data is out-of-date and would need to be updated to provide City Council and staff with current data to develop a comprehensive revitalization plan for the Sonorita Neighborhood. It is estimated that a revised study and analysis would cost approximately \$31,000, and would take approximately 6-9 months to undertake. Such a study would update the neighborhood demographic, engage neighborhood business owners and residents as to potential redevelopment and land-use options, and provide City Council with a series of potential policy options to consider. If directed to pursue this, the Planning and Zoning Commission would be strategically involved, as it would involve potential land-use options in the Sonorita Neighborhood, which is also partially located in the City's Centerline Redevelopment Zone.

Conclusion

Staff is seeking guidance from Council on whether to contract with a consultant to evaluate the current status of property uses and conditions in the Sonorita Neighborhood. There is no funding currently designated for such a study.

Staff is seeking guidance from Council on whether to proceed with a Zoning Text Amendment to develop a Residential Overlay for the Sonorita Neighborhood.

Sonorita Neighborhood

Neighborhood Study for City of Glendale

October 1997

Prepared For

The Glendale Citizens' Advisory Commission on Neighborhoods
The Glendale Neighborhood Partnership Office

by

 ZUCKER SYSTEMS

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San Diego, CA 92108
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Sonorita Neighborhood Study

Part 1 - Executive Summary

The Glendale Neighborhood Partnership Office initiated this study of the Sonorita Neighborhood at the request of the Glendale Citizens' Advisory Commission on Neighborhoods. The Commission requested a planning process to determine the commitment of the neighborhood to maintaining what is left of its residential character prior to authorizing any further grant money to the area.

As part of this study, Zucker Systems of San Diego interviewed numerous City officials, residents and business owners, distributed and mailed a survey, held three neighborhood meetings, held a meeting with business owners and completed a variety of research activities.

This study documented a relatively weak real estate market in the area for commercial, industrial or residential uses with little new construction. The residential uses in the area have continued to deteriorate due to the influence of industrial and commercial uses and the industrial zoning that prohibits new or expanded residential uses. Related issues include concerns about drug activity, lack of landscaping, property maintenance and other items such as speeding, street paving, etc.

The area has 48 owner-occupied structures and 20 other rental residential structures. The residential owner occupants indicated a desire to remain in the area and see its revitalization. There are 66 commercial or industrial operators in the area, most of which favor retention of industrial or commercial zoning, however, some see a beneficial relation between their uses and a sound residential neighborhood.

We recommend preservation and revitalization of a residential community in the Sonorita area provided a viable relationship can be found between businesses and homeowners. Under current conditions, the area will continue to deteriorate and present increasing

problems to the residents and the City as well as to commercial and industrial uses. Conversion of the area to commercial or industrial uses will not take place in a reasonable fashion due to the weak market conditions. Sonorita is one of the oldest residential neighborhoods in Glendale and has a history and culture that are assets worth preserving. Although many of the residential structures need repair, it appears revitalization is possible. Perhaps of most importance, Sonorita has relatively low income residents who own their own homes - a goal most social programs favor creating. This is in keeping with policy #39 of the city's current Neighborhood Element of the General Plan:

“Promote affordability by preserving the existing housing inventory that is available for very low and low income families. This assistance should take the form of low interest or deferred loans and technical assistance for achieving repairs to substandard housing, including mobile homes. Those who lack the physical ability to complete improvements or need to add accessibility features to their homes should particularly be targeted to benefit from this assistance.”

However, we have two concerns:

- The best way to convert part of the area to residential, or even a mixed use area, would be with active participation and cooperation by existing businesses. This participation will require more dialogue between businesses, homeowners and the City than was possible in this current effort.
- We doubt this area could be revitalized as a residential area in the normal Glendale residential market. The success of a residential revitalization effort would depend upon a strong commitment of existing homeowners to stay in the area and work on revitalization. The cultural history of this area would be a driving force in any revitalization effort. It appears that the residents have the will for revitalization.

This report makes three primary recommendations:

1. The findings of this report should be reviewed by businesses and homeowners meeting in joint sessions to discuss the future of Sonorita. To do so will require future meetings between the residents and businesses. These meetings should be facilitated.
2. If consensus is ultimately developed within the neighborhood to pursue a residential alternative to the existing zoning and General Plan designations, we recommend either Option 2 - “Residential Core” or Option 5 - “Mixed Use”.
3. If it is decided to pursue a residential alternative, the City and Neighborhood Association should carry out a variety of revitalization activities.

Sonorita Neighborhood Study

Part 2 - Introduction

PURPOSE OF REPORT

The Glendale Neighborhood Partnership Program is a five-year program established by the City Council to encourage a partnership between citizens, churches, schools, businesses, civic leaders, and the City to assist in the revitalization of Glendale neighborhoods. The mission of the Neighborhood Partnership Office is to assist Glendale residents in identifying and establishing their neighborhood boundaries, coordinate the delivery of services to older neighborhoods and to encourage communication and understanding among neighbors by providing technical and financial assistance to registered neighborhood groups. Approximately 87 neighborhoods are registered with the program and 27 of them have applied for and received \$1.9 million in neighborhood grants over the last 20 months. All neighborhood grant requests are reviewed and recommended to the Glendale Mayor and Council by the 11 member Citizen's Advisory Commission on Neighborhoods.

In the Fall of 1996, The "Sonorita Neighborhood Association" applied for, and received, \$145,119.00 in Neighborhood Partnership grant funds, for street and curb/gutter installation on 58th Drive from Market to McLellan. The neighborhood initially requested \$650,000 for similar improvements throughout the neighborhood, but amended its request during the grant review process. As a condition of applying for future Partnership grant funds, the Commission on Neighborhoods stipulated that the neighborhood first complete a neighborhood planning process to determine the commitment of the neighborhood to maintaining what is left of its residential character.

Based on the direction of the Commission, the purpose of this report is to evaluate the current status of the Sonorita Neighborhood and to develop suitable information to assist it in determining if the neighborhood should be eligible to receive future Neighborhood Partnership grant funds.

STUDY AREA

The Sonorita neighborhood is one of the oldest existing neighborhoods in Glendale. The study area was determined by the Sonorita Neighborhood Association and is bounded by 59th Avenue to the west, Maryland Avenue to the south, Grand Avenue to the east, and Glendale Avenue to the north (see Figure 1 on page 4).

METHODOLOGY

Work undertaken for this study included:

- ✓ A mail survey to all property owners, residents and tenants.

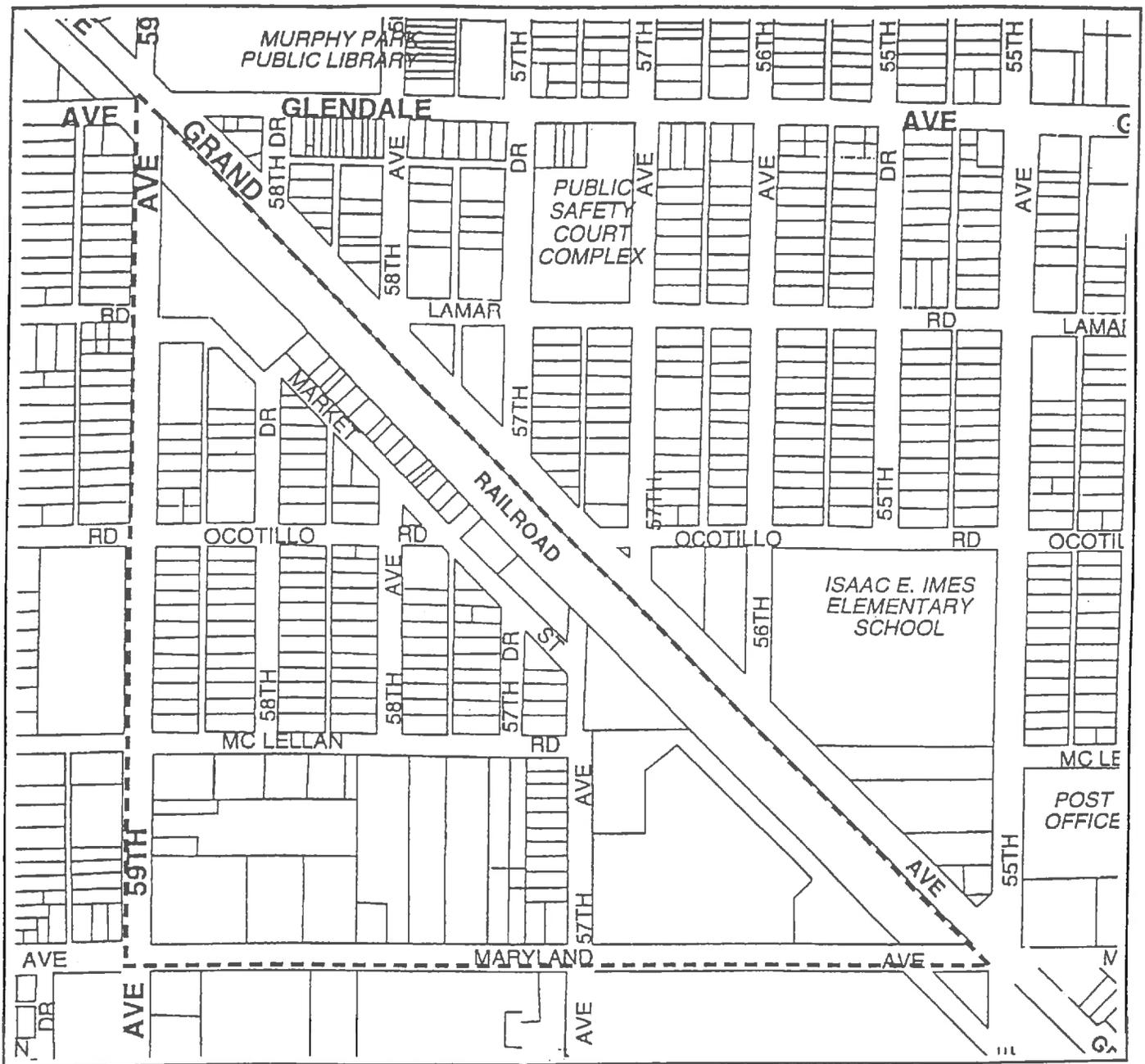


FIGURE 1 - PROJECT AREA

Legend

----- Study Area Boundary


NORTH
 Scale
 1" = 500'

Sonorita Neighborhood Study

- ✓ Door-to-door meetings with many residents and business owners.
- ✓ Presentation at the Neighborhood's August 4, 1997, "National Night Out" event.
- ✓ Two noticed public meetings.
- ✓ Two meetings with the Sonorita Neighborhood Association, both of which included an "open house" displaying possible land-use alternatives.
- ✓ A special focus group meeting with business owners.
- ✓ Comprehensive assessment of the status of the neighborhood.
- ✓ A detailed field survey.
- ✓ File research.
- ✓ Interviews with numerous City officials: Councilmember - Bob Huffman; City Manager - Martin Vanacour; Assistant City Manager - Ed Beasley; Chairman of the Citizens' Advisory Commission on Neighborhoods - Bob Beck; Neighborhood Partnership Administrator - Erik Strunk; Director of Council and Management Services - Pam Kavanaugh; Management Assistant - Patrick Krause; Business Development Manager - Chuck Berkenkamp; Redevelopment Manager - Henry W. Gabriel; Planning Director - Dean Svaboda; Associate Planner - Paul Langdon; Code Compliance Manager - Dan Gunn; Assistant Police Chief - Lynn Babcock; Crime Prevention Specialist - Kelly Brauer; Plans Review Manager - Deborah Mazoyer; Revitalization Manager - Gloria Santiago; Special Projects Administrator - Bob Coons; Council Services Manager - Cathy Gorham; Residential Planning Manager - David Prescott; Assistant Traffic Engineer - Dave Sabers; Director of Human Resources - Ray Osuna; Manager of the Community Action Program - Norma Alvarez; and former Chamber of Commerce President - Jack Nyland.

This study was undertaken by Paul C. Zucker, President of Zucker Systems, and Kaare S. Kjos. Zucker Systems, located in San Diego, has completed revitalization studies for numerous cities and neighborhoods. Kjos is fluent in Spanish and has many years experience working in Spanish speaking communities both in the U.S. and Mexico. He is an expert in cross border relations.

Sonorita Neighborhood Study

Part 3 - Factors Impacting the Sonorita Neighborhood

A major objective of the Sonorita Neighborhood Study was to collect data and information for the Glendale Citizens' Advisory Commission on Neighborhoods to establish a "baseline" assessment of the neighborhood and to assist it in determining if the neighborhood should be eligible for future Neighborhood Partnership grants. What follows is the information and data collected in the course of this study.

FACTOR #1: THE GENERAL PLAN AND ZONING STATUS

a. The "General Plan"

The City of Glendale has adopted a General Plan which is intended to be the major policy document that guides growth and development for the City. Under this plan, the entire Sonorita neighborhood is located within an area designated "Light Industrial". The "Light Industrial" category is described as follows:

(LI) Light Industry

"Uses can be developed independently or as part of a subdivision. This classification includes businesses that need any combination of facilities for manufacturing, office space, and related support uses. Screened outside storage is permitted. The businesses are quiet and include a variety of buildings and users."

Under this category, building heights in the neighborhood are limited to 56 feet. However, there is a limit of 30 feet within 200 feet of a residence.

The neighborhood is also located within an area designated as the "Grand Avenue Character Area". As a result, there are special guidelines that have been created for the development of the area. These would include:

"4. Encourage light industry to continue development in the middle portion of the character area located north of Maryland Avenue and south of Glendale Avenue."

Additionally, the "Land Use Element" of the General Plan includes the following policy:

"23. Require industrial projects to minimize potential impacts on adjacent residential uses by providing; large setbacks, landscaping, building orientation, and controlling vehicular access points."

b. The Zoning Status of Sonorita

The City of Glendale has a "Zoning Ordinance" that is used to carry out the intent of the General Plan. The purpose of this Ordinance is to divide the City into various zoning districts and provides regulations in relation to the use of property, building heights, minimum building set-backs, etc. Unlike the General Plan, which is advisory, the Zoning

Ordinance is a legal mandate.

The Sonorita Neighborhood is zoned for General Commercial (C-2) and Light Industry (M-1) as shown in Figure 2 (see page 8). We have been unable to find the date the area was zoned industrial, but, based on file research, it appears to pre-date 1965. Conclusive City records do not go back further than this date.

The General Commercial Zoning District (C-2) is defined as follows:

"The intent of this district is to accommodate either integrated or freestanding commercial uses and services. Uses serve both neighborhood scale as well as community level needs. The district is characterized by a wide range of retail uses operating within an enclosed building. Orientation is to major streets with individual access points, signage, and parking areas."

Special features of the General Commercial Zoning District (C-2) include:

- ✓ Residential uses are not allowed.
- ✓ Uses must be within enclosed buildings except for specified retail sales.
- ✓ Manufacturing is not allowed unless incidental to retail.
- ✓ Design Review is required.
- ✓ Twenty (20) percent of the site shall be in landscaping.
- ✓ Properties abutting a residential district must provide a wall with a minimum height of eight (8) feet along the abutting property line.

The Light Industrial Zoning District (M-1) is described as follows:

"This district is intended to accommodate industries involving light manufacturing, assembling, warehousing, and wholesale activities of medium intensity compatible with adjacent properties. Associated office support and commercial uses are also included within this district. The manufacturing or assembly of finished products so long as the primary use of the property is not the basic processing and compounding of raw materials."

