

### INTRODUCTION:

The population of Montebello numbered 42,807 in 1970, according to the Federal Census of that year. That figure represented a 33.4% increase over the population in 1960, which was determined by the census to be 32,097. Since 1970, the population has grown to an established 44,500 (according to the State Department of Finance: February 1, 1973).

This population growth rate is not a new phenomenon in Montebello, but rather has been sustained over the past 40 years. The City's population increased over 45 percent between 1930 and 1940, over 171 percent between 1940 and 1950, and almost 48 percent between 1950 and 1960. The current growth rate -- about 3.3% per year -- exceeds that of all surrounding communities except Monterey Park.

With the growth of the population has come a gentle shift in its characteristics. Residents of Montebello today tend to be younger, more prosperous, and members of small family units than formerly; educational achievement has changed too, with a decrease in the average number of school years completed and an increase in the proportion of students completing high school and enrolling in college.

Another integral aspect of this population increase has been the rising proportion (47%) of Spanish-surname people. This group has distributed throughout the population at all age, economic, and educational levels as well as all physical locations of the City.

### PURPOSE:

The purpose of this population element is to analyze existing population characteristics and to develop projections for future populations of the City.

### GOALS:

1. To assure that the various elements of the General Plan are developed in compatibility with the needs of the people of Montebello.
2. To raise an awareness of the characteristics of the people of Montebello so that they may be more aptly served by their public facilities and programs.

MONTEBELLO GENERAL PLAN PROGRAM  
POPULATION ELEMENT

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SELECTED POPULATION CHARACTERISTICS

	<u>1960</u>	<u>1970</u>	<u>Percent Increase/ Decrease</u>
Median Age	32.6	29.7	- 8.9
Median Household Size (persons per unit, all occupied units)	2.8	2.1	-25.0
Owner - Occupied Households	3.1	2.6	-16.1
Renter - Occupied Households	2.4	1.7	-29.2
Median Family Income <sup>1</sup>	\$ 9,203	\$ 11,060	+20.1
Education (years completed)	11.5	11.1	- 3.5

<sup>1</sup>In constant 1970 dollars.

Sources: Federal Census Data Summary, City of Montebello;  
U. S. Bureau of the Census, 1960 and 1970;  
Development Research Associates

#### OBJECTIVES:

1. To determine present and project future size and distributions of population, in order to be able to distribute public services on a planned basis.
2. To determine special needs associated with specific segments of the population.
3. To define standards for density and distribution of population.

#### CONSTRAINTS:

1. Existing Conditions: The current population of Montebello is 44,500 and, with its total urban environment, occupies 79 percent of the land area. Existing land use and housing type arrangements do much to determine density patterns and distributions of population: this distribution is estimated at about 22 people per acre in areas of low density housing areas, almost 30 people per acre in mixed housing areas, and almost 40 people per acre in high density areas.
2. Age level and income distributions in Montebello parallel those for the County in general. Potential problems may be associated with the amount of poverty in the City (according to U. S. Bureau of Census definitions nearly 8% of all residents) and the decline in number of school years completed (according to Development Research Associates). High absorption of recently constructed multiple-unit housing indicates a demand for it in Montebello's location. The City through its community leaders determine the degree of growth to be accommodated in Montebello at which locations, and at which densities.
3. Facilities and Services Support System. Ability to accommodate new population is limited by the ability of the City to service additional people. A major constraint in Montebello is utilities; current capabilities in the undeveloped portion of the hills limit population there to 14,000 people. Additional constraints are abilities to provide schools, recreational facilities, and government services for new population.
4. Zoning. The holding capacity of the current zoning map for the City is 90,000-100,000 people.

5. Citizen Attitudes. Returns from the Citizen Attitude Survey, conducted in January, 1973, indicated a preference for ultimate population size of 45,000-55,000. Community leaders in the same survey indicated a preference for a City of 55,000-65,000. The Citizens' Advisory Committee developed as a target an ultimate limit not to exceed 60,000 people.

