



# **Final Draft General Plan**

**October 8, 2003**

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## **INTRODUCTION**

The City of San Marino adopted its first general plan in 1973. An updated circulation element was adopted in 1995 and an updated housing element was adopted in 2000. In April 2001, the City of San Marino began the process of a comprehensive general plan update for the remaining statutorily-required elements of a general plan – land use, open space, conservation, safety, and noise.

The City Council appointed a nine-member General Plan Steering Committee to prepare a draft general plan for the remaining elements. The Committee met with staff and members of the San Marino community, particularly those representing organizations and institutions of the community, to learn more about existing conditions. The Committee drafted goals and policies to address issues that are important to San Marino residents.

The Committee did not limit itself to the seven elements required by state law. Additional elements important to San Marino were identified and included in the document. A list of both statutory requirements and optional elements is included in Appendix A.

The following pages include a vision statement and city history. These provide a foundation for the updated General Plan.

## **Vision Statement**

The future of San Marino will be built on both its rich traditions of the past and meeting residents' current expectations for a quality of life within the City that reflects community values. As the community embraces societal, demographic, and technological changes, it holds firm to its value of community, a primary value. The City is not seeking to change its nature or form, but rather to ensure that it is as relevant and desirable tomorrow as it has been in the past.

San Marino is an exceptional residential community of families and individuals who have diverse cultural backgrounds and who share common values. The strong sense of community is evidenced by volunteerism, cooperation, and partnership. This bond is cherished by long-time residents and is embraced by new residents eager to become part of the San Marino family. Numerous community and religious organizations provide opportunities for volunteerism.

San Marino continues to look to the future through its rich past. A tradition of excellence in residential living remains a constant. Homes, both old and new, are architecturally appealing and well-maintained in pleasantly landscaped settings. Neighborhoods are safe. Residents' expectations for having quality services will continue to require constant attention to changes in both technology and their perceived needs.

The commitment to a quality education of youth in San Marino passes from one generation to the next, and is shared equally by new residents. Financial and volunteer support is willingly provided by the community. The level of participation in academic and extracurricular programs is high.

Enhancing its reputation as an exceptional residential community are distinguished sites such as Lacy Park, the renowned Huntington Library, Art Galleries and Botanical Gardens and El Molino Viejo, as well as an important local business community.

The city government embraces the values of the community, and recognizes the need to make our City more attractive, more desirable, and more responsive to the changing needs of its citizens. Decision makers are accessible to residents. Although the City adapts to change in a deliberate way, its intent is to satisfy residents' needs while protecting its financial resources.

The General Plan provides a framework for the City to support and partner with its residents and community stakeholders in the expectation that San Marino will maintain its stature as one of the finest residential communities in Southern California.

## **History**

The City of San Marino is located in an area that was once inhabited by the Gabrieliño Indians. Their village was located where Huntington School is today. Principal portions of San Marino were once part of a Mexican Land Grant in 1830 to Señora Victoria Reid. Prior to the Grant, the area was part of the San Gabriel Mission. El Molino Viejo, or “the Old Mill,” was the gristmill for the Mission.

In 1852, Señora Reid deeded her ranch to Don Benito Wilson. Later, Wilson deeded the main portion to J. de Barth Shorb. The Shorb Estate, consisting of 600 acres of predominantly citrus trees, was known as the San Marino Ranch. Mr. Shorb named his California ranch after his grandfather’s plantation in Maryland, which in turn had been named for the Republic of San Marino in southern Europe.

In 1903, Henry E. Huntington purchased the Shorb Estate. Huntington was a noted railroad builder, land developer, and collector of art, rare books and manuscripts, and botanical species. He envisioned the area surrounding his own estate (now The Huntington Library, Art Gallery, and Botanical Gardens) as a fine, single-family community. Residential development evolved from this vision in the decades to follow. The Wilson and Patton ranchos were two other significant ranchos. There were other smaller ranchos including Stoneman, White, and Rose.

San Marino was incorporated as a general law city in 1913 taking its name from that of the Shorb, now Huntington, estate. The City Seal represents Mount Titano located in the European Republic of San Marino. The nickname for the high school – the Titans – is also derived from Mount Titano. The first mayor was George S. Patton, father of General George S. Patton, Jr., who gained renown in World War II.

The land for City Hall was donated to the City by Huntington in 1913. The building was completed in phases from 1920 to 1923. Additional land was donated by the Huntington Estate in 1928, for a total of two and a half acres.

The first school was opened at the corner of Monterey Road, then called Calle de Lopez, and Oak Knoll in 1917. School was held in the Old Mayberry Home at this location.

A prominent feature of San Marino during the first part of the twentieth century was the Pacific Electric Railway. Its Sierra Madre line ran seventeen miles from Los Angeles to Sierra Madre, serving San Marino at stops in between.

In the early days, development of communities followed the electric railway system, which was heavily subsidized by developers to encourage access to the new communities they promoted. The Sierra Madre Line to San Marino carried about 300,000 revenue passengers annually prior to World War II, reaching a

peak in 1944 of 625,000 revenue passengers. Use declined rapidly following the war, as gas and rubber shortages ended and people made more use of their automobiles for transportation.

As the popularity of the automobile increased, access was available to developments not adjacent to the electric railways. The resulting increased need for improved streets and roads led to plans in the 1930s for a system of motorways to connect major communities, the first being the Arroyo Seco in 1939, which is now the Pasadena Freeway. Motorcoaches, or buses, became increasingly used, replacing streetcars and other fixed rail transit, because of their flexibility in serving more areas. Increased auto use, combined with the withdrawal of developer subsidies for electric railways as development built out, resulted in the continuing decline of the Pacific Electric. Ultimately the railway was sold to the government, which determined it was obsolete and discontinued it in 1961.

The development pattern that exists today in San Marino reflects this change in transportation mode, yet is consistent with the pattern that has existed since its inception. Huntington Drive and Sierra Madre Boulevard continue to be principal arterials for movement within and through San Marino, although they are no longer rail routes. Today, landscaped medians have replaced the railroad rights of way along these major automobile corridors.

During the 1940s and 1950s, home development continued in the eastern neighborhoods of the City. The City was largely developed by the end of this period.



## **LAND USE CHAPTER**

### Introduction

The Land Use chapter contains three components: land use designations, economic development, and preservation. San Marino is “built out” – there is not much anticipated change in the residential and commercial neighborhoods of the City. There are several opportunities for collaboration and future development of public, non-profit, and private facilities used by the public.

Government Code Section 65302(a) requires:

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan that are subject to flooding and shall be reviewed annually with respect to such areas.

The location of each land use may be expressed on a map. A property owner must be able to easily identify the general plan designation for his/her parcel from the map. Further, the zoning ordinance and map must be consistent with the general plan. This does not mean that they must be identical; the general plan map may contain fewer, broader categories of uses than the number in the zoning ordinance.

There is no express requirement that the general plan address economic development or historic preservation. These issues have been identified as important to San Marino and are being included as optional topics.

## Section One – Land Use Designations

### Overview of Existing Conditions

San Marino is 3.75 square miles in size. The terrain is characterized by low hills and canyon areas (mainly in the northwest) as well as areas with relatively flat land. Land uses can be generally described as residential, commercial, cultural, recreational open space and public/institutional. The City does not have any industrial uses nor does it have any wilderness areas.

Within the residential category, all properties are low density, single-family dwellings. There are a limited number of second units on single-family properties. There are no multiple family units in the City.

The commercial uses are located on Huntington Drive and Mission Street. Commercial uses are service and retail predominantly serving the local community. Some of the “boutique” businesses have a regional draw.

The City has one significant property that is recognized internationally and frequented by visitors from around the world – The Huntington Library, Art Gallery and Botanical Gardens (“The Huntington”). The Huntington is identified and marketed as a Southern California landmark and cultural center by the Los Angeles Convention and Visitors Bureau, among other organizations.

San Marino has its own school district with several sites around the City. The City owns and operates public facilities, including the Civic Center, Public Library and Lacy Park. There are a number of churches and civic organizations that have property in the City as well.

The distribution of land uses is as follows:

Land Use	Acres	Percent
Residential	2,112	88
Commercial	52	2
Historical and Cultural	211	9
Parks and Recreation	25	1

The General Plan is required to contain population estimates for the land uses listed in the General Plan. The population of San Marino has been generally stable between 1990 and 2000. This has been a continuing trend – the population stated in the 1970 census was 14,177. The General Plan of 1973 projected a population of 14,300 in the year 1992. Rather than increasing, the population

decreased to 13,307 in 1980 and again to 12,959 in 1990; the figure has remained nearly the same with a population of 12,945 according to the 2000 census.

In the nearly thirty years since the 1973 General Plan there was a net gain in the total number of housing units of 75. There were 4,362 in 1970 and there are 4,437 in 2000. This could be attributed to more accurate counting or to subdivisions that have occurred since 1970.

### Urban Form

The physical attributes of a community are often referred to as its “urban form.” Some of the factors that contribute to urban form are density of development, land use, location of roads, centers of activity, and undeveloped land. The geography of a place often influences development. For example, areas of hills and canyons might be characterized by winding roads, rather than roads on a grid that are easier to build on flat land.

A discussion of the urban form of San Marino is important to this general plan for two reasons. First, the urban form of the City was established decades ago. San Marino is a “built out” city. There is no vacant land that has not been developed in the past in one form or another. Therefore, any alterations to the built environment will take place within existing, established neighborhoods. Even open space areas in the City have had previous uses. The medians on Huntington Drive and Sierra Madre Boulevard were once right-of-way for the Pacific Electric rail lines. Lacy Park was once a lake used as a local source of water. Second, the City of San Marino has as its primary goal to retain the existing pattern of development. There is no plan to alter the urban form. Therefore, the current urban form is also the desired urban form for the life of this general plan and likely beyond.

### San Marino’s Residential Neighborhoods

San Marino is characterized by its single-family residential neighborhoods. With eighty-five percent of the land area of the City devoted to residential use, this is clearly the predominant land use in the City. According to the 2000 Census, there are 4,437 housing units in the City, 96% of which are occupied and, of those, 92% by the property owner. This illustrates a dominant pattern of owner-occupied, single-family homes. To say that the residential character of the City is homogeneous, however, would be incorrect. Within the unique neighborhoods in the City, there is a diversity of lot size, home size, age of home, style of home, and other neighborhood features. For example, a majority of the City’s housing stock was built between 1920 and 1950. However, there is a distinct difference in the style of homes that were built in the 1920s and those built after World War II.

The residential neighborhoods, like the City itself, are dissected by Huntington Drive. Huntington Drive has some residences along its frontage, but is primarily

lined with commercial and institutional uses. These uses visually protect the neighborhoods from the traffic and activity of Huntington Drive. Commercial and institutional structures act as a barrier to delineate public gathering areas from quiet residential neighborhoods. Adjacent commercial parking is heavily screened by alleys, walls and hedges.

The relationship between the commercial areas and residential development, however, is an important historic and cultural factor in San Marino. The commercial pockets along Huntington Drive were located at Pacific Electric rail line stops. They were intended to be neighborhood-serving retail areas. More about the commercial areas is included in the economic development section.

Following is a description of San Marino's many residential neighborhoods.

#### *Southeast Neighborhood*

This neighborhood, bounded by San Gabriel Boulevard to the east, the San Gabriel City border to the South, San Marino Boulevard to the west and Lorain Road to the north, is dissected by Rose Avenue, a well-traveled local street. There is, however, a neighborhood quality that links the areas on either side of Rose. The streets are primarily on a grid. Short blocks contribute to the intimate neighborhood feeling here. Lots are typically 9,000 square feet in size and the homes are mostly single-story. One striking feature in this neighborhood that contributes to its sense of place is the palm-lined parkway of Hilliard Drive. For those entering this neighborhood at Rose and San Gabriel, this view is impressive.

#### *East Lorain Road Neighborhood*

The neighborhood north of Lorain and east of Del Mar is characterized by gently curved streets and single-story ranch, cape cod, and French styles, among other eclectic but compatible styles. The streets in the neighborhood are long blocks that do not connect except for the three streets linked by Kinghurst Road. This neighborhood, however, is clearly defined by the remarkably consistent development pattern and design styles. Lots are typically 10,000 square feet in size. Another feature of this neighborhood is its proximity to Huntington Drive and San Marino High School. This neighborhood could support future local-serving uses in the Huntington Drive East commercial area. At the same time, any impact from commercial development in that location would be strongest on these streets.

#### *Central Neighborhood*

The neighborhood west of Del Mar Avenue and north of Lorain and bounded by the east side of Westhaven Drive is characterized by wide, grid pattern streets with wide parkways and mature street trees. The parkways have old style acorn lamp pedestrian lighting. The housing stock in this neighborhood is older than the

East Lorain Neighborhood and there is a greater prevalence of Monterey and Spanish style housing. Lot sizes typically range from 10,000 to 12,000 square feet and two-story homes are common. This neighborhood is in very close proximity to the City's primary commercial district and civic center. The residential neighborhood is well screened from Huntington Drive. If the pedestrian quality of the south side of Huntington Drive were enhanced, residents from this neighborhood could easily include the commercial district in a leisurely stroll through "the neighborhood."

#### *Valentine School Neighborhood*

Bounded by two visually powerful, palm-lined streets – Westhaven Road to the east and Virginia Road to the west, this residential neighborhood shares its land area with the City library, the elementary school, "Hill-Harbison" House and San Marino Community Church. Lot sizes range from 10,000 to 12,000 square feet. There are two types of street patterns in the neighborhood. The northern portion centers around the circular Bedford Drive and two cul-de-sacs, Waverly and Durklyn. In the southern area, the short streets between Sherwood and Lorain provide a village feel to this neighborhood.

#### *Southwest Neighborhood*

This neighborhood is located south of Huntington Drive, west of Virginia Road and north of the City boundary. West of St. Albans, the north-south streets take on a curvilinear form. There are several significant nodes in the neighborhood where road intersections are very wide and prominent. These include the crossing of Old Mill and Roanoke and just south of there, the intersection of Old Mill, Sherwood and Lorain. Homes in this neighborhood are older. Lot sizes are typically 12,000 square feet. This neighborhood is adjacent to the West Huntington Drive commercial area.

#### *Mission Neighborhood*

This surprisingly diverse neighborhood is like an island of San Marino bounded by Huntington Drive on the south and the cities of South Pasadena and Pasadena to the north and west. In many ways, the urban form of the neighborhood is seamless with that of the adjacent cities. The city boundary cuts through blocks. Residences can be described as "character houses" on small lots. Many of them are Spanish and Monterey style homes, though not exclusively. Lot sizes are typically 9,000 square feet. There is a newer subdivision along Wilson Avenue that was developed in the 1960s, when a family estate was subdivided. This is an obvious anomaly in this older neighborhood as much because of the cul-de-sac streets as the architecture of the homes. This type of subdivision was common in San Gabriel Valley cities during the period and in many ways marks the end of one part of local history and the beginning of another. There are a few other unique features to the Mission neighborhood. One is that the Mission commercial

district is located entirely within this residential area. Another is that the only two traffic signals within a residential neighborhood of San Marino occur at Los Robles and Wilson and Los Robles and Monterey. A third is that the Southwestern Academy marks the entry into this neighborhood along Monterey Road and finally, Stoneman School marks the entry to this neighborhood along Huntington Drive.

#### *Lacy Park Neighborhood*

This neighborhood, east of Oak Knoll and west of Virginia to the north of Huntington is characterized by the rustic quality of Old Mill Road which is at its center. Lacy Park is at the east side of this neighborhood. The geography of this area has a gently rolling feel and, from Huntington Drive, it serves as an entry point to the hilly estate area in the City. Larger homes are on lots that are typically 20,000 square feet. Many visitors to San Marino would recognize this area because of “Christmas Tree Lane” – the annually decorated deodar cedars along St. Albans Road.

#### *Central Huntington Library Neighborhood*

This neighborhood is two blocks deep, located east of Lacy Park and along the southern boundary of The Huntington and north of Huntington Drive. Lot sizes are typically 15,000 square feet. Homes in this neighborhood date from the 1930s to the 1950s. They are frequently ranch style homes and usually single story.

#### *Estate Area*

The Estate area is most noted for its hilly geography, dense foresting and large, private lots ranging in size from 30,000 square feet in the southern half of the neighborhood to 60,000 square feet in the northern half. Streets are curvilinear and many are without sidewalks. Many lots are gated.

#### *North Huntington Library Neighborhood*

This area is bounded by The Huntington to the west, an unincorporated Los Angeles County area to the north and Sierra Madre Boulevard to the east. Lot sizes in this area are 20,000 square feet and the streets are gently curved and wide to the north with a pocket of streets in the southern portion that have lots ranging from 15,000 to 17,000 square feet. There are sidewalks on many streets but low profile street trees. This combination of wide streets, large lots and lower street trees gives a sense of openness to this neighborhood. Like the Estate Area and the Southeast Area, this neighborhood is not directly adjacent to commercial and/or public/institutional uses.

### *Winston Avenue Neighborhood*

This area north of Huntington Drive is bounded by Sierra Madre Boulevard to the west, San Marino High School and Santa Anita Avenue to the east and Lombardy Road, San Gabriel Boulevard, and the City boundary at the north. It is not as well defined geographically as other neighborhoods and is more defined by the age of the structures and street patterns in the neighborhood. This neighborhood is anchored by the gently rolling streets around Coniston and Kenilworth and the “romance revival” architecture of the homes. The neighborhood continues north along Winston where streets and parkways are wide. There are sidewalks, mature trees, and a predominance of two-story homes, often in the Mediterranean and Spanish styles. Lots sizes are in the range of 12,000 square feet.

### *San Marino High School Neighborhood*

This neighborhood, to the east of Santa Anita Avenue and the High School is distinctly different from the neighborhood to its west, largely due to the later period of development. There is a predominance of single-story ranch homes, fewer sidewalks and parkways and lower profile street trees. There is a similarity in development period and street configuration between this neighborhood and the East Lorain Road neighborhood. However, Huntington Drive divides the two into two separate areas. Also, lot sizes in this neighborhood are typically 12,000 square feet.

### San Marino’s Commercial Areas

The four commercial areas in San Marino – Huntington Drive East, Huntington Drive Central, Huntington Drive West, and Mission Street – make up just a small portion of the City’s overall land area. Development constraints upon lots in these commercial areas allow for no setbacks at the front or side property lines, a 25 foot setback at the rear property line, and a maximum building height of 30 feet. Most of the commercial buildings in these areas have been developed along these lines. The most important constraint upon commercial development within the City, however, is the availability of parking. Since most of the lots in the commercial areas were created in the 1920’s and 1930’s, they are mostly small, individually-owned parcels with an extremely limited amount of on-site parking. For these reasons, building density within the commercial areas has remained fairly constant, with a ratio of building floor area to lot size of less than 2:1. The commercial areas of the City are discussed in further detail in the economic development section of this chapter.

### San Marino’s Cultural Treasures

**El Molino Viejo** (The Old Mill) is situated in northwest San Marino approximately two miles from the Mission San Gabriel. It was completed in 1816 as a gristmill for the Mission. It is estimated that 1,644 converted Gabriellino

Indians were part of the mission community when the mill was built. The name is attributed to the fact that a new mill was built for the Mission in 1823. During the settlement of California in the mid-19<sup>th</sup> century, the Old Mill came into private ownership and was converted into a residence. In 1903, this property was acquired by Henry Huntington. The Old Mill structure was used as the clubhouse for his hotel golf course. In 1927, Huntington's heirs once again used the Old Mill as a residence. The property was bequeathed to the City of San Marino in 1962.

Currently, the property is owned by the City and operated by the Old Mill Foundation. It is a California State Historical Landmark. Prior to 1995, the California Historical Society provided some financial support for Old Mill operations. As the funds were gradually withdrawn, the Old Mill Foundation, a non-profit charitable organization, was founded in 1995 to raise funds and operate the Old Mill facility. The City funds the utilities and participates in building and grounds maintenance as needed.

The Old Mill Foundation has established three priorities for the property – *education, cultural life, and outreach*. Public use of the site is encouraged while its location in a residential neighborhood is recognized. The Old Mill Foundation has developed facility use guidelines and procedures that optimize its goals while minimizing adverse impacts on neighbors.

**The Huntington Library, Art Collections and Botanical Gardens**, also familiarly known as “The Huntington”, “Huntington Library” and “Huntington Gardens” is a jewel in the City’s crown. A private nonprofit institution, The Huntington was founded in 1919 by railroad and real estate developer Henry Edwards Huntington and opened to the public in 1928. This remarkable cultural institution is unique in that it combines multiple cultural resources – art collections, botanical collections, and literary collections – in one place. This is a resource facility with an expanding educational function as well. The Huntington is a land use that can be closely regulated by the City, and development plans are required to be reviewed and approved. The City prefers to think of itself in partnership with The Huntington, as it is with the Old Mill Foundation.

#### Goals, Objectives and Policies

The City of San Marino has established the following broad land use goals. The objectives and policies of this chapter are intended to aid the City in reaching these goals:

1. Maintain the residential character of San Marino.
2. Protect the single-family home pattern of development in San Marino neighborhoods.
3. Protect existing lot sizes and discourage lot subdivisions that are incompatible with the neighborhood in which they are located.



