


# Glendale City Planning: Citizen Participation Report

Date: November 5, 2024

**Project Name:** Arizona Sunshine Assisted Living - Group Home Expansion

**Location:** 6008 W Paradise Ln, Glendale, AZ 85306

**Case Number:** VAR24-14

	City of Glendale Development Services Department Planning Division
<hr/>	
<input type="checkbox"/> Failed	
<input checked="" type="checkbox"/> Conditionally Approved	
<input type="checkbox"/> Approved	
VAR24-14 Citizen Participation Final Report	
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Sydney Tirella BY	11/6/2024 DATE

## 1. Project Description

Arizona Sunshine Assisted Living is requesting a Disability Accommodation to operate a Group Home within 1,200 feet of an existing Group Home, as defined by the Unified Development Code. The property is an **8-bedroom, 4-bathroom** single-family residence situated on a **10,731 square foot lot** with a building footprint of approximately **2,712 square feet**. It is currently zoned as **R1-6 (Single-Family Residential)**.

This home previously functioned as an assisted living residence for **19 years** from **2003 to 2022**, accommodating up to **10 senior residents** without disruption to the neighborhood and surrounding area. Upon changing ownership in 2022, the license was lost. The objective of this request is to renew the property's license for use as an assisted living facility and to reconstruct it to better accommodate seniors and disabled individuals, addressing a critical need in the community. The home's prior existence did not alter the nature or purpose of the zoning regulations.

The requested disability accommodation meets the requirements of the UDC, Section 35.3.102(7), which are as follows:

- ✓ (a) The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under Federal and Arizona Fair Housing Laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);
- ✓ (b) The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;
- ✓ (c) The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;
- ✓ (d) The requested accommodation does not fundamentally alter the nature and purpose of the UDC of the City of Glendale;
- ✓ (e) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in Federal or Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law.

## 2. Overview of Citizen Participation Plan

The Citizen Participation Plan included the following elements:

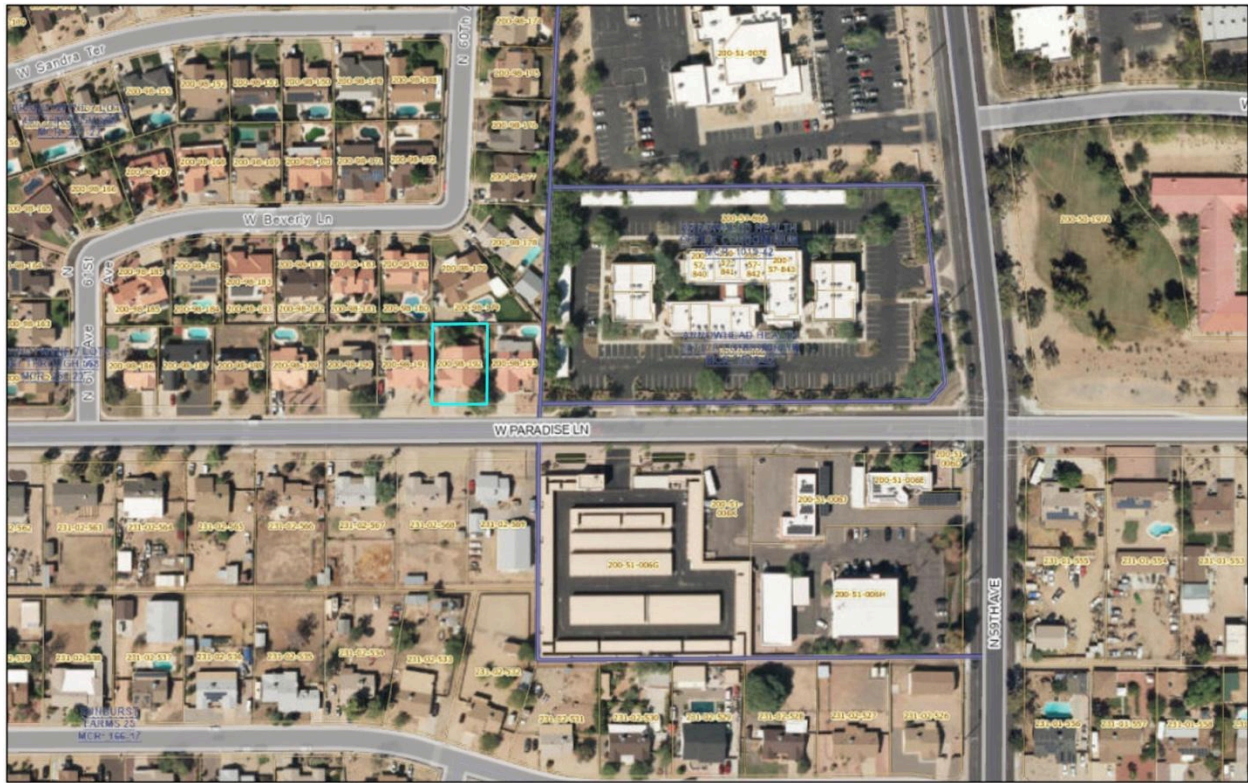
- Project Description
- Public Notification Technique
- Notification Area
- Affected Individuals
- Addressing Consideration of Concerns
- Opportunity for Discussion - Neighborhood Meeting Held on September 25, 2024
- Reporting of Participation Results