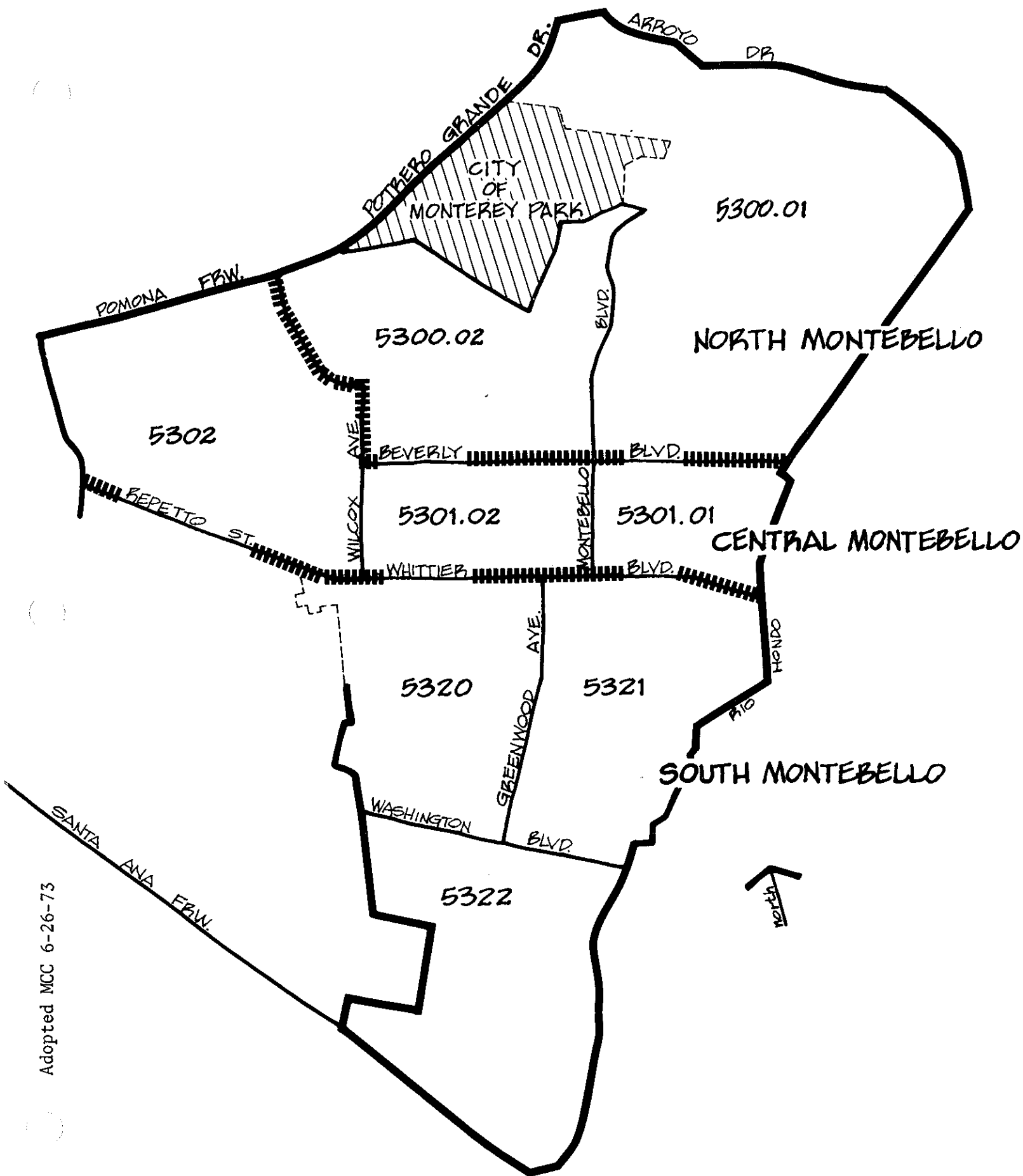
POLICIES:

1. The ultimate size of Montebello should be about 60,000-70,000 people, distributed throughout the City as indicated in the Housing Element of the General Plan. Population growth from the current 44,500 people to the ultimate community size will be guided by density standards as indicated on the General Plan and will be characterized by development of residential uses in the hills and some intensification of residential uses in the flatlands. Present and projected populations for the City as a whole as well for three sub-areas are indicated below; the subareas are outlined on the accompanying map.

<u>Sub-Area</u>	<u>1970</u>	<u>Projected</u>
North Montebello	10,211	30,900
Central Montebello	16,794	19,200
South Montebello	<u>15,802</u>	<u>17,200</u>
Total:	42,807	67,300

2. Because no specific segments of the population are unexpectedly large or have previously unidentified needs, no new special programs or facilities are determined to be necessary at this time. This situation will be reevaluated periodically in order to insure that such needs are provided for as they arise.
3. Population density will vary according to type of housing. Generally, this density should aim for the following levels:

	<u>Dwelling Units Per Acre</u>
Hillside low density areas	4.5
Low density areas	7.5
Medium density areas	10.0
High density areas	14.0
Very high density areas	35.0



Adopted MCC 6-26-73

1970 CENSUS TRACTS & SUB-AREAS OF MONTEBELLO