Special features of the Light Industrial Zoning District include:

- ✓ Residential uses are not allowed.
- ✓ Design Review is required.
- ✓ All uses permitted in this district shall be primarily conducted within a fully enclosed building unless otherwise permitted. Outside storage of materials and equipment related to the primary activity is permitted provided that the outside storage area is

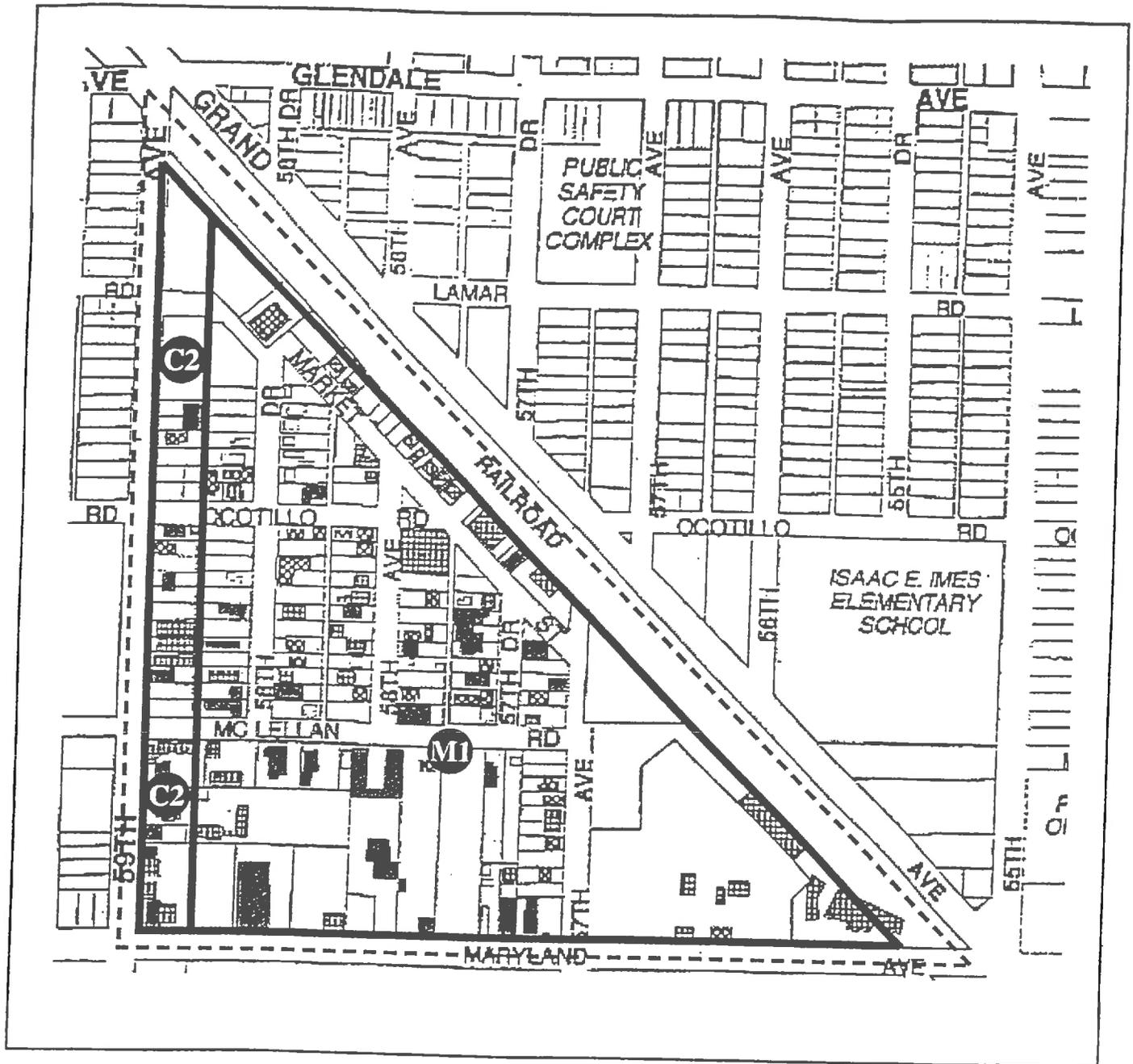


FIGURE 2 - ZONING

Legend

- (C2)** General Commercial
- (MI)** Light Industrial


 NORTH
 Scale
 1" = 500'

Sonorita Neighborhood Study

screened by a wall with the design and height to be approved by the Community Development Group.

- ✓ Five (5) percent of the site shall be in landscaping.
- ✓ Properties abutting a residential district must provide a wall with a minimum height of eight (8) feet along the abutting property line.
- ✓ Commercial uses are only allowed through a use permit process.

FACTOR #2: CURRENT LAND USE IN SONORITA

Table 1 shows the current land use, square feet of land by land use, assessed value per square foot, assessed value and number of parcels for the Sonorita Neighborhood (see Appendix B for parcel-by-parcel data). The “assessed value” is the value of the property established by the County Assessor and is the value that is used to calculate property taxes (a map of current land uses is shown in Figure 3 on Page 10).

The area contains roughly 41.3 acres of land plus the streets. Of this land, 49% is in commercial or industrial use, 24% in residential and 19% is vacant. Of the 160 parcels of land, 48 (or 30%) are in owner occupied single family housing.

The owner occupied homes have an average assessed value of \$3.35 per square foot of land, or an average value of \$21,353 per house. Based on discussions with the County Assessor's Office, we estimate the assessments may be roughly 80 percent of value resulting in an average house value of \$26,691.

There are 26 vacant parcels, roughly 14 acres, with an average parcel size of 13,021 square feet and an assessed value of \$2.10 per square foot. Based on discussions with the County Assessor's office, we estimate the assessments may be 80 percent of value resulting in an average vacant land value of \$2.63 per square foot.

Table 1
Assessed Value, Square Footage and Number of Parcels
(Source: Maricopa County records and field survey)

<u>Land Use</u>	<u>Assessed Value</u>	<u>%</u>	<u>Land Sq. Feet</u>	<u>%</u>	<u>Assessed Value/ Sq. Ft. Land</u>	<u># of Pcls.</u>	<u>%</u>
Utilities City & Religious	459,157	6	139,998	8	\$3.83	11	7
Commercial/Industrial	4,637,575	62	878,869	49	\$12.19	55	34
Vacant	616,177	8	338,565	19	\$2.10	26	16
Owner Occupied Residential	1,024,965	14	306,105	17	\$3.35	48	30
Rental Residential	<u>745,880</u>	<u>10</u>	<u>133,391</u>	<u>7</u>	\$5.59	<u>20</u>	<u>13</u>
Total	\$7,483,754	100	1,796,928	100		160	100

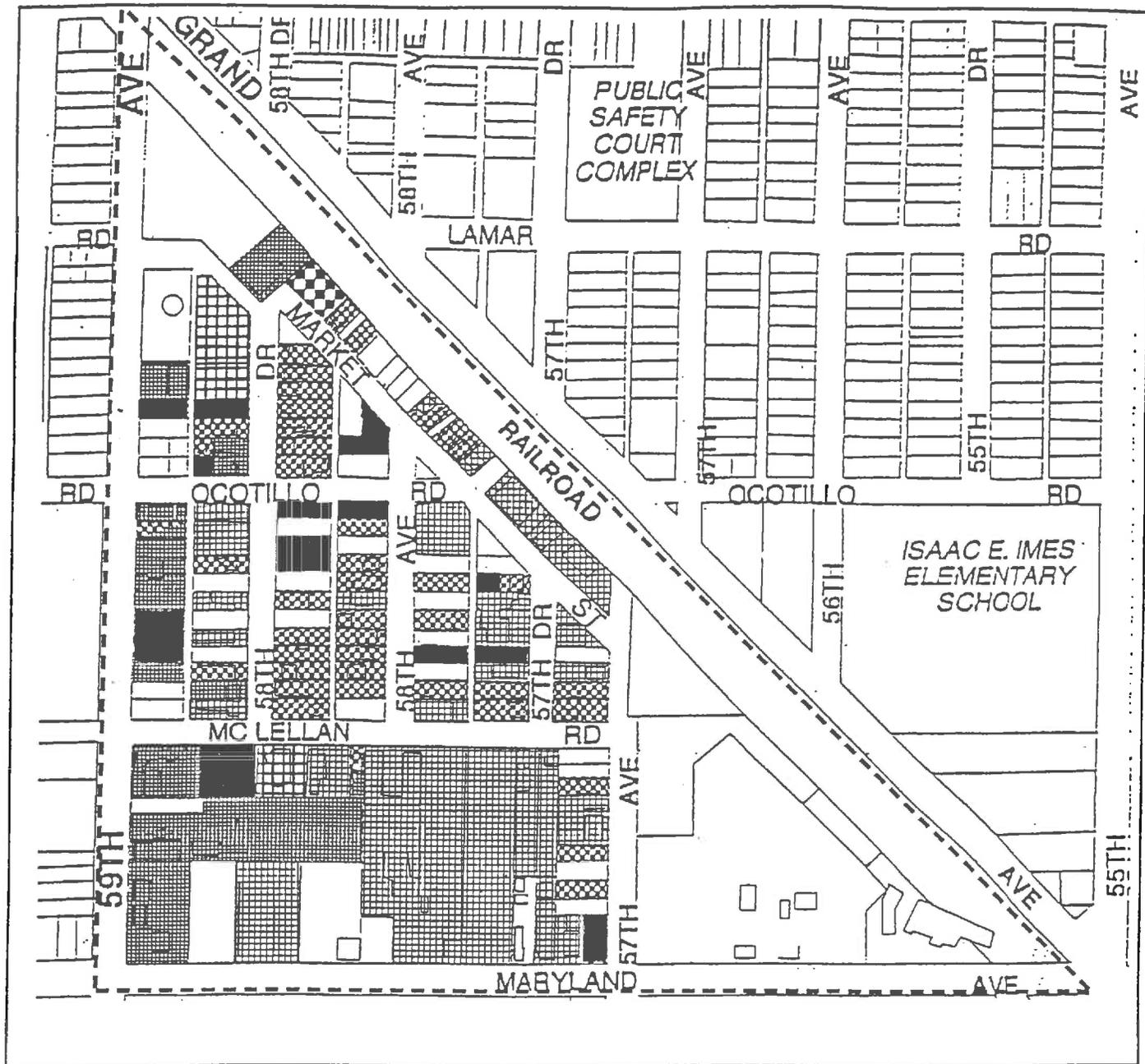


FIGURE 3 - LAND USE

Legend

-  Single Family / Owner Occupied
-  Single Family
-  Multi-Family
-  Retail and Services
-  Industrial
-  Utilities and Misc.
-  Parks
-  Vacant
-  Study Area Boundary


 NORTH
 Scale
 1" = 500'

Sonorita Neighborhood Study

FACTOR #3: BUILDING CONDITIONS

The condition of the building structures in the area was determined by a brief drive-through survey with each structure rated by two people. Please note, this type of survey is subject to some error and does not include an actual physical inspection of the buildings.

On a first fast drive-through, the area visually appears to be in very poor condition. However, using a parcel-by-parcel survey, the area appears somewhat better. In conducting the survey, the surveyors took into account the older, lower income nature of the area, including owner occupancy and tended to rate properties higher than lower. The rough ratings are summarized in Table 2.

**Table 2
Structural Survey**

Condition Code	Utilities City Owned		Commerc. Or Industrial		Owner Occupied Residential		Rental Residential		Total	
	<u>Religious</u>									
1. Sound	1	50	24	60	6	14	1	7	32	32
2. Minor Repairs		0	12	30	21	50	6	40	39	39
3. Major Repairs		0	4	10	12	29	7	47	23	23
4. Problems	<u>1</u>	<u>50</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>7</u>	<u>1</u>	<u>7</u>	<u>5</u>	<u>5</u>
Total	2	100	40	100	42	100	15	101	99	99

"Sound" buildings are those that appear to need no repair or only minor cosmetic attention. "Minor Repair" buildings generally need some paint or minor trim or roof repairs. "Major Repairs" often have problems with siding, facias or roofs. "Problems" indicate buildings where the cost benefit for repairs is probably negative, i.e. it would be less expensive to build a new building than it would be to repair the building.

As can be seen in the table, 90% of commercial and industrial buildings are considered sound or only in need of minor repairs. For owner occupied single family buildings, 64% are sound or needing minor repairs and only 47% of rental residential are sound or needing minor repairs. Fifty-four percent of rental residential need major repairs or are considered problems.

FACTOR #4: REAL ESTATE VALUES

a. Single Family Homes - Most of the single family homes in the area are on 7,000 square foot lots with a few on 6,000 square foot lots and a few are on double lots. The Maricopa County Assessor evaluates property every two years. Residential values are based on sales from the previous three years. The average assessed value of owner occupied homes was \$21,353, with a low of \$7,989 and a high of \$58,655.

The only single family home on the market is 2,228 square feet and located at 6625 58th Drive. It has five bedrooms and two baths on a 7,000 square foot lot. The asking price is

\$77,980 or \$35 per square foot. It is assessed at \$58,655.

b. Multiple Family - There are several multi-family units in the area. The Assessor's values are:

Tri-Plex	\$72,085
Four Plex	\$90,000
Four Plex	\$90,000
Seven Units	\$83,055

A four plex at 6617 N. 59th Avenue is on the market for \$87,900 and assessed at \$90,000. Another at 6621 N. 59th Ave. is on the market for \$90,000 and assessed at \$90,000. These are all two-bedroom, one-bath units with an average rent of \$300 per month. According to the real estate agent, there is always a waiting list for these units.

Two duplexes are listed at 5851 W. McLellan consisting of two two-bedrooms and two one-bedrooms. The air-conditioned units sit on a 74x181 foot lot. The two bedrooms rent for \$300 and \$350 each and the one bedrooms for \$250 each.

c. Vacant Lots - There are 26 vacant lots in the area totaling 338,565 square feet at an assessed value of \$616,177, or \$2.10 per square foot.

One 7,000 square foot lot is for sale at 6625 N. 58th Drive at a listing price of \$35,000. The lot is assessed at \$17,592. The listing square foot value is \$5 per square foot and the assessed square foot value is \$2.51 per square foot.

Two vacant lots are for sale at the southeast corner of 57th Avenue and McLellan Road (6546 and 6550 N. 57th Avenue). The listing price is \$23,500 each for the 6,000 square foot lots. The Assessed values are \$12,000 and \$13,450. The listing square foot value is \$3.92 per square foot and the Assessed value is \$2.00 and \$2.24 per square foot.

There is also a vacant 7,000 square foot lot for sale adjacent to a house at 6625 58th Drive which is for sale as well. The asking price for the lot is \$28,000 or \$4.00 per square foot. The lot is assessed at \$14,000 or \$2.00 per square foot.

The large property at the northeast corner of Market Street and 59th Avenue has been on the market at between \$2.00 and \$3.00 per square foot. It appears to have been recently sold at a value slightly below \$2.50 per square foot.

One realtor active in the Sonorita area estimates that vacant land values in the area are between \$2.00 and \$2.50 per square foot. It was also suggested that land in better industrial parks within the vicinity also can be purchased in this price range.

d. Industrial Buildings - A 2,400 square foot warehouse industrial building (on a 19,755 square foot lot) is for sale at 5815 W. McLellan. The asking price is \$195,000 or \$81.25

per square foot of building. If calculated for land value, it would be \$9.87 per square foot. The assessed value is \$63,907.

FACTOR #5: NEW CONSTRUCTION

City of Glendale building permit records were searched over the last seven years. No new buildings were shown during our building permit record search (over the last seven years). The sixteen permits issued during this period were for electrical up-grades, garage extensions, storage sheds, etc.

FACTOR #6: POPULATION AND HOUSING CHARACTERISTICS

The Sonorita Neighborhood is located within Enumeration District 929.02 for the 1990 Census and Enumeration District 40341 for the 1995 Census. This area is shown in Figure 4. The area includes portions of downtown south of Glendale Avenue and west of 56th Avenue. Statistics are shown in Table 3.

**Table 3
1990 and 1995 Census Data Enumeration Districts 929.02 and 40341**

	<u>1990</u> 929.02		<u>1995</u> 40341		<u>1990</u> City	<u>1995</u> City
Total Population	460		463		148,134	182,615
Male	198	41%	183	52%	49%	50%
Female	287	59%	172	48%	<u>51%</u> 100%	<u>50%</u> 100%
Hispanic Origin	352	77%	355	77%	15.5%	20%
Other	108	23%	108	23%	<u>85.5%</u> 100%	
Number of Households	114		146		53,669	68,620
Persons per Household	4.1		3.2		2.7	
Household Type:						
Married with children under 18	41	36.0%				
Married, no children under 18	47	41.2%				
Other	26	22.8%				
Household Language:						
Only English	132	28.6%				
Spanish	304	65.8%				
Other	26	5.6%				
Education:						
No high school diploma	163	68%				
High school or equivalent	62	26%				

	<u>1990</u> 929.02		<u>1995</u> 40341		<u>1990</u> City		<u>1995</u> City	
Some college or degree	13	5%						
Median Household Income	\$24,375							
Housing Characteristics:								
3 rooms or less	31	22%			22.9%			
4 - 5 rooms	94	67%			36.7%			
More than 5 rooms	15	11%			40.4%			
Detached unit	54	39%	77	48%	79%			
One unit attached	23	16%	5	3%	7%			
Multi-family	32	23%	39	25%	4%			
Mobile home & other	31	22%	38	24%	12%			
Year Built:								
1939 or earlier	40	29%						
1940 - 1960	62	44%						
Later than 1961	38	27%						
Median Year Built	1952							
Number of Bedrooms:								
One	31	22%						
Two	97	69%						
Three or more	12	9%						
Housing Value:								
\$35,000 - \$45,000	11	31%			3.1%			
\$45,000 - \$60,000	11	31%			11.4%			
Over \$60,000	13	37%			84.1%			
Median Housing Unit Value	\$55,900							
Household Income								
Under \$9,999	15	12%	45	38%			7%	
\$10,000 - \$14,999	29	23%	27	23%			6%	
\$15,000 - \$29,999	40	32%	27	23%			15%	
\$30,000 - \$39,999	27	22%	10	9%			10%	
Over \$40,000	13	10%	8	7%			28%	
Age of Population:								
Less than 18			152	33%	43,158	34%	30%	
18 - 55 years			227	49%	63,016	50%	56%	
55+ years			84	18%	19,700	16%	14%	
Median Age			28.5				31.0	