4. Support unique commercial areas - business activities should meet the needs of local residents while recognizing that some businesses are attractive regionally.
5. Perpetuate a healthy, but contained and limited, commercial environment as a service and convenience to San Marino residents, without detrimental encroachment upon the single-family areas of the community.
6. Accommodate future needs for municipal facilities.
7. Protect existing and provide for more recreational space for residents.
8. Cooperate with The Huntington and support the Old Mill as local cultural resources.
9. Ensure high quality design characteristics of existing and proposed structures in San Marino.
10. Ensure that new development is compatible with established neighborhoods.
11. Preserve significant historic properties on the State Register and National Register.
12. Maintain the current standard of high-quality and well-maintained properties.
13. Maintain reasonable buffers between residential neighborhoods and commercial uses in the City.
14. Establish policies for on-site parking for all uses and allow for adequate alternative parking sites for commercial uses.
15. Protect property values.

### Land Use Objectives and Policies

The following land uses are identified on the General Plan Land Use Map on page II-1A. The map shows land use designations for each property within the City.

#### *Residential Land Uses*

Objective L.1      **Estate Residential (0-2 d.u./acre)**– Provide an estate area with large lot sizes in the hilly terrain of the northwestern area of the City for single-family residential use.

Policies:

Maintain the existing policy that typical lots remain in excess of one acre in size.

Maintain buildable square footage and setback requirements that are proportionate to lot size.

Allow single-family residences, “second units” as defined by the City of San Marino in order to meet state housing requirements, and limited accessory structures to the primary residence.

Objective L.2      **Very Low Density Residential (2-4 d.u./acre)**– Provide residential area districts with large lots in traditional neighborhood patterns for single-family residential use.

Policies:

Maintain lot *sizes* between 12,000 and 30,000 square feet in size, as determined consistent with the predominant lot sizes in the district.

Maintain buildable square footage and setback requirements that are proportionate to lot size.

Allow single-family residences, “second units” as defined by the City of San Marino in order to meet state housing requirements, and limited accessory structures to the primary residence.

Objective L.3      **Low Density Residential (4-6 d.u./acre)**– Provide residential area districts that reflect the predominant pattern of residential development in the City – single-family development on standard size residential lots.

Policies:

Maintain lot sizes between 9,000 and 12,000 square feet in size depending on the district and based on the predominant lot sizes in the area.

Maintain buildable square footage and setback requirements that are proportionate to lot size.

Allow only single-family residences and limited accessory structures to the primary residence.

- Objective L.4      **Protection against vacant lots in residential areas** – Minimize the impact of vacant lots in residential areas.

Policies:

Require that building permits for a replacement structure be issued before demolition is permitted.

Where appropriate, require safety fencing and landscaping.

- Objective L.5      **Neighborhood Character** – Preserve the character of existing neighborhoods.

Policies:

Place limits on mass, scale, and site placement of new construction and additions.

Maintain residential design guidelines that require compatibility with the neighborhood, while still allowing for design choice.

Prohibit parking of vehicles in front yards, except as permitted for short-term parking in driveways.

Encourage parking of vehicles in garages.

- Objective L.6      **Residential property maintenance** – Eliminate unsightly conditions on residential properties.

Policies:

Enforce weed abatement policies.

Enforce abandoned vehicle policies.

Enforce ordinances prohibiting deteriorated structural conditions, e.g., peeling paint, missing stucco, broken windows and shutters, etc.

Heighten property owner awareness by periodically distributing property maintenance information and suggestions.

Take prompt and consistent code enforcement action when violations are identified.

Provide community development block grant (CDBG) funds to qualifying property owners when needed to maintain and rehabilitate residential properties.

Objective L.7     **Trees and tree trimming** – San Marino’s mature urban forest should be protected.

Policies

Require city permits prior to tree removal from private property.

Require replacement trees where appropriate on private and public property.

Provide guidelines for proper pruning of trees on private property.

Publicize information regarding tree trimming from time to time, to raise property owner awareness of requirements.

(see also Chapter Three, Section Three – Tree Preservation)

### *Commercial Land Uses*

Objective L.8     **Huntington Drive** – Designate areas for commercial use on Huntington Drive consistent with existing commercial locations.

Policies:

Limit building height and mass to maintain a suburban scale to the commercial district.

Prohibit uses that would have a significant negative impact on adjacent residential areas.

Encourage a variety of retail, professional services, and medical uses intended to meet the needs of San Marino residents.

Allow flexibility in the use of existing structures to minimize vacant storefronts.

Encourage pedestrian-oriented uses and design, such as outdoor dining.

Consider the adoption of a specific plan to implement land use and economic development strategies on Huntington Drive.

Objective L.9

**Mission Street** – Designate an area for commercial use on Mission Street consistent with existing commercial structures and activities.

Policies:

Encourage pedestrian-oriented uses and design, such as outdoor dining.

Maximize retail uses on the first floor that are open to the general public.

Prohibit uses that would have significant negative impacts in the way of noise, smells, and other nuisances on nearby residential neighborhoods.

Encourage a variety of retail establishments.

Consider the adoption of a specific plan to implement land use and economic development strategies on Mission Street.

*Historical and Cultural Land Uses*

Objective L.10

**The Huntington Library, Art Collections, and Botanical Gardens (“The Huntington”)** – Maintain a unique land use district for the purpose of maintaining the site as a recognized cultural center.

Policies:

Maintain a strong relationship with The Huntington to ensure that the City is supportive of this landmark.

Allow for a variety of cultural, educational, assembly, retail, and open space uses within the site.

Establish maximum hours of operation to limit impacts of visitors on adjacent residential neighborhoods.

Discuss master plans prepared by The Huntington on a periodic basis and work cooperatively toward implementation of future development and new uses within the site.

Require City approvals for additions, new construction, and intensification of use within The Huntington site.

Work cooperatively with The Huntington to ensure that operations are regulated in a way that is mutually beneficial to The Huntington and the City.

Work cooperatively with The Huntington to manage circulation, in order to minimize impact on surrounding streets.

Objective L.11     **The Old Mill** – Maintain this historic resource owned by the City and operated cooperatively with the Old Mill Foundation.

Policies:

Provide political, financial, governance, and human resource support to the Old Mill Foundation as needed.

Allow for a variety of cultural, educational, assembly, retail, and open space uses within the site.

Require discretionary approvals for additions, new construction, and changes of use within the Old Mill site.

Work cooperatively with the Old Mill Foundation to ensure that operations are regulated in a way that is mutually beneficial to the Old Mill and the City.

Maintain property usage guidelines, including maximum group sizes and maximum hours of operation, to limit adverse impacts of visitors on adjacent residential neighborhoods.

Monitor and manage circulation in order to minimize adverse impacts on surrounding streets.

Encourage the Old Mill Foundation to continue to increase net revenues for Old Mill operations.

*Open Space*

Objective L.12      **Lacy Park.** Maintain Lacy Park as open space for recreation and enjoyment by San Marino residents.

(Refer to Natural Resources and Community Services Chapters for objectives and policies pertaining to Lacy Park.)

## **Section Two - Economic Development**

### Purpose

The purpose of including an economic development section in the General Plan is to promote a successful commercial sector in San Marino that meets the needs and expectations of the community. While private market forces play the greatest role in creating successful commercial areas, the City, through its action or inaction, can influence the success of commercial areas.

Some of the benefits of having a successful commercial sector include City identity, aesthetic quality, quality of life for residents and business owners and employees, public/private partnerships, and revenues from property and sales taxes. The City has a role in creating commercial areas that meet its goals, namely through the environmental and permitting process, zoning requirements, and fees.

The City has been proactive in the economic development process by creating dialogue between the City, residential community, and business community. Activities such as the installation of banners and parking signs on and adjacent to Huntington Drive have resulted from discussions geared toward enlivening the business district.

While it is understood that viable commercial activity in an urbanized area must be patronized by a larger concentration of consumers rather than just the residents of San Marino, it is not the City's goal to establish a destination retail area such as Old Pasadena. The amount and location of commercial area in the City is well established. There is no pressure from either the business community or residential community to expand the City's commercial areas – three locations on Huntington Drive and one on Mission Street. The goal is to update and modernize the building stock and encourage enterprises that meet existing and future needs of customers.

### Overview of Existing Conditions

Commercial enterprises in San Marino occur in four areas of the City. Three of these areas have frontage on Huntington Drive; the fourth area is on Mission Street.

#### *Huntington Drive*

Huntington Drive was developed along the Pacific Electric right-of-way. Early San Marino residents remember that the commercial areas along Huntington Drive were located at railway stops. Each commercial area had a market, gas station, drug store, and barbershop. The area at the intersection of Huntington



Drive and Sierra Madre Boulevard was larger because two lines converged at this intersection.

The resulting development pattern that remains today consists of a linear row of storefronts facing Huntington Drive, generally one lot deep. There is an alley and parking behind the storefronts in most locations. There is a sidewalk between the storefronts and the street. Angled street parking in front of the stores provides a buffer between the pedestrians and busy traffic.

The three business areas on Huntington Drive are not contiguous. Therefore, even though the lot sizes and development patterns are similar, there is no connection between these commercial areas. Also, the width of Huntington Drive with three lanes of traffic in each direction and a wide median act to separate the north from the south side of the street. When approaching the commercial areas by car, it is possible to visually identify both the north and south sides of the street as a commercial area. However, it is difficult to access businesses on the opposite side of the median. Even if a shop looked interesting to someone driving by, it is unlikely that the driver would take the time to turn across traffic lanes and the median to go back and visit the shop. Further, because the businesses are in a row, i.e. along one street and not clustered, it is difficult to identify any one of these commercial areas as a “district,” “center,” “downtown,” or other term often used to describe commercial areas.

**Huntington Drive East.** This is the smallest of the four commercial areas, one and one-half blocks long. Commercial and religious uses are located in this area at the eastern entry to the City at San Gabriel Boulevard. There is also a post office and a parking area on the south side of Huntington Drive.

The City’s Commercial Plan, adopted in 1998, suggests that the high vacancy rate might lead to new development in this area. There is a high volume of street traffic but low residential density. Therefore, any new development and uses in this location would be oriented to patrons arriving by vehicle rather than pedestrians. That said, this commercial area serves as an entry point to the East Lorain Road neighborhood. It is an important physical buffer to the neighborhood and can be easily accessed by foot. Uses that serve both larger populations, as well as the neighbors such as the post office, are desirable.

**Huntington Drive Central.** This is the largest of the City’s four commercial areas. Retail, professional office, and service uses are common in this area. City Hall, Fire Department and Police Headquarters are also located in this area. Based on current square footage and use types, there is adequate on- and off-street parking. The City has installed parking signs to direct patrons to the parking areas behind the buildings. One of the problems is that, with a few exceptions, there are no

passthroughs from the rear of the buildings to the sidewalk in the middle of these blocks.

It is estimated that the full length of this five-block area could be walked in fifteen minutes. However, there are constraints to doing this. The primary constraint is the heavy traffic on Huntington Drive and Sierra Madre Boulevard/San Marino Avenue that deters pedestrians from strolling across the street. In fact, it is more likely that a visitor will park for a north-side business and re-park for a south-side business than to walk across Huntington Drive to patronize both a north- and south-side establishment.

**Huntington Drive West.** This commercial area is primarily on the south side of Huntington at Granada. There is also one property for commercial use at the five-point intersection of Garfield, Los Robles and Huntington. Although it is a small area, this is a viable commercial area. The architecture is attractive, there is a low vacancy rate, and there is a mix of retail, restaurant, office, and service businesses that are appropriate for this location. Sussex Road, parallel to and just south of Huntington Drive, provides a transition between the commercial area and the Southwest residential neighborhood.

### *Mission Street*

The other location for commercial enterprise in the City is along a three-block section of Mission Street. Like Huntington Drive, the development is linear in nature. However, because of the small scale of the area, the narrower width of the street (58 feet), and 11-foot wide sidewalks, this commercial area has a greater sense of place and definition than that along Huntington Drive. This village charm attracts commercial boutique-type uses.

The primary challenge of the Mission Street commercial area is the interface between the commercial area and the neighboring residential streets. Off-street parking supply is adequate using the Institute of Traffic Engineers parking rates for each use. However, parking supply is inadequate according to municipal code requirements that are based on square footage. More importantly, because of location and access issues related to off-street parking, as well as the proximity of the business area to surrounding residential streets, there is a higher likelihood of a customer parking on a nearby residential street and walking a few yards, rather than searching for a hidden parking space. The City has undertaken the purchase of a commercial lot on Mission Street to provide a publicly accessible parking area in order to relieve the business related parking on residential streets.

### Financial Information

Historically, San Marino has not been a regional destination for commercial activity, but a few local businesses draw from a broader area. Most residents shop

in surrounding communities on a regular basis. For example, there is not a supermarket in San Marino, so even basic shopping needs are conducted in other locations.

It has not been the policy of the City to change the nature of its commercial areas in order to increase its tax revenues. Total commercial sales tax revenues to the City are approximately \$450,000 annually, a small percentage of total revenues.

The goal of economic development in San Marino is to provide commercial services and retail businesses to local residents that also serve to enhance San Marino's reputation as a quality community. According to data regarding current business activity in the City, there are four general categories that can be applied to most business types – service, retail, restaurant, and home-based businesses.

Service businesses, such as banks, service stations, repair shops, and the like, represent about twenty-six percent of the businesses in the City. Retail is forty-two percent of the businesses, and restaurants are ten percent of the businesses. There is not a significant amount of sales tax revenue generated by home-based businesses.

### Opportunities and Constraints

#### 1) Opportunities

- a San Marino has established commercial districts on Huntington Drive.
- b Huntington Drive has high traffic volume (averaging 30,000 trips per day) theoretically affording a great deal of visibility to consumers.
- c The commercial building stock in San Marino is well maintained despite its age.
- d The City has engaged in dialog with the residential and business communities about economic development.
- e A commercial plan was developed by the City in 1998.
- f Commercial design guidelines were first implemented in 1998.
- g Architectural design within the commercial areas is sensitive to and in scale with adjacent residential neighborhoods.
- h The total number of parking spaces on Huntington Drive, including parking behind buildings, is adequate (see constraint f below).
- i Businesses can be mobilized to share parking.

#### 2) Constraints

- a The width of Huntington Drive and heavy traffic flows are barriers to pedestrian movement between the north and south sides of the street.
- b There is inadequate parking in the Mission Street commercial area during periods of high demand.
- c Much of the commercial building stock is aging and more expensive to maintain.

- d Small parcel sizes limit the cost effectiveness of new construction in many locations.
- e San Marino can be a difficult environment in which to thrive for certain businesses, such as restaurants, because of size of buildings, limited parking, and adjacency to residential neighborhoods.
- f Parking is not always distributed where it is needed most.

Goals, Objectives and Policies:

1. Maintain commercial land use patterns.
2. Strengthen the attractiveness and economic viability of the several distinctive business areas that make-up the community.
3. Build long-term partnerships between businesses, business organizations, and the City in order to recruit and retain desirable businesses.
4. Maintain high design quality in new developments and remodels.
5. Maintain a balance of uses that meet the needs of residents.
6. Consider selective financial support for public improvement projects in the commercial areas when needed to attract and retain businesses.
7. Consider creating a civic plaza that is attractive to pedestrians and a focal point for gathering.

Objective L.13 Provide a business friendly environment in San Marino consistent with community values.

Policies:

Maintain a close relationship with the Chamber of Commerce and its activities.

Maintain a streamlined permitting process.

Encourage City departments to buy locally when quality and prices are competitive.

Objective L.14 Discourage commercial parking in residential neighborhoods.

Policies:

Work with existing and potential businesses on parking plans for employees and customers.

Consider appropriate land purchases for parking.

Create commercial parking districts where appropriate and assist districts in the purchase of land for additional parking if warranted.

Limit commercial parking on residential streets.

Increase signage to direct customers to appropriate parking.

Encourage businesses to share parking.

Encourage a mix of uses in commercial areas that lead to customers linking their trips – visiting more than one business in the area to reduce the demand for additional parking spaces.

Objective L.15      Limit number and duration of vacant storefronts.

Policies:

Allow flexibility in the use of existing structures to minimize vacant storefronts.

Work with Chamber of Commerce to encourage new businesses to come to San Marino.

Objective L.16      Support usage of San Marino businesses by San Marino residents and businesses.

Policies:

Make restaurants attractive to more diners by continuing to allow sale of alcoholic beverages and promoting outdoor dining.

Allow for a good mix of businesses that includes service businesses such as financial institutions, dry cleaners, salons, and retail businesses and others that meet the daily needs of residents.

Objective L.17      Encourage a pedestrian oriented business community.

Policies:

Consider scale and orientation of storefronts when approving new construction and remodels.

Allow signage at appropriate pedestrian scales that can be seen easily by individuals walking along the street.

Incorporate landscape and other interesting streetscape features in the business community.

Encourage outdoor dining and outdoor retail display.

Objective L.18 Maintain a high quality of function and design.

Policy:

Implement the City's commercial design guidelines that address the four commercial areas of the City.

Objective L.19 Create a stronger sense of place and more traditional "boulevard" feel on Huntington Drive.

Policies:

Evaluate the reconfiguration of Huntington Drive in the Civic Center/Central area to narrow the median and widen sidewalks in order to mitigate the barrier effect caused by high volumes of traffic on Huntington.

Encourage commercial property owners to update and modernize their buildings, in order to attract high-quality, community-serving businesses.

When property owners improve commercial properties, encourage the creation of smaller subspaces, such as arcades and plazas, within the existing commercial districts.

Use paving, signage, artwork, banners, and other techniques to demarcate entry points and centers within the commercial area.

Develop a streetscape master plan along Huntington Drive including street furniture, pedestrian lighting, and new landscape options.

Recruit unique specialized retail businesses that serve City residents and require a regional customer base for success.

Objective L.20 Evaluate the creation of a public space (civic plaza) that can be a community-gathering location serving pedestrians and shoppers.

Policies:

Evaluate the physical restructuring of the intersection at Huntington Drive and Sierra Madre Boulevard/San Marino Avenue to create a plaza area or areas. Improvements might include seating, lawn and garden areas, an information kiosk, and other attractive landscape features.

Utilize the plaza area for community activities where appropriate. Activities might include holiday events and events sponsored by the business community.

Objective L.21 Cooperate with the Chamber of Commerce in producing new business orientation materials.

Policies:

Encourage local lenders to assist small business owners with financing needs.

Provide information regarding requirements for home-based businesses in the City.

Develop a marketing brochure to attract new businesses.

Objective L.22 Work with the Chamber of Commerce on marketing materials for promoting shopping in San Marino.

Policies:

Periodically highlight local businesses and/or commercial districts in City publications.

Produce a flier for residents, businesses, film studios, and area hotels and visitor's bureaus regarding local businesses to promote their patronage.

Maintain links on the City's website to the Chamber of Commerce and local businesses.

Highlight new business openings.

### Section Three - Preservation

#### Overview of Existing Conditions

Most of the housing stock and other buildings in the City were built prior to 1950. There are eight sites in the City that have been designated by the State and/or Federal government as historic landmarks in the City. These are:

Name	Address	State	National
City Hall/Fire Department	2200 Huntington Drive	Listed on register	N/A
Michael White Adobe	2701 Huntington Drive	Listed on register	N/A
Governor Stoneman Adobe	1912 Montroble Place	Landmark #669	N/A
El Molino Viejo	1120 Old Mill Road	Landmark #302	National Register
The Huntington Library, Art Collections, and Botanical Gardens	1151 Oxford Road	Listed on register	N/A
Stoneman School	1560 Pasqualito Drive	Listed on register	N/A
Lacy Park Restroom	1485 Virginia Avenue	Listed on register	N/A
Edwin Hubble House	1340 Woodstock Road		National Register
Thurnher House (Locally Designated)	1475 Virginia Avenue	N/A	N/A

The City has an intensive design review process and has adopted residential design guidelines. These include detailed text and illustrations intended to ensure the compatibility of overall architecture as well as architectural detailing with existing development. Currently, a design review committee appointed by the Council reviews development plans to ensure compatibility with the existing historic fabric of San Marino neighborhoods. Alterations to property visible from public view as well as all new construction are scrutinized. The City has been satisfied that this process has protected properties that would otherwise be inappropriately altered.



### Purpose

The purpose of establishing a policy is to recognize historic resources in the community. Preservation of significant historic structures is desirable in San Marino to ensure the city's unique sense of place.

Because of changes in the California Environmental Quality Act in the last few years (Section 15064.5), it is increasingly likely that the issues of historic status and integrity are going to be introduced into the public discussion of demolitions, major alterations, and new construction that occurs in the city. A review of buildings that are potential historic resources potentially allows the City to quickly respond and justify its position when issues arise as to whether or not a property has historic value.

### Goal, Objectives and Policies

Protect the historical and culturally significant resources that contribute to community identity and a sense of history.

Objective L.23      Review existing listed resources and determine appropriate action for state and national listings.

#### Policies:

Consider whether or not resources are appropriately placed on current lists.

Recognize, publicize, and maintain the sites that are locally significant.

Identify significant architectural, cultural, and historic resources within the city that would qualify for the state or national register.

Cooperate with the San Marino Historical Society and other community groups involved in recognizing the City's history.

Objective L.24      Encourage the preservation of significant architectural, historic, and cultural resources.

#### Policies:

Encourage the identification of areas and structures of historic, architectural, and cultural significance within the city.

Any designation based upon area, site or structure within the city should be subject to the City's approval.

Any designation of a property within the City should be subject to the property owner's approval.