## 3. Notification Dates

- **Citizen Input Period:** September 7 - September 24, 2024
  - **Sign Posted:** September 7 to September 25, 2024
  - **Notification Mailing:** Mailed Sept 10, 2024
- **Neighborhood Meeting:** September 25, 2024, at 6 PM
- **Citizen Participation Final Report Submission** November 4, 2024

#### 4. Notification Area Map

6008 West Paradise Lane



#### 5. Meeting Details

A neighborhood meeting was held on **Wednesday, September 25, 2024, at 6 PM** at the **Foothills Recreation & Aquatics Center**.

#### 6. Participation Summary

- **Total Number of Individuals Notified:** 221
  - **Successful Mailing's Delivered:** 216
  - **Mailings Returned to Sender:** 5
- **Meeting:**
  - **Number of Participants:** 4 Residents + 2 City Planners

**SEE APPENDIX A & B** - Attach copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, petitions received in support of or against the proposed project, and any other materials pertaining to the notification process.

#### **APPENDIX B**

Attach a complete mailing list used which includes all individuals located in the notice area, homeowners' associations, registered neighborhood groups/ associations, individuals on the district's "Interested Parties" list, and individuals on the "Additional Notification" list.

## 7. Concerns Expressed by Participants

1. **Association of "Group Home" with Negative Implications:** It was evident that many residents associate the term "Group Home" with negative connotations such as "sober living," "substance abuse," or "mental health" facilities, which are not permitted in the area. This association has raised concerns about potential decreases in property values due to demographic shifts.
  - o Comments included: *"I was mainly concerned with the idea of a 'Group Home' because I didn't understand what that represented, but I have no issue with a home for seniors with disabilities."*
  - o Another resident stated, *"I don't want sober living or substance abuse homes in my neighborhood," which was addressed during the meeting by clarifying that these types of facilities are not allowed under current zoning regulations and are unrelated to this project."*
2. **Concerns Regarding Noise, Traffic, and Neighborhood Culture:** Attendees expressed curiosity about the potential impacts of the home on noise levels, traffic in front of the property, and changes to the neighborhood's culture and appearance.
  - o Importantly, none of the residents present were aware that the property had been successfully operated as a licensed Residential Assisted Living Home for **19 years**, which **demonstrated an ability to function peacefully within the community**.
3. **Opposition to Residential Businesses:** One participant exhibited strong opposition to any form of residential business in the neighborhood, including AirBnBs.
  - o He cited an AirBnB across the street as a source of noise, traffic, and disruption, which he viewed as unrelated to the proposed group home project.
  - o Additionally, he referenced a nearby Residential Assisted Living home located **740 feet away**, known for noise and activity. This resident's negative experiences with the other facility contributed to his overarching opposition to any Assisted Living Home in the neighborhood, regardless of distance, indicating personal bias against such establishments.
4. **Advocacy from Participants:** One resident actively supported the establishment of the group home, stating a need for accommodations for her disabled senior relative who is running out of suitable options in the area.