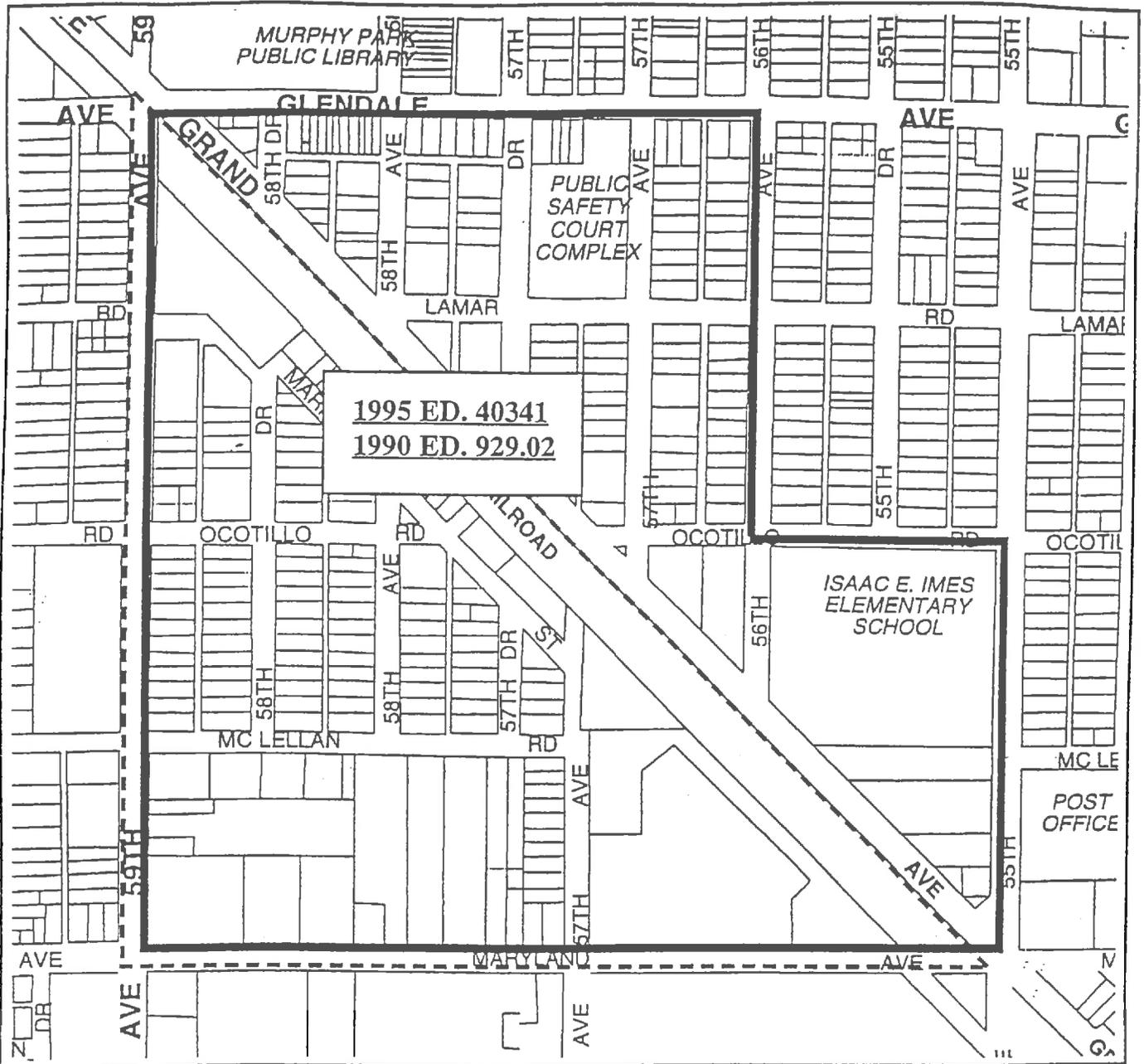


FIGURE 4 - CENSUS AREAS

Legend

- Study Area Boundary
- Census Boundary



NORTH
Scale
1" = 500'

Sonorita Neighborhood Study

Based on the above data it is likely that the Sonorita Neighborhood:

- ✓ Is highly Hispanic, 77% versus 16% City-wide.
- ✓ Has slightly more persons-per-household, 4.1 versus 2.7 City-wide.
- ✓ Has fewer homes with five or more rooms, 11% versus 40% City-wide.
- ✓ Has more homes valued less than \$45,000, 31% versus 3% City-wide.
- ✓ Has fewer homes valued over \$60,000, 37% versus 84% City-wide.
- ✓ Has more incomes under \$15,000 per year, 61% versus 13% City-wide.
- ✓ Has fewer incomes over \$40,000 per year, 7% versus 28% City-wide.

Other possible characteristics of interest include:

- ✓ 66% of households speak Spanish.
- ✓ 68% of residents do not have a high school diploma.
- ✓ 73% of the structures were built prior to 1960.

FACTOR #7: INFRASTRUCTURE

a. Streets and Alleys - The Sonorita neighborhood is served by an existing street and alley system. Street right-of-ways are shown in Table 4.

**Table 4
Street Right-Of-Way**

59th Avenue	80 feet +/-
58th Drive	80 feet
58th Avenue	80 feet
57th Avenue	80 feet
57th Avenue	50 feet
Maryland Avenue	50 - 80 feet
McLellan Road	40 feet
Ocotillo Road	70 feet
Market Street	50 - 70 feet

These right-of-ways are more than adequate for residential development and also adequate for commercial development. The only long-term issue could be the McLellan Road 40 foot right-of-way for industrial development. The City standard for local streets is 50 - 60 feet.

Two projects that impact the neighborhood are currently underway. The 59th Avenue area is being re-built and landscaped as shown in Figure 5 (see page 18). The improvements are dependent on available right-of-way and active participation by abutting owners. Only a small portion of this street from Maryland to Grand includes a median, which starts at Grand and runs roughly 420 feet to the south. Although some landscaping will enhance the right-of-way, it is somewhat limited in the Sonorita area due to the numerous driveways.

The other project is the re-paving of 58th Avenue within the Sonorita Neighborhood. This project will be 36 feet from curb-to-curb with wheel chair ramps at the intersections. Sidewalks will remain in their current location. There is no landscaping with this project. The width of this street is sufficient for both industrial and residential traffic. According to City engineering staff, Glendale once considered, but rejected, using narrower pavement for residential areas. However, as this is a city-wide issue, staff indicates that this question may come up again for discussion.

Although the alleys were once paved, many are in poor condition and need re-paving.

The circulation element of the General Plan shows 59th Avenue as a major arterial including transit. Maryland Avenue is shown as a collector and bike route. Specific policies of interest contained in the General Plan include:

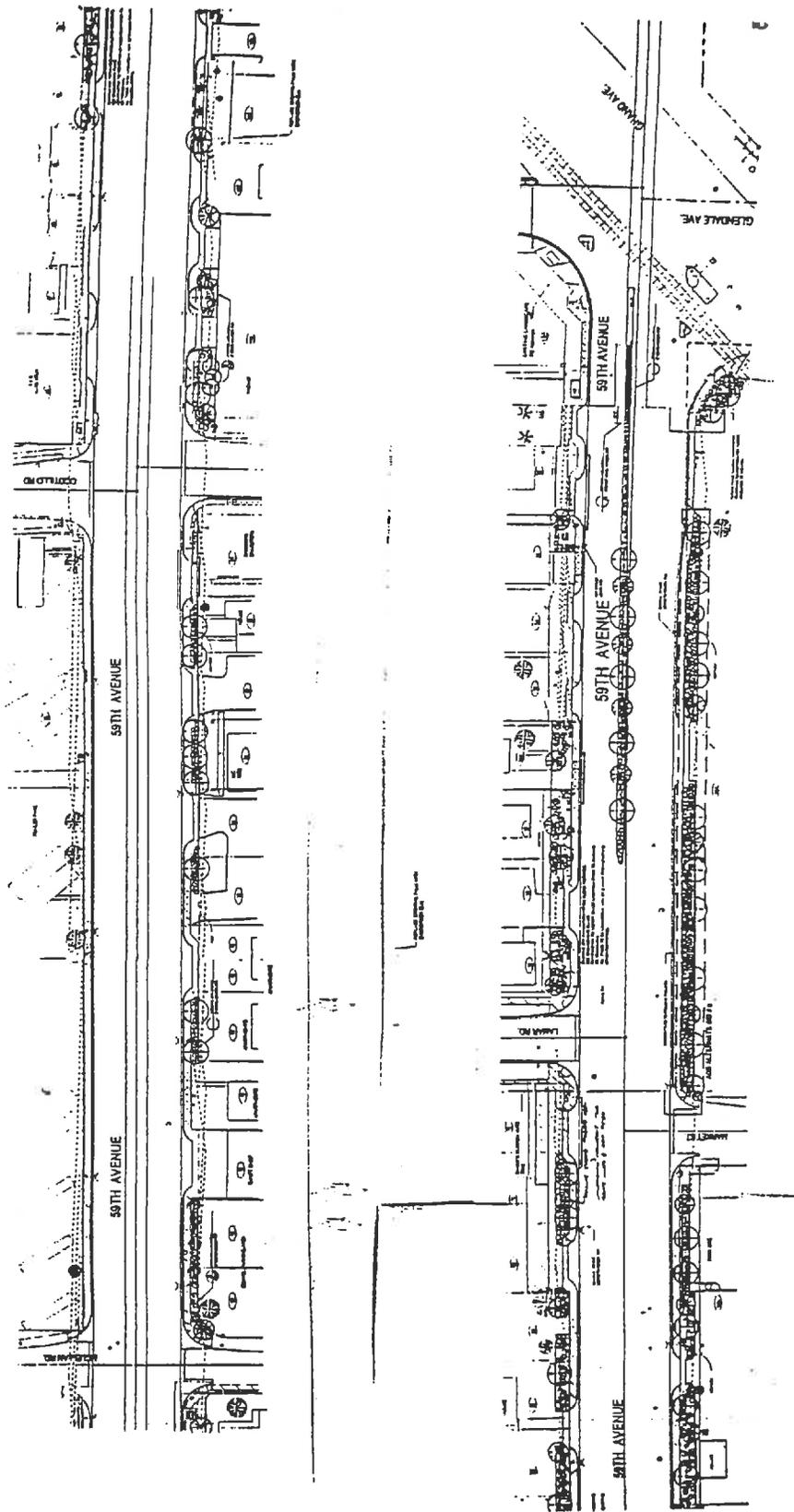
Policy 21 - "Develop the Grand Freeway below grade through downtown. Comprehensively evaluate the preliminary design in regard to access points, cross sections, and bridged crossings in relationship to downtown vehicular and pedestrian circulation, access, and aesthetic needs; and recommend design adjustments to the Arizona Department of Transportation."

Policy 101 - "Evaluate the potential to develop a pedestrian bridge over Grand Avenue and the railroad tracks to connect pedestrian oriented retail areas located on each side of Grand Avenue."

b. Traffic - No traffic counts exist for streets within the Sonorita Neighborhood. In 1996, 59th Avenue had an average daily traffic of 20,300 in the area south of Glendale Avenue. For comparison purposes, Glendale Avenue east of 59th Avenue had 16,700 vehicles while Grand Avenue south of Glendale Avenue had 24,100 vehicles.

c. Water and Sewers - The entire area is on City water and sewer lines. City staff is not aware of any problems, however, pipes in the area are relatively old. According to Glendale's Engineering Department, most of the water lines in the area are 6" where 8" are often preferred. For any major development in the area, it may be appropriate to study the water and sewer system in more detail.

The sewer mains in this area are all 8' PVC, but the area has not been surveyed with an in pipe television camera. There have been odor complaints in this area and a couple of backups. Some of the odor problems are in the sewer main on Market Street. This main



Sonorita Neighborhood Study

Figure 5 - 59th Avenue Streetscape Improvements

starts at between 57th Avenue and 57th Drive, then goes northwest to 58th Drive. The slope could possibly be below minimum. Sludge, sand and small rocks have also been taken out while hydro cleaning the lines. The City hopes to survey this area using a television camera to obtain additional information.

d. Drainage - Detailed drainage studies for this area do not exist. There is no underground storm drainage system in the area so during heavy rainfall, there may be some spot street flooding. It appears that no houses have been flooded.

e. Electrical Service - Electrical service in the area is provided by Arizona Public Service. Service is fully available and there are no known problems.

f. Gas Service - Gas service in the area is provided by Southwest Gas. Service is fully available and there are no known problems.

g. Cable - Cable service in the area is provided by Cox Cable. Service is fully available and there are no known problems.

FACTOR #8: CODE ENFORCEMENT

Code violations in the area were reviewed for the ten years from January 1987 to June 1997. Table 5 shows there were 29 violations during this period or roughly 2 or 3 per year. Sixteen of the violations were residential and thirteen were commercial/industrial.

**Table 5
Sonorita Neighborhood Code Violations
(1989 to June 1997)**

<u>Year</u>	<u>Residential Violations</u>	<u>Commercial Violations</u>
1989	0	1
1990	2	1
1991	3	6
1992	0	0
1993	1	2
1994	3	3
1995	3	0
1996	3	0
1997	<u>1</u>	<u>0</u>
	16	13

The type of code violation is shown in Table 6. Many of the violations were for trash, debris and fire hazards. Additionally, a variety of illegal uses were found in the area.

**Table 6
Type of Code Violations
Sonorita Neighborhood**

	<u>Residential</u>	<u>Commercial</u>
Abandoned Vehicle	1	1

	<u>Residential</u>	<u>Residential</u>
Fire Hazard	2	7
Miscellaneous	1	0
Barking Dog	0	1
Trash/Debris	3	3
Building Without Permit	0	2
Male Fowl	1	1
Traffic Obstruction	1	0
Pool Gate/Fence (unsecured)	0	1
Illegal Land Use	1	3

Given the conditions of the area, one might expect more complaints. We speculate that some residents don't know how to complain. Others may fear that if they complain, they will be required to make changes in their own property.

FACTOR #9: CRIME

Published crime statistics by the City include what is called "Grid CC-15". This area is bounded by Glendale Avenue to the north, Maryland Avenue to the south, 59th Avenue to the west and 55th Avenue to the east. Thus, this area is twice the size of the Sonorita Neighborhood and includes major portions of downtown.

Table 7 shows the 1988 and 1996 statistics for Grid CC-15, as well as for the entire city.

From 1988 to 1996, City-wide total crime increased 23 percent. In Grid CC-15, total crime increased by 77 percent. Looking at data by sub-category, crime in area CC-15 increased at a faster percentage than City-wide for homicide, assault, larceny, forgery, runaway, drugs and other. Crime in area CC-15 either decreased or increased at a slower rate than City-wide for robbery, burglary, auto, arson, fraud, vandalism, and sex. Given the diverse nature of the grid, which is split by Grand Avenue and the railroad, it is difficult to draw a conclusion from this data since it includes parts of downtown, as well as the police station. The one statistic that does stand out is CC-15's major 1,400% increase in drug related crime versus 147% City-wide. This tends to reinforce the comments and concerns we heard from residents.

The Glendale Police Department feels that crime is unreported in this area due to the small family nature of the area and presence of some illegal aliens. Police working the area confirm heavy drug problems in the area. Theft in open storage yards has also been a problem. On a positive note, it appears the neighborhood is becoming more cooperative with the police than in the past.

**Table 7
Crime Statistics**

	<u>CC - 15</u>		% Change	<u>City-Wide</u>		% Change
	<u>1997</u>	<u>1996</u>		<u>1997</u>	<u>1996</u>	
Homicide	0	1	100%	12	13	8%
Rape	1	1	0%	74	51	-31%

	CC - 15		% Change	City-Wide		% Change
	1997	1996		1997	1996	
Robbery	4	5	20%	199	301	51%
Assault	41	63	54%	2,63	3,529	34%
Burglary	50	37	-26%	2,951	2,204	-25%
Larceny	67	108	61%	8,619	7,986	-7%
Auto	16	24	50%	937	2,142	121%
Forgery	6	18	200%	90	254	182%
Fraud	4	3	-25%	53	68	28%
Embezzlement	0	10	---	0	69	---
Vandalism	37	40	8%	2,904	3,346	15%
Sex	28	10	-64%	346	385	11%
Drugs	3	45	1,400%	339	836	147%
Runaway	6	17	183%	986	1,374	39%
Other	<u>254</u>	<u>538</u>	<u>112%</u>	<u>13,540</u>	<u>18,862</u>	<u>39%</u>
Total	521	921	77%	33,704	41,498	23%

FACTOR #10: NEIGHBORHOOD IMPROVEMENT PROGRAMS

There are several City-sponsored neighborhood improvement programs that the Sonorita neighborhood is eligible to access and utilize. As referenced earlier in this study, the Sonorita Neighborhood Association did successfully apply for at \$145,000 neighborhood improvement grant in the Fall of 1996. What follows is a description of the programs and services presently available to the businesses and residents of the Sonorita neighborhood.

a. Neighborhood Commercial Center Rehabilitation Program - This program, referred to as the "Paint, Pave and Plant" program is administered by the city's Economic Development Department. A yearly budget of \$100,000 is available for the program. Properties must be at least 15 years old. Grants up to \$40,000 and a maximum of 33% of the projected cost are possible.

The program is designed to assist the revitalization of neighborhood oriented commercial/retail businesses. By providing funds to local commercial property owners, neighborhoods may be stabilized and the City's assessed valuation, sales tax revenues, image and aesthetics may increase over time. The program is an important part of the City of Glendale's Neighborhood Revitalization effort. As such, grant funds are tied to documented and demonstrable partnerships between commercial center owners and adjoining neighborhood groups certified by the City's Neighborhood Partnership Administrator.

b. Residential Rehabilitation - The City has a variety of programs to aid in single-family residential rehabilitation. Activities must take place within census tracts containing 51% or more low and moderate income households. However, these funds have not been used for major rehabilitation in the Sonorita neighborhood because the Zoning Ordinance does not allow expansion of residential uses or new residential uses in an area zoned

industrial. This City regulation comes from the Zoning Ordinance that states:

"No structural or physical alteration shall be made to any non conforming building, structure, or lot except when required by law or ordinance. This requirement does not prohibit routine repairs or maintenance."