Objective L.25

Encourage and provide incentives to achieve preservation of significant architectural, historical, and cultural buildings and neighborhoods.

Policies:

Support tax incentives and other methods deemed mutually agreeable to the City and the property owner, which will help to preserve historic resources.

Consider the relaxation of current building and zoning codes, as necessary, to preserve significant structures, while ensuring that basic health and safety goals are met.

Provide information to property owners who desire such information on how to rehabilitate, research, and appreciate their architecturally, historically, and culturally significant property.

## Implementation Measures

The following measures are suggested to implement the goals, objectives and policies of the Land Use Chapter. Please refer to the corresponding objectives and policies for the specific language associated with each implementation measure. These are noted as “**R**” – **Required**, “**C**” – **Currently in place**, and “**O**” – **Optional, only if corresponding policy is implemented**.

<u><b>Implementation Measure</b></u>	<u><b>Related Objective(s)</b></u>	<u><b>Status</b></u>	<u><b>Time Frame</b></u>	<u><b>Responsible party</b></u>
Zoning Ordinance	L.1-L.12, NR.17	Update <b>R</b>	Completion 2004	Planning Department
Residential Design Guidelines	L.5	<b>C</b>	ongoing	Planning Department
Tree Preservation Ordinance	L.7	<b>C</b>	ongoing	Planning and Public Works Departments
Commercial Design Guidelines	L.8, L.9, L.17, L.18	<b>C</b>	ongoing	Planning Department
Zoning Map	L.12	<b>R</b>	Completion 2004	Planning Department
Mission Street Specific Plan	L.9	<b>O</b>	2006	Planning Department
Huntington Drive Specific Plan	L.8	<b>O</b>	2006	Planning Department
Commercial parking districts	L.14	<b>O</b>	As appropriate	City Manager’s Office
Streetscape Master Plan	L.19	<b>O</b>	2005	Planning and Public Works Departments
Reconfiguration of Huntington Drive	L.19, L.20	<b>O</b>	2015	Planning and Public Works Departments; Police and Fire Departments
Business marketing information	L.21, L.22	<b>R</b>	2005	Chamber of Commerce and Planning Department
Historic Preservation Program <ul style="list-style-type: none"> <li>• Ordinance</li> <li>• Protect Designated Properties</li> <li>• Adopt state historic building code</li> <li>• Implement tax incentives</li> </ul>	L.23-L.25	<b>O</b> <b>O</b> <b>O</b> <b>O</b>	2008	Planning Department

## **COMMUNITY SERVICES CHAPTER**

### **Introduction**

The Community Services Chapter of the San Marino General Plan contains six components: Recreation Services (open space element), Library Services (optional element), Police Services (in part, safety element), Education (optional element), Telecommunications and Technology (optional element), and Infrastructure (optional element).

### **Statutory Requirements**

Government Code Section 65302(e) states that a General Plan shall include an open space element as provided in Article 10.5 commencing with Government Code Section 65560. The City must discuss how it provides sufficient parkland for residents, and the relationship of active park space to the city's inventory of open space.

California State law does not mandate the preparation of goals, policies and objectives in the general plan for library services, police services, education, or telecommunications and technology infrastructure. San Marino is including these topics voluntarily because the City feels that they are integral parts of the San Marino community that cannot be separated from land use, safety, conservation, housing, circulation, open space, and noise.

## **Section One – Recreation Services**

### Overview of Existing Conditions

The San Marino Recreation Department provides a variety of recreation, leisure, and social programs and activities. Approximately 100 classes per quarter are offered, targeted toward particular age groups such as pre-school, youth, teen, adults and senior citizens. These programs include arts, sports, and practical courses. Enrollment fluctuates during the year, but anywhere from 1,000 to 2,500 participants are enrolled at a given time. Fees are charged to help offset program costs. Certain community-wide events (such as holiday events) are provided to residents free of charge.

Before and after school childcare is provided for elementary school children and the City operates a Teen Center for youth.

It is interesting to note that the median age of the population in San Marino according to the 2000 census was 42.7 years, more than 10 years older than the median age for Los Angeles County. Currently, there are few City sponsored programs for seniors in San Marino, and these are primarily day trips, not local social or educational activities.

#### *Lacy Park*

The City's primary recreational facility is Lacy Park. Lacy Park is approximately 26.5 acres in size and amenities include tennis courts, a sports field, a play area with structures, a rose garden, picnic tables, restrooms, the Thurnher House – former lodging for the Public Works Director, the Boy Scout House, and parking.

Lacy Park is centrally located in the City and can be readily accessed by the community. This is important because this is the only City-owned public park facility in the City.

The success and value of Lacy Park relies on its physical form, the planned community activities that occur, and regular use of the park by residents for recreation and leisure activities. Goals, policies, and objectives regarding Lacy Park are included in the Land Use and Natural Resources Chapters. The objectives in this Chapter primarily relate to the activities that occur at Lacy Park.

In 1968, approximately 200 families formed the San Marino Tennis Foundation, a non-profit corporation, whose purpose is to promote tennis and recreation in the community. Membership in the Foundation is open to any resident of the San Marino Unified School District. In that same year, the Foundation constructed six championship tennis courts and a pro shop in Lacy Park at their own expense and donated this facility to the City. The Foundation is responsible for and pays for the operation, maintenance, and repair of the facility.

*Recreation space and San Marino Unified School District*

It is important to recognize that the City of San Marino and the San Marino Unified School District have a very important partnership regarding recreational facilities. The only swimming pool available for public use is located at San Marino High School. The pool is operated and maintained by the school district, but is used for both high school instruction/competitive swimming, and for the community's swim program for all ages. The swimming pool is used to its maximum capacity. If funding and a location could be found for an additional pool, there is a demand in the community for a second pool facility. The City provides financial support for pool operations and programs. The school district also owns a field on Del Mar Avenue, known as "Del Mar Field." This is used extensively by the school district and community organizations for athletic programs.

Activities conducted by the San Marino Tennis Foundation are for the enhancement of tennis facilities at the San Marino Schools.

In assessing the City's recreational needs and programs, the City considers the programs being provided by the school district.

Goals, Objectives and Policies

Following are the stated goals of the City's Recreation Program:

1. Provide activities that allow people of all ages and cultures an opportunity to participate in programs and events.
2. Assist in further developing a sense of community through special events.
3. Provide programs that complement and enhance the School District's curriculum and activities.
4. Provide coordination with community-based organizations to better utilize resources and support each other's efforts.
5. Plan for future facility needs and maintain existing facilities to meet the high standards of excellence expected by the community.

Objective CS.1      Provide quality recreation, leisure, and social programs and facilities that meet the expectations of the residents.

Policies:

Fill a gap in recreational activities that are desired by residents but not available in the private marketplace.

Gather community input for the use of program development and marketing. Methods to gather the input may include the use of community forums, surveys, and community focus groups.

Create a balanced schedule of activities that include the arts, sports, educational enhancement, recreation, and leisure as appropriate.

Develop a program schedule that provides activities for toddlers/preschoolers, youth, teen, adult, and older adults as appropriate.

Objective CS.2      Bring the community together throughout the year.

Policy:

Provide events throughout the year, such as holiday activities, sporting activities, and cultural arts events to enhance the sense of community.

Objective CS.3      Maximize program opportunities by coordinating resources.

Policies:

Meet regularly and coordinate resources with all community organizations and agencies that serve the City's recreational needs.

Coordinate programs with the San Marino Unified School District.

Objective CS.4      Support community participation in San Marino public schools.

Policy:

Work in conjunction with the School District administration, PTSAs, and teachers to provide programs that enhance and expand school district curriculum.

Objective CS.5      Provide efficiently-used, well-maintained space for staff, volunteers, and participants in the recreation program.

Policies:

Inventory the facilities annually to ensure the appearance, safety, and accommodations meet the needs of the program and participants.

Identify facilities that are needed by the community because existing facilities are inadequate, unavailable, offer poor conditions, or do not exist.

Manage long-term facilities needs using the information of facility use, identification of needs, and community input.



## **Section Two - Library Services**

### Overview of Existing Conditions

San Marino has a rich tradition of library services in the community. The first public library was established in 1915 as a branch of the Los Angeles County Library. The Library was located in the Mayberry House and then moved to San Marino Grammar School (now Huntington Middle School.) In 1932, the City Council took control of the Library, making it a department of the City. The first City library opened in a building on San Marino Unified School District property in 1933. It quickly outgrew that space and funding was secured for a new library facility in 1949.

The San Marino Public Library has been in the current facility on Huntington Drive since 1951. The building is approximately 16,000 square feet. There is a main floor, partial mezzanine, and partial basement. The parking for the Library is behind the building on West Drive. The main entrance is from this parking area.

Facilities within the Library include reference and circulation areas, reading areas, computer workstations, special use rooms, and an auditorium. There are also staff offices and storage areas that are not open to the public.

The City completed a needs assessment and building plan in 2001. The needs assessment study found that the Library is “full beyond capacity.” The Library collection has grown to approximately 95,000 items including books for adults and youth, audio books, videos, and CDs. The collection also includes microfilm, pamphlets, and periodicals.

In addition to inadequate storage space, the Library building is too small and poorly organized for staff and patrons. There is no lobby to provide a space for entry, restrooms, displays, information areas, and the like. Therefore, the arrival and departure of patrons is a disruption to the reference and reading areas. The reference and circulation areas are too close together and too small. This creates confusion and noise. The facility is not accessible to the disabled. It does not have proper cabling for modern telecommunication needs. Lighting and climate control are outdated and problematic.

There are 37 existing parking spaces, which seems to be adequate most of the time. However, the circulation through the parking lot is not adequate before and after school when cars come in temporarily to drop off and pick up children.

### The Future

In order to meet current library service standards, the 2001 study indicates that for a City the size of San Marino the Library needs about 27,000 square feet of space.

There are some strategic issues that must be considered to ensure coordinated community planning for the site. First, it might be preferable to build a new facility in stages to reduce interruption of service to the community. Second, the Library is located adjacent to the campuses of Huntington Middle School, Valentine Elementary School, the San Marino Unified School District offices, and the San Marino Woman's Club. A plan of the long-term development and use of this site should be considered when designing the Library. Third, a total of 66 parking spaces are recommended for the larger facility. To make best use of the limited land in this area, joint-use of parking by the City, School District, and Woman's Club should be maintained.

### Goals, Objectives and Policies

1. To maintain a San Marino Public Library that provides a high quality service in a high quality setting to San Marino residents.
2. Establish the San Marino Public Library as the lead source for reading, study, research, and continuing educational development for residents in the City.
3. To support volunteer efforts needed to govern and raise money for Library activities. This includes the Library Board of Trustees, the Library Foundation and the Friends of the Library.

Objective CS.6 Foster a close relationship with San Marino school library services.

#### Policies:

Utilize technology to maintain a network of the City library and other libraries to permit convenient access to information by library users.

Publicize public library youth activities through San Marino schools.

Objective CS.7 Provide sufficient space for current demands, as well as anticipating the need to adapt to future innovations in technology, while continuing to provide traditional library services.

#### Policies:

Provide adequate space for current and planned collections, users, staff and services.

Install telecommunication systems that allow for high quality Internet access.

Meet building code requirements and consider the latest trends in technology, ergonomics, lighting, etc., for a high quality, functional, and comfortable library facility.

Objective CS.8

Facilitate Library usage and accessibility.

Policies:

The Library should be reasonably accessible to all users – both physically and electronically.

Hours and days of operation should be established to meet the needs of as many residents as possible.

Objective CS.9

Actively pursue financial resources to provide new library facilities and services, while maintaining existing facilities.

Policies:

Work cooperatively with the School District to identify strategies that meet community needs for improved library services.

Seek state funds as they become available for library projects.

Determine how additional needed funding might be raised to construct a new library.

If a community capital campaign is deemed necessary, support the San Marino Library Foundation in providing leadership for this effort.

## **Section Three – Police Services**

### Overview of Existing Conditions

The San Marino Police Department is satisfied with the current level of law enforcement in the City. There is a low crime rate that is attributed to four factors: 1) a stable population; 2) high involvement by residents in crime prevention programs, such as Neighborhood Watch; 3) pride of ownership; 4) police presence in the community.

San Marino operates its own police department of approximately thirty-five employees. Of these, twenty-eight are sworn officers – chief of police, captain, two lieutenants, and twenty-four officers in patrol, and detectives. There are also non-sworn dispatchers, a community services officer, crossing guards, and a secretary in the department.

The City's relatively small size puts each residential neighborhood in close proximity to the police department. This allows for rapid response times. It also leads to the effectiveness of a 24-hour patrol program. This is the core of the police department's service. There is a minimum of three officers on patrol, 24 hours a day, seven days a week. The purpose of this program is to promote a safe city environment, protect and enhance the quality of life enjoyed by San Marino residents, suppress criminal activity, reduce crimes of violence and property losses caused by criminal activity, improve traffic flow, reduce traffic accidents, identify and apprehend offenders, gather evidence and testify in court, and work closely with residents to address community concerns.

The department is also responsible for developing strategic public safety plans, collecting and analyzing criminal intelligence, managing and processing reports, filing complaints and citations with the municipal court, managing the municipal parking citation system, ensuring traffic safety, processing warrants, distribution of court subpoenas, managing the jail, and managing evidence and properties. The issuance of parking citations and citations for unlicensed businesses is another responsibility of this department.

All calls for police service and assistance are received, prioritized, processed, recorded, and dispatched by the Dispatcher/Clerks. These employees process approximately 7,500 calls each year and receive all San Marino incoming emergency 911 calls. Additionally, the Dispatch center coordinates animal control functions.

The Detective Bureau, consisting of an officer, a criminal intelligence specialist, a sergeant, and a lieutenant, is responsible for handling all non-traffic felony and some misdemeanor incidents reported to the Police Department. Non-criminal investigations, such as pre-employment background checks, are coordinated

within the Detective Bureau. The Bureau is also responsible for internal affairs, coordinating court appearances, and various other administrative functions.

The department also provides crime prevention by conducting DARE and Neighborhood Watch programs, home security checks, and vacation watch. The Crossing Guard program is intended to ensure greater safety of school-age children traveling to and from school.

The biggest challenge facing the police department is maintaining staffing levels. There is a great deal of competition among police agencies for qualified sworn officers. It is not uncommon for the department to have vacancies. There is a high turnover rate among recent recruits apparently because of the City's low crime rate.

#### Goals, Objectives and Policies

1. Maintain an environment safe from crime against persons and property.
2. Meet the expectations of residents and businesses in the City for a high level of protection for persons and property.
3. Ensure that police services are provided in a manner that reflects and is sensitive to the characteristics and needs of the City, its residents, businesses, and visitors.

Objective CS.10      Maintain a high level of enforcement and rapid response times.

##### Policies:

Implement effective programs to attract and retain officers.

Provide continuous neighborhood patrol to deter crime and maintain rapid response times.

Issue traffic citations as appropriate to improve safety and deter traffic accidents.

Objective CS.11      Ensure that the physical environment contributes to safety.

##### Policies:

Work with city departments to review plans and ensure safety in public and private development projects.

Respond promptly to reports of unsafe physical conditions.

- Objective CS.12      Ensure the City is adequately prepared for emergencies.
- Policies:
- Develop effective contingency plans to deal with emergencies.
- Conduct periodic drills to assure preparedness.
- Inform residents about emergency plans.
- Objective CS.13      Maintain effective partnerships with the community.
- Policies:
- Maintain positive relationships with youth at San Marino schools.
- Work with the Chamber of Commerce and businesses to dispense important crime prevention information.
- Communicate with administration and safety staff of The Huntington to ensure protection of persons and property.
- Provide staffing for special events in the community to ensure proper and orderly crowd control as needed.
- Objective CS.14      Educate the community on how to participate in improving safety.
- Policies:
- Include safety tips on the City's website and in the City's newsletter.
- Support Neighborhood Watch groups in their efforts to function and disseminate safety information to the community.

## **Section Four – Education**

### Overview of Existing Conditions

#### *San Marino Unified School District*

The San Marino Unified School District is the second largest landowner in San Marino because of the vision of early community leaders.

The first school district was established in San Marino in 1917. Classes were held in a two-story Victorian House until the first school was built. The first school site was a five-acre tract located on Huntington Drive between Virginia Road and West Drive. Previously, this property was a ranch. Henry E. Huntington School was opened in 1918. By 1928, there was a need for another school. Two and a quarter acres of land were purchased at Huntington Drive and Granada Avenue. This land was part of the Los Robles ranch owned by Governor George Stoneman. The school on this site was named after him.

In 1938, an extension was built to Huntington School. This is now Valentine School, for primary grades. Huntington is now a middle school. In 1948, Carver School was established on the site that is now the high school. The land, 18 acres in all, had been purchased in 1928 by the forward-thinking school board.

High school students went to neighboring cities for three years before an agreement was reached with South Pasadena for San Marino to establish a joint district. Students went to South Pasadena High School for their education until 1952 when voters overwhelmingly approved a San Marino Unified School District. Carver School was moved to its new site on San Gabriel Boulevard in 1953 and the old location was further developed into the high school complex, opening in 1953.

In addition to the school sites mentioned, the District owns land on Del Mar Avenue that is utilized as a sports field.

The rapid growth of the school district and enrollment mirrored the residential growth in San Marino. The highest enrollment occurred in 1968-69 at 3,574. Since that time, enrollment has been as low as 2,682 (1988-89). During this period, the District brought students in from outside the City in order to improve finances. Enrollment in the 2000-2001 school year was 3,085. The District believes that shifts in enrollment are primarily due to demographic changes related to the aging of the population. The percentage of youth choosing private education has remained relatively constant at ten percent.

In January 1996, the District completed a Facilities Master Plan. Five planning issues were identified – educational program needs, capacity/enrollment/grade configuration, physical condition, code compliance/life safety, and community

use. The Plan identified a serious need for renovating school facilities. Approximately \$50 million in bonded indebtedness was approved by the voters to implement the facilities plan.

In the near future, the District will be addressing the long-term location of its District Offices. Stoneman School is no longer used as a city school.

#### *Southwestern Academy*

This privately owned, not-for-profit school has been a part of the San Marino community since 1924. It is located on eight acres in the southwest area of the City and offers boarding and day programs to approximately 165 students from around the world. According to Ken Veronda, Headmaster, it is the intent of Southwestern Academy to continue its current use indefinitely.

Southwestern Academy does not intend to increase the size of its student body. However, the board of directors has approved a campus facilities plan. The objectives of this plan include maintaining current enrollment, while enhancing residential facilities with increased security and privacy, and upgrading facilities for fire and seismic safety. At least five of the current structures on the site were built over fifty years ago. Due to changing expectations for privacy and amenities in living quarters, the dormitories need to be modernized and expanded in size.

The City has enjoyed a cooperative relationship with Southwestern Academy. The Academy has shared its facilities when possible, and its leaders have been active participants in community affairs.

#### *Preschool education*

Preschool education is provided by the San Marino Congregational Church, Saint Edmunds Episcopal Church, and the South Pasadena San Marino YMCA (located in South Pasadena.) The City is supportive of these preschools and does not intend to provide these types of services directly.

#### Goals, Objectives and Policies

1. Maintain San Marino's stature as a community offering top-tier public education in the State.
2. Encourage community support for schools and school activities.
3. Cooperate with area schools in evaluating school needs to ensure that residents' expectations are met.



- Objective CS.15      Ensure public safety in and around school sites.
- Policies:
- Work with the District and other schools to ensure efficient and safe traffic flow around schools.
- Work with the District and other schools to develop public information for parents regarding safety issues.
- Objective CS.16      Maximize use of school facilities.
- Policies:
- Explore joint use of facilities for activities such as service yards, maintenance, and recreation, where appropriate.
- Include the school district in the City's master planning efforts to discuss joint use of parking, access, and traffic management and circulation.
- Continue working with Southwestern Academy as needed to ensure use of facilities for City programs and community activities.
- Continue joint use of space at school district facilities as needed for City programs.
- Objective CS.17      Provide extracurricular activities for youth.
- Policy:
- Continue to provide athletic competition and other programs that encourage community support of the schools and provide activities for youth.
- Objective CS.18      Provide opportunities for preschool education to meet the needs of residents.
- Policy:
- Establish zoning policies that allow for preschools in appropriate facilities.

## **Section Five – Telecommunications and Technology**

### Overview of Existing Conditions

Telecommunications and technology services are provided by outside vendors and agencies. Although not provided by the City itself, some of these services involve city licensing or regulation. The City can, and sometimes does, involve itself directly in the availability of vendor-provided services.

The City recognizes that there has been a significant increase in requests to install telecommunication and cable television facilities in the City. Competitive local exchange carriers, competitive access providers, inter-exchange carriers, and cable television companies, among others, have filed applications for permits.

The City has identified that the increase in construction activity related to these permits causes an adverse impact on street surfaces, pedestrian and vehicular traffic flow, general quality of life in residential areas, and the conduct of business in the commercial areas. Therefore, the City requires all applicants to provide information to help the City determine: whether applicants can share facilities; whether the proposed facilities will be used for activities that are subject to regulation by the City or other government agencies; and whether the proposed construction activities balances applicants needs with needs of residents and business owners.

#### *Wireless Phone Services*

Use of wireless phones in San Marino is extensive and is expected to increase as rate plans become more attractive and as wireless services improve in quality and increase in scope.