## 8. Addressing Participant Concerns

### a. Concerns About Property Values:

- While we cannot control the real estate market, we will limit the use of the group home to providing reasonable accommodations specifically for seniors with disabilities (Assisted Living Care).
- Residents were reassured that the presence of Residential Assisted Living homes typically increases property values by approximately **20%**, countering concerns about potential declines from other GH classifications.

### b. Disruption to Neighborhood Culture and Aesthetics:

- Residents were pleased to learn that the home at **6008 W Paradise Ln** will maintain its appearance as it has for the past **19 years**, integrating seamlessly with nearby homes.
- There will be no signage or indications that the home operates beyond a standard single-family residence.

### c. Noise Levels and Loitering Concerns:

- The primary concern relates more to **perceptions of noise** rather than actual levels. While we encourage activities for residents, the nature of their mobility—often limited due to disabilities—means any noise is typically soft and conversational.
- The disabled seniors living in the home are unlikely to create disturbances or loiter outside as with most RAL's which assimilate easily into the surrounding neighborhood.

### d. Increased Foot Traffic:

- The care home will operate on a **4 to 1** resident-to-caregiver ratio, resulting in fewer than **3** caregivers entering or exiting the home at any time.
- While we encourage family visits, residents typically receive fewer than **1 visitor every 10 days**, leading to minimal additional foot traffic.
- Overall, the foot traffic generated by this home is expected to be **50% less** than that of a typical **4-bedroom** family residence.

### e. Increased Parking on Paradise Ln:

- The home has capacity for **4 off-street parking spaces**, but we will limit on-site parking to fewer than **2 vehicles** per day.
- Should more than **2 vehicles** need to visit, additional cars will be parked at a nearby commercial parking area located at **Paradise Ln & 59th Avenue**.

## **9. Concerns Beyond Our Control**

While we strive to address concerns raised by one resident regarding issues with an AirBnB and other Assisted Living Homes in the neighborhood, we cannot take responsibility for the miss-management or operational challenges of these unrelated facilities.

- Our commitment is to respect community concerns while ensuring we implement the necessary policies and procedures to maintain a harmonious environment at our care home.

## **10. Revisions to Address Public Concerns**

To address public concerns, the proposal has been revised to include restrictions that limit the group home's operations solely to providing accommodations for seniors with disabilities.

- The application explicitly will not apply to any other categories of group homes, such as sober living, mental health facilities, or substance abuse treatment, ensuring clarity and transparency regarding its intended use.

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### **APPENDIX A**

- Copy of Public Notification Letter
- Affidavit of Mailing
- Affidavit of Posting
- Affidavit of Removal
- Sign-in Sheet

### **APPENDIX B**

Attach a complete mailing list used which includes all individuals located in the notice area, homeowners' associations, registered neighborhood groups/ associations, individuals on the district's "Interested Parties" list, and individuals on the "Additional Notification" list.

Sept 9, 2024  
*Arizona Sunshine Assisted Living*  
6008 W. Paradise Ln,  
Glendale, AZ 85306

SUBJECT: SR24-0468 (Reference: GH24-41)

Dear Neighbor:

This letter is to inform you that I am applying for a **GH24-41 Variance application** with the City of Glendale. The property is located at **6008 W Paradise Ln, Glendale, AZ 85306** in the **Sahuaro District**.

We are requesting a Variance approval to operate a Group Home within 1,200 feet of an existing Group Home as defined by the Unified Development Code. The property is a single-family residence situated on a 10,731 square foot lot with a building footprint of approximately 2,712 square feet. The property is currently zoned as R1-6 (Single-Family Residential).

The purpose of our request is to serve the rapidly **growing shortage, and clear demand for exceptional serviced senior care in the Glendale area**, by utilizing the existing infrastructure of the larger, historically configured 8 bedroom group home more effectively, **allowing us to provide enhanced, high-quality care to our residents while integrating seamlessly into the neighborhood**. Additionally, because the property was previously an operational licensed, successful Senior Living Care Home and it is our objective to renew and leverage the large single family home configured, and approved by the Glendale Fire Department.