Even so, there is no prohibition from the Federal funding source to using funds in an industrial area. In fact, many of the area residents have benefited from the repair programs offered by the City (repairs to residential uses are allowed in an industrially zoned area).

Samples of the home improvement programs currently available to Sonorita residents would include:

- ✓ Temporary Relocation: This program provides payments for rental units and assistance for temporary relocation to persons under the single family rehabilitation program. Assistance includes reasonable moving expenses to and from the unit within pre-prescribed guidelines, rent, security deposit and utilities. Assists approximately 16 households per year City-wide.
- ✓ Paint Program: This program provides reimbursement up to \$500.00 to property owners and renters (with written permission from the landlord) for the cost of paint and related supplies. Applicants must be approved and the unit must be inspected prior to painting. A final inspection is also required to assure that the work is complete and original receipts must be submitted prior to processing of reimbursement. All labor must be provided by the applicant. Assists approximately 40 households per year.
- ✓ Roof Repair Program: This provides roof repair or replacement and interior repairs that are a direct result of a damaged roof to low and moderate income persons residing within the City of Glendale. This program is a grant program which targets households at or below 60% of median income. Assists approximately 30 households per year.
- ✓ Home Safety Repair Program: This program addresses specific conditions which threaten the safety and habitability of households that require immediate resolution. Priority is given to elderly or disabled persons. A maximum of \$1,000 in material expenses per household applies per fiscal year, unless otherwise authorized by the City. Assists approximately 500 households per year.
- ✓ Single Family Residential: This provides a City-wide loan program for low and moderate income owner-occupied households. Three levels of assistance are available and financing is provided directly through the City's entitlement program. Loan packages are dependent upon the household's ability to pay and monthly housing costs. Assists approximately 13 households per year.

Currently, there is roughly a one-year backlog for many of these funds.

c. New Residential Construction - Glendale's Community Housing Development Organization (CHDO) is a non-profit corporation that pursues a variety of City-wide programs as follows:

- ✓ Replacement houses are built for houses that cannot be rehabilitated. To date, eight (8) houses have been completed and three (3) are in process.
- ✓ Old houses are bought, rehabilitated and sold to low and moderate income persons. To date, six (6) houses have been rehabilitated and sold.
- ✓ In the coming year, the program hopes to buy vacant lots and build new houses. Normally lot value cannot exceed \$10,000 and even then a subsidy of up to \$25,000 may be needed to make a project feasible.

The Sonorita neighborhood is precluded from participating in the CHDO Program because of its current zoning status.

The income eligibility limits for these programs are as follows:

**Table 8
Household Income Limits (Annual)**

<u>Household Size</u>	<u>Roof Repair Program</u>	<u>All Other Programs</u>
1 Person	\$18,900	\$25,200
2 People	\$21,600	\$28,800
3 People	\$24,300	\$32,400
4 People	\$27,000	\$36,000
5 People	\$29,160	\$38,900
6 People	\$31,320	\$41,750
7 People	\$33,480	\$44,650
8 People	\$35,640	\$47,500

e. Neighborhood Improvement Projects - The City of Glendale allocates \$1 Million annually to the City's Neighborhood Partnership Program, which is a self-help program for neighborhood associations who want to revitalize and enhance neighborhoods that are 15 years old and older. These funds may be allocated to selected infrastructure projects. Unlike the previously mentioned programs, the Neighborhood Partnership Program is not based on income eligibility. Two types of programs are available as follows:

- ✓ The Small Grants Program: The purpose of the neighborhood small grants program is to provide ongoing funding opportunities for small neighborhood-based enhancements, projects, or events. It is designed to encourage older neighborhoods to combine their resources with those of the city through the Neighborhood Partnership Office.

Up to \$2,500 will be made available to applicants seeking funding for neighborhood-based projects that can be completed in six months or less. Should the cost of the project exceed the amount requested by the neighborhood, it will be the responsibility of the neighborhood to pay the difference. Eligible neighborhoods that apply will be required to match no less than 33% of the amount requested (the match has to be secured). The match can consist of one or a combination of any of the following: sweat equity; donated materials or services; cash contributions; borrowed equipment; or donated professional services (architect, engineering, etc.).

✓ The Neighborhood Grant Program: Unlike the Small Grants Program, the "Neighborhood Grant Program" is offered only twice each fiscal year and does not impose a funding limit. This program is for neighborhood grant requests of a more technical nature that require design work and extensive planning. To be eligible for a Neighborhood Grant, a neighborhood must:

- Be at least 15 years old or older and include a minimum of 20 residential properties.
- Identify a project that will enhance public or traffic safety; improve the aesthetic appearance or overall quality of life of the neighborhood; or is a documented neighborhood deficiency, issue, or concern.
- Submit a completed application, with all appropriate attachments, by the deadline.
- Solicit neighborhood input for the project(s) to determine if there is support.
- Have the full support of all property owners directly impacted by the proposed project.

In the Fall of 1997, the Sonorita Neighborhood received a grant of \$145,119 under this program to re-pave and re-construct 58th Avenue.

Sonorita Neighborhood Study

Part 4 - Residential Perceptions and Neighborhood History

(**Editor's Note:** The information presented in this section is based on personal interviews and material excerpted from Glendale: A Century of Diversity, City of Glendale, Arizona, Marketing Department, 1992.)

Sonorita, Glendale's oldest "barrio", is at a crossroads, both literally and figuratively. Located near the busy six way intersection of Grand, Glendale, and 59th Avenues, its future is uncertain as the homes of the descendants of early immigrants gradually shift to commercial and industrial uses.

This used to be a vibrant neighborhood, full of the sounds and the spirit of its people. Now, this little bit of "old Mexico" is slowly fading away. Some say it is due to neglect, while others say it is being squeezed by the growth of commercial and industrial uses as called for in the City of Glendale's General Plan.

Yet there is history and "soul" in the area. Old timers and members of the younger generation who have lived here their entire lives have many memories and have established roots. Although now mostly forgotten, Sonorita is an important piece of Glendale's past.

Over the years, Sonorita has been called many things:

"The forgotten neighborhood"... "The naked city"... "The place where the villains live"... "The wedge"... "No man's land"... "Home" are all phrases that have been used to describe the neighborhood.

How did all this come to be?

Immigrants from Sonora, Mexico, arrived in the area towards the latter part of the 19th Century to help construct the Arizona Canal and work the fields. In 1884 they began settling down in what was to become Glendale's first neighborhood and called it "Sonorita" ("Little Sonora"). Ramon Alday was among these early settlers. He died in 1885 and was buried near his home. His grave was later moved to the cemetery at Northern and 61st, where it still can be found.

Later, residents in Sonorita also found work in the Beet Sugar Factory during its short life span from 1906 to 1916, and at the Glendale Ice Co., which was built in 1910 at the northwest corner of the barrio and began producing ice in 1912 to help cool the trainloads of produce being shipped east.

The Hispanic population of Glendale took a strong upswing during the Depression, some arriving from lost jobs in the copper mines elsewhere in Arizona. Many of these more

recent arrivals had originally come from Zacatecas, Mexico, and decided to settle across the tracks from Sonorita, in what became known as "El Otro Barrio". It was also nicknamed el "Barrio del Huangochi" (the "Gunnysack Barrio") because it had more houses where the residents could hang wet gunnysacks for cooling purposes in the summer.

A rivalry soon developed between Sonorita and El Otro Barrio. Those in the new barrio tended to look down upon those living in Sonorita who were poorer and considered inferior. It was said that "villains lived there". Quarrels and fisticuffs were not unusual. The young people in either barrio were forbidden to date anyone from the other.

Despite this rivalry however, the two barrios did work together from time to time when they had common cause. In the 1980's, for instance, they joined forces to bring recreational facilities and a park to the neighborhood, even though it was El Otro Barrio (Ocotillo and 54th Avenue).

Although Sonorita was originally inhabited by immigrants from Sonora, several African American families moved in for awhile. At the same time, it was widely held that they had the nicest houses and one of the few telephones in the barrio. They were admired by many of the local residents.

There was also an African American church close by. This was supposedly the only place the City would allow it. The church had a wooden floor which helped carry the sounds of music, singing, and dancing during services. This attracted the kids in the neighborhood who would hide in the bushes to see what was going on. Later they were invited in to watch from the back rows. This building still stands today, although it now serves as a storage shed for the Prado Brothers on NW Market Street.

There are other interesting buildings as well. "Jessie's Place" used to be a grocery store on the northwest corner of Ocotillo Road and 58th Avenue. Later it became the office for the Community Action Program, and is now used for private residences. This may be one of the oldest standing buildings in Sonorita.

Another building with stories to tell is located a little farther south on 58th Avenue. This also was a store at one time; then a church, and even a cantina. It is said to have the only basement in the barrio, where beer was illegally brewed during the Prohibition and where you could buy two bottles for 25 cents.

Perhaps the best known Sonorita structure is Lily's Restaurant, which opened its doors in 1949 and is still going strong. It is a landmark in Sonorita, popular well beyond the neighborhood, and has even catered to presidential campaigns far away.

Finally, just on the right hand as you enter Sonorita on Market Street, there is a prominent round building. This used to be the storage and utility shed for the local water distribution system. Up until 10-15 years ago there also was a well and a pump with a water tower nearby which have since been torn down.

"Satanaz" was rumored to have been living in Sonorita in the late 1950's. The devil, with an evil eye and fondness of strong drink, gave credence to the claim that villains lived there.

A crucial event in Sonorita's history was the change that took place some time in the first half of this century that designated the area for industrial and commercial development, although the exact date is not known. The original town site of Glendale was established in 1892, and included Sonorita. The subsequent change to Light Industrial use led to the arrival of stores and industry and the gradual deterioration of the residences in the years that followed.

The plan change was duly noted and public hearings were held. The problem was that residents in Sonorita spoke mostly Spanish and did not understand what was happening to them. They could not read the notices sent to them or posted on the corner. There is a story about the fellow who decided to attend a City Council meeting (although not necessarily the one dealing with the industrial development designation) to find out what went on there. "But", he noted, " all they said was 'Ay -'Ay - sounded like they had a stomach ache". So, he never went back.

The Light Industrial designation has made it impossible to get permits and funding for room additions, or new residential construction, and some say this has helped to cause deterioration in the neighborhood. This has partially been blamed for the social problems that have emerged -- crime, drugs, vandalism, thievery. For a while Sonorita was known as "the naked city" and "the wedge", because of the heavy drug dealings.

Some also blame the general decline of Sonorita and local crime on discriminatory attitudes towards the Hispanics. As examples they note that until 1960, Hispanics were only allowed in the municipal pool on Thursdays, because they emptied it on Fridays. Only after 1956 were they allowed to cross Glendale Avenue to go to school (without getting into trouble) and only after 1964 were they allowed to cross Glendale Avenue for other purposes as well.

Against this backdrop, the dilemma: two very different and seemingly incompatible uses (residential and industrial) within a small confined area, both apparently legitimate in origin. There seems to be no right or wrong, just uncertainty about what Sonorita will become in the future. There is hesitation or inability to make long term commitments until this situation has been resolved. A recent street improvement requested by the Sonorita Neighborhood Association prompted the City of Glendale Citizens' Advisory Commission on Neighborhoods to initiate a study to identify plan options and recommendations for the future development of Sonorita.

Sonorita Neighborhood Study

Part 5 - Community Outreach and Data Collection

A strong emphasis was placed on obtaining the opinions from local residents and those operating businesses in the Sonorita neighborhood to gather data for this report and complete the assessment of the neighborhood. This outreach effort had three components:

1) Surveys: 182 surveys were mailed to local home owners, renters, business owners, and business renters. Surveys were also passed out during the first community meeting ("National Night Out"). The respondents were given the option of mailing in the survey or delivering it to the Sonorita Neighborhood Association.

2) Community Meetings: Four community meetings were held - one in conjunction with "National Night Out"; one to discuss the findings of the study; one special focus group meeting with business owners; and one neighborhood meeting to present possible land-use alternatives and tentative recommendations. Additional meetings were held with city staff to elicit their perspectives and opinions.

3) Individual Interviews: Forty-one in-depth interviews were held throughout the entire neighborhood of Sonorita, with the exception of the western exterior area along 59th Avenue, which was judged to have less connection with the neighborhood. Rather than topic-specific, these interviews were more open-ended, loosely conducted around questions relating to how long the individual had lived in Sonorita or operated a business there; property ownership status; past, present, and future perspectives on the neighborhood; fundamental problems and needs; and personal anecdotes. While certainly not scientific, these interviews were helpful in developing a deeper understanding of personal histories, concerns, and hopes for the future. They were conducted both in English and Spanish, according to the preference of the individual being interviewed.

1. Surveys

A questionnaire (see Appendix C) was mailed to residences and businesses and handed out at the first community meeting. Twenty-three questionnaires were returned, twelve from resident owners and nine from commercial, industrial, or church owners and two renters. The residents on the average have been in the neighborhood 46 years, the commercial/industrial/church respondents, 25 years.

Of the residential responses, seven favor a mix of residential/commercial/industrial and three favor all residential. Of the other responses, seven favor all commercial/industrial and two favor a mix of residential/commercial/industrial. Concerns expressed in the area and changes desired included:

Problem

Electric pole 58th Drive and Market
 Unregistered Motor Vehicles
 Unsupervised Children
 Vandalism
 Pollution from industrial property
 Poor quality apartments
 Unlicensed pets, stray animals
 Litter
 Mixture of commercial/industrial/residential
 58th easement too big
 Drug users/dealers
 Gate at Sonorita park to railroad
 Poor driveway paving
 Deteriorating homes
 Dumping ground
 Cars speeding on Market Street
 Poor lighting

Desired

Better communication with City
 New street and stop signs
 More trees
 Speed bumps
 Posted speed limit
 Better lighting
 Alleys need re-paving
 Pave 58th Avenue
 Trash cans for collection
 Landscape median areas
 Clean up vacant lots
 More police protection
 Home improvement program
 Sidewalks
 Better trash pick up of large items
 Neighborhood block watch

2. Community Meetings

Approximately 30 people attended the first community meeting, held immediately preceding the "National Night Out" celebration on August 5, 1997. Opinions expressed included skepticism about the current effort -- "Why is this any different from what has been attempted before? There have been too many promises." Questions were posed about street improvements. There was some uncertainty about what had already been done and what was still planned in this regard. Several questions related directly to the survey, clarification of some of the questions, how it had been distributed, and where one should go with additional questions. A teenager expressed specific concerns about drug activity and its impact on him personally as well as on the neighborhood.

On the more positive side, there were expressions of loyalty to Sonorita, strong feelings of "community" and "family", of wishing to stay here as long as possible. Former residents who now lived elsewhere always like to come back to family, to friends, to their "roots".

A second community meeting was held on September 4, 1997, at the Church of God located in the neighborhood. All property owners and residents in the area were notified of the meeting. An open house and dinner was held between 5:30 and 6:30 p.m., followed by a presentation and discussion from 6:30 to 8:45 p.m. Approximately 50 residents attended the dinner and approximately 35 stayed for the meeting that followed. Paul Zucker and Kaare Kjos represented Zucker Systems. Pam Kavanaugh, Erik Strunk, Michele Miller, and Councilmember Bob Huffman represented the City. Commissioners Beck and Ferrell stayed for a portion of the event.

At this meeting, the consultants reviewed the work that had been completed to date and

answered questions. Three alternatives were presented consisting of "no change", "a residential core" and "mixed use". Most of those in attendance wanted to see residential uses legalized in the neighborhood. Some favored a residential core, others mixed use.

On October 8, a meeting was held at City Hall specifically for business owners. Approximately 20 people attended this meeting, representing 10 to 15 businesses. Almost everyone in attendance felt that the Sonorita area should remain in commercial and industrial zoning. Issues raised or comments included:

- ✓ Thirty years ago, they were promised this area would be for business
- ✓ The area is not a good place to raise children due to truck traffic from the businesses and industries
- ✓ More and more residential properties will become rentals
- ✓ Parents who own property are allowing third generation children who are in trouble to move into the area
- ✓ Historically, some residents of the area welcomed business zoning because they thought property values would go up
- ✓ The City doesn't do anything to help business in the area
- ✓ The area hasn't been fit to live or work in
- ✓ The businesses are concerned about drugs and crime in the area
- ✓ Business didn't locate here to be in a mixed residential/business neighborhood
- ✓ Businesses do not voice their concerns or attend neighborhood meetings for fear of retaliation

3. Individual Interviews

A total of 41 individuals were interviewed. Most of these on a one-to-one basis although a few were in small groups. 24 were local residents, 13 local business operators, and four were outsiders with knowledge of Sonorita. Two interviews were conducted over the telephone, the rest were done in person. Below is a summary of the typical sentiments expressed.