Currently, there are five wireless cell facilities for four service providers in the City – four along Huntington Drive and one in the Mission Street area. The City is also served by sites located in adjacent cities and the unincorporated County area. Within San Marino there are areas where wireless phone service is minimal or non-existent.

The City regulates where wireless phone towers and related facilities are located. Location may affect service quality.

#### *Broadband Service*

Broadband service (high speed internet access) is available generally from the fixed line telephone service provider (SBC, which provides DSL) and by the cable operator (Time Warner.) The cable operator reported that, in 2001, 480 households received Internet access through cable.

Federal policy is that broadband service be provided competitively.

It is reported that fewer than half of all San Marino homes are located in DSL qualifying areas. Even City facilities do not have DSL access. Concerns have been expressed about delays in obtaining telephone line inspections, which is a preliminary step in obtaining DSL service.

A recent study by the George Washington University Forecast of Technology and Strategy, in which 45 futurists, forecasters, and technical experts were consulted, indicates that by the year 2009 broadband networks will connect the majority of homes and offices in the country. This reinforces the fact that demand, especially in a community like San Marino, is likely to increase as additional services that require better data transmission capabilities are made available to consumers.

Broadband service is an area of rapid technological and commercial change.

#### Goals, Objectives and Policies

1. Recognize that a consistently reliable telecommunications system is an essential part of life in the City.
2. Recognize that high-speed data connectivity is an essential and significant part of life in the City.

Objective CS.19      Establish a plan to ensure that the availability of telecommunication and technology services needed and used by residents.

##### Policies:

Obtain information from service providers regarding their long-range plans.

Integrate the City's capital improvement program with the long-range plans of the providers.

Objective CS.20      Encourage that high-speed data connectivity be provided to residents, commercial areas and public agencies.

##### Policies:

Work with providers/franchisees to encourage that high-speed data connectivity is provided to residences and commercial areas competitively.

Encourage that local public agencies have high-speed data connectivity capabilities.

Objective CS.21

Assure high quality fixed line and wireless phone service is available to residents and businesses within the City.

Policies:

Work cooperatively and proactively with franchisees and vendors to assure that residents are obtaining high quality services.

Provide leadership in resolving service deficiencies in local geographic areas.

Invite residents' input regarding poor service locations and affirmatively work with providers to correct the problems.

Objective CS.22

Identify opportunities to co-locate telecommunications and technology equipment.

Policy:

Encourage the placement of cable, utility and any other telecommunications and technology equipment to share locations both above and below ground.

## **Section Six – Infrastructure**

### Overview of Existing Conditions

The City manages numerous infrastructure systems, including streets/sidewalks/curbs/gutters, irrigation, sewer, storm drains, street lighting, and power lines and poles.

The City has a Capital Improvement Program that anticipates capital expenses for the current fiscal year as well as five years into the future. One component of the program is capital projects, which includes expenditures on infrastructure.

#### *Streets/Sidewalks/Curbs/Gutters*

The City currently spends approximately \$414,213 annually for pavement management. Asphalt concrete overlay is the typical treatment. More extensive work is completed if the existing pavement is not thick enough. Sidewalks are repaired as needed to reduce grade differentials in the surface that pose risks to pedestrians. The City is on a three-year schedule to repair cracked curbs.

New sidewalks are not being proposed by the City. However, individual neighborhoods can petition to have sidewalks installed. An assessment district would be established to pay for the project.

#### *Irrigation*

There are currently irrigation systems in Lacy Park and along the medians of Huntington Drive and Sierra Madre Boulevard, as well as other locations. The irrigation systems are forty to fifty years old. There is no central irrigation system. One problem with the current irrigation system is that the thatch is so thick in some areas that it is difficult for water to penetrate it. The City estimates that it spends \$200,000 per year on water for the medians alone.

#### *Sewer*

There are approximately 234,000 feet of sewer lines in the City. The City does not have records regarding the age and composition of sewer lines. It is thought that approximately ten percent of the sewer system has known weaknesses. The City cleans the sewers from time to time.

#### *Storm Drains*

There are 78,420 feet of storm drains in the City, of which 51,140 are within the City's control and responsibility. Certain regulations of the National Pollutant Discharge Elimination System (NPDES) affect the City's actions regarding storm drains. The City is required to determine illegal connections to the storm drains.

The City is also required to participate in programs that reduce the amount of pollutants that are discharged into the storm drain system.

### *Street Lighting*

Some of the City's street light fixtures are obsolete. The City has been replacing metal light poles with marbelite poles. The City has historically had non-metered electrical circuits. These require higher voltage and result in a higher cost. The City has evaluated the replacement of the non-metered system with a metered system. This requires less voltage and would result in cost savings to the City.

### *Utility lines and poles*

Electrical power lines are located throughout the City on utility poles along with telecommunication and cable television lines. Some of these are along public rights-of-way.

It is the practice of Southern California Edison to visually inspect the physical condition of all poles and facilities annually and to perform a more detailed inspection every five years. When conditions that adversely affect transmission and safety are identified, corrective actions are taken as required by the California Public Utilities Commission.

Funding is available from Southern California Edison and through other sources for undergrounding utilities; this funding is limited, however, especially for small cities such as San Marino.

### Goals, Objectives and Policies

1. Keep public infrastructure systems in San Marino operational, safe, and aesthetically pleasing.
2. Conduct advance planning to ensure coordinated and fiscally responsible capital projects.

Objective CS.23      Maintain high quality infrastructure systems that meet the expectations of San Marino residents.

#### Policies:

Use new cost-effective technologies to identify weaknesses in the City's infrastructure systems.

Develop and implement a maintenance plan that prioritizes infrastructure projects over a period of time.

## Objective CS.24

Upgrade core infrastructure capabilities.

Policies:

Evaluate, on a continuous basis, the latest technologies in infrastructure management, and implement new capital projects to meet the needs and expectations of residents and businesses, consistent with financial resources.

Seek and utilize federal, state, and local funds for improvement projects as appropriate.

Evaluate legal decisions and new regulations relating to stormwater quality requirements as they become available to determine if City actions are required to comply.

## Objective CS.25

Ensure that utility poles and facilities are operational, safe and aesthetically pleasing.

Policies:

Maintain effective communication with Southern California Edison.

Provide for prompt corrective action, maintenance, or undergrounding of utilities, where appropriate.

Assure that a process is in place to periodically evaluate the condition of utility poles and to correct any hazardous conditions that exist.

Give a high priority to working with the school district to eliminate overhead lines on or near school facilities, where appropriate for safety reasons.

Apply for funding from Southern California Edison where appropriate for the undergrounding of utilities.

## Implementation Measures

The following measures are suggested to implement the goals, objectives, and policies of the Community Services Chapter. Please refer to the corresponding objectives and policies for the specific language associated with each implementation measure. These are noted as “**R**” – **Required**, “**C**” – **Currently in place**, and “**O**” – **Optional, only if corresponding policy is implemented**.

<u><b>Implementation Measure</b></u>	<u><b>Related Objective(s)</b></u>	<u><b>Status</b></u>	<u><b>Time Frame</b></u>	<u><b>Responsible party</b></u>
Recreation Program	CS.1	<b>R, C</b>	Ongoing	Recreation Department
City sponsored community events	CS.2	<b>R, C</b>	Ongoing	Recreation Department
Coordinate programs with SMUSD	CS.3, CS.4	<b>R, C</b>	Ongoing	Recreation Department
Facility Inventory and Management Program	CS.5	<b>R</b>	2004	Recreation and Public Works Departments
Integrated Library Program				Library Department Library Foundation, Library Board
• New Facility	CS.7, CS.9	<b>R</b>	2005	
• Improved Technology	CS.6, CS.7	<b>R</b>	2005	
• Meet usage demands	CS.8	<b>R</b>	2004	
Capital Improvement Program	CS.24	<b>R</b>	Ongoing	Public Works Department
Undergrounding of Utilities	CS.25	<b>O</b>	2004	Public Works Department in cooperation with SC Edison



## **NATURAL RESOURCES CHAPTER**

### **Introduction**

The Natural Resources Chapter of the San Marino General Plan contains four components: parklands (open space element), recycling (conservation element), tree preservation (conservation element), and water resources (conservation element).

### **Statutory Requirements**

Government Code Section 65302(d) requires that a General Plan shall include a conservation element. The purpose of the element is to address conservation, development, and utilization of natural resources. These include water, forests, soils, rivers, minerals, etc. Government Code Section 65563 requires that a General Plan shall include an open space element, and this element is required to address open space for the preservation of natural resources. Lacy Park is the only city-managed open space area in the City and contains many natural resources.

## **Section One – Parklands- Lacy Park**

### Overview of Existing Conditions

Lacy Park is the City's only public open space area. This area was once a natural lake. It was documented in 1828 by Alfred Robinson of Boston who came to California to visit the missions along El Camino Real. He described the lake that was located southwest of the Old Mill (Source: Midge Sherwood, "San Marino – From Ranch to City", 1977, p 22). "A beautiful lake, that which was later to be known as Wilson's Lake, lies calm and unruffled in front, and all around fresh streams are gushing from the earth and scattering their waters in every direction." The lake was estimated to have covered about four acres and was fed by both natural springs and water that flowed from the San Gabriel Mountains. A dam was built in the early 19<sup>th</sup> century to support the Mission San Gabriel.

The lake was a source of water to local ranchos in the 19<sup>th</sup> century. It inspired Benjamin D. Wilson to call his ranch "Lake Vineyard." But, as more development occurred, the lake began to dry up and by 1924 was a "mud hole." In December 1924, \$20,000 was donated by two San Marino property owners and a park improvement bond yielding an additional \$80,000 was passed by the voters to establish a park.

The plans for the park included a campsite and log cabin for the Boy Scouts. The park would be available for family recreation, but also as a botanical garden. Armin Thurnher, a horticulturalist, became the first park superintendent in 1926. He lived on the property in what is now known as the "Thurnher House," one of the park's many resources available to the community.

The 26.5-acre park included twelve acres of lawn, two thousand trees and shrubs, and a rose arbor. The park's name, Lacy, was that of the San Marino mayor.

Today, Lacy Park has evolved into one of Southern California's premier community parks. There are walking and cycling paths around the perimeter of the park. The trees and shrubs have grown into mature specimens.

Trail-oriented recreational use demands are primarily met by the existing perimeter trails in Lacy Park. Additional needs are met by the use of nearby regional, state and national parks and forests.

### Goals, Objectives and Policies

1. Preserve Lacy Park as open space.
2. Retain a public place within the community that feels like a refuge from the city around it.

3. Protect the natural resources in Lacy Park.
4. Preserve the park and maintain park facilities in order to maintain its charm and character and ensure that it does not fall into disrepair.

Objective NR.1      Maintain the park's infrastructure and ensure that it meets the needs of residents.

Policies:

Upgrade restroom facilities.

Maintain patron conveniences, such as drinking fountains, tables, and benches.

Repair walking and riding paths as needed.

Consider the most appropriate location for maintenance operations.

Objective NR.2      Sustain turf areas within the park while conserving water resources.

Policies:

Take advantage of latest irrigation technology where appropriate.

Set irrigation systems to water during periods when evaporation is likely to be minimal.

Upgrade and maintain an adequate drainage system.

Objective NR.3      Protect park from over-utilization.

Policies:

Consider restricting hours of park operation/availability.

Consider limiting the number of organized community events held in the park each year.

- Objective NR.4      Preserve trees.
- Policies:
- Implement a tree pruning and maintenance schedule.
- Replace dead trees with new trees of appropriate species.
- Objective NR.5      Retain “natural” areas within the park.
- Policy:
- Keep certain areas of the park natural – without turf and active uses.
- Objective NR.6      Visually separate the interior of the park from the surrounding neighborhoods and provide the sense of natural grandeur within the interior area.
- Policies:
- Maintain mature trees and landscaping around the edges of the park.
- Retain the open expanse in the center of the park at its current size and scale.
- Objective NR.7      Put existing facilities to their best use.
- Policies:
- Renovate and upgrade the Thurnher House.
- Allow for joint use of the Thurnher House by City and community groups.

## **Section Two - Recycling**

### Overview of Existing Conditions

The California Integrated Waste Management Board (CIWMB) was created in 1989 by AB 939. The purpose was to direct attention to the increasing waste stream and decreasing landfill capacity and to mandate a reduction of waste being disposed. Jurisdictions were required to meet diversion goals of 25% by 1995 and 50% by the year 2000. A disposal reporting system was established with CIWMB oversight. Facility and program planning were required, and cities and counties began to address their waste problems.

Recycling is not mandatory in San Marino. However, all residences are provided with recycling bins and all trash goes through a process by which recyclables are diverted to comply with AB 939. The City experienced a drop in the diversion rate between 1998 and 1999/2000. There is a need to strengthen recycling efforts.

Trash collection in the City of San Marino is provided by independent providers on contract with the City. Residential refuse collection is conducted one time per week per property. The City's agreements have historically required that refuse be collected from rear yards (or side yards where rear yards are not applicable.) Residential customers are entitled to an annual bulk item pick-up.

In addition to trash collection, one of the contracts also includes street sweeping services.

The state of the art in recycling occurs at materials recovery facilities (MRF). These provide a central location for separating all waste.

The San Marino Environmental Network is a local community organization that provides information to residents about recycling, conservation, and environmentally sound practices.

As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

### Goals, Objectives and Policies

1. Achieve a high level of participation in the recycling program.
2. Maintain a healthy, clean city free from unsightly waste and clutter.
3. Meet requirements of the National Pollutant Discharge Elimination System (NPDES).

Objective NR.8      Maintain pleasing aesthetics of San Marino neighborhoods.

Policies:

Continue to collect waste in residential rear yards.

Continue to prohibit placement of waste cans or large items at curbs.

Continue to conduct frequent street sweeping.

Objective NR.9      Ensure the best possible trash collection for San Marino residents and businesses.

Policies:

Maintain cost-competitive contracts with waste haulers to provide high quality trash collection services to residents.

Identify the latest in technology and residential convenience when a contract is considered for renewal.

Provide opportunities for the disposal of large household items.

Require regular reports of complaints and act promptly to address problems.

Objective NR.10      Continue to improve waste diversion and recycling programs.

Policies:

Review programs that allow for mixing waste either in a single recycling bin or with other refuse, and adopt the most appropriate, cost-effective latest technologies.

Work with contractors to give the City more control over the waste diversion program, including reporting.

Implement appropriate green waste recycling by the City's public works department.

- Objective NR.11      Ensure that toxic and hazardous wastes are disposed of properly.
- Policies:
- Provide public information regarding household hazardous waste pick-ups.
- Provide public information about household waste disposal at sites around the County.
- Objective NR.12      Ensure that public areas contain attractive trash disposal containers.
- Policies:
- Maintain an adequate supply of public trash containers.
- Empty public trash containers on a regular basis.
- Objective NR.13      Comply with National Pollutant Discharge Elimination System (NPDES).
- Policies:
- Detect and eliminate illegal discharges and illicit disposal practices.
- Control pollutants in surface run-off as appropriate.
- Implement a public information campaign regarding illegal dumping.
- Enhance public awareness about the catch basin and storm drain system and the impact of illegal dumping on the environment.

## **Section Three – Tree Preservation**

### Overview of Existing Conditions

The existence of mature trees is a significant characteristic of the City. The value of trees and specimen plant life in San Marino dates to the early twentieth century, when Henry Huntington worked with a horticulturalist on his own ranch, to beautify his land as well as the area around it. Today, the mature trees at both the Huntington Botanical Gardens and Lacy Park are a significant presence in the City.

The City of San Marino has demonstrated a commitment to tree preservation. The City has an adopted Tree Preservation Ordinance that protects mature trees on private property in residential and commercial zones from improper removal or pruning. San Marino is a member of the National Arbor Day Foundation's "Tree City USA" program. Membership in this program requires the following: 1) an individual, board, or committee legally responsible for the care and management of the community's trees; 2) a tree preservation ordinance, 3) a community forestry plan with an annual budget of at least \$2 per capita; 4) arbor day proclamation and observance. The National Arbor Day Foundation believes that there are numerous benefits to cities by maintaining membership in this program. Among them are commitment to preservation, education, public image, publicity, and financial assistance.

### Goals, Objectives and Policies

1. To maintain attractive tree-lined residential streets and other public areas.
2. To have well designed, well maintained, and mature landscaping on residential properties.
3. To properly prune trees to create a tree canopy that does not adversely impact fire safety.

Objective NR.14      Maintain existing urban forest.

#### Policies:

Require City review and approval for the removal of street trees.

Plant replacement street, median, and park trees of an appropriate size and species, in a timely manner.

Implement a tree-pruning program that includes pruning of street trees on a regular cycle by tree experts.



Employ a qualified City employee, whose responsibilities include the tree maintenance program.

Objective NR.15

Regulate removal and alteration of trees on private property.

Policies:

Maintain a tree preservation ordinance that requires discretionary review of tree removal on private property.

Require replacement trees when mature trees are removed, if appropriate.

Provide educational materials that explain good tree maintenance practices.

Objective NR.16

Protect vegetation in hazard zones.

Policy:

Maintain a program to educate and assist residents in fire hazard zones about establishing defensible space on their properties.

Objective NR.17

Ensure that new construction projects have landscaping that is compatible with the surrounding neighborhood.

Policy:

Require a landscape plan for all new construction projects.

## **Section Four – Water**

### Overview of Existing Conditions

Water is supplied to the City of San Marino by California-American Water Company (CAWC) and the Sunny Slope Water Company. The information contained in these sections was obtained from Sunny Slope's 2000 Urban Water Management Plan Update & 1993 Water Master Plan Update; and from California-American's 2000 Comprehensive Planning Study.

### ***California-American Water Company***

#### *Overview of the San Marino District Systems - Upper and Lower*

CAWC utilizes both groundwater and purchased water supplies to serve its San Marino service area. The service area is separated into two systems designated as the "Upper" and "Lower" Systems. The Upper System service area consists of the City of San Marino and portions of Unincorporated Los Angeles County, Pasadena and San Gabriel. The Lower System service area consists of portions of Rosemead, El Monte, and Temple City. Only the Upper System receives part of its supply as purchased water. The Lower System relies entirely on groundwater. The two systems are connected at the Longden Reservoir and Booster Station property. Supply can be transferred, as needed, in either direction via pressure-reducing valves or booster pumps.

#### *Current and Future Quality of Ground Water*

The reliable capacity of CAWC's groundwater production facilities has been reduced primarily by various water quality problems. The major groundwater contaminants are nitrate and volatile organic compounds. The existence of both contaminants is expected to persist for decades.

Production from certain San Marino System wells is affected by contamination that is regulated by federal and state water quality standards. The production facilities that serve CAWC's San Marino service area continuously provide a finished water supply that meets all current water quality standards. This situation requires constant operational monitoring and attention, particularly during peak demand periods. California-American Water Company is allowed by the Department of Health Services (DOHS) to blend for the treatment of nitrates at two of its reservoirs. These reservoirs are monitored daily.

To lower nitrate levels produced from wells and also reduce CAWC's dependency on purchased water, wells affected by high nitrate levels could be re-drilled deeper. Experience has proven this to be a feasible and cost effective strategy.

Volatile organic compounds have been detected at one of the San Marino Upper System's wells. A project to convey and treat this well's supply at a local reservoir site has been recommended for future installation.

#### *Inventory of Existing and Future Water Supply Sources*

The San Marino service area's rights in the Main San Gabriel Basin (MSGB) are approximately 4% of the annually determined safe yield. CAWC's rights in the Raymond Basin are fixed at 2,299 acre-feet per year, which represents about 17-20% of annual system delivery. An agreement between the two parties provides CAWC the "right of first opportunity" to purchase SGCWD's un-produced Raymond Basin Production Rights.

The San Marino Upper system purchases a small portion of its supply from the Metropolitan Water District (MWD) and the City of South Pasadena. There are also emergency interconnections with the City of Pasadena, the City of Alhambra, and the San Gabriel County Water District. CAWC purchased between 9-16% of its annual system delivery over the past six years. All of these connections are located in the Upper System.

#### *Existing and Projected Demand Upon Water Supply Sources*

Maximum day demands in the Upper System are projected to increase by less than ten percent by 2016.

There is little available land to install either a new MSGB or Raymond Basin well in the Upper System. Additionally, a new Raymond Basin well could interfere with existing wells in that formation. For these reasons, CAWC directed its efforts in procuring property in the Lower System for the installation of the Hall Well. Excess Lower System supplies could then be pumped to the Upper System.

#### *Adequacy of Existing and Future Water Supply Sources*

The San Marino service area's current and projected 2016 average daily demand of 12 mgd exceeds its present groundwater allocation. Additional groundwater supplies can be withdrawn above the annual MSGB allocation as long as the excess quantity is replenished. CAWC has the ability to purchase any amount of additional supply over and above its allocation. Replenishment water is purchased for CAWC by the Watermaster from the Upper San Gabriel Valley Municipal Water District (USGVMWD). The USGVMWD is a member agency of MWD.

CAWC also purchases additional supplies from MWD to augment its groundwater supplies for blending purposes to reduce nitrate levels from several wells.

### *Sunny Slope Water Company*

Sunny Slope Water Company provides water services to a limited number of customers in the southeast section of the City. As of May 2002, Sunny Slope Water Company reports that current and future quality of ground water is expected to remain in good standards. There are five active water supply sources on the system and no plans for a new well. The company expects existing and projected demand on the water supply sources to remain about the same. Finally, existing and future water supply sources are adequate for meeting future needs.