We invite all interested parties to submit their comments by September 24th, 2025.

I have included a site plan with this letter for your review. A neighborhood meeting will take place after the comment period has concluded, on **September 25, 2024 at 6pm located at Foothills Recreation & Aquatics Center. Room: Coyote 100, located at 5600 W. Union Hills Dr. Glendale AZ 85308**. If you are unable to attend in person, please write, email, or call the contact information above. You may also contact **Sydney Tirella at [STirella@glendaleaz.com](mailto:STirella@glendaleaz.com)** for the City of Glendale at (623) 930-2588.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



***Warmest regards,***

*Jennifer Kelley*

Administration@equityhorizon.net  
Phone: 619-914-2725

# NEIGHBORHOOD NOTIFICATION AREA

**NAME / TYPE OF REQUEST:**

Arizona Sunshine Assisted Living

**LOCATION:** 6008 West Paradise Lane

**REQUEST:** The applicant is requesting Board of Adjustment approval for a disability accommodation to permit the operation of an assisted living Group Home within 1,200 feet of another existing Group Home.

**ZONING DISTRICT:**

R1-6 (Single Residence)

**COUNCIL DISTRICT:**

Sahuaro

**FORMAL APPLICATION SUBMITTED:** No



# MEETINGS SIGS IN

Name	Event	PHONE	Date
Amy Schwemmer	GH 24	480-276-7231	9/25/24
Sydney Tirella	GH 24	623-930-2588	9-25-24
Bob Hobson	GH 24	623-696-6945	9/25/24
ROBERT VIEKES	GH 24	602-460-3325	9/25/24
E Towner		678 770 8134	9/25/24
Kelvin Davenport		602 397 3003	9/25/24



# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) SL24-0468

Project Name: ARIZONA SUNSHINE AC

I, JENNIFER KELLEY certify that I am the authorized applicant / representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: [Signature]

STATE OF CALIFORNIA

SS.

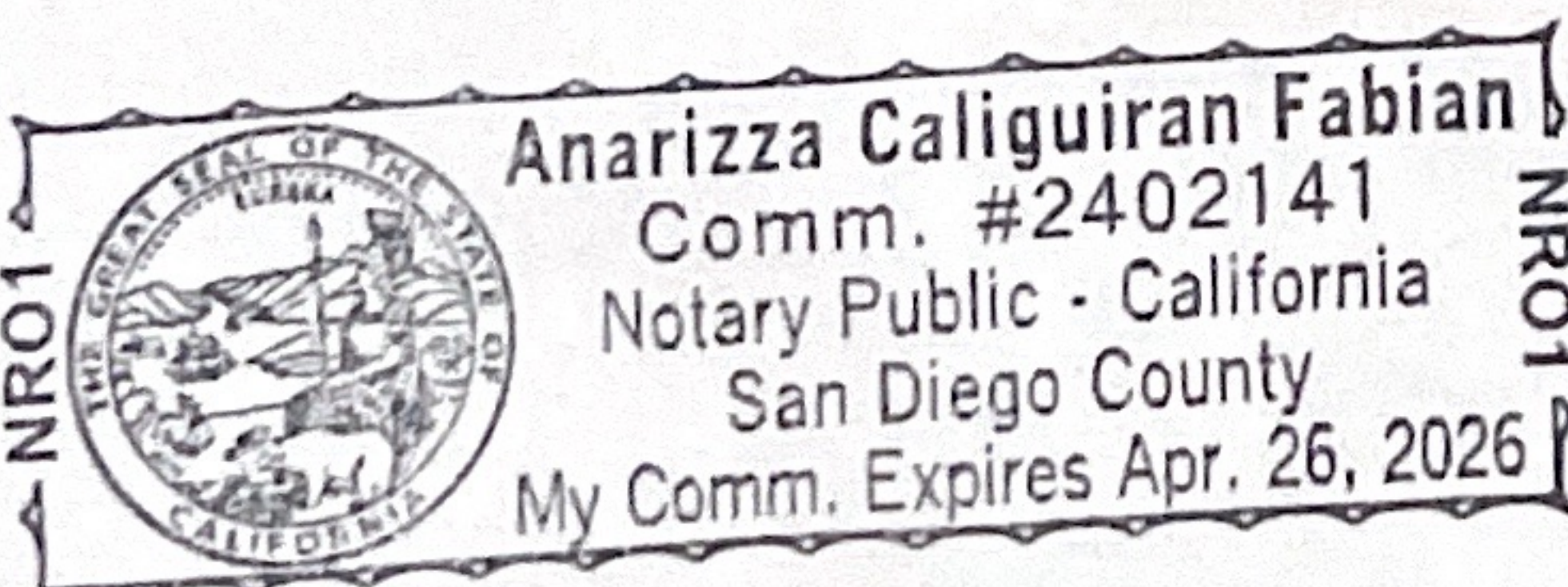
COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September 20 24