Business Sector: In general terms, the business operators believed that Sonorita should stay Light Industrial; that this was a logical location for commercial and industrial activity and that the City should continue to encourage such use. Some stated that it represented too much tax revenue for the City to do otherwise. Some believed the City had neglected

them and that they were just as forgotten as many of the residents claimed to be. While a few wanted to get rid of the residents as soon as possible, most suggested this should be a gradual, natural process and should be done by attrition, that is, as the "old timers" pass on, the City should restrict continued residential use. Tax money should not be used to upgrade homes, but should be used to make them livable for the current residents for as long as possible.

There was concern about crime, drugs and vandalism, and the incompatibility between traffic, especially truck traffic, and children in the neighborhood. One of the business operators had recently issued a flyer to its drivers warning about school soon starting again, and the dangers associated with kids on the streets. Several noted the number of multiple dwelling on single-dwelling lots, which is not allowed. Some of the business owners were also upset about the problems caused by "illegals" living in the apartments fronting 59th Avenue. However, within the neighborhood, this was not seen as a problem. Several also noted the need to improve local streets.

Some argued in favor of continued coexistence between residential and commercial/ industrial uses. One of the business owners described this as a "happy marriage." They felt this was good for business, having neighbors there 24 hours a day to keep an eye on the area. Several described how residential neighbors had helped report crime and generally looked out for their business. A number of business owners favored keeping a residential core by making it legitimate (by a plan change) and thus upgradable.

One business owner reflected on the potential adverse implication of leaving the plan designation Light Industrial. This could backfire, since the residential area would gradually fade and become dilapidated. It would then begin to attract crime and the homeless, which would lead to the further deterioration of Sonorita. This could, in turn, eventually drive businesses away because of the unattractiveness and danger of the neighborhood.

Residential Sector: Most of the residents interviewed strongly favored keeping at least portions of Sonorita residential. At the same time they were generally resigned to what they saw as the inevitable conversion to all commercial and industrial uses. Whatever was being attempted now, many believed, should have been done a long time ago. "It is probably too late now". There was much bitterness about this, about feelings of being abandoned by the City who, they said, was letting Sonorita run down so that properties could be bought for minimum price when the time comes to condemn.

Most of the residents interviewed have lived in Sonorita all their lives, in homes bought by their parents or grandparents. They told stories about what the barrio used to be like. This was the "heart and soul of Glendale", but now neglected, the "forgotten neighborhood". Although expressing feelings of resignation about the ultimate fate of Sonorita, nearly everyone vowed to stay to the very end and of making it as livable for as long as possible. Their "roots" and memories are here. There is a strong sense of "family", of looking out for each others. Even those who have left come back whenever they can for these very reasons.

The residents' perception of neighborhood problems did not differ much from that of the business owners. They noted code violations, drug use and crime, heavy traffic, dust, and dogs, the lack of lighting for safety purposes, and generally poor maintenance ("elsewhere in Glendale such problems would be fixed right away"). There were some allegations of discrimination. At the same time there was a willingness to help clean up the neighborhood, and expressions of appreciation for recent efforts to this effect. Some supported the idea of a small assessment for such purposes, especially on people still working.

Several homeowners suggested a couple of plan options: either leave the plan designation as Light Industrial and compensate the owners accordingly, or re-designate portions of Sonorita for residential use. They believed a number of homeowners would be willing to move if the City would make a decent offer for their homes and land. As the situation now is they claim they are caught in a bind where the land is designated for industrial uses, but assessed at the lower residential rate. Anyone selling at the current rate will only be able to move to similarly run down neighborhoods. Re-designating portions to residential would allow for upgrades and improvements. It could also make it possible to re-capture some of Sonorita's past, perhaps promoting a sense of its Mexican cultural heritage. This could make the neighborhood come alive again and make it attractive for both businesses and residents.

Suggestions: The interviews produced a number of specific suggestions, most of them relating to better traffic control. These included:

- Constructing speed bumps
- Posting speed limit signs
- Erecting more Stop signs (e.g. on 57 Drive, before entering NW Market Street)
- Installing more decent sidewalks and street lights
- Straighten out NW Market Street by corner of "We Rent"
- Facilitating private driveways
- Closing the access from the park to the railroad tracks
- Providing more police patrols
- Using the round building (the old water distribution storage and utility shed) as rest rooms for park

Many of the suggestions are similar to those received from the questionnaires.

Sonorita Neighborhood Study

Part 6 - Possible Land-Use Options

Because of the current General Plan and Zoning designation of the study area, the preservation and enhancement of the residential portion is limited to the routine maintenance and repair of the existing residential structures. New home construction or the expansion of an existing residential uses is currently not permitted because it would be in conflict with the "Light Industrial" zoning designation and constitute a "non-conforming" use. In view of this, the consultant was asked to explore possible options to re-establishing a residential character within the study area.

What follows are several land-use options as developed by the consultant. At the present time, residents and businesses in the area have mixed opinions as to Sonorita's future. Many of the businesses strongly feel that the area should remain all business. The residential owners, on the other hand, favor alternatives that would revitalize and retain the residential uses. While there have been several conversations with businesses and residents, the two groups have had virtually no conversation with each other. In order for revitalization to be successful, there must be a working partnership between the businesses and residents. **Because of this, there is not sufficient consensus in the neighborhood to initiate either a General Plan or Zoning change with respect to the following options.**

Five planning options have been identified.

1) No Change: The area would continue to be shown for "Light Industrial" on the General Plan, with M-1, Light Industrial, and C-2, General Commercial zoning.

Arguments in Favor

This appears to be a logical place for industrial use. Sonorita is located next to major transportation corridors, just south of the Santa Fe Railway tracks along Grand Avenue and just east of 59th avenue, which is a major road. The remainder of the surrounding area is mixed commercial, industrial, and vacant land.

Arguments Against

Leaving the plan unchanged will lead to continued deterioration of the residences within the neighborhood. No permits or financing can be obtained for new residential construction or major residential renovation, given the non-residential plan designation. In time, these homes may be abandoned, possibly attracting criminal activity and the homeless. This may have a negative impact on the local businesses which may be forced to relocate in order not to discourage potential clients. The industrial and commercial land market in the area is weak. There is adequate industrial and commercial land throughout Glendale so a transition of the area to industrial will be very slow.

2) Create a "Residential Core": The central portion of the neighborhood, where most of the residences are located would be designated "Residential" while the fringe area where most of the industrial and commercial activity now is located would remain industrial and commercial. (See Figure 6 on page 34).

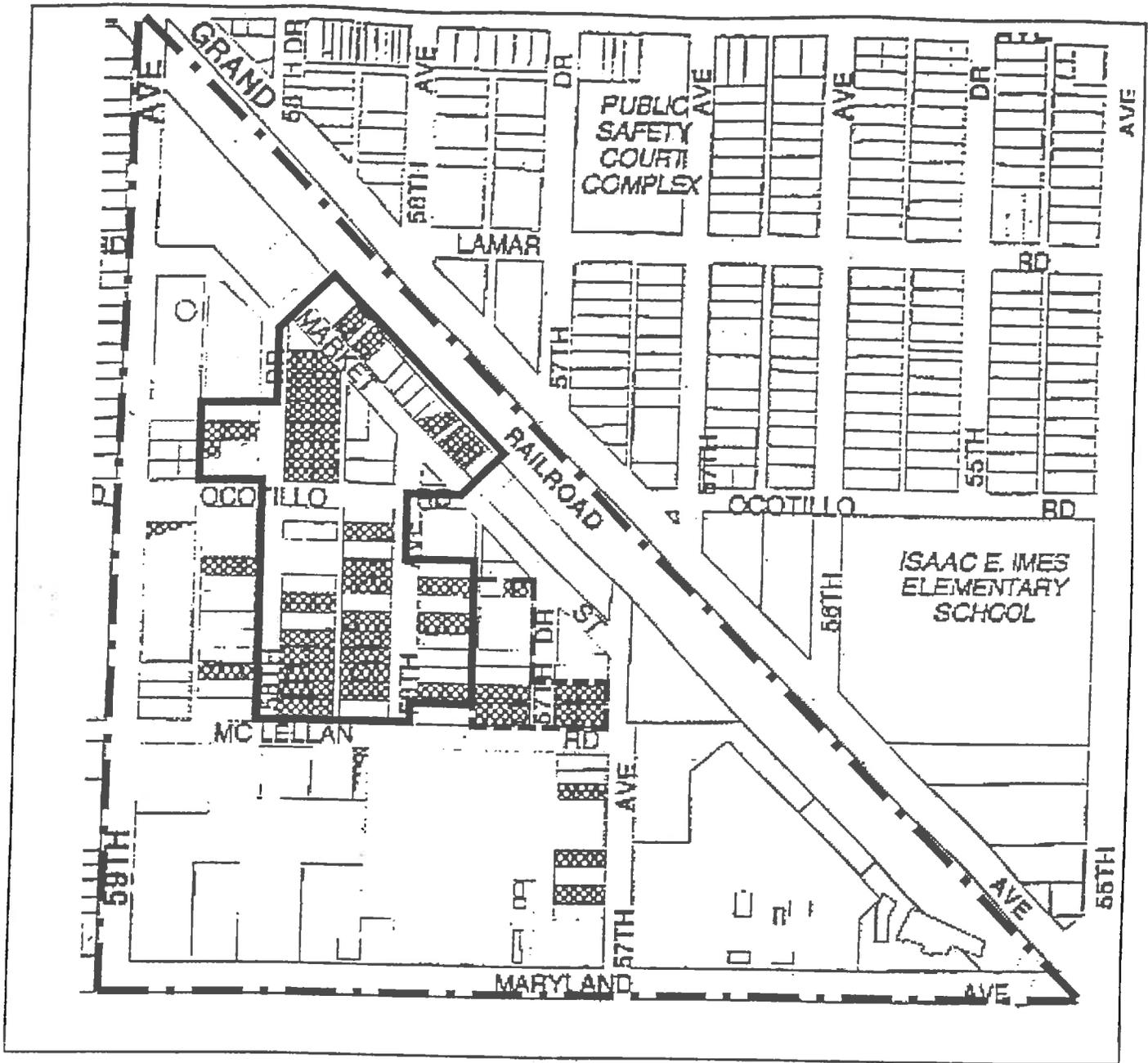


FIGURE 6 - RESIDENTIAL ZONING ALTERNATIVE-OPTION 2

Legend

-  Owner Occupied Single Family
-  Study Area Boundary
-  Core Area
-  Possible Addition


NORTH
 Scale
 1" = 500'

Sonorita Neighborhood Study

Arguments in Favor

This option would "legalize" the existing residential area, allowing permits to be issued and financing to be obtained for home repairs, additions, and new residential construction. This would help to revitalize the residential portion of Sonorita and make the whole neighborhood more attractive. It would help preserve an important piece of Glendale's history, including some structures of possible historical significance. This alternative would also help continue what appears to be a mutually supportive relationship between local businesses and residents.

Arguments Against

The area is small and does not appear to be the most logical location for residential use, given the character of the surrounding area. Businesses who decided to locate here often did so with the encouragement of the local government and Chamber of Commerce, with the understanding that this would eventually all become an industrial/commercial area. A re-designation to residential would make a few existing businesses non-conforming uses. Owners of vacant land within the residential area may have difficulty selling their land for residential use and the value of the land would likely be less for residential use than it would be for commercial or industrial.

Figure 6 shows two alternatives for Option 2. One is called the "Core Area" and the other a "Possible Addition". Table 9 shows the land uses for both the Core and Addition area. As can be seen on the Figure, most of the area's owner occupied single family houses are located with the two areas. In the Core Area, five industrial or commercial uses would become non-conforming with an additional four in the Addition area. There are 18 vacant parcels in the Core area. One of these is owned by the City, four are owned by abutting uses and may be used at times in conjunction with that use. Thirteen are separately owned and would have a change in market condition going from industrial zoning to residential zoning.

**Table 9
Option 2 Land Use**

<u>Uses</u>	<u>Core Area</u>	<u>Possible Addition</u>
Single Family Owners	32	5
Other Single Family	3	0
Multi-Family	6	2
Industrial/Commercial	5	4
Vacant	18	0

Structural conditions have also been analyzed for Option 2 as shown in Table 10. In the Core Area, 40% of the structures are classified as major or with problems. In the Possible Addition area 42% have been classified as major or problems.

**Table 10
Option 2 Structural Conditions**

<u>Conditions</u>	<u>Core Area</u>		<u>Possible Addition</u>	
Sound	8	17%	4	33%
Minor	20	43%	3	25%
Major	16	34%	5	42%
Problem	3	6%	0	0%
	47	100%	12	100%

3) *Transitional: Same as Option 2, except that the area being re-designated "Residential" would be changed on a transitional, of provisional bases, with the provision that it could revert to Light Industrial once there was a demonstrated market for such use.*

Arguments in Favor

This alternative would allow for permits and financing for residential upgrade, thus enhancing the appearance of the neighborhood. At the same time, it would keep the possibility of going back to the original designation in the future.

Arguments Against

This alternative would essentially leave unresolved the long term destination of Sonorita. Both local residents and business owners would be left uncertain as to how the neighborhood eventually would develop. This could affect their ability to plan and invest. It would not ensure preservation of the neighborhood's history and its significance to Glendale.

4) *Re-designate the entire neighborhood all "Residential".*

Arguments in Favor

This alternative would reflect what Sonorita once was. It would allow for the issuance of building permits and financing to restore old homes and build new ones

Arguments Against

This does not appear to be a realistic alternative. Too much non-residential development has already taken place. Although existing industrial and commercial activity would be allowed to continue, it could not be expanded or modified to any significant degree.

5) *Mixed Use: A new mixed use category would be designed in both the General Plan and the Zoning Ordinance. Residential uses would be allowed by right. Commercial and industrial uses would be allowed, but only by special permission. The area designated could be the same as that designated in Option 2, Figure 6, or could be enlarged as show in Figure 7 or Figure 8.*

Arguments in Favor

Sonorita has always had a mix of residential/commercial/industrial uses. Under this option all existing uses would be legalized. This option would allow permits to be issued and financing to be obtained for home repairs, additions, and new residential construction. This would help to revitalize the residential portion of Sonorita and make the whole neighborhood more attractive. It would help preserve an important piece of Glendale's history, including some structures of possible historical significance. This alternative would also help continue what appears to be a mutually supportive relationship between local businesses and residents.

Arguments Against

For some people, the mixed use would detract from residential values. Tight controls would be necessary for commercial or industrial uses and would add to City and applicants administrative costs. Businesses who located in Sonorita often did so with the encouragement of the local government and Chamber of Commerce, with the understanding that the area would eventually all become an industrial/commercial area.

Figures 7 and 8 show the enlarged areas for the mixed use option.

Figure 7 shows the smaller area. On the West the area would run down the alley between 59th Avenue and 58th Drive. This would allow commercial use on both sides of 59th

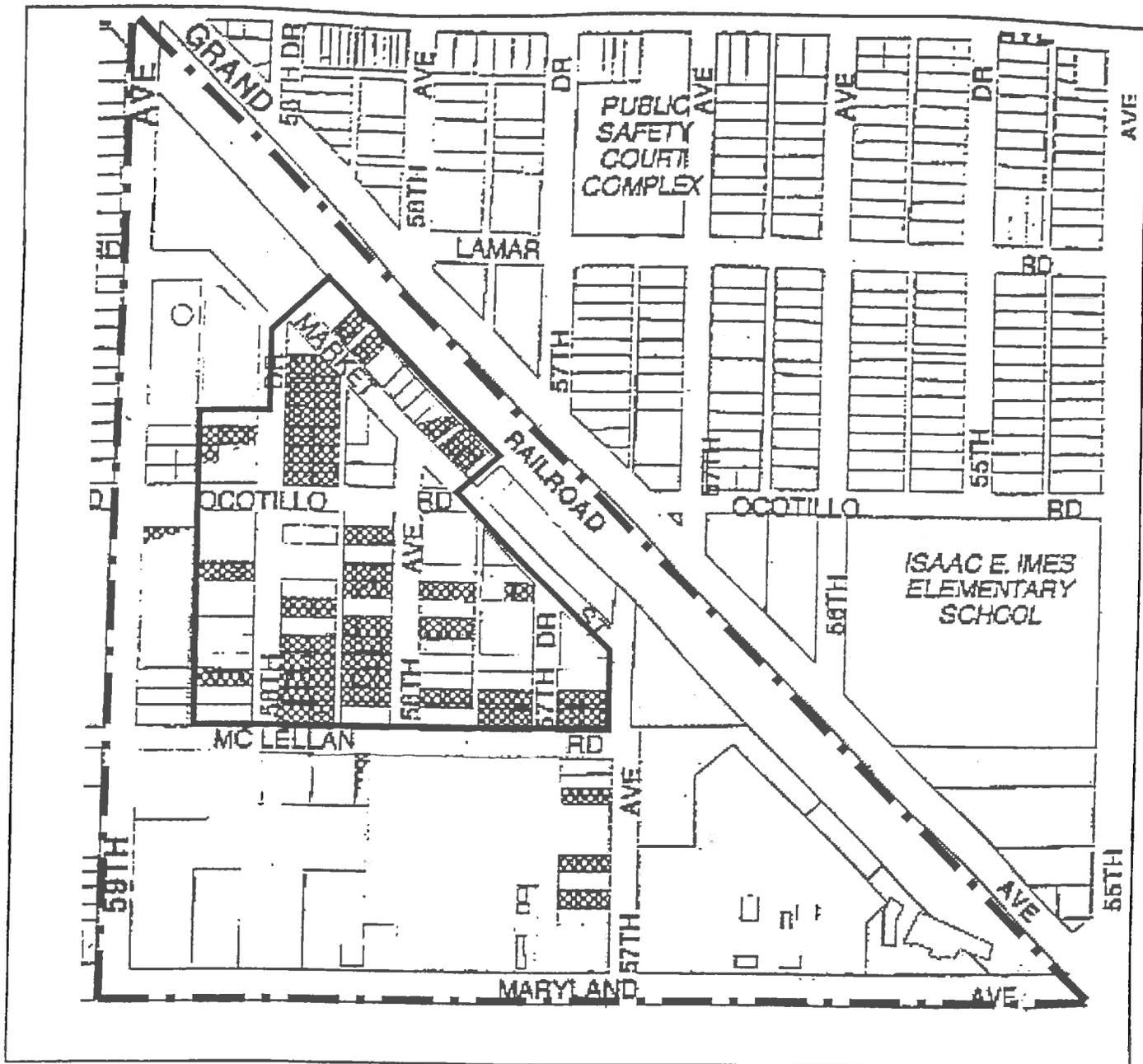


FIGURE 7 - MIXED USE ZONING ALTERNATIVE-OPTION 5A

Legend

-  Owner Occupied Single Family
-  Study Area Boundary
-  Core Area
-  Possible Addition