### Goals, Objectives and Policies

1. Maintain a high level of water quality.
2. Conserve water resources.
3. Provide adequate water supply to residents, businesses and public agencies.

Objective NR.18      Comply with requirements of the urban water management plan adopted by the water agency.

Objective NR.19      Coordinate efforts with the water agency to support supply, production and distribution to San Marino residents and businesses, and public agencies.

Objective NR.20      Educate the community regarding water resources.

#### Policies:

Encourage water conservation measures.

Support partnerships between San Marino water providers and those of neighboring agencies and other water districts.

Publicize water resource facts and challenges to residents.

Objective NR.21      Adopt water conservation measures for City facilities.

#### Policies:

Retrofit City facilities as reasonable to conserve water.

Utilize current water conservation technology in irrigation systems.

## Implementation Measures

The following measures are suggested to implement the goals, objectives, and policies of the Natural Resources Chapter. Please refer to the corresponding objectives and policies for the specific language associated with each implementation measure. These are noted as “**R**” – **Required**, “**C**” – **Currently in place**, and “**O**” – **Optional, only if corresponding policy is implemented**.

<u><b>Implementation Measure</b></u>	<u><b>Related Objective(s)</b></u>	<u><b>Status</b></u>	<u><b>Time Frame</b></u>	<u><b>Responsible party</b></u>
Capital Improvement Program	NR.1, NR.2	<b>R, C</b>	Ongoing	Public Works Department
City Facilities	NR.7	<b>R</b>	2003	Public Works Department
Tree Maintenance Plan	NR.4,	<b>R, C</b>	Ongoing	Public Works Department
AB939 Plan	NR.10, NR.11	<b>R, C</b>	Ongoing	City Manager’s Office
NPDES Compliance	NR.13	<b>R, C</b>	Ongoing	Public Works Department
Tree Preservation Ordinance	NR.14, NR.15	<b>R, C</b>	Ongoing	Planning and Public Works Departments
Water Conservation Plan	NR.20, NR.21	<b>R</b>	2003	Public Works Department

## **SAFETY CHAPTER**

### **Introduction**

The Safety Chapter contains four sections: Fire Safety (safety element), Flood and Seismic Safety (safety element), Emergency Preparedness (safety element), and Noise (noise element).

### **Statutory Requirements**

Government Code Section 65302(g) requires that each city prepare and adopt a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, or dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.

Government Code Section 65302 (f) states that the general plan shall include a noise element that identifies and appraises noise problems in the community.

## **Section One – Fire Safety**

### Overview of Existing Conditions

The City of San Marino has a very low risk and a very low incidence of structural and brush fires. There are typically only a few significant structural fires a year. The efforts of the fire department in the areas of community education and prevention contribute to this good record.

#### *Environmental Conditions*

There is one high fire hazard severity zone within the City of San Marino. This is located in Kewen Canyon, the estate area. The steep terrain, growth of vegetation, tree canopy, and dry weather contribute to the potentially hazardous conditions. The Fire Department regularly patrols the area in a fire engine. It is easier to identify hazards from a fire truck than a car. Twice a year – once in fall and once in spring, the Department meets with every property owner in the area. They evaluate the distance from houses to trees in order to prevent canopy fire. The department also conducts drills in the neighborhoods.

The Bates Bill requires Class A roofs in high fire hazard severity zones. If a property owner re-roofs 50% or more of the roof in one year, they must put in a Class A roof. Treated shake only lasts about six months and is not comparable to the Class A roof. The Fire Department advocates alarm systems and fire sprinklers. They typically respond to two home fires per year and go to many false alarms. One fire sprinkler will put the fire out 98% of the time. This takes about 300 gallons of water. Without a fire sprinkler, it would take 100 times that amount of water to put out the fire and the house will likely suffer much more damage.

#### *Fire protection*

Fire protection in San Marino is provided by the City Fire Department. There are twenty-four uniformed firefighters, and one code compliance officer in the department. There are also eighteen auxiliary firefighters.

Fire suppression and emergency response is a primary function of the Department. The City experiences a “low fire volume.”

In 2001, the Department responded to approximately 1,000 calls in San Marino. Of these, 53% were medical calls, 20% were “fire related” and 14% were “calls for service.” An example of a call for service is flooding. The remaining calls were recorded as miscellaneous.

In addition to calls within the jurisdiction, the Department responded to 705 calls in neighboring jurisdictions. The City has automatic aid and mutual aid

agreements to provide additional protection in a significant emergency. Automatic aid is in place to ensure that the closest equipment to an incident responds, even if it is not in the same jurisdiction. The dispatch computer automatically identifies and notifies the closest station. Agreements are in place with Pasadena, South Pasadena, San Gabriel, and Los Angeles County. The number of engines/ambulances that respond depends on the type of incident.

Mutual aid is employed when an incident commander has identified that additional help is needed for an incident. This requires that the dispatcher contact the agency directly to request assistance. The State of California has a Master Mutual Aid Agreement that includes all jurisdictions. On a more local level, San Marino is in Area C (along with South Pasadena, San Gabriel, Sierra Madre, Arcadia, Monrovia, Pasadena, Burbank, Glendale, Alhambra, and Monterey Park). Most of these cities have an agreement with the Verdugo Fire Communications Center for dispatch. The Center has the authority to move equipment to designated stations, whenever a large incident depletes local resources for more than thirty minutes.

Like most contemporary fire agencies, the Department manages a number of safety programs. Fire prevention inspections are conducted by the fire marshal, firefighters, and code enforcement coordinator. These inspections include annual structural inspections, weed abatement, fire extinguishing and alarm systems, and pre-construction plan check.

Community involvement and public awareness is key to the success of the Department's fire prevention program. One of the outreach programs of the fire department is NEAT – Neighborhood Emergency Action Teams. There is an equivalent in the business community called BEAT – Business Emergency Action Teams. This involves the training of community members to handle emergency situations in their neighborhood, until fire safety personnel are able to arrive.

#### *Medical response*

Another primary function of the City's fire department is paramedic services. A significant number of emergency calls are due to medical emergencies. Fire personnel are trained in medical response. This provides a significant value to the community and has become an important community service.



## **Goals, Objectives and Policies**

1. Protect people and property from fires.
2. Actively prevent fire hazards.
3. Provide prompt emergency medical attention.

Objective S.1            Protect Kewen Canyon as a high fire hazard severity zone.

Policies:

Conduct frequent patrols of Kewen Canyon to reduce likelihood of fire.

Identify areas where the tree canopy poses a danger and trim trees accordingly

Educate homeowners regarding defensible space and assist in achieving defensible space around each structure.

Objective S.2            Ensure that adequate service levels for fire protection and emergency medical response are maintained in the City of San Marino.

Policies:

Maintain a complete and fully trained staff to handle fire protection and medical emergencies.

Maintain mutual and automatic aid agreements with other area jurisdictions.

Objective S.3            Ensure that structural safety measures are implemented in a manner that reflects the characteristics of San Marino's housing, as well as the needs of residents and commercial buildings.

Policies:

Maintain roadway clearances to allow for vehicular access of emergency vehicles with the least amount of disruption to neighborhoods.

Encourage the use of fire retardant roofing materials.

Encourage the installation of automatic sprinklers.

Objective S.4 Educate residents and businesses on emergency procedures.

Policies:

Publicize emergency evacuation plans and routes.

Maintain Neighborhood Emergency Action Team (NEAT) and Business Emergency Action Team (BEAT) programs in order to train community members to handle emergency situations in their neighborhood, until fire safety personnel are able to arrive.

## **Section Two – Seismic Safety and Flooding**

### Overview of Existing Conditions

#### *Seismic*

The City of San Marino is located in the southern California basin, a complex geological region that has a history of seismic activity due to the number of faults in the region. There are two active fault systems – the San Andreas and San Gabriel. There is also a system of faults associated with the transverse ranges. The State of California considers a fault to be active if it has caused soil and strata displacement in the last 11,000 years.

The Raymond Hill Fault is an active fault that passes directly through the City of San Marino. Due to its active status, this has been identified as an Alquist-Priolo Hazard Zone. The Alquist-Priolo Act is intended to map faults and employ restrictions on development within the zone.

The Raymond Hill Fault has a known length of twelve miles, or 26 kilometers. It extends through the cities of Monrovia, Arcadia, Pasadena, San Marino, and into the Highland Park neighborhood of the City of Los Angeles.

The fault is classified as a “left-lateral.” The slip rate is between 0.10 and 0.22 millimeters per year. The most recent surface rupture was during the Holocene era (within the past 10,000 years.) It is estimated that the interval between ruptures is roughly 4500 years. Although the exact nature of the slip has been debated, the fault produces an obvious south-facing scarp along much of its length. The steepness of the fault scarp that can be seen in both Arcadia and San Marino indicates that there has not been significant erosion recently, but depression along the fault trace suggests recent, small movements.

The most recent activity on the Raymond fault was from the Pasadena earthquake in December 1988.

Recently, the State of California adopted the Seismic Hazards Mapping Act. This law is in place to identify locations where liquefaction or landslide could take place during a seismic event. Fortunately, the City of San Marino has a very limited possibility of either of these occurrences. Maps indicate that only a very small area northeast of the Old Mill might be subject to earthquake-induced landslide.

(Source: Information taken from the website of the Southern California Earthquake Data Center.)

*Flooding*

The City of San Marino has been identified by the federal emergency management agency as being placed in Zone C – an area of minimal flood risk. As a result, there is no Federal requirement for the purchase of flood insurance in this zone, nor is the community required to implement any floodplain management regulations.

Goal, Objectives and Policies

Reduce to a minimum the loss of life, disruption of services and destruction of property associated with seismic activity.

Objective S.5            Ensure that the City's development related ordinances and policies reflect state laws.

Policies:

Prohibit the location of new critical, sensitive, and high occupancy facilities on or in proximity to active and potentially active faults.

Consider seismic safety when evaluating additions, alterations, and new construction on properties within the Alquist-Priolo zone.

For building permit applications for projects located within Earthquake Induced Landslide Areas, require a geotechnical report that defines and delineates any seismic hazard to be submitted.

Objective S.6            Enhance the preparedness of City agencies and the community to respond to and recover from a major earthquake.

Policies:

Maintain a multi-hazard emergency preparedness plan that includes seismic safety.

Review and update the City's disaster response plans periodically.

Prepare and disseminate information regarding seismic risks and emergency preparedness to residents and businesses.

Objective S.7

Maximize seismic safety in residential structures.

Policies:

Provide public information about retrofits of brick and stone chimneys, bracing water heaters, bolting bookcases, and proper storage in kitchen cabinets to prevent injury.

Ensure that Building permit procedures conform to state law regarding seismic safety.

## **Section Three – Emergency Preparedness**

### Overview of Existing Conditions

The City of San Marino participates in the Standardized Emergency Management System (SEMS) required by the State of California. This program was adopted as law in 1993 and was required in all local agencies in 1996. The purpose of SEMS is to standardize the response by public agencies to frequent and multiple disasters that occur in the state. SEMS facilitates priority setting, interagency cooperation, and the efficient flow of resources and information.

The five functions of SEMS are management, operations, planning/intelligence, logistics, and finance/administration. The system incorporates incident command, multi-agency coordination, mutual aid, and a county-based operational area. All local government agencies must use SEMS in multi-jurisdictional or multi-agency emergency responses to be eligible for state reimbursement of response-related personnel costs. Training is provided to staff in local governments in the area of field operations, operating the Emergency Operations Center (EOC), and executive management of emergency operations.

### Goal, Objectives and Policies

Reduce life safety risks in the community

Objective S.8                      Maintain the City's emergency plan including central emergency staging and services areas in the event of a major disaster.

Policies:

Identify and communicate staging areas to residents, businesses, and employees.

Identify local physicians and others trained in emergency services to be available to assist the City's safety personnel, in the case of a disaster.

Objective S.9                      Train staff in emergency preparedness, for both local and national events.

Policies:

Safety personnel should be trained in homeland security.

Establish communication between the City's safety departments and other local entities, as well as appropriate regional, state, and national agencies.

Train personnel in matters related to recognizing and interceding in terrorist threats.

Objective S.10

Plan for and eliminate, to the extent possible, local hazards that pose a threat to persons' safety, or may disrupt responses to emergencies.

Policies:

Assure that City staff has appropriate equipment for removal of tree limbs and debris in the right-of-way during and after storm conditions.

Maintain traffic contingency plans for traffic signal outages.

Give a high priority to evaluating overhead lines and poles that are along arterials and determine whether or not undergrounding would be desirable.

Plan for deployment of staff to divert public around hazards in the right-of-way caused by natural disasters and accidents, such as flooded areas, downed power lines, water and gas leaks, hazardous materials spills, etc.

Give a high priority to working with the school district to eliminate overhead lines on or near school facilities, where appropriate for safety reasons.

Identify and eliminate, to the extent possible, local hazards that pose a threat to persons' safety, or may disrupt responses to emergencies.

Objective S.11

Maintain information regarding City facilities and public services that could be impacted during an emergency

Policies:

Develop a GIS system with parcel level data of land uses and service facilities

Prepare a map of seismic hazard potential overlain with information regarding water, gas, sewer, and other service facilities.

Implement an emergency response strategy in the event that public services are disrupted by seismic or other natural hazards.



## Section Four – Noise

### Overview of Existing Conditions

Noise levels in the City of San Marino are dominated by vehicular traffic. There are occasional aircraft passing overhead but the predominant noise source is traffic. There is no noise from industrial uses and an insignificant amount from commercial, community, and residential uses.

Noise levels are generally characterized by the Community Noise Equivalent Level (CNEL). The CNEL is a 24-hour averaged noise level with upward shifts for noise levels occurring during evening and nighttime hours.

CNEL values were monitored at the ten locations that were originally reported in the 1973 Noise Element. These are all sites located within residential neighborhoods on local streets. Additionally, five other locations were measured. These were selected because they are a major arterial (San Gabriel Boulevard) or a collector (Los Robles, El Molino, California, Sierra Madre Boulevard) that have higher traffic volumes and are also residential. The results of these measurements are summarized as follows:

### **2002 CNEL Values at various locations**

<u>Location</u>	<u>2002</u>
1. Roanoke Rd. E. of West Haven Rd.	59 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	65
3. Roanoke Rd. W. of Old Mill Rd.	53
4. Oak Street bet. Los Robles & Garfield	54
5. Carlaris Rd. E. of El Molino Ave.	53
6. Shenandoah Rd. N. of Virginia Rd.	60
7. North end of Oak Grove Pl.	52
8. Greenwood Ave. at N. boundary of City	54
9. Stratford Rd. at entrance to Huntington Library	57
10. N. end of Lombardy Pl. No. of Lombardy Rd.	58
11. Los Robles 100' N. of Monterey	69*
12. El Molino 100' S. of Monterey	70
13. Sierra Madre 100' S. of Canterbury	69
14. San Gabriel 100' S. of Duarte	72
15. California 100' W. of Sierra Madre	66

A complete description of noise levels measured in 1973 and in 2002 is in the Appendix. A review of these data indicated that in many cases, noise levels have decreased since 1973. This is due to the fact that manufacturers of automobiles and trucks have been striving to make them quieter. Additionally, tire

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\* The reading at location #11 was conducted on July 24, 2003, following the completion of a re-surfacing project on Los Robles Avenue.

manufacturers have spent considerable efforts making their tires quieter. Improvements in road surfacing technology have made roads smoother and therefore less noise is generated by tires.

Noise in residential neighborhoods is generally considered to be Normally Acceptable where there is no requirement for sound insulation. These areas are generally exposed to noise levels less than CNEL 60. When noise levels are between CNEL 60 and CNEL 70, this is considered Conditionally Acceptable. New residential development in these areas requires a detailed analysis of sound insulation requirements. Noise levels in excess of CNEL 70 are considered Normally Unacceptable in residential areas. New residential development is discouraged in these areas without requiring a detailed analysis of sound insulation requirements.

### **Goals, Objectives, and Policies**

Mitigate the impacts of noise in the City.

Objective S.12      Ensure that owners of existing residences have access to sound reduction information.

**Policy:**

Develop an informative booklet written in laymen's terms concerning reduction of exterior traffic noise for existing residences.

Objective S.13      Reduce potential new noise impacts at street intersections.

**Policy:**

Limit installation of new stop signs and signals. Stop and go traffic increases noise levels in the community by 5dBA above free flowing traffic.

Objective S. 14      Maintain a Noise Ordinance that includes the latest technologies and policies in the field of noise.

**Policies:**

Continuously evaluate existing noise ordinance requirements for mechanical equipment and leaf blowers.

Consider structuring the City's Noise Ordinance to include specific time duration requirements for various noise levels.

Restrict grading and construction activities to daily operation between 7 a.m. and 6 p.m. Monday through Friday and 9 a.m. to 4 p.m. on Saturdays, with no construction on Sundays or federal holidays.

Include a provision in the noise ordinance requiring that all construction, grading, and gardening equipment be properly maintained.

Require vehicles and compressors to utilize exhaust mufflers and engine enclosure covers as designed by the manufacturer.

Objective S.15      Ensure that the City complies with its noise regulations.

Policies:

Train staff in noise level awareness for City owned vehicles and equipment.

Encourage City staff to evaluate noise emission standards when purchasing new equipment and/or vehicles for the City.

Encourage city staff to maintain proper mufflers and engine enclosures on City equipment and vehicles.

Objective S.16      Ensure that noise levels in commercial areas do not exceed current noise levels.

Policies:

Restrict permitted and only approve conditional uses that will emit noise levels no greater than current allowable noise levels.

## Implementation Measures

The following measures are suggested to implement the goals, objectives, and policies of the Natural Resources Chapter. Please refer to the corresponding objectives and policies for the specific language associated with each implementation measure. These are noted as “**R**” – **Required**, “**C**” – **Currently in place**, and “**O**” – **Optional, only if corresponding policy is implemented**.

<u><b>Implementation Measure</b></u>	<u><b>Related Objective(s)</b></u>	<u><b>Status</b></u>	<u><b>Time Frame</b></u>	<u><b>Responsible party</b></u>
Alquist-Priolo Fault Zone Map	S.5	<b>R, C</b>	Ongoing	State of California; Planning Department
Seismic Hazards Map	S.5	<b>R, C</b>	Ongoing	State of California, Planning Department
Emergency Preparedness Plan	S.6, S.7, S.8, S.9	<b>R, C</b>	Ongoing	Police and Fire Departments
Public Information Program regarding seismic safety	S.6, S.7	<b>R</b>	2003	Planning Department
Digital database	S.11	<b>O</b>	2005	Planning Department
Noise Ordinance Update	S.14	<b>R</b>	2003	Planning Department
Noise Information Brochure	S.12	<b>R</b>	2004	Planning Department
Noise emission reduction on city equipment	S.15	<b>R</b>	Ongoing, as equipment is updated or replaced	Public Works Department

# ***City of San Marino*** ***HOUSING ELEMENT UPDATE***

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***FINAL***

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***MARCH 2001***

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## I. INTRODUCTION

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### A. PURPOSE

The Housing Element of the General Plan identifies and establishes the City's policies with respect to meeting the housing needs of existing and future residents of San Marino. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals through the year 2005. These commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to the City of San Marino.

### B. Citizen Participation

State law requires that local governments make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element.

Prior to adoption of the element, legally noticed public hearings were conducted by the Planning Commission and the City Council on November 2000, and December 2000, respectively.

During the preparation of the Housing Element Update, public input was solicited. Residents of the community and organizations and agencies that provide housing, or housing related services, were contacted and encouraged to attend public hearings.

- Public Hearing Notices published in the daily and weekly newspapers:
- Public Review of the Draft Housing Element at the City's public libraries and community centers;
- Review of the Draft Element by the State Department of Housing and Community Development; and
- Public Hearings held before the Planning Commission and the City Council.

### C. Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by state planning law, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The Housing Element is, therefore, an official municipal response to the need to address the housing needs of all economic segments of the population. It establishes policies that will guide City decision making, and sets forth an action program to implement the City's housing goals through 2005.

### D. General Plan Consistency

The Housing Element of the General Plan is only one facet of a City's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Circulation Element establishes policies for ensuring adequate mobility for all of the City's residents, workers and visitors. The policies that are contained in other elements of the General Plan affect the

quality of life that citizens expect. As amendments to the General Plan are proposed in the future, the various elements, including the Housing Element, will need to be reviewed to ensure that internal consistency is maintained.

## E. Housing Element Organization

The Housing Element is comprised of the following major components:

- The Community Profile (Section II) contains an overview of the City's population, housing and employment characteristics in the context of regional trends.
- The Housing Needs Assessment (Section III) presents a discussion of the City's existing and future housing needs, including special needs such as the elderly and large families, and the City's fair share of regional growth needs.
- Section IV contains a review of housing constraints and resources, including governmental and market constraints to the maintenance, improvement and development of housing.
- Section V presents a review of the previous Housing Element, including a discussion of the appropriateness of goals and policies, the effectiveness of programs, and the progress in achieving quantified objectives.
- The goals, policies and programs that will guide the City's actions through 2005 are presented in Sections VI and VII.

The State-mandated Housing Element Components are identified in Table 1, which also references the sections of this document in which the components are addressed.