[Signature]

Notary Public

My Commission Expires: April 26, 2026







# PLANNING DIVISION

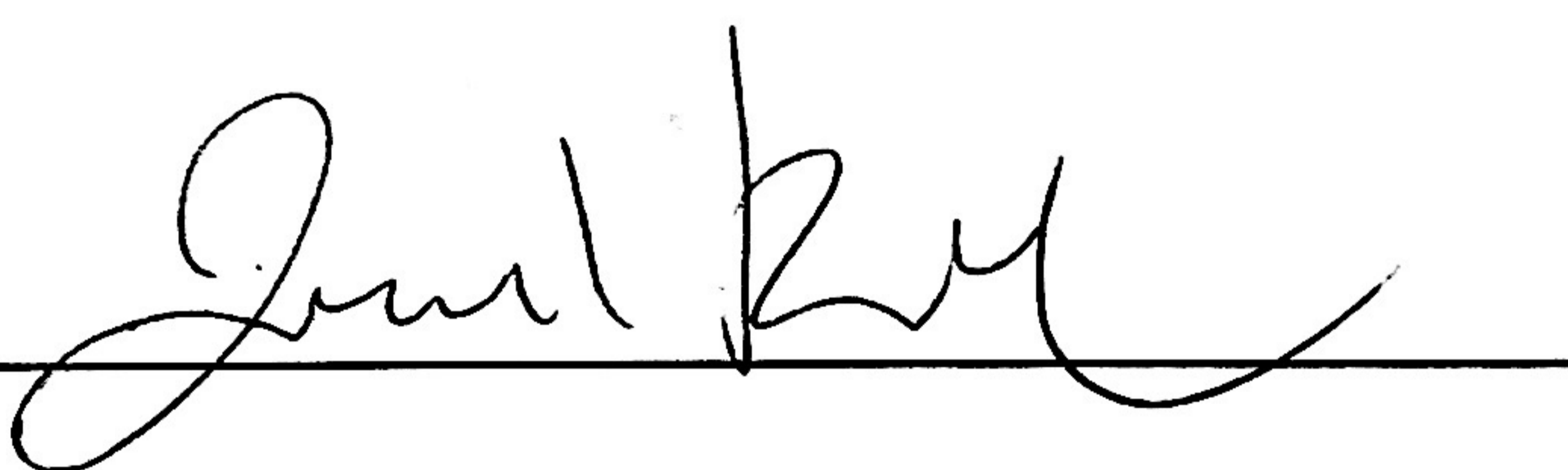
## AFFIDAVIT OF SIGN REMOVAL

Case No. SR24-0468 (Reference: GH24-41)

Project Name: Arizona Sunshine Assisted Living

- Neighborhood Meeting
- Planning Commission
- Glendale City Council

I, Jennifer Kelley, being first duly sworn upon oath, state that on the 27th day of September, 2024, all public notice signs were removed from the site for the case noted above.

Applicant/Representative Signature: 

STATE OF California  
COUNTY OF San Diego SS.

Subscribed and sworn to before me this 3rd day of October, 2024.

  
Notary Public

My Commission Expires:  
April 26, 2026