 NORTH
 Scale
 1" = 500'

Sonorita Neighborhood Study

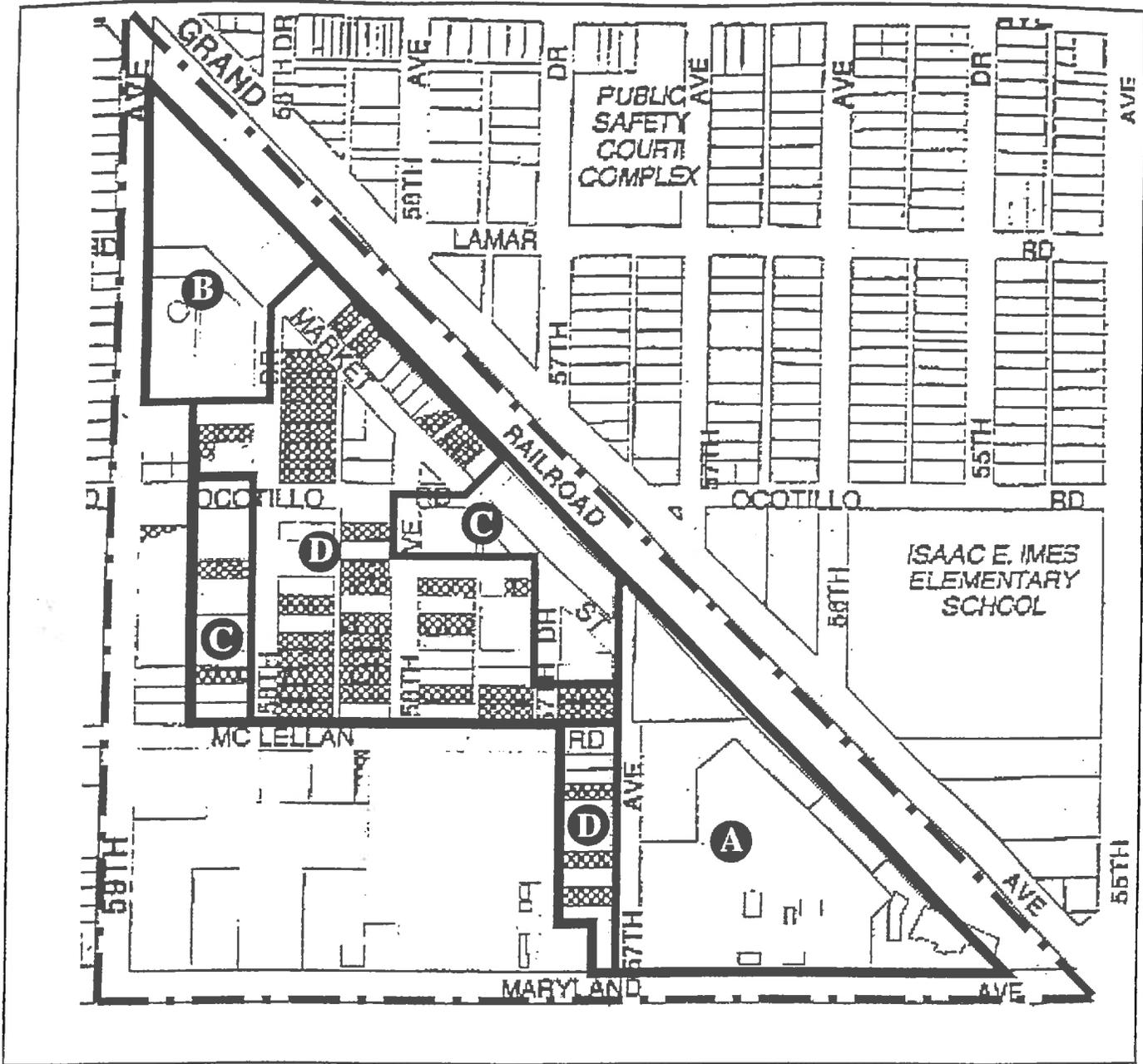


FIGURE 8 - MIXED USE ZONING ALTERNATIVE-OPTION 5B

Legend

-  Owner Occupied Single Family
-  Study Area Boundary
-  Core Area
-  Possible Addition


 NORTH
 Scale
 1" = 500'

Sonorita Neighborhood Study

Avenue. All else being equal, we like to change Zoning districts on the back property line of properties rather than the street side. This allows the street to focus on one use, in this case residential use. The area is bounded on the South by McLellan Road. Most of the land South of McLellan is already in commercial or industrial use. The East boundary is 57th Avenue and the North is partially at Market Street and partially at the railroad.

Figure 8 (see page 38) shows a much larger area that encompasses the entire Sonorita area except for the 59th Avenue frontage and the concentration of industrial and commercial uses between Maryland Avenue and McLellan. This option would allow for a better integration of commercial and industrial uses with the residential uses. It would also give extra control to Sonorita's entrance at Market and 59th Avenue.

It could also provide for an optional use for the largely vacant parcels East of 57th Avenue, as well as encourage retention of existing residential use fronting on 57th Avenue.

Sonorita Neighborhood Study

Part 7 - Recommendations

Our recommendations are based on a careful examination of the area, discussions with residents and business owners and discussions with City Officials. We have three primary recommendations.

At the present time, residents and businesses in the area have mixed opinions as to Sonorita's future. Many of the businesses strongly feel that the area should remain all business. The residential owners, on the other hand, favor alternatives that would revitalize and retain the residential uses. While we have had numerous conversations with businesses and residents, the two groups have had virtually no conversation with each other. In order for revitalization to be successful, there must be a working partnership between the businesses and residents.

We would recommend the preservation and revitalization of a residential community in the Sonorita area provided a viable relationship can be found between businesses and homeowners. While the area has many problems, it:

- ✓ Has a substantial number of owner-occupied residential structures with owners interested in revitalization.
- ✓ Will continue to deteriorate unless some changes are made.
- ✓ Does not have a strong enough commercial/industrial market to create a smooth transition to a commercial/industrial use.
- ✓ Is an important part of Glendale's cultural history.

However, we have two concerns:

- 1) The best way to convert part of the area to residential, or even a mixed use area, would be with active participation and cooperation with existing businesses. This participation will require more dialogue between businesses, homeowners and the City than was possible in this current effort.
- 2) We doubt this area could be revitalized as a residential area in the normal Glendale residential market. The success of a residential revitalization effort would depend upon a strong commitment of existing homeowners to the stay in the area and work on revitalization. The cultural history of this area would be a driving force in any revitalization effort. It appears that the residents have the will for revitalization.

RECOMMENDATION 1: The findings of this report should be reviewed by businesses and homeowners meeting in joint sessions to discuss the future of Sonorita. It may be useful

to select a small group of representatives to negotiate a desirable direction.

RECOMMENDATION 2: If it is decided to pursue a residential alternative, the residential community can be retained using either Option 2 “Residential Core” or Option 5 “Mixed Use”.

Option 2 has an advantage in that it is very straight forward and relies on traditional well-established zoning approaches. It does create some non-conforming commercial/industrial uses, but only of a minor nature. If this option is selected, we recommend the Zoning Ordinance non-conforming use clause be amended for this area allowing commercial/industrial use to expand by 15% subject to a conditional use permit. Option 2 may be seen as negative by owners of vacant parcels. While the current market for industrial/commercial properties is weak, the market for residential use is unknown, but is also probably weak.

Under this option, the Zoning District of R1-4 would be appropriate allowing one dwelling unit per a 4,000 square foot lot.

Option 5 -- Mixed Use -- can soften the impact for commercial/industrial uses and also expand the area where residential uses are allowed. The disadvantage is that this option would require a carefully crafted overlay Zoning District. While writing such an ordinance is beyond the scope of this study, we would see the ordinance having the following features.

- ✓ Single family residential uses allowed by right on 4,000 square foot lots.
- ✓ Cottage commercial or industrial uses allowed by use permit and subject to design review.
- ✓ New commercial or industrial uses or expansion of the existing uses are only allowed by conditional use permit and subject to design review.
- ✓ To the greatest extent possible, commercial or industrial uses would be designed to blend with and be compatible with residential uses.
- ✓ Guidelines for use permit issuance by sub-area could be as follows (See Figure 8):

Area A - East of 57th Avenue

This area may develop for residential, commercial or industrial use. Preferably the entire triangle will develop under a comprehensive development plan. The primary access for any commercial or industrial use would be off Maryland Avenue. Residential density would normally not exceed 20 dwelling units per acre.

Area B - Market Street and 59th Avenue

This is a key site. It not only serves as an entrance to Sonorita, but is also highly visible from the City Hall and downtown area. Residential or commercial uses are favored over industrial uses. Primary access for any commercial use would be off 59th Avenue. Residential density would normally not

exceed 20 dwelling units per acre.

Area C - Transitional Area

Areas designated C are transitional areas. Residential, commercial or industrial uses would be allowed. Commercial or industrial uses would have a residential design scale and provide landscaping, fences or other amenities compatible with residential uses.

Area D - Residential Core

The primary emphasis in Area D is for single family residential uses at one unit per 4000 square feet of lot area. Commercial or industrial uses would not be allowed on lots that abut residential on both sides. Any allowed commercial or industrial uses would be low traffic generating uses that primarily serve the residential community. Any allowed commercial or industrial use would provide a residential amenity such as:

- inclusion of a residential unit on site
- purchase of an off-site lot for residential construction by a non-profit corporation
- substantial re-working of an existing commercial or industrial use to enhance its compatibility with the residential environment

RECOMMENDATION 3: If it is decided to pursue a residential alternative, both the City and the Sonorita Neighborhood Association should develop a comprehensive package of revitalization activities. These might include the following features:

- Extensive street landscaping program
- Working with local non-profit housing corporations to have new housing constructed in the area. This may require a City land write down.
- Paving of alleys and any remaining street repairs
- A traffic review of the area including traffic counts, truck traffic counts, signage revision regarding speed limits and stop signs, possible speed bumps.
- A concentrated code enforcement program for multiple-family dwellings.
- A residential rehabilitation program with major initiatives and education via the Neighborhood Association
- Formalization of the Neighborhood Association with a membership recognition and procedure for officer selection. Consideration of an annual member fee - for example, \$1 per year for single family, \$10 per year for business or apartment complex.
- A twice a year neighborhood clean-up program
- A review of street lighting needs
- Corrections of street design, safety and visual problem at 58th Drive and Market Street.
- Review of adequacy of trash cans and collection system.

- Increased police surveillance with an emphasis on elimination of the drug related traffic.
- Review of the pedestrian systems and construction as appropriate of additional sidewalks.
- Active neighborhood block watch.
- Review of City ownership in area and plans for use of City property.
- Research on historic aspects leading to possible designation or retention of historically important buildings.
- Consider incorporating a Hispanic theme in the area (e.g. plaza, market, lights, landscaping).
- Possible use of CDBG and SBA loans in the area.

Appendix A

Activities Calendar

Activities in Sonorita Since April 1996

- April: Neighborhood conducts its first meeting to discuss concerns and issues.
- May: Neighborhood registers with Neighborhood Partnership Program.
- July: Neighborhood sends out flyer announcing "National Night Out"; neighborhood sponsors clean-up with Neighborhood Partnership Office and Mayor's Youth Advisory Commission.
- August: Neighborhood conducts first ever "National Night Out Event".
- October: Neighborhood submits grant request for street improvements to neighborhood partnership office; Neighborhood Partnership Office sponsors clean-up and paint out of home with Home Depot furnishing the paint and labor.
- November: Commission on Neighborhoods recommends \$145,000 grant request for 58th Avenue street improvements.
- December: Community Action Program provides gifts and support for neighborhood Christmas party; Mayor & Council approve Commission recommendation for 58th Avenue street improvements.
- April 97: Partnership Office & Council Office raise \$1000 for paint out and clean up with 120 Honeywell "Make a Difference Day" volunteers - four homes painted.
- May: Consultant selected to perform neighborhood study of Sonorita.
- August: Neighborhood conducts second "National Night Out Event"; construction begins on neighborhood street improvements to 58th Avenue.
- September: Consultant conducts first neighborhood open house and reviews findings of neighborhood study.
- October: Consultant conducts special business focus group session; second neighborhood meeting and open house held; 58th Avenue street project completed.
- November: Consultant presents final results of neighborhood study to Citizens' Advisory Commission on Neighborhoods.

Appendix B

Parcel by Parcel Data

Sonorita Neighborhood Property Data (7/14/97)

SGL. OWNR.	ADDRESS	ASSESSORS MAP NO.	ASSESSED VALUE	LAND USE	BUSINESS NAME	OWN. OCC.	STRL. CODE	SQ. FEET
1	3850 W. Market	146-01-008	\$112,167	3	Appliance Store		3	18,711
1	W. Market	146-01-010A	\$69,296	4	Vacant			26,600
	5732 NW. Market	146-01-064A	\$10,816	3	Pool Plastering		2	5,398
	5746 NW. Market	146-01-067A	\$28,739	5		YES	2	5,398
	5740 NW. Market	146-01-069A	\$18,713	5		YES	2	5,398
2	5752 NW. Market	146-01-070	\$2,600	4	Vacant			2,699
2	5752 NW. Market	146-01-071	\$12,055	5		YES	2	2,699
	5802 NW. Market	146-01-072A	\$20,221	5,3	5803 - B & L Transportatio	YES	2	5,398
3	5816 NW. Market	146-01-074A	\$10,400	4	Vacant			5,398
3	5816 NW. Market	146-01-079A	\$20,800	4	Vacant			10,796
3	5816 NW. Market	146-01-080A	\$10,400	4	Vacant			5,398
4	5822 NW. Market	146-01-082A	\$19,169	5		YES	2	5,398
4	5822 NW. Market	146-01-084	\$10,400	4	Vacant			2,699
	5828 NW. Market	146-01-085A	\$15,143	5		YES	2	5,398
5	7022 N. 58th Dr.	146-01-087A	\$10,400	2	City Park			5,398
5	7022 N. 58th Dr.	146-01-091A	\$26,000	2	City Park			10,796
6		146-01-093	\$500	4	Vacant			628
6		146-01-094	\$61,929	6	Residential		2	7,903
6		146-01-095	\$7,470	6	Storage			6,250
	6706 N. 58th Ave.	146-01-096	\$19,303	6	Residential	?	2	7,000
	6702 N. 58th Ave.	146-01-097	\$14,000	4	Vacant			7,000
	6701 N. 58th Dr.	146-01-098	\$33,980	5		YES	1	7,000
	6705 N. 58th Dr.	146-01-099	\$25,972	5		YES	1	7,000
7	6709 N. 58th Dr.	146-01-100	\$15,933	5		YES	1	7,000
7	6713 N. 58th Dr.	146-01-101	\$23,202	5		YES?	2	7,000
	6717 N. 58th Dr.	146-01-102	\$25,817	5		YES	2	7,000
	6721 N. 58th Dr.	146-01-103	\$19,492	5		YES?	4	6,330
	6725 N. 58th Dr.	146-01-104	\$17,531	5		YES?	4	4,400
		146-01-105	\$4,160	2	City of Glendale			4,074
1		146-01-106B	\$49,920	4	Vacant - Street?			
	5850 W. Market St.	146-01-106C	\$76,242	3	Grocery		3	22,075
		146-01-107B	\$5,117	2	City of Glendale			