**TABLE 1**  
**REQUIRED HOUSING ELEMENT COMPONENTS**

<b>Required Housing Element Component</b>	<b>Reference</b>
<b>A. HOUSING NEEDS ASSESSMENT AND INVENTORY OF RESOURCES AND CONSTRAINTS</b>	
Analysis of population trends in relation to regional trends.	Page 11
Analysis of employment trends in relation to regional trends.	Page 14
Projection and quantification of existing and projected housing needs for all income groups.	Page 39 & 75
Analysis and documentation of household characteristics including the following:	Page 27
a. Level of housing cost compared to ability to pay	Page 31
b. Overcrowding	Page 23
c. Housing Stock Condition	
An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities and services to these sites.	Page 51-54
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Pages 41-49
Analysis of existing and potential non-governmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Pages 49-50
Analysis of special housing needs: handicapped, elderly, large families, female-headed households, farm workers and persons in need of emergency shelter.	Pages 34-37
Analysis of opportunities for energy conservation with respect to residential development.	Page 51
<b>B. GOALS, OBJECTIVES AND POLICIES</b>	
Identification of goals, objectives and policies relative to maintenance, preservation, improvement and development of housing.	Pages 59-74
<b>C. IMPLEMENTATION PROGRAM</b>	
An implementation program should do the following:	
Identify adequate sites, which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Pages 63-65
Assist in the development of adequate housing to meet the needs of low and moderate income households.	Pages 69-70
Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement and development of housing.	Pages 70-71
Conserve and improve the condition of the existing affordable housing stock.	Pages 71-72
Promote housing opportunities for all persons.	Pages 72-73
Preserve lower income household assisted housing developments.	Pages 67-69

## F. SUMMARY OF KEY HOUSING ISSUES

The City of San Marino is a built out City with a high quality, low density character. Vacant land for residential development is virtually non-existent, and recycling of currently developed residential lands to higher densities is not an option that the City wishes to pursue. The City anticipates marginal household growth to occur over the next five years, and subsequently has been assigned a zero new construction allocation by the Regional Housing Needs Assessment (RHNA). The focus of development in the City, if any, will be in commercial areas and the modification to, or replacement and reconstruction of, individual

single family detached housing units. Affordability, and meeting the needs of special population groups, are key housing issues.

## 1. Affordability

State housing policy recognizes that cooperative participation of the public and private sector is necessary to expand housing opportunities to all economic segments of the community. Historically, the private sector generally responds to the majority of the community's housing needs through the provision of market rate housing. However, due to economic conditions and trends in the State, the affordability of market rate housing is declining, particularly in San Marino, where the average home price well exceeds \$500,000.

Over two-thirds of the households in San Marino earn more than the County median income. Lower income households, which comprise only a small proportion of the City's households (11.8%), are most likely either seniors on fixed incomes, or live-in domestic support, such as nannies, housekeepers, and groundskeepers. The correlation between income deficiencies and housing problems (affordability and maintenance) indicates the need to develop the means to assist lower income households with both attaining and/or improving their existing housing.

Due to the low density nature of the community, multi-family and mobilehome development, which typically provides affordable housing opportunities for lower income households does not exist in the City. The only multifamily attached units in San Marino are found in the Southwestern Academy boarding school that is not open to the general public for housing.

Over 99% of the housing stock are single family detached units. There are no single family detached homes available on the market at prices affordable to any income group except for Above Moderate income households. The properties available for rent in the City constitute 6% of the housing stock. The majority of the rental units are single family detached homes with three and four bedrooms. There are a limited number of two bedroom units, and a few one-bedroom units, which may be second units or guesthouses available for rent for periods greater than one year. Commercial uses, which include the renting of a unit for less than one year, is prohibited in San Marino. There are no rental units available at prices affordable to lower income households, based on the current market prices.

As there is virtually no remaining land in the City on which to develop housing, construction of new housing affordable to lower and moderate-income households is not an option. It is reasonable to expect that housing needs of lower and moderate-income households will continue to be unsatisfied through the market rate housing inventory.

## 2. Projected Housing Need

Although the City has not been assigned a new construction need allocation for the 1998-2005 planning period, other types of "special" needs remain to be addressed, including housing suitable for the elderly and/or disabled, large or small families, and female headed households. The homeless and farmworkers are not represented in San Marino. Not all persons and households in San Marino with "special needs" are in the lower income groups. It is assumed that where sufficient income is available, these special needs can be satisfied. In San Marino, the "special needs" group most warranting housing assistance is seniors with mobility or self care limitations, and fixed incomes.

## 3. Available Land Inventory

The City is essentially built out in accord with the General Plan land use designations. The remaining few vacant single family detached residential lots are not physically suitable for construction of multi-family or

higher density units to meet these special needs and no new housing is anticipated to be constructed in residential zones with the exception of reconstruction of detached residential units. There is limited potential for construction of second units on lots meeting certain design criteria that may provide additional units affordable for moderate and lower income households. Based on historic activity, however, this option does not offer a great number of potential units.

#### 4. Housing Opportunities

A varied inventory of housing in terms of unit type, cost, tenure and style promotes a range of housing options that are necessary to support an economically and diverse community. While the General Plan and zoning allow for a range of single family residential options, residential growth in San Marino may not occur at the expense of its unique quality of life and community character. The City's intent is not to promote exclusivity in housing character, but to support its special needs groups through development based on the principles of creative quality design where feasible. New residential development that is compatible with existing development is important in maintaining the quality of life highly valued by residents of the San Marino community.

#### 5. Constraints to Affordable Housing

Many factors affect the ultimate cost of housing to the consumer, be it rental or owner occupied. Those factors that either prevent construction or raise the cost of construction and/or improvement of housing can be considered constraints. Some of these constraints are the result of local government actions, policies, regulations and standards, and some are non-governmental market factors. However, governmental and non-governmental constraints are interrelated and affect one another. Therefore, action programs that influence governmental constraints can also affect non-governmental constraints.

Non-governmental constraints are beyond the control of local government and generally cannot be impacted by the actions of a city. However, certain actions by the City of San Marino can mitigate some of the adverse impacts of market constraints on a very localized basis.

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## II. COMMUNITY PROFILE

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Incorporated in 1913, San Marino is located in central Los Angeles County 12 miles northeast of Los Angeles and 35 miles northwest of Santa Ana. The City is well accessed by the Southern California freeway network and within convenient driving time of three major airports.

The housing needs of the City are determined by demographic characteristics of the population (age, household size, employment, and ethnicity) and the characteristics of housing available to that population (i.e., number of units, tenure, size, cost, etc.). The local housing market is seldom static, constantly changing with dynamic social and economic factors. As City demographics and household socioeconomic conditions change, different housing opportunities arise and/or must be created to meet demand. This section explores the characteristics of the existing and projected population and housing stock in order to define the extent of unmet housing needs in the San Marino community. This information helps to provide direction in updating the City's Housing Element goals, policies, and programs.

### A. Population Trends and Characteristics

The City of San Marino is one of 88 cities located in Los Angeles County. The County has experienced rapid growth in the last two decades, with the majority of growth occurring in the incorporated portions of the County. From 1980 to 1990, the County's population increased by nearly 1,300,000 residents, a 17% increase. As a result of employment and residential market trends, the County population growth rate slowed to approximately 10% in the 1990s, equating to 894,489 new residents as of January 1, 1999.

Although the population of San Marino decreased slightly in the 1980s, between 1990 and 1999 the City's population rebounded to 13,880 persons, a 7.1% increase over the ten year period. This is due, in part, to Los Angeles' dynamic growth, as mentioned above. San Marino's population increase was paralleled by a 0.2% increase in the number of housing units. The result was an increase in household size from 2.97 persons per household in 1990 to 3.19 persons per household in 1999. Table 2 shows the population growth for San Marino and Los Angeles County between 1980 and 1999. Chart 1 displays the Southern California Association of Governments' (SCAG) population projection for San Marino in 2020.

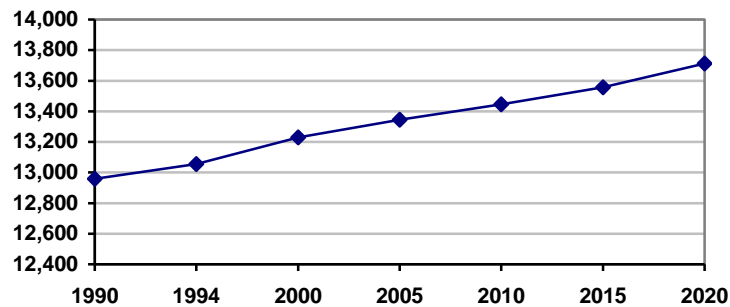
TABLE 2  
POPULATION GROWTH  
1980-1999

<i><b>Jurisdiction</b></i>	<i><b>1980 <sup>1</sup></b></i>	<i><b>1990 <sup>1</sup></b></i>	<i><b>1999 <sup>2</sup></b></i>	<i><b>1980-90 Growth</b></i>		<i><b>1990-99 Growth</b></i>	
				<i><b>Number</b></i>	<i><b>Percent</b></i>	<i><b>Number</b></i>	<i><b>Percent</b></i>
San Marino	13,307	12,959	13,880	-348	-2.6%	921	7.1%
Los Angeles County	7,500,300	8,897,500	9,757,542	1,397,200	18.6%	860,042	9.7%

<sup>1</sup> U.S. Census Bureau.

<sup>2</sup> California Department of Finance (DOF), Population Estimates, January 1, 1999.

**Chart 1**  
**Population Growth Trends: Actual and Projections**  
**City of San Marino**



Source: SCAG – Projections 2000

## 1. Age Composition

According to the 1990 Census, the City of San Marino was comprised mostly of persons between the ages of 25 and 54. There was also a significant number of school-aged children or young adults between the ages of 5 and 24. This indicates that a large number of working families with children resided in the City. Table 3 illustrates the age distribution of residents in San Marino.

**TABLE 3**  
**AGE DISTRIBUTION 1990**  
**CITY OF SAN MARINO**

<b>Age Group/Year</b>	<b>Number</b>	<b>% of Population</b>
Preschool (0-4)	596	4.6%
School/Young Adult (5-24)	3,763	29.0%
Prime Working (25-54)	5,191	40.1%
Retirement (55-64)	1,462	11.3%
Senior Citizens (65+ )	1,947	15.0%
<b>Total</b>	<b>12,959</b>	<b>100.0%</b>

Source: 1990 U.S. Census, STF 3

## 2. Race and Ethnicity

The U.S. Census provides statistics regarding the race and ethnicity of a city's population. As of 1990, San Marino was primarily comprised of persons classified as "White, not of Spanish Origin." The other racial group significantly represented in San Marino was "Asian or Pacific Islanders." These two groups characterized over 98% of the residents in San Marino. Approximately 5% (635) of the City's population were of Hispanic origin. Table 4 highlights the racial and ethnic distribution of residents according to the 1990 Census.

TABLE 4  
RACIAL AND ETHNIC COMPOSITION 1990  
CITY OF SAN MARINO

<i><b>Racial/Ethnic Group</b></i>	<i><b>Number</b></i>	<i><b>Percent</b></i>
White	8,569	66.1%
Black	36	0.3%
Asian or Pacific Islander	4,172	32.2%
Other <sup>1</sup>	182	1.4%
Persons of Hispanic Origin <sup>2</sup>	635	4.9%
<b>Total</b>	<b>12,959</b>	<b>100.0%</b>

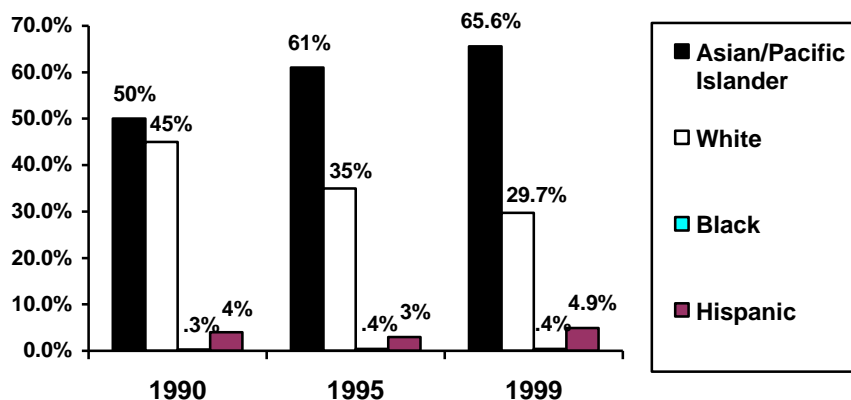
<sup>1</sup> Including Native American, Eskimo, and Aleut.

<sup>2</sup> The 1990 Census does not count persons of Hispanic origin as a distinct race, therefore, this figure is not included in the total.

Source: 1990 Census

One way to estimate the racial and ethnic make-up of a city's projected population is to look at the racial and ethnic breakdown of the city's school-aged children. Figure 1 shows the breakdown for all racial and ethnic groups in the San Marino School District from 1990 to 1999. In 1990, San Marino schools were composed primarily (95%) of persons classified as "White, not of Spanish Origin," and "Asian or Pacific Islanders." This figure is very similar to the figure reported in the 1990 Census, however, according to the San Marino Unified School District, "Asian or Pacific Islanders" represented half of students while "White, not of Spanish Origin" represented approximately 45%. Moreover, in 1999, "Asian or Pacific Islanders" represented approximately two-thirds of students while "Whites, not of Spanish Origin" represented less than one-third<sup>1</sup>.

**Figure 1**  
**Racial and Ethnic Breakdown**  
**San Marino Unified School District 1990 - 1999**



Source: San Marino Unified School District

<sup>1</sup> It should be noted that not all children who go to San Marino schools live in San Marino. In addition, some children attend private schools and are not represented in school district figures.

## B. Employment Trends

Employment and income are two important factors in determining a household's ability to secure housing. According to the California Employment Development Department (EDD), there were 6,050 residents of the City of San Marino in the labor force in December of 1999. Approximately 57% of families in San Marino were comprised of two or more members who work. The reported City unemployment rate in December 1999 was 2.0%, lower than the overall County unemployment rate of 5.2%.

As of 1997, a total of 289 establishments employed approximately 1,408 persons in the City of San Marino. The largest majority of establishments and employees were engaged in trade-based industries (32% and 37%, respectively). Other significant job sectors in San Marino include health care and social assistance and real estate services. The four main business districts in the City – Mission Village, Huntington Drive East, Huntington Drive West, and the City Center – contain such professions as doctors, lawyers, psychiatrists, and investment brokers. The primary employers in the City were the San Marino Unified School District, which employed 400 persons, and the Huntington Library, Art Collections, and Botanical Gardens, which employed 263 persons. Table 5 identifies employment by sector in San Marino.

**TABLE 5  
JOBS BY SECTOR  
CITY OF SAN MARINO**

<b>Job Sector</b>	<b>Number of Establishments</b>	<b>Percent of Total</b>	<b>Number of Employees</b>	<b>Percent of Total</b>
Wholesale Trade	48	17%	109	8%
Retail Trade	43	15%	408	29%
Real Estate and Rental/Leasing	51	18%	138	10%
Professional, Scientific and Professional Services	37	13%	140	10%
Administrative & Support, Waste Management & Remediation Services	24	8%	93	7%
Educational Services	3	1%	60 <sup>1</sup>	4%
Health Care and Social Assistance	48	17%	194	14%
Arts, Entertainment and Recreation	5	2%	18	1%
Accommodation and Food Services	10	3%	124	9%
Other services (except public administration)	20	7%	124	9%
<b>Total</b>	<b>289</b>	<b>100%</b>	<b>1,408</b>	<b>100%</b>

<sup>1</sup> The number of employees in the Educational Service Industry is reported as 20-99 employees; midway point of 60 represented in this table.

Source: 1997 U.S. Census Bureau FactFinder

San Marino's primary employers are listed in Table 6.

**TABLE 6**  
**MAJOR EMPLOYERS 1999**  
**CITY OF SAN MARINO**

<b>Company</b>	<b>Number of Employees</b>
San Marino Unified School District <sup>1</sup>	400
Huntington Library, Art Collections, and Botanical Gardens	263
San Marino City Government	101
Coldwell Banker – Real Estate	92
Southwestern Academy – Private School	40
Julienne Restaurant	27

<sup>1</sup> The City and Census figures for employment reflect different sources and, therefore, may not be consistent.  
Source: City of San Marino 1998-1999 Fiscal Budget

## C. Household Characteristics

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City. The following is an analysis of household size, household growth, tenure, and vacancy trends. By definition, a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children living in the same dwelling unit is considered a household.

### 1. Household Formation and Composition

Between 1990-1999, the number of San Marino households grew at a much slower rate than the Los Angeles County average. While Los Angeles County's total number of households increased 3.1% between 1990 and 1999, San Marino's total household composition grew only 0.2% during the same period. The total number of households in the City in 1999 was 4,312, representing a net increase of 9 households since 1990. Table 7 compares total household growth in the City, County and State.

**TABLE 7**  
**TOTAL HOUSEHOLDS 1990-1999**  
**CITY OF SAN MARINO**

<b>Area</b>	<b>1990</b>	<b>1999</b>	<b>% Increase 1990-1999</b>
California	10,381,206	11,225,363	8.1%
Los Angeles County	2,989,675	3,082,591	3.1%
<b>San Marino</b>	<b>4,303</b>	<b>4,312</b>	<b>0.2%</b>

Source: 1990 U.S. Bureau of Census for City, County and State; and State Department of Finance Population Estimates, 1/1/99.

In 1990, the State Department of Finance indicated that the average household size within the City was approximately 2.98 persons per household. This has increased to an estimated 3.19 persons per household in 1999. In comparison, the average household size in Los Angeles County in 1990 was 2.91 persons per household and an estimated 3.11 persons per household in 1999.

Table 8 describes household size by renter and owner. Based on 1990 information, it appears that the greatest demand among both renters and owners is for units with 1-3 bedrooms to accommodate the majority of households, comprised of two to four persons. The Census also shows a significant number of households with five or more persons, whose needs are best met by units with 3 or more bedrooms.

**TABLE 8**  
**HOUSEHOLD SIZE BY TENURE 1990**  
**CITY OF SAN MARINO**

<b>Households</b>	<b>Renter</b>		<b>Owner</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1 Person	55	21.0%	505	12.5%
2 Person	55	21.0%	1,420	35.1%
3-4 Person	131	50.0%	1,481	36.6%
5+ Person	21	8.0%	635	15.7%
<b>Total<sup>1</sup></b>	<b>262</b>	<b>100.0%</b>	<b>4,041</b>	<b>100.0%</b>
<b>Average Household Size</b>	<b>2.98</b>			

<sup>1</sup> Represents occupied units  
Source: 1990 Census

## 2. Household Income

The Department of Housing and Urban Development (HUD) annually develops median household income estimates for the purpose of determining program eligibility. According to HUD, the 2000 median household income for the Los Angeles-Long Beach MSA, which includes the City of San Marino, was \$52,100. The median income for Orange County was higher at \$69,600 and the median income for the Riverside-San Bernardino MSA was slightly lower at \$47,400.

Household income estimates for San Marino by total households/families are found in Table 9. 1990 Census estimates indicate that the City enjoyed much higher household and family median incomes than the 1990 countywide medians of \$35,922 for households and \$39,035 for families. In fact, San Marino had a preponderance of upper-income households and families with the majority (50.1% of households and 53.6% of families) with incomes of \$100,000 or more.

A distinction should be made between the term 'household' and 'family'. A 'household' includes all the persons who occupy a housing unit. Households may be comprised of unrelated persons including roommates, unmarried couples who reside together, and single persons, as well as those households consisting of families. A 'family' household consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. A family household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.

**TABLE 9**  
**HOUSEHOLD AND FAMILY INCOME ESTIMATES 1990**  
**CITY OF SAN MARINO**

<i>Income</i>	<i>Family Households</i>	<i>% of Total Households</i>	<i>All Households</i>	<i>% of Total Households</i>
\$0-\$14,999	121	3.2%	257	5.9%
\$15,000-\$34,999	287	7.7%	412	9.5%
\$35,000-\$49,999	256	6.9%	364	8.3%
\$50,000-\$74,999	610	16.3%	666	15.3%
\$75,000-\$99,999	459	12.3%	477	10.9%
\$100,000-\$149,000	818	21.9%	906	20.8%
\$150,000 +	1,182	31.7%	1,275	29.3%
<b>TOTAL</b>	<b>3,733</b>	<b>N/A</b>	<b>4,357</b>	<b>N/A</b>
<b>Median Family Income=\$105,123</b>			<b>Median Household Income=\$100,077</b>	
Source: 1990 Census STF3A				

Although the U.S. Census classifications for income are not the same as the household income categories used by the State of California for housing affordability, general comparisons can be made. The State of California uses four income categories for the purpose of determining housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs, e.g., Section 8 and State Density Bonus Law. It is based on an average household size of a family of four. These categories are:

- Very Low Income—50% or below the median income;
- Low Income—51% to 80% of the median;
- Moderate Income—81% to 120% of the median; and
- Above Moderate Income—more than 120% of the median.

As previously stated, HUD develops annual median household income estimates by County. In Los Angeles County, the median income for a family of four in 1990 was \$35,997. By contrast, the median income (MFI) for a family of four in 1999 is \$52,100, which represents a significant increase. Table 10 presents the distribution of household income in the City of San Marino in 1990 based on the median household income as established by the HUD MFI for Los Angeles County.