1		146-01-108A	\$6,240	4	Vacant			
	6714 N. 58th Dr.	146-01-113	\$38,429	6	MF		1	7,000
	6710 N. 58th Dr.	146-01-114	\$34,935	5		YES	1	7,000
	5842 W. Ocotillo	146-01-115	\$18,417	5		YES		2,000
8	6706 N. 58th Dr.	146-01-116	\$43,843	3	Lily Restuarant		3	5,000
8	6702 N. 58th Dr.	146-01-117	\$29,762	5		YES	2	5,000
	5842 W. Ocotillo	146-01-118	\$20,865	6	Residential		3	2,000
	6701 N. 59th Ave.	146-01-119A	\$5,624	4	Vacant			18,750
	6717 N. 59th Ave.	146-01-122	\$20,905	6	Residential		3	7,000
9	6717 N. 59th Ave.	146-01-123	\$14,000	3				7,000
9	6717 N. 59th Ave.	146-01-124	\$119,483	3	? - Listed		1	7,000
	6717 N. 59th Ave.	146-01-125A	\$84,000	2	Vacant - City of Glendale			42,000
		146-01-930	\$45,385	2	Gas & Electric			28,000
10		146-01-931	\$12,176	2	Gas & Electric			7,000
10		146-01-932	\$12,176	2	Gas & Electric			7,000
10		146-01-933	\$12,176	2	Gas & Electric			7,000
11	6646 58th Dr.	146-03-001	\$17,500	3				7,000
11	6642 58th Dr.	146-03-002	\$18,426	3				7,000
11	6638 58th Dr.	146-03-003	\$18,772	3	C & M Masonry			7,000
11	6634 58th Dr.	146-03-004	\$10,324	5		YES?	3	7,000
11	6630 58th Dr.	146-03-005	\$14,000	4	Vacant			7,000
12	6626 N. 58th Dr.	146-03-006	\$72,935	3	Ruehle Electric		1	7,000
12	6625 N. 58th Dr.	146-03-007	\$17,592	4	Vacant- Listed			7,000
	6618 N. 58th Dr.	146-03-008	\$93,928	3	RDS Electric		1	7,000
	6614 N. 58th Dr.	146-03-009	\$7,000	4	Vacant			7,000
	6605 N. 58th Dr.	146-03-010	\$54,222	5		YES	2	7,000
13	6602 N. 58th Dr.	146-03-011	\$14,000	3	Office		1	7,000
13	6602 N. 58th Dr.	146-03-012	\$73,800	3	Valco Construction			7,000
14		146-03-013	\$14,000	4	Vacant			6,750
14		146-03-014	\$14,000	4	Vacant			6,750
14	6609 N. 59th Ave.	146-03-015	\$59,080	3	Silver Star Motor Repairs		1	6,750

Sonorita Neighborhood Property Data (7/14/97)

SGL. OWNR.	ADDRESS	ASSESSORS MAP NO.	ASSESSED VALUE	LAND USE	BUSINESS NAME	OWN. OCC.	STRL. CODE	SQ. FEET
	6613 N. 59th Ave.	146-03-016	\$72,085	6	M. Fam (Tri-Plex)		2	7,000
15	6621 N. 59th Ave.	146-03-017	\$90,000	6	M. Fam. 1,2,3,4,-Listed		2	7,000
15	6621 N. 59th Ave.	146-03-018	\$90,000	6	M. Fam. 5,6,7,8 - Listed		2	7,000
16	6631 N. 59th Ave.	146-03-019	\$14,000	6	Mc Nics Burger & Burro			6,750
16	6631 N. 59th Ave.	146-03-020	\$22,507	3				6,750
16	6631 N. 59th Ave.	146-03-021	\$91,589	3			1	6,750
16	6631 N. 59th Ave.	146-03-022	\$21,966	3				6,750
	6641 N. 59th Ave.	146-03-023	\$61,979	3 & 5	Barber Shop	YES	1 & 3	6,750
	6645 N. 59th Ave.	146-03-024	\$47,075	3	Motorcycle Shop		1	6,750
17	6646 N. 59th Ave.	146-03-025	\$49,763	5 & 6	M. Fam, 2 units	YES	3	4,000
17		146-03-026	\$16,894	6	M. Fam		3	3,000
18	6642 N. 58th Ave.	146-03-027	\$15,912	5		YES	3	7,000
18	6638 N. 58th Ave.	146-03-028	\$7,000	4	Vacant			7,000
	6634 N. 58th Ave.	146-03-029	\$13,344	5		YES	2	7,000
	6630 N. 58th Ave.	146-03-031A	\$7,989	5		YES	2	7,000
	6626 N. 58th Ave.	146-03-032	\$44,672	3	Hachers Air Conditioning		1	7,000
	6622 N. 58th Ave.	146-03-033	\$22,976	5		YES	2	7,000
	6618 N. 58th Ave.	146-03-034	\$8,656	5		YES	2	7,000
	6614 N. 58th Ave.	146-03-035	\$19,611	5		YES?	2	7,000
	6610 N. 58th Ave.	146-03-036	\$45,159	5		YES	2	7,000
	6606 N. 58th Ave.	146-03-037	\$9,500	5		YES	3	7,000
	6602 N. 58th Ave.	146-03-038	\$14,541	5	Vacant	YES?		7,000
	6601 N. 58th Dr.	146-03-039	\$7,000	5				7,000
	6605 N. 58th Dr.	146-03-040	\$45,710	5		YES?	1	7,000
	6609 N. 58th Dr.	146-03-041	\$19,061	5		YES?	2	7,000
19	6613 N. 58th Dr.	146-03-042	\$10,406	5		YES	3	7,000
19	6617 N. 58th Dr.	146-03-043	\$12,000	5		YES	2	7,000
	6621 N. 58th Dr.	146-03-044	\$14,000	4	Vacant			7,000
	6625 N. 58th Dr.	146-03-045	\$58,695	5	Listed	YES	2	7,000
	6629 N. 58th Dr.	146-03-046	\$14,000	4	Vacant			7,000
20	6637 N. 58th Dr.	146-03-047	\$14,000	4	Vacant			7,000

	5712 W. Maryland	146-03-097D	\$146,075	3	Warehouse		1	11,814
		146-03-097E	\$32,494	3	Commercial		2	4,902
	5732 W. Maryland	146-03-098	\$180,817	3	Welding & Fabrication		1	77,130
	5718 W. Maryland	146-03-099	\$134,549	3	Tring Auto Service		2	77,130
24	5719 W. McLellan	146-03-100	\$70,074	3	Paving			23,848
		146-03-101	\$35,375	3	Masonry			12,800
24	5711 W. McLellan	146-03-102A	\$98,829	3	Paving			22,922
	5742 W. Maryland	146-03-103A	\$124,241	3	Mabonite Masonry		1	64,070
	5805 W. McLellan	146-03-103B	\$341,503	3	Southwest Specialty		1	25,580
	6533 N. 59th Ave.	146-03-104	\$17,010	4	Vacant			8,505
	5808 W. Maryland	146-03-105D	\$121,000	3	Courier & Cabs		2	51,150
	6517/6505 N. 59th Ave.	146-03-105G	\$264,865	3	6517 Fruits & Vegetables 6505 Pioneer Cocktails 6511 59th Ave. Storage 6523 59th Ave. Abandoned 5848 Maryland Ave. R & M		1&2&4	51,270
25	5830 W. Maryland	146-03-105H	\$541,770	3	Warehouse		1	34,674
25	5818 W. Maryland	146-03-105J	\$437,931	3	R & S Mexican Foods		1	54,363
	6527 N. 59th Ave.	146-03-106	\$42,299	3	Adult Books		1	7,049
	6533/6539 N. 59th Ave.	146-03-107	\$216,081	3 & 6	Auto Sales		2 & 3	88,818
	5811 W. McLellan Rd.	146-03-108B	\$40,661	5	Saw Service	YES	2	25,580
	5823 W. McLellan Rd.	146-03-108D	\$195,552	2	Church of God		1	21,730
	5839 W. McLellan	146-03-108E	\$79,312	6	MF., Units 1,2,3,4,5		2	19,755
	5815 W. McLellan	146-03-108F	\$63,907	3	Warehouse-Listed		1	19,755
	6541/6545 59th Ave.	146-03-109	\$233,836	3 & 6	Meat Market Crawford Boat Repair		1 & 2	30,785
	5710 Maryland	146-03-111	\$38,433	3	Warehouse		1	8,233
	5704 W. Maryland Ave.	146-03-113A	\$14,293	6	Residential		4	8,233
	6514 N. 57th Ave.	146-03-114	\$20,654	5		YES?	1	6,001
	6518 N. 57th Ave.	146-03-115	\$13,987	5		YES?	3	6,001
	6522 N. 57th Ave.	146-03-116	\$6,000	3	Commercial			6,001

Sonorita Neighborhood Property Data (7/14/97)

SGL. OWNR.	ADDRESS	ASSESSORS MAP NO.	ASSESSED VALUE	LAND USE	BUSINESS NAME	OWN. OCC.	STRL. CODE	SQ. FEET
	6526 N. 57th Ave.	146-03-117	\$16,882	5		YES	3	6,001
	6534 N. 57th Ave.	146-03-119A	\$55,395	3	Warehouse			12,002
	6538 N. 57th Ave.	146-03-120	\$23,306	3	Electrical		?	6,001
	6542 N. 57th Ave.	146-03-121	\$23,184	5		YES?	3	6,001
26	6546 N. 57th Ave.	146-03-122	\$12,000	3	Commercial?			6,001
26	6550 N. 57th Ave.	146-03-123	\$13,450	4	Vacant, AT&SF			6,001
27		146-04-019	\$171,191	4	Vacant, AT&SF			118,483
27		146-04-020	\$77,754	4	Vacant?			49,350
27		146-04-17A						358,767

Summary

Land Use Code	Assessed Value	Square Feet
2. Utilities, City Owned, Religious	\$459,157	139,998
3. Commercial/Industrial	\$4,637,575	878,869
4. Vacant	\$616,177	338,565
5. Single Family Owner Occupied	\$1,024,965	306,105
6. Rental Residential	\$745,880	133,391
Total:	\$7,483,754	1,796,928

Appendix C

Survey and Flyers

SONORITA NEIGHBORHOOD PROJECT/PROYECTO DEL BARRIO SONORITA

Last year, a small group of Sonorita neighborhood residents led by Virginia Gonzales, Linda Verdugo, Adrian Aldama, and Gloria Gortarez created the Sonorita Neighborhood Association to work on improving the Sonorita neighborhood. They were successful in requesting a \$145,000 grant to upgrade 58th Avenue from Market Street to McLellan Road through the City of Glendale's "Neighborhood Partnership Program." This program encourages residents in older Glendale neighborhoods to come together and seek improvements to better their quality of life. As a part of the street repair project, the Sonorita neighborhood was also asked to work with the City of Glendale to create a plan of action that will be used to help guide the future of the neighborhood.

The City of Glendale hired Zucker Systems, a planning firm from San Diego, California, to help the neighborhood and its leaders develop this plan of action. The current plan calls for "Light Industrial" and "General Commercial". In order to decide whether the existing plan should remain the same or be changed, we need your opinion. Please take a few moments to fill out the brief survey on the other side of this letter. This is very important as it gives YOU a voice in determining the future of Sonorita! Your answers will be kept confidential. Once you have completed the survey, please mail it to the address below.

El año pasado se formó la Asociación de la Vecindad de Sonorita para mejorar el barrio, encabezado por Virginia Gonzales, Linda Verdugo, Adnrian Aldama, y Gloria Gortarez. Lograron obtener \$145,000 del "Neighborhood Partnership Program" de la Ciudad de Glendale para mejorar 58th Avenue entre Market Street y McLellan Road. Este programa promueve una colaboración entre vecinos en los barrios de Glendale para mejorar la calidad de la vida. Parte del proyecto para mejorar las calles es un plan de acción para determinar el desarrollo futuro del barrio.

Zucker Systems, un despacho de planeación de San Diego, California, está trabajando con la Ciudad de Glendale para asistir a los residentes del barrio Sonorita en elaborar este plan de acción. El Plan actual ha designado a Sonorita como zona "Industrial" y "Comercial". Necesitamos sus opiniones para decidir si se debe cambiar estas designaciones o no. Pedimos que llene el cuestionario al otro lado de esta carta. es muy importante y representa una oportunidad para que USTED decida el futuro del barrio de Sonorita! Son completamente confidenciales sus comentarios. Favor de enviar el cuestionario a la dirección siguiente.

**Zucker Systems
1545 Hotel Circle South, Suite #300
San Diego, COMMISSIONER ADAMS 92108-3415**

Survey/Cuestionario

Name/Nombre: _____

Address/Dirección: _____

Telephone/Teléfono: _____

Property Owner/Proprietario: _____

Renter/Inquilino: _____

Residential/Residencial: _____ Commercial-Industrial/Comercial-Industrial: _____ Other/Otro: _____

How long in this location/Cuánto tiempo en este lugar?: _____

Which plan option do you prefer/Cuál designación para el barrio *Senorita* prefiere Usted?"

All Light Industrial and General Commercial (as is now)/Industrial y Comercial (tal como Mr. Strunk): _____

Mix of Light Industrial, General Commercial and Residential/Combinación de Industrial, Comercial y

Residencial: _____ Other/Otro (Describe): _____

Which problems exist in the neighborhood? Which improvements or changes are needed for the neighborhood?

Other comments/Cuáles son los problemas existentes en el barrio? Cuáles cambios o mejoramientos serán necesarios? Cuál otro comentario tiene Usted?

Please fold at the perforated line, so that the return address is on the outside, and mail. **THANK YOU FOR YOUR HELP! /Favor doblar en la línea perforada, para que aparezca la dirección por afuera, y enviar. GRACIAS POR SU ASISTENCIA!** Feel free to call us at/Llámenos, si quiere, al 1-800-870-6306, Paul Zucker & Kaare Kjos.

Sonorita Neighborhood Meeting and Fiesta

Reunion Y Fiesta Del Barrio Sonorita

Date/Fecha: **Thursday, September 4, 1997/**
Jueves, Septiembre 4, 1997

A neighborhood meeting and fiesta has been scheduled to discuss Sonorita's past, present, and future. There will first be an open house where you can examine maps and other information regarding possible ideas for the future of the Sonorita neighborhood. Planners will be present to answer questions you may have. Food and refreshments will be served. This will be followed by a formal meeting where the ideas will be presented and where you will be encouraged to make your comments and suggestions. After the formal meeting, we will ask anyone to share with us historical information or anecdotes from Sonorita's past.

Se llevará a cabo una reunión y fiesta para examinar el pasado, presente, y futuro del barrio Sonorita. Iniciarémos con un "open house" en donde habrá mapas y otra información sobre las opciones para el futuro de Sonorita. Participarán planeadores de la Ciudad de Glendale para contestar sus preguntas. Habrá comida y refrescos. También se presentaran formalmente opciones para el desarrollo en el futuro. Uds. tendrán oportunidad de hacer sus comentarios y sugerencias. Al fin, solicitaremos a cualquiera persona que guste compartir con nosotros algunos datos historicos o cuentas del pasado del barrio Sonorita.

Place/Sitio:	Church of God/Iglesia De Dios - 5823 West McLellan Road	
Time/Hora:	Dinner and Refreshments/ Comida y Refrescos	5:30 to 6:30 p.m.
	Presentation of plan alternatives, Questions and Answers/ Presentación de las opciones para el futuro de Sonorita, Preguntas y Respuestas	6:30 to 7:30 p.m.
	Historical information and anecdotes/ Datos historicos y Cuentas	7:30 to 8:30 p.m.

For further information, please contact/Para mas información, llamar al:
Virginia Gonzales at 870-9584 or the City of Glendale at 930-2868.



September 26, 1997

Dear FIELD(Business Name):

In the Fall of 1996, several residents who live in the area of your business established a voluntary neighborhood group to work on improving the neighborhood (known as the "Sonorita Neighborhood Association"). The association was successful in requesting a \$145,000 grant for street repairs on Market Street and 58th Avenue through the City of Glendale "Neighborhood Partnership Program." This program encourages residents in older Glendale neighborhoods to work together and better their quality of life. As a part of the street repair project, the neighborhood group was also asked to work with the City of Glendale to conduct a neighborhood study to determine what can be done to improve the quality of life in the area.

Over the past few months, Zucker Systems, Inc., a planning firm from San Diego, California, has been working in the neighborhood to complete the study. Residents, property owners, and business owners have been contacted to help develop possible options for the neighborhood. Although each of these options involves possible changes to existing land use designations and the zoning status of the neighborhood, they are being carefully developed to reflect the many diverse land use activities currently in the neighborhood -- light industrial, commercial, and residential. On September 4, 1997, the neighborhood held a meeting to discuss these possible options and indicated its interest in possibly rezoning certain portions of the neighborhood to encourage a more compatible mixture of residential and light industrial. Because of the subject, all property owners (business and residential) were notified of this meeting. The neighborhood will again meet on October 8, 1997, 6 p.m., at the Church of God, 5823 West McLellan, to further discuss and review the plan.

Prior to the evening meeting, Zucker Systems, Inc., will also conduct a special focus group meeting for the business owners of Sonorita to present the draft land-use options currently being considered. This meeting will be held on October 8, 4 p.m., in room B-3 of City Hall (located at 5850 West Glendale Avenue). As a business owner, you are encouraged to attend this meeting to learn more about these possible options. Again, the purpose of the neighborhood study is to develop a strategy that will allow area residents and property owners a chance to make improvements to the area. Your viewpoints and comments are very important to the success of this study.

If you have any questions or are unable to attend either of the October 8 meetings and would like to share your comments, please contact Zucker Systems, Inc. at 1-800-870-6306, or the City of Glendale Neighborhood Partnership Office at 930-2868.

Sincerely,
Zucker Systems, Inc.

Sonorita Neighborhood Meeting

Reunion Del Barrio Sonorita

Date/Fecha: Wednesday, October 8, 1997/
Miercoles, 8 de octubre de 1997

A second neighborhood meeting has been scheduled to discuss Sonorita's past, present, and future. At this meeting, you will be able to examine maps and other information regarding possible ideas for the future of the Sonorita neighborhood. These maps and ideas are based on what we have heard from the people and business owners of the Sonorita neighborhood. Planners will be present to answer questions you may have, so please come prepared to learn and to share your opinions about the future of your neighborhood. Food and refreshments will be served.

Se llevará a cabo la segunda reunion para examinar el pasado, presente, y futuro del barrio Sonorita. Durante esta reunion tendra Ud. la oportunidad examinar mapas y otra información tocante al futuro del barrio Sonorita. Estos mapas e ideas son basadas de pláticas con residentes y negociantes dentro del barrio. Participarán planeadores para contestar sus preguntas. Por eso, favor de venir para aprender mas y compartir sus ideas sobre el futuro de su barrio. Habrá comida y refrescos.

Place/Sitio: Church of God/Iglesia De Dios - 5823 West McLellan Road

Time/Hora: Dinner and Refreshments/ 5:30 to 6:30
p.m.

Comida y Refrescos

6:30 to 8:00
p.m. Presentation of final plan alternatives, Questions and Answers/

*Presentación de las opciones finales para el futuro de Sonorita,
Preguntas y Respuestas*

For further information, please contact/*Para mas información, llamar al:*
Virginia Gonzales at 870-9584 or the City of Glendale at 930-2868.



October 15, 1997

Dear Owner/Occupant:

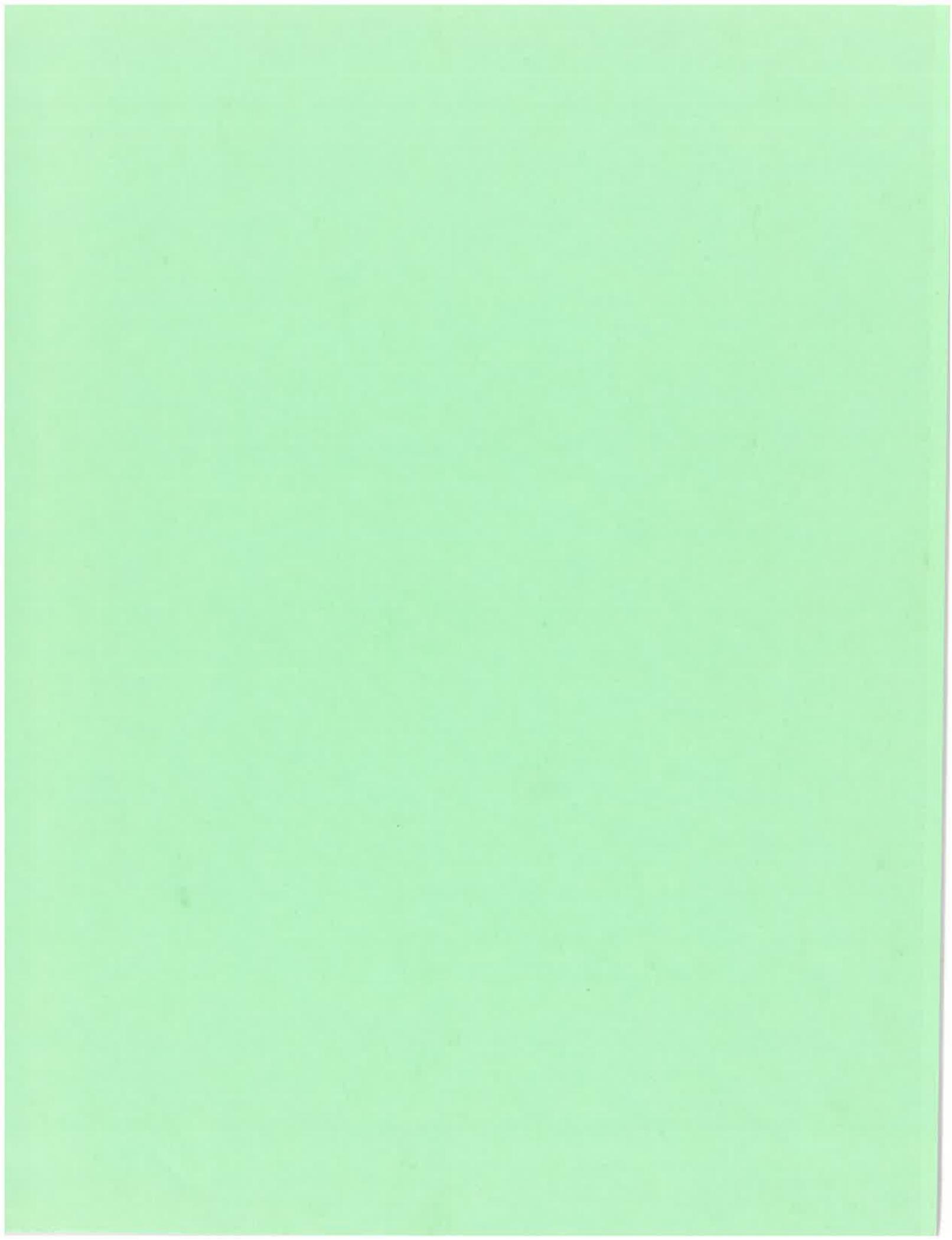
Over the past few months, Zucker Systems, Inc., a planning firm hired by the City of Glendale Neighborhood Partnership Office, has been working in the Sonorita neighborhood to complete a neighborhood study to identify key neighborhood issues and to determine if the Sonorita neighborhood should receive future neighborhood revitalization grant funds from the Glendale Citizens' Advisory Commission on Neighborhoods. To accomplish this, the consultants have conducted several neighborhood meetings, sent out a neighborhood survey and have met "one on one" with many residents and business owners to gather information and data about the Sonorita neighborhood.

The purpose of this post card is to notify you that the "Sonorita Neighborhood Study" and its findings have been completed and will be publicly presented to the commission on Wednesday, November 12, 1997, at 7 p.m. in room B-3 of City Hall, 5850 West Glendale Avenue. Although the meeting is open to the general public and you are invited to attend, it is not a public hearing. Rather, the study will be discussed by the commission as an "informational item", which allows for a general review and discussion of the report and its findings.

If you would like a copy of the final report or have questions about the neighborhood study, please contact the Glendale Neighborhood Partnership Office by calling 930-2868. Thank you for your time and consideration.

Sincerely,

The Glendale Neighborhood Partnership Office





Legislation Description

File #: 15-853, Version: 1

COUNCIL ITEM OF SPECIAL INTEREST: ALLOWING CHICKENS AS PETS IN RESIDENTIAL NEIGHBORHOODS

Staff Contact and Presenter: Sam McAllen, Director, Development Services

Staff Presenter: Jon Froke, Planning Director

Purpose and Policy Guidance

At the August 4, 2015 Council Workshop, Councilmember Turner identified a Council Item of Special Interest asking staff to research allowing chickens as pets in residential neighborhoods; currently chickens are only allowed in neighborhoods with Agricultural (A-1), Rural Residential (RR-90; RR-45) and Suburban Residential (SR-30; SR-17; SR12) zoning. Staff is seeking City Council guidance regarding initiating a process to consider allowing chickens as pets in additional zoning districts.

Background

The city of Glendale's Zoning Ordinance was created through a public input process and was most recently adopted by City Council in 1993. The Zoning Ordinance also identifies that the Planning Director has the responsibility of interpreting the Zoning Ordinance. Since the inception of the Zoning Ordinance the city's Planning Directors have made interpretations on a variety of matters including considering chickens as household pets. In 1994 the city's Planning Director determined that "...chickens do not meet the criteria for household pets."

Jon Froke, the city's current Planning Director, authored a formal interpretation, Zoning Interpretation Record ZI11-03, on December 1, 2011 related to the raising/keeping of chickens as household pets. Mr. Froke's interpretation is consistent with prior Planning Director interpretations regarding this matter. In his interpretation, Mr. Froke notes that the Zoning Ordinance currently allows the raising of poultry, with the exception of male fowl, only in A-1, RR-90, RR-45, SR-30, SR-17 and SR-12 zoning districts. The interpretation states that the purpose of these districts is to provide a rural character with liberal livestock and animal keeping provisions as well as providing a transition in intensity between rural and urban residential uses. The remaining residential zoning districts are considered to be urban residential districts where household pets are considered to be pets that are customary and incidental to the principal use of the property.

Decisions of the Planning Director can be appealed to the Board of Adjustment as permitted by the Zoning Ordinance. No appeals to Mr. Froke's interpretation, Zoning Interpretation Record ZI11-03, have been made to the Board of Adjustment.

The process for changing the Zoning Ordinance to allow the raising/keeping of chickens as pets in additional zoning districts, through either a Zoning Text Amendment or Conditional Use Permit process, involves public input opportunities including bringing the matter before the Planning Commission and then requires adoption by the City Council.

Analysis

Glendale City Council approved the city's Zoning Ordinance in 1993. The Zoning Ordinance identifies the Planning Director as the Zoning Administrator and assigns them the responsibility and authority to interpret the Zoning Ordinance. The current and previous Planning Directors have consistently interpreted the Zoning Ordinance as it relates to keeping of chickens as household pets; chickens with the exception of male fowl, are permitted in A-1, RR-90, RR-45, SR-30, SR-17 and SR-12 zoning districts.

Zoning Ordinances are unique to each municipality and are drafted, adopted and enforced according to each municipality's guidelines and community standards. Locally, the cities of Chandler and Glendale do not permit the raising/keeping of chickens in residential neighborhoods; however the cities of Gilbert, Mesa, Peoria, Phoenix, Scottsdale and Tempe do have provisions that permit keeping chickens in residential districts.

If directed to pursue changes to the Zoning Ordinance to consider allowing chickens in Glendale's residentially zoned districts, staff recommends that the Planning Commission be strategically involved in the process.

Previous Related Council Action

On June 23, 1993 Glendale City Council passed and adopted Ordinance #1772 establishing the city's most recent Zoning Ordinance.

Conclusion

Staff is seeking guidance form Council on whether to proceed with initiating a process to allow the raising and keeping of chickens as pets in Glendale's residentially zoned districts.



Planning Department

ZONING INTERPRETATION RECORD ZI11-03

SUBJECT OF INTERPRETATION:

Chickens as household pets

ZONING CODE ORDINANCE SECTIONS:

Section 2.300 – Definitions

Section 5.102 – A-1 – Agricultural District, Permitted Uses

Section 5.132 – Rural Residential (RR-90; RR-45) Livestock

Section 5.212 – Suburban Residential (SR-30; SR-17; SR-12) Livestock

CAUSE FOR INTERPRETATION:

To further clarify the regulations related to the keeping of poultry, specifically chickens, in residential districts.

INTERPRETATION:

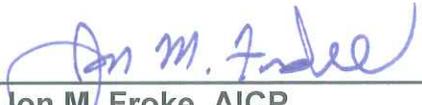
There have been a few requests from residents to consider the keeping of chickens as household pets in residential districts other than those zoning districts that already allow them. The Zoning Ordinance currently allows the raising of poultry with the exception of male fowl, in the A-1 (Agricultural District); Rural Residential (RR-90; RR-45) and Suburban Residential (SR-30; SR-17; SR-12), provided that they are contained within a fence or a cage. The fence and/or cage must maintain the same building setbacks as the primary residence.

The purpose of the above mentioned zoning districts is to provide a rural character with liberal livestock and animal keeping provisions, as well as providing a transition in intensity between rural and urban residential uses. The remaining residential zoning districts found in the zoning ordinance are considered to be urban residential zoning districts where as household pets are considered as those pets that are customary and incidental to the principal use of the property. Household pets as defined in Section 2.30 Definitions of the zoning ordinance are “small animals which are customarily kept as household pets or which are generally trainable and readily adaptable to urban residences. Household pets may include small domestic animals as well as other traditional pets and exotic animals.”

CONCLUSION:

The current zoning ordinance that was adopted by the Glendale City Council in 1993 has made reasonable provisions to accommodate the raising and keeping of chickens in various zoning districts. These regulations are in place based on the input from the residents of Glendale as a whole. Since chickens are not customarily considered as

household pets, it has been determined that the raising/keeping of poultry will remain in the zoning districts as currently stated in the Zoning Ordinance.

Interpretation by:  Date: 12.01.11
Jon M. Froke, AICP
Planning Director



Legislation Description

File #: 15-852, Version: 1

COUNCIL ITEM OF SPECIAL INTEREST: GLENDALE JAZZ & BLUES FESTIVAL INFORMATION

Staff Contact: Laurie Sapp, Assistant Communications Director

Staff Presenter: Martin Dickey, Special Events Manager

Purpose and Policy Guidance

The purpose of this report is to present information on the estimated costs of bringing back the Glendale Jazz & Blues Festival which was eliminated by Council in 2012 for the FY12-13 budget due to reductions.

Background

On October 20, 2015, Councilmember Aldama brought forward a Council Item of Special Interest directing staff to research the costs of bringing back the Glendale Jazz & Blues Festival.

Analysis

Since this item has been eliminated for the past three years, the festival is not currently budgeted and there would be an additional cost for necessary city services, which are also not budgeted.

Previous Related Council Action

In budget meetings in preparation for FY12-13, City Council decided to eliminate the Glendale Jazz & Blues Festival due to budget constraints. All departments were being asked to make reductions in their budgets and at that time the Marketing/Communications Department, where the Office of Special Events is located, offered up the Jazz & Blues Festival and the 4th of July event to meet the required reductions for the department for the upcoming fiscal year.

Community Benefit/Public Involvement

The Glendale Jazz & Blues festival originally was held at Sahauro Ranch Park but as the festival grew in popularity and due to the limited space and proximity of residential neighborhoods, it was moved to Downtown Glendale. The Glendale Jazz & Blues Festival was an April festival which extended the festival season into the spring months. This festival not only created foot traffic throughout the two areas of the Historic Downtown where the Jazz Stage and the Blues Stage were located, but also created much needed revenue opportunities for a number of shops and restaurants. Estimated annual attendance over the two day festival averaged over 40,000 people. The caliber of talent and reputation of the festival also contributed to this festival being one of the strongest draws for attendees from outside Maricopa County and even outside the state. The festival helped generate room nights in Glendale and other West Valley hotels. The event also served as a performance and educational opportunity for the likes of Glendale Community College, Deer

Valley High School Band and Young Sounds, an aspiring musicians group seeking to become professionals in the music industry.

Budget and Financial Impacts

Conducting this event would result in additional costs to the city budget of approximately \$170,000. This figure includes such expenses as: entertainment for 16 hours of talent for two stages, marketing, rental equipment such as stages, pianos, tents, tables, chairs, barricades and port-a-johns; generators, audio and video support, security, labor, etc. Needed city services such as Police protection, Civic Center rental, Fire EMS, Transportation, Facilities, Sanitation and Parks would add at least another \$38,000 which is also not budgeted. Opportunities to offset the costs of this event would be to charge for various aspects of the event, charge vendor fees, secure sponsors for different elements of the event, partner with various organizations to conduct the event or contract with an outside promoter to conduct the event.



Legislation Description

File #: 16-007, **Version:** 1

COUNCIL SELECTION OF VICE MAYOR

Staff Contact: Brent Stoddard, Director, Intergovernmental Programs

Purpose and Policy Guidance

In accordance with the Charter and pursuant to City Council Guidelines, Council will designate among its members a Vice Mayor. The Mayor will accept a motion or motions, call for a second, and conduct a vote of the Council that shall, by virtue of assent of a majority, designate one of its members as Vice Mayor.

Background

Mayor and Council adopted the City Council Guidelines at the May 26, 2009 Council meeting and amended Section 8 pertaining to selection of the Vice Mayor on February 24, 2015. The Guidelines regarding the appointment of a Vice Mayor, Section 8, state as follows:

The Vice Mayor is selected by a majority vote of the Council. Effective August 13, 2013, at the first workshop of January in each year, the Council will consider the appointment of a Vice Mayor for the year, with the Vice Mayor serving a calendar year term (January to January). At that workshop, nominations for Vice-Mayor will be discussed by the Council. If nominations are indicated by Councilmembers at the workshop, a formal nomination and selection process will be placed on the agenda for the next regular voting meeting following the workshop.

If the Vice Mayor is unavailable for any reason, the remaining Councilmember with the most years of service will serve as the interim Vice Mayor during the Vice Mayor's absence or for the remainder of the one-year term.

The Glendale City Charter provides for the composition of the Council. The Charter states:

Art. II, Sec. 7. Vice Mayor: The council shall designate one (1) of its members as vice mayor, who shall serve in such capacity at the pleasure of the council. The vice mayor shall perform the duties of the mayor during the mayor's absence or disability.

Previous Related Council Action

At the January 6, 2015 Workshop, nominations for Vice Mayor were discussed by Council.

At the January 13, 2015 voting meeting, the Council voted and selected Councilmember Ian Hugh as the Vice Mayor.