**TABLE 10**  
**HOUSEHOLDS BY FEDERAL INCOME GROUP 1990**  
**CITY OF SAN MARINO**

<i>Income Category</i>	<i>Number of Households</i>	<i>Percent of Households</i>
Very Low <\$17,999	310	7.2%
Low Income \$18,000-\$28,798	199	4.6%
Moderate Income \$28,799-\$43,196	407	9.5%
Above Moderate Income >\$43,197	3,387	78.7%
<b>TOTAL</b>	<b>4,303</b>	<b>100%</b>

Source: Extrapolation from 1990 Census Income Categories and County-wide HUD MFI of \$35,997

SCAG has provided estimates of the total number of households in 1999 in the four income categories, although the income limits for the Moderate and Above Moderate income categories differ from the income limit ranges. Subsequently, the Moderate and Above Moderate income categories have been calculated by extrapolating 1990 income data to the estimated number of households in 1999 (4,302). Table 11 shows a breakdown of the total number of households estimated in 1999, by income classification.

**TABLE 11**  
**HOUSEHOLDS BY FEDERAL INCOME GROUP 1999**  
**CITY OF SAN MARINO**

<i>Income Category</i>	<i>Number of Households</i>	<i>Percent of Households</i>
Very Low/<\$25,650	343	8.0%
Low Income/\$26,651-\$41,050	261	6.1%
Moderate Income/\$41,051-\$61,560	502	11.7%
Above Moderate Income/>\$61,561	3,197	74.2%
<b>TOTAL</b>	<b>4,302</b>	<b>100%</b>

Source: SCAG for Very low and Low Income households  
Extrapolation from 1990 Census Income Categories and County-wide HUD MFI of \$52,100 for Moderate and Above Moderate income households

Although the proportion of households in lower income categories appears to have increased since 1990, it should be kept in mind that the median income on which the income limits are based is also much higher. Therefore, there are many households which previously were considered Low in the Very Low group, and households which previously would have been considered Moderate in the Low Income group.

One measure of San Marino's socioeconomic well being is the number and proportion of its residents living below federally established poverty levels. HUD identifies individuals and households with children who are currently housed yet earning less than 30% of the area median income as below the poverty level and threatened by homelessness. Table 12 indicates the number and percentage of San Marino households below the poverty level. The table demonstrates that there are few families and households in San Marino below the poverty level. In fact, the total proportion of San Marino households below the poverty level is 3.7%, less than one-third the rate of the 1990 Census-reported 11.9% of Los Angeles County houses in poverty.



TABLE 12  
HOUSEHOLDS BELOW POVERTY LEVEL 1990  
CITY OF SAN MARINO

<i>Household Type</i>	<i>Number of Households in City</i>	<i>Number of Households Below Poverty Level</i>	<i>Percentage of Total Households in City</i>
<b>Family Households</b>	<b>3,733</b>	<b>80</b>	<b>1.8%</b>
Married Couple Families	3,290	45	1.0%
Male Households	75	7	0.2%
Female Households	368	28	0.6%
<b>Non-Family</b>	<b>624</b>	<b>81</b>	<b>1.9%</b>
<b>Total Households</b>	<b>4,357</b>	<b>161</b>	<b>3.7%</b>
Source: 1990 Census			

#### D. Housing Inventory and Market Conditions

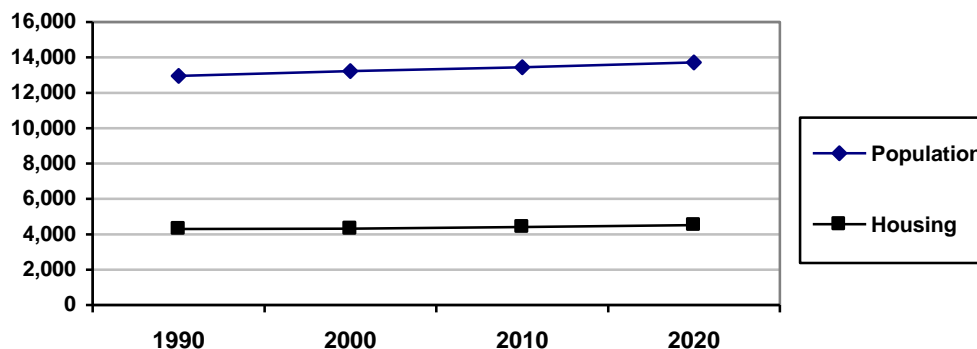
This section summarizes the housing inventory in the City of San Marino and prevailing market conditions. Analysis of past trends in the housing stock provides a method of projecting the future housing needs of San Marino.

##### 1. Housing Stock Profile

Data from the US Bureau of Census and State Department of Finance indicate that the housing stock in the City increased by 9 units between 1990 and 1999 at a rate of 0.2%. In contrast, housing stock in Los Angeles County increased by 142,054 units, or 4.8%, while other local jurisdictions increased their stock by 2 to 4%. San Marino's proportionally smaller increase in housing stock during the 1990s is due primarily to its near-capacity build-out.

In pace with 1990 to 1999 population and housing patterns in the City, recent projections by SCAG illustrate an unsubstantial increase in both residents and housing units in the City over the next decade. The ratio of population to housing is projected to remain constant over the next 20 years. Chart 2 depicts historic and projected trends in population growth compared to housing growth in San Marino.

**Chart 2**  
**Population vs. Housing Growth**  
**City of San Marino**



Source: SCAG Projections 2000

Since San Marino's vacancy rate remained essentially the same during each year in the 1990s (3.62 – 3.63% vacant), the slight rise in occupancy rates and negligible increase of new City residents reconciles with the relatively few number of units created.

Table 13 indicates that numerically, the number of housing units increased by 9, or 0.2%, between 1990 and 1999. Despite this small increase, these and other data indicate that there are an adequate number of housing units available in the City for its current population. An evaluation of the adequacy of a community's housing stock needs to consider the type and size of housing provided to meet the specific needs of the community, as well as the affordability of these units.

**TABLE 13**  
**REGIONAL COMPARISON OF TOTAL HOUSING STOCK 1990-1999**  
**CITY OF SAN MARINO**

<b>Area</b>	<b>1990</b>	<b>1995</b>	<b>1999</b>
Los Angeles County	3,163,310	3,236,015	3,261,750
San Marino	4,465	4,470	4,474
City of Pasadena	53,029	53,850	54,236
City of South Pasadena	10,719	10,790	10,797
City of Monrovia	13,932	14,255	14,478
City of Rosemead	14,134	14,188	14,313

Source: Department of Finance January Official Estimates 1990, 1995, 1999.

Analysis of the housing stock as per 1990 Census reports indicates that fully 86% of San Marino's total housing units are comprised of three bedrooms or more, with 10.6% of the stock comprised of two bedroom units. Statistics indicate that there were 2.98 persons per owner-occupied and renter-occupied unit. Assuming similar trends during this planning period, the City's housing stock appears to provide an adequate proportion of housing units with three or more bedrooms to meet the needs generated by large

families. The majority of these units, however, are ownership units, and therefore financially unattainable for many lower-income renter households.

Table 14 illustrates housing vacancy rates by tenure and housing type. The vacancy rate is a measure of the general availability of housing. It also indicates how well the available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of a high number of units that are undesirable for occupancy, or an oversupply of housing units. The Regional Housing Needs Assessment (RHNA) prepared by SCAG in 1999 identifies a target vacancy rate of 3.1% for its member jurisdictions. However, a vacancy rate of 3% to 5% is considered normal.

**TABLE 14**  
**HOUSING VACANCY BY TENURE AND HOUSING TYPE 1990**  
**CITY OF SAN MARINO**

<b>Category</b>	<b>Total Number</b>	<b>Housing Type</b>			<b>%</b>
		<b>0 &amp; 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3+ Bedrooms</b>	
Year Round Housing	4,465	1,961	2,693	13,365	100%
<b>Occupied Units</b>	<b>4,303</b>	<b>9</b>	<b>57</b>	<b>196</b>	<b>96.37%</b>
- Ownership Units	4,041	131	367	3543	90.50%
- Renter Units	262	9	57	196	5.87%
<b>Total Vacant</b>	<b>162</b>	<b>0</b>	<b>48</b>	<b>114</b>	<b>3.63%</b>
- Vacant for Rent	26	N/A	N/A	N/A	0.58%
- Vacant for Sale	78	N/A	N/A	N/A	1.75%
- Other Vacant/Seasonal	58	N/A	N/A	N/A	1.30%
<b>Homeowner Vacancy Rate: 1.75%</b>					
<b>Rental Vacancy Rate: 0.58%</b>					
Source: 1990 Census STF3A					

According to the 1990 Census, 162 units stood vacant in the City of San Marino, equivalent to a 3.63% vacancy rate. Of these, 26 units were for rent, 78 units were for sale, and 58 were seasonal vacant units. San Marino, therefore, had a homeowner vacancy rate of 1.75% and a renter vacancy rate of 0.58%. Conversely, Los Angeles County had a homeowner vacancy rate of 0.84% and a renter vacancy rate of 3.14%.

#### **a. Housing Stock**

According to California Department of Finance (DOF) counts, there were 4,474 housing units in the City in 1999. Table 15 summarizes the City and countywide composition of the housing stock for the years 1990 and 1999.

Single-family detached dwellings characterize the City of San Marino. Detached units comprised an estimated 99.2% of housing units in 1990 and 1999. Housing classified as multi-family units (2+units)

represented another 0.4% of the total. According to the 1990 Census, there were no condominium properties in San Marino.

In terms of actual numbers of dwelling units in San Marino, the data shows that only the stock of detached single-family units increased between 1990 and 1999. Since multi-family homes are usually renter tenured, this pattern of new construction is not atypical for San Marino, considering that over 90% of units are owner occupied.

**TABLE 15**  
**HOUSING OCCUPANCY BY HOUSING TYPE 1990**  
**CITY OF SAN MARINO**

<b>Type</b>	<b>San Marino</b>				<b>Los Angeles County<sup>1</sup></b>			
	<b>1990</b>	<b>Percent</b>	<b>1999</b>	<b>Percent</b>	<b>1990</b>	<b>Percent</b>	<b>1999</b>	<b>Percent</b>
SF detached	4,428	99.2%	4,437	99.2%	1,538,020	49%	1,583,123	49%
SF attached	20	0.4%	20	0.4%	207,625	7%	211,800	6%
MF (2-4 units)	2	0.0%	2	0.0%	281,104	9%	286,379	9%
MF (5+ units)	11	0.2%	11	0.2%	1,080,832	34%	1,124,742	34%
Mobile Homes	4	0.1%	4	0.1%	55,729	2%	55,706	2%
<b>Total</b>	<b>4,465</b>	<b>100%</b>	<b>4,474</b>	<b>100%</b>	<b>3,163,310</b>	<b>100%</b>	<b>3,261,750</b>	<b>100%</b>

<sup>1</sup> The figure for total units in 1990 is derived from the Department of Finance, and may not, therefore, coincide with the 1990 Census.

Source: Department of Finance Population & Housing Estimates April, 1990 and January, 1999.

### ***b. Tenure***

As stated above, most housing units in San Marino are owner-occupied (90%). Due to the predominance of single-family detached units, the majority of ownership units are also single-family detached. While overall homeownership has continued to increase in the nation, the relative pace in California was below the rate of increase at the national level. Based on the most recent Current Population Survey (CPS) conducted by the Census Bureau in 1997, overall homeownership within the State was approximately 57% (source: California Statewide Housing Plan 1998).

The homeownership rate in the Greater Los Angeles region was among the lowest in the State (54%), a result of the high cost of housing in Southern California. At 90%, the City of San Marino's ownership rate has been much greater than the regional and national rates.

### ***c. Age of Housing Stock***

According to the 1990 Census, approximately 92% of the current housing stock in San Marino was constructed before 1960. Less than 1% was constructed after 1980, suggesting that many of the units may be in need of structural repair or rehabilitation, and may also be more susceptible to earthquake damage. Table 16 illustrates the distribution of age for the housing stock in San Marino.

TABLE 16  
AGE OF HOUSING STOCK 1990  
CITY OF SAN MARINO

<i>Year Built</i>	<i>Number of Units</i>	<i>Percent of Units</i>
Before 1940	2,116	47.4%
1940 – 1949	1,202	26.9%
1950 – 1959	798	17.9%
1960 – 1969	195	4.4%
1970 – 1979	117	2.6%
1980-March 1990	37	0.8%
<b>Total</b>	<b>4,465</b>	<b>100.0%</b>
Source: 1990 Census		

*d. Housing Conditions*

The only information on housing conditions reported by the Census is the status of kitchen and plumbing facilities. According to the 1990 Census, less than 1% of the total housing stock in the City of San Marino lacked complete kitchen facilities and no housing units lacked complete plumbing facilities. Units that lacked kitchen facilities were most likely second units or guest homes inhabited by live-in domestic staff or family members.

It is recognized that there are a number of housing problems that are not included in this definition, such as structural, roofing, heating and electrical deficiencies, however, deferred maintenance or substandard conditions are rarely found and therefore not a major concern in the City. Design review is stringent, and code enforcement and maintenance of the community is consistently practiced. Violations might be cited where a homeowner has not complied with City's Residential Design Guidelines or Zoning Code, but they typically are not structural items that endanger safety. Safety is a concern, however, in terms of earthquake compliance as the majority of housing units were built before 1960.

*e. Rooms Per Unit*

Table 17 shows the number of bedrooms per unit by tenure, ranging from studio units with four or more bedrooms. Rental units include traditional apartment communities, as well as single family homes offered for rent by the owner. The majority of rental units, 46.6%, had 3 bedrooms, followed by four-or-more-bedroom units at 28.2%. It should be noted that the one-bedroom units probably served as second units or guesthouses that were occupied or rented by live-in domestic help, such as nannies, housekeepers, or groundskeepers.

Within the rental unit category, there appeared to be a variety of options for medium and large families, as evidenced in the distribution of bedroom sizes available to those households. Smaller families may have found it harder to locate rental units in San Marino, as no studios and only 9 one-bedroom units were available.

**TABLE 17**  
**BEDROOMS PER UNIT 1990**  
**CITY OF SAN MARINO**

<b>Type of Unit</b>	<b>Renter Occupied</b>		<b>Owner Occupied</b>		<b>Vacant</b>	<b>TOTAL</b>	
	<b>Number</b>	<b>% of Rental</b>	<b>Number</b>	<b>% of Owner</b>		<b>Number</b>	<b>% of Total</b>
Studio	0	0.0%	0	0.0%	0	0	0.0%
1 Bedroom	9	3.4%	131	3.2%	0	140	3.1%
2 Bedroom	57	21.8%	367	9.1%	48	472	10.6%
3 Bedroom	122	46.6%	1,761	43.6%	83	1,966	44.0%
4+ Bedroom	74	28.2%	1,782	44.1%	31	1,887	42.3%
<b>TOTAL</b>	<b>262</b>	<b>100%</b>	<b>4,041</b>	<b>100%</b>	<b>162</b>	<b>4,465</b>	<b>100%</b>

Source: 1990 Census

The distribution of bedrooms among owner occupied units was also favorable for large families. In fact, 44.1% of all owner occupied units had four bedrooms or more and 43.6% had three bedrooms; less than 10% were two-bedroom units. One-bedroom units numbered few in the City (no studios), perhaps because of the affluent, familial characteristics of the City. Overall, the distribution of bedrooms in San Marino was favorable for normal and large sized families seeking both rental units and home purchase opportunities.

## 2. Housing Costs and Rents

This section discusses resale cost of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources, the 1990 Census, and data provided by the City.

### a. Existing and New Home Price Trends

Since the early 1990s recession, market costs for existing and new homes have continued to rise in the City, marked by a 14.6% increase in price between November 1998 and December 1999. Table 18 lists the value of existing housing units in the City in 1990. The 1990 Census documents a median housing unit value of \$500,001 in San Marino, well above the County median of \$223,800 the same year. The values indicate that just 5.2% of the houses were valued at less than \$250,000; 5.9% were valued between \$250,00 and \$399,999; 6.9% were valued between \$400,000 and \$499,999; and 82% were priced at \$500,000 and above. Over 93% of the units were valued at \$300,000 or more.

When looking at housing value, the 1990 Census is useful because it provides a breakdown of price range, as well as units within each price range. However, contemporary data is available through countywide surveys gathered by private data firms, and published in local media. A December 1999 survey compiled by Acxiom/DataQuick lists San Marino's median home price at \$610,000, and Los Angeles County's median home price at \$185,000. Comparing the City's median with the County's illustrates that the gap has widened between the County and City, and the price of homes in San Marino remains significantly greater than the County median, and beyond affordability for most families.

TABLE 18  
HOUSING VALUES 1990  
CITY OF SAN MARINO

<i>Price Range</i>	<i>Number of Units</i>	<i>Percent of Total</i>
\$50,000 - \$99,999	101	2.6%
\$100,000 - \$149,999	29	0.8%
\$150,000-\$199,999	13	0.3%
\$200,000 – \$249,999	54	1.4%
\$250,000 - \$299,999	51	1.3%
\$300,000 - \$399,999	177	4.6%
\$400,000 - \$499,999	266	6.9%
\$500,000+	3,143	82.0%
<b>Total</b>	<b>3,834</b>	<b>100.0%</b>
<b>Median Value:</b>	<b>\$500,001</b>	

Source: 1990 Census.

The City has experienced limited new home development throughout the 1990s. Nearly all new homes were single-family detached units for sale. Therefore, the available supply of resale units in the City shall serve as the primary basis for analysis of cost of housing and its relationship to ability to pay. Analysis of January 2000 Multiple Listing Service data indicates a median home price range in the City of \$465,450 to \$1,470,000, and a median resale price of \$725,000. The median resale unit has five bedrooms/three baths, is 2,630 square feet, and costs \$276/square foot. Larger homes over 3,500 square feet are generally listed over \$1,000,000. Table 19 shows representative resale single-family detached home prices and associated size ranges for available stock as of January 2000.

TABLE 19  
JANUARY 2000 RESALE AND NEW HOME PRICES  
CITY OF SAN MARINO

<i>Type of Unit</i>	<i>Number of Units</i>	<i>Average Size (Sq. Ft.)</i>	<i>Price Range</i>	<i>Median Sales Price</i>
Single-Family	12	1,257 – 2,119	\$399,000 - \$489,000	\$465,450
Single Family	35	1,682- 3,272	\$495,000 - \$719,000	\$624,000
Single Family	21	1,942 – 3,705	\$725,000 - \$990,000	\$619,500
Single Family	27	2,509 – 7,322	\$1,050,000 - \$3,590,000	\$1,470,000
<b>Total</b>	<b>95</b>	<b>--</b>	<b>\$399,000 - \$3,590,000</b>	<b>\$725,000</b>

Source: Multiple Listing Service sponsored by www.househunt.com, January 2000

Table 20 shows the monthly house payment calculated for the maximum purchase prices for very low, low, and moderate income households. The monthly house payment is also shown for the current lowest priced home on the market and the current median home price. This information is useful in determining the affordability of home purchases. In calculating the payments, 10% down and a 30-year mortgage were assumed. The prevailing mortgage rate of 8% was used in the calculation. It should be noted that

the following monthly payments include a 1.5% property tax and mortgage insurance payment, which incrementally increase the cost of owning a home an additional percentage over the monthly mortgage cost.

The most important trend presented in this table is that the lowest sale price in San Marino's current housing market is double the maximum purchase price for moderate income households. This means that the current housing market is effectively closed to households earning less than \$123,960 annually.

**TABLE 20**  
**MONTHLY MORTGAGE PAYMENTS FOR RESALE AND NEW HOMES**  
**CITY OF SAN MARINO**

Purchase Price	\$82,000 <sup>1</sup>	\$133,000 <sup>2</sup>	\$198,000 <sup>3</sup>	\$399,000 <sup>4</sup>	\$725,000 <sup>5</sup>
Interest Rate	8%	8%	8%	8%	8%
Down Payment	10%	10%	10%	10%	10%
Loan Amount	\$73,800	\$119,700	\$178,200	\$359,100	\$652,500
Monthly Principal and Interest	\$542	\$878	\$1,308	\$2,635	\$4,788
Estimated Monthly Property Tax & Insurance	\$103	\$166	\$248	\$449	\$906
Total Monthly Housing Expense	\$645	\$1,044	\$1,556	\$3,084	\$5,694
Required Monthly Income	\$2,150	\$3,480	\$5,187	\$10,280	\$18,980
Required Yearly Income	\$25,800	\$41,760	\$62,244	\$123,960	\$227,760

<sup>1</sup> This figure represents the maximum purchase price for the Very Low Income category.

<sup>2</sup> This figure represents the maximum purchase price for the Low Income category.

<sup>3</sup> This figure represents the maximum purchase price for the Moderate Income category.

<sup>4</sup> This figure represents the lowest current sale price in San Marino.

<sup>5</sup> This figure represents the current median sale price in San Marino.

## **b. Rental Prices**

The 1990 Census reported the median contract rent of all rental units in the City at \$1,001 per month. Table 21 lists the rental ranges per the 1990 Census and the number of units that rented for within that particular price range.

**TABLE 21**  
**RENTS BY NUMBER OF BEDROOMS 1990**  
**CITY OF SAN MARINO**

<b>Range</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom +</b>	<b>Total</b>	<b>% Total</b>
\$0-\$499	0	0	0	0	0	0.0%
\$500-\$749	0	0	4	0	4	1.6%
\$750-\$999	0	0	6	0	6	2.4%
\$1,000 +	0	9	21	170	200	80.7%
No Cash Rent	0	0	12	26	38	15.3%
<b>TOTAL</b>	<b>0</b>	<b>9</b>	<b>43</b>	<b>196</b>	<b>248</b>	<b>100%</b>

Source: 1990 Census, Summary Tape File 3A.

As the units reported as multi-family in the City are actually units associated with a church and a boarding school, it is assumed that the stock of rental units in the City is comprised of either single family attached or detached units. An informal survey of available rental units in the City was conducted in the first quarter of 2000. Table 22 lists the rental ranges of selected units by number of bedrooms. It is interesting



to note that the majority of units available for rent consist of three, four and five bedroom units, with an average size of 2,428 square feet and a mean rent of \$2,753 per month. Only a single two-bedroom unit was offered for rent at the time.

TABLE 22  
RENTAL PRICES OF MARKET UNITS  
FIRST QUARTER 2000

<i>Unit Type</i>	<i>Square feet</i>	<i>Monthly rent</i>	<i>Cost per square foot</i>
2 bedroom/ 1.5 bath	1,188	\$1,680	\$1.41
3 bedroom/ 1.5 bath	N/A	\$2,200	N/A
3 bedroom/ 2 bath	1,847	\$2,600	\$1.41
3 bedroom/ 3 bath	N/A	\$3,100	N/A
3 bedroom/ 3 bath	3,370	\$3,800	\$1.13
4 bedroom/ 2 bath	1,890	\$2,250	\$1.19
4 bedroom/ 4 bath	2,985	\$4,000	\$1.34
4 bedroom/ 3 bath	2,820	\$2,450	\$0.87
5 bedroom/ 3.5 bath	2,900	\$2,700	\$0.93
<b>Mean</b>	<b>2,428</b>	<b>\$2,753</b>	<b>\$1.18</b>

Source: Dilbeck Realtors, March 2000  
Source: Coldwell Banker February 2000

### *c. Affordability Gap Analysis*

The costs of home ownership and renting can be compared to a household's ability to pay for housing, based on the 1999 HUD median income of \$51,300 for the Los Angeles/Long Beach MSA. Overpayment refers to renters and homeowners who must pay more than 30% of their gross incomes for shelter. A high cost of housing eventually causes fixed-income, elderly, and lower income households to use a disproportionate percentage of their income for housing. This may cause a series of related financial problems which may result in deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities), or inappropriate housing sizes and types to suit the needs of the household.

Table 23 shows the 1999 maximum affordable rent and purchase prices for housing in the City of San Marino according to income categories, for a family of four. The maximum affordable housing costs would be adjusted downward for smaller households, and up for larger household size. By definition, housing is "affordable" if the monthly payment is not more than 30% of gross income. In the case of rent, the 30% does not include allowance for utilities which may impose additional costs to the renter of between \$50 to \$100 per month, depending on which utilities the renter is responsible for paying. The addition of these costs may cause rental of a unit that may otherwise be affordable to become a condition of overpayment. In the case of purchase, the 30% includes payment on principal and interest, and an assumed 1.5% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed allocation. A 10% downpayment and an 8.0% interest rate are assumed, reflecting early 2000 market conditions.

**TABLE 23**  
**AFFORDABLE RENT AND PURCHASE PRICE BY INCOME CATEGORY**  
**1990 AND 1999**  
**CITY OF SAN MARINO**

<b>Income Category</b>	<b>Annual Income<sup>1</sup></b>	<b>Maximum Monthly Rent Payment<sup>2</sup></b>	<b>Estimated Maximum Purchase Price<sup>3</sup></b>
<b>1999 Income</b>			
Very Low	\$25,650	\$641	\$82,000
Low	\$41,050	\$1,026	\$133,000
Moderate	\$61,560	\$1,539	\$198,000
Above Moderate	\$61,561+	\$1,540+	\$198,001+
<b>Median</b>	<b>\$51,300</b>		
<b>1990 Income</b>			
Very Low	\$17,999	\$449	\$57,000
Low	\$28,798	\$720	\$91,000
Moderate	\$43,196	\$1,080	\$139,500
Above Moderate	\$43,197+	\$1,081+	\$139,501+
<b>Median</b>	<b>\$34,965</b>		

<sup>1</sup> Income limits established by HUD, January 1999.

<sup>2</sup> Based on 30% of income.

<sup>3</sup> Assumes 10% down payment, an 8% interest rate and 1.5% tax and homeowners insurance.

According to the 1999 income limits established by HUD, the maximum annual income for those in the Very Low Income category is \$25,650. Based on that standard the maximum affordable monthly rent for a Very Low Income household is \$641, and the estimated maximum purchase price of a home is \$82,000. People who earn between \$25,651 and \$41,050 are considered to be in the Low Income category and can afford a maximum monthly rental payment of \$1,026 and a maximum purchase price of \$133,000. Moderate Income households earn between \$41,051 and \$61,560 and can afford a monthly rental payment of \$1,539 and a purchase price of \$198,000.

A comparison of the housing values in 1990 previously presented in Table 18 with affordable purchase price shown in Table 23 above indicates that only 3.4% of the entire housing stock in the City was affordable to lower and moderate income households. A negligible number of the units were affordable to Very Low income households. Approximately 2.6% of the units were within financial attainment of Low income households and an additional .8% of the units were affordable to Moderate income households. Over 95% of the housing stock was affordable only to Above Moderate income households, with the majority of the housing stock, over 82%, valued at \$500,000 and above. Although only 3.4% of the ownership housing stock was affordable to Low and Moderate income households, with virtually no units affordable to Very Low income households, approximately 15% of the households were comprised of Very Low, Low and Moderate income households.

A comparison can be made on a general basis using current 1999 income affordability limits compared with 1990 housing prices, as current housing prices somewhat resemble the market in terms of value. Although the 1999 median income was almost double the 1990 median income and 1999 housing prices have increased in value over the 1990 Census count the conclusions of the analysis are similar. Approximately 3.7% of the units would be affordable to lower and moderate income households. In other terms, over 96% of the units would be affordable only to Above Moderate income households.

More recent housing data further illustrates a gap in affordability. Based on recent resale data reported in Table 19, it appears as if the average priced existing home is beyond the income limits of all but a small

proportion of the Above Moderate income category. In addition, available units are even beyond the financial reach of households at the lower end of the Above Moderate income category range.

A comparison of rental affordability maximums based on the 1999 HUD income limits with Table 21, is made to gain a general picture of the affordability of the rental market in the City, although it is likely that rental prices have increased since the 1990 census. This comparison shows the following: of the 248 units available for rent, approximately 1.6% of the rental stock would be affordable to Very Low income households based on 1999 income limits; and an additional 2.4% of the rental stock would be available to Low income households based on 1999 income limits. All of these units were comprised of two bedrooms. Over 80% of the rental units would be affordable only to Moderate and Above Moderate income households. The majority of these units were comprised of three bedrooms or more. Slightly over 15% of the rental units did not charge rent.

Recent rental information paints a similar picture. Of the nine units available through the multiple listing service as of early 2000, a single two-bedroom unit was available for rent for \$1,680 per month. The remainder of the units, comprised of three, four and five bedroom homes, rented for a range of \$2,200 to \$4,000 per month. As shown previously in Table 17, the majority of rental units were comprised of three-or-more bedroom units. One and two bedroom units, which are typically offered at lower rents, comprised approximately one-quarter of the rental stock. None of the rental units available at the time of the survey were affordable to households other than those in the Above Moderate income classification.

This analysis indicates that the existing stock of resale homes is a resource available only for the households in the Above Moderate income classification to achieve ownership opportunities. In terms of rental opportunities, there is a significant shortage of rental units in the City available to meet the needs of larger households and moderate to lower income households, particularly larger households in the lower income ranges.

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## II. HOUSING NEEDS

### A. Existing Needs

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis who can afford market rate housing is declining. In addition, there are other factors that affect a household or person's ability to find adequate housing. According to the 1999 SCAG preliminary Housing Need Problems Detail, 19.4% of all renter households experience some sort of housing problem (which includes overpayment, overcrowding, or ability to maintain), whereas 27.5% of all owner-occupied households experience some sort of housing problem. The following sections analyze the households in San Marino which experience some sort of problem in their housing situation: overcrowding, overpayment, or a combination of both factors.

#### 1. Households Experiencing Overcrowding

As defined by State housing policy, overcrowding is a unit that contains 1.01 persons or more per room. Overcrowding places a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions that contribute both to deterioration of the housing stock and neighborhoods in general. Table 24 shows the number of persons per room in all units in the City of San Marino by tenure.

According to the 1990 Census, 6.1% of the total households in San Marino were overcrowded. Proportionately, rental households experience more overcrowding than do owner occupied households. Only 4.3% of owner occupied households were overcrowded while 6.9% of rental households experienced overcrowding. In addition, severe overcrowding – more than 1.5 persons per room – was found in 2.3% of rental households but only 1.2% of owner households.

TABLE 24  
PERSONS PER ROOM BY TENURE 1990  
CITY OF SAN MARINO

<i>Persons Per Room</i>	<i>Owner Occupied</i>	<i>% of Total</i>	<i>Renter Occupied</i>	<i>% of Total</i>	<i>Total</i>
Up to 1.00	3,866	89.8%	244	5.7%	4,110
1.01 to 1.50	127	3.0%	12	0.2%	139
1.51 to 2.00	43	1.0%	4	0.1%	47
2.01 or more	5	0.1%	2	0.1%	7
<b>Total</b>	<b>4,041</b>	<b>93.9%</b>	<b>262</b>	<b>6.1%</b>	<b>4,303</b>

Source: US Bureau of Census, 1990, STF 3A

Table 25 shows estimates for overcrowding in 1999 by income category. Overall, 9.9% of rental households compared to 7.7% of owner occupied households experience overcrowding, based on number of households within each tenure group reporting overcrowded conditions. Numerically, however, on a total household basis, overcrowded rental households constitute only 0.6% of all households in the City (26 households) while overcrowded owner occupied households constitute 7.4%

(320 households) of the total households. The smaller percentage of renter households reflects the small representation of rental properties in the City.

According to SCAG, at the extremely low level (less than 30% of the median income), 19.0% of renter and 48%% of owner households are overcrowded. At the Very Low income level, (30%-50% of median income) 100% of the renters and 40% of the owner occupied households experience overcrowding. At the Low income level, none of the renters experienced overcrowding, and 13% of the owners in that income classification experienced overcrowding. At the Moderate income level, 64% of the renters and 46% of the owner occupied households are overcrowded.

Although overcrowding among lower income renters is an issue, in numerical terms 19 households are effected. Overcrowding appears to be a more significant issue among lower income owner occupied households. In both cases, the cost for rent or purchase of a unit that provides adequate bedrooms to adequately meet the needs of the household may exceed the householder's ability to pay.

**TABLE 25**  
**OVERCROWDING IN LOWER INCOME HOUSEHOLDS 1999**  
**CITY OF SAN MARINO**

<b>INCOME CATEGORY</b>	<b>RENTERS</b>	<b>OWNERS</b>	<b>ALL HOUSEHOLDS</b>
<b>TOTAL – LESS THAN 30%</b>	21	188	210
<b>Number with Overcrowding</b>	4	91	96
<b>TOTAL – 30% TO 50%</b>	15	118	133
<b>Number with Overcrowding</b>	15	47	62
<b>TOTAL – 50% TO 80%</b>	14	247	261
<b>Number with Overcrowding</b>	0	33	33
<b>TOTAL – 80% TO 95%</b>	11	118	128
<b>Number with Overcrowding</b>	7	54	61
<b>TOTAL – GREATER THAN 95%</b>	202	3,379	3,581
<b>Number with Overcrowding</b>	0	95	95
<b>TOTAL – ALL HOUSEHOLDS</b>	<b>263</b>	<b>4,050</b>	<b>4,313<sup>1</sup></b>
<b>Number with Overcrowding</b>	<b>26</b>	<b>320</b>	<b>346</b>

Source: SCAG RHNA Report, December 1999

<sup>1</sup> Total number of dwelling units reported by SCAG differs from DOF estimates by 1 unit in 1999

## 2. Households Overpaying for Housing

For policy and general planning purposes, local and state governments use the following criteria for affordability: "Affordable housing costs with respect to very low, low and moderate income households shall not exceed 30% of gross household income." (Health and Safety Code, Section 50052.9). Table 26 presents housing costs as a percentage of income for the City of San Marino. According to the 1990 Census, 27.8% of all reported households paid 30% or more of gross income for housing.

When looking at overpayment by tenure, Table 26 shows that overpayment was more widespread in rental households (30.0%) than in owner households (27.7%), although the proportional differential is slight. In particular, 83.1% of renters earning less than \$50,000 overpaid while only 40.4% of comparative owners overpaid. For renter households that earned less than \$20,000, 92% were overpaying. However, it must be kept in mind that the Census reported only 6% of the households in the City were renter occupied. Therefore, in numerical terms, the incidence of overpayment was greater in owner occupied households, particularly as 16.5% of the renter occupied households did not report a cash rent.

**TABLE 26**  
**HOUSING COSTS AS PERCENTAGE OF GROSS INCOME 1990**  
**CITY OF SAN MARINO**

	0-19%		20-29%		30% or more		Total <sup>1</sup>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>OWNER HOUSEHOLDS</b>								
Less than \$10,000	0		24	0.6%	78	2.1%	102 <sup>2</sup>	2.7%
\$10,000-\$19,999	35	0.9%	18	0.5%	64	1.7%	117	3.1%
\$20,000-\$34,999	136	3.6%	36	0.9%	136	3.6%	308	8.2%
\$35,000-\$49,999	144	3.8%	18	0.5%	143	3.8%	305	8.1%
\$50,000 or more	1,888	50.1%	430	11.4%	621	16.5%	2,939 <sup>3</sup>	77.9%
<b>Total Owner <sup>1</sup></b>	<b>2,203</b>	<b>58.4%</b>	<b>526</b>	<b>13.9</b>	<b>1,042</b>	<b>27.7</b>	<b>3,771<sup>4</sup></b>	<b>100%<sup>4</sup></b>
<b>RENTER HOUSEHOLDS</b>								
Less than \$10,000	0		0		0		0 <sup>5</sup>	
\$10,000-\$19,999	0		0		19	8.8%	19	8.8%
\$20,000-\$34,999	0		0		0		0 <sup>6</sup>	0%
\$35,000-\$49,999	0		0		35	16.1%	35 <sup>7</sup>	16.1%
\$50,000 or more	138	63.6%	14	6.4%	11	5.1%	163	75.1%
<b>Total Renter <sup>1</sup></b>	<b>138</b>	<b>63.6%</b>	<b>14</b>	<b>6.4%</b>	<b>65</b>	<b>30.0%</b>	<b>217<sup>9</sup></b>	<b>100%</b>

<sup>1</sup>Represents selected occupied housing units only. Total does not equal the 4,313 total occupied units.

<sup>2</sup> 52 units are not computed in analysis

<sup>3</sup> 9 units are not computed in analysis

<sup>4</sup> Total number of units does not equal 4,050 due to the 61 units not computed and 218 households not reporting

<sup>5</sup> 17 units were not computed in analysis

<sup>6</sup> 9 units were not computed in analysis

<sup>7</sup> 10 units were not computed in analysis

<sup>8</sup> 7 units were not computed in analysis

<sup>9</sup> Total number of rental units do not equal 263 due to 43 units not computed and 3 units not reported

Source: US Bureau of Census, 1990.

Table 27 displays information compiled by SCAG in 1999 for estimates for overpayment by lower income households. Overall, the majority of households in San Marino pay less than 30% for housing costs. Of the total 1,105 households overpaying for housing (slightly over 25% of the total City households), 4% are renters, and 96% are owner occupants. According to SCAG, 44% of all lower income households (up to 80% of median income) are overpaying for housing. In San Marino, 16% of all renters overpay (42 households), whereas 26% (1,063 households) of all owner occupied households overpay.

Lower income (less than 80% of median income) owner occupied households comprise 14% of all owner-occupied households, and lower income households comprise 19% of all renter households. A greater percentage (46%) of lower-income owner-occupied households overpay than rental households (22%). The most impacted renter occupied group is in the extremely very low (30 to 50% of median) income category, where 50% overpay, although numerically this is 7 households. Over 45% of owner-occupied households that earn less than 50% of the median income overpay for housing.

**TABLE 27**  
**OVERPAYMENT IN LOWER INCOME HOUSEHOLDS 1999**  
**CITY OF SAN MARINO**

INCOME CATEGORY	RENTERS	OWNERS	ALL HOUSEHOLDS
<b>TOTAL – LESS THAN 30%</b>	21	188	210
<b>Number with Overpayment</b>	4	91	95
<b>TOTAL – 30% TO 50%</b>	15	118	133

Number with Overpayment	7	47	54
TOTAL – 50% TO 80%	14	247	261
Number with Overpayment	0	116	116
TOTAL – 80% TO 95%	11	118	128
Number with Overpayment	7	31	38
TOTAL – GREATER THAN 95%	202	3,379	3,581
Number with Overpayment	24	777	801
TOTAL – ALL HOUSEHOLDS	263	4,050	4,313 <sup>1</sup>
Number with Overpayment	42	1,063	1,105

Source: SCAG RHNA Report, December 1999

1 NOTE: Total number of dwelling units reported by SCAG differs from DOF estimates by 1 unit in 1999

As discussed previously, a distinction between renter and owner housing overpayment is important because, while homeowners may overextend themselves financially to afford the option of a home purchase, there are benefits to owning a home. Overpayment among the moderate and above moderate income categories is not much of a concern. Some owner households choose to allocate a higher percentage of their disposable income on housing costs because this allocation is justified in light of investment qualities of ownership.

Purchase prices in the City are extremely high at the present time, and it is unlikely that a household in the lower income range would be able to purchase a home without overextending themselves. It is clear that lower income households in particular will have difficulty finding housing affordable for purchase in the existing housing stock.

### 3. Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. The needs of the elderly, handicapped, large families, female heads of households, the homeless and farm workers are discussed below.

#### a. *Elderly Persons*

According to the 1990 Census, there were 1,947 persons in the City (15%) who were aged 65 and above. Table 28 illustrates the number and percentage of elderly with mobility or self-care limitations. The Census reports 27.7% of all of the City's households were headed by persons 65 years or older. The elderly often have special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters, etc. They typically also need to have access to public facilities and shopping, as well as public transit. 10.7% of elderly persons in the City have either a mobility and/or self-care limitation. The most common limitation for the entire elderly population is one of both mobility and self-care combined. While elderly males are more likely to have a mobility limitation or a self-care limitation, their female counterparts are more likely to have a combination of mobility and self-care limitations.



In most instances the elderly prefer to stay in their own dwellings rather than relocate to a retirement community. Of all of the City's 1,192 senior households, only 13 households, or 1%, were renter-occupied housing units.

**TABLE 28**  
**ELDERLY MOBILITY AND/OR SELF-CARE LIMITATIONS 1990**  
**CITY OF SAN MARINO**

<b>Mobility and Self-Care Status</b>	<b>Male</b>	<b>% of Total in Cohort (65+)</b>	<b>Female</b>	<b>% of Total in Cohort (65+)</b>	<b>Total</b>
Mobility Limitation Only	42	4.7%	32	3.0%	74
Self-Care Limitation Only	37	4.1%	14	1.3%	51
Both-Mobility and Self-Care Limitation	9	1.0%	75	7.1%	84
<b>TOTAL WITH LIMITATION</b>	<b>88</b>	<b>9.8%</b>	<b>121</b>	<b>11.4%</b>	<b>209</b>
Source: U.S. Bureau of Census, 1990. STF 3A					

**b. Large Families**

Table 29 displays the number of large households by tenure for the City of San Marino. Large households are defined as five or more persons and are included as a special needs group because they require larger dwellings with more bedrooms. According to the Census, large households represent 15.2% of all households in San Marino. The data indicates that there were 657 large households in the City in 1990. Proportionately, large families were almost equally represented in terms of tenure: large families comprised 15.6% of the households (41 households) in rental units, and 15.2% of the households (616 households) in owner occupied units, although numerically there are a greater number of large owner occupied households. The 1990 Census tabulated 74 occupied rental units with four bedrooms in the City. These units are sufficient to accommodate the percentage of large household renters. Statistics indicated 31 vacant four and five bedroom units for which tenure has not been identified. There were 1,782 owner-occupied units in the City with four or more bedrooms, and 1,966 owner occupied units with three bedrooms.

Although there are resources available to meet the needs of large families, there may not be sufficient numbers at the price range affordable to all large households. Available units may be out of the affordable price range for a number of households, and a number of larger bedroom units may be rented or owned by smaller households or those able to afford the market price.

TABLE 29  
LARGE HOUSEHOLDS BY TENURE 1990  
CITY OF SAN MARINO

<i>Number of Persons in Unit</i>	<i>Owner Occupied</i>	<i>Renter Occupied</i>	<i>Total</i>
Less than Five	3,425	221	3,646
Five or More	616	41	657
Large Household Percent of Total	14.3%	0.9%	15.2%
<b>TOTAL</b>	<b>4,041</b>	<b>262</b>	<b>4,303</b>

Source: U.S. Bureau of Census, 1990.

*c. Female-headed Households*

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. According to the 1990 Census, females head 722 households, or 16.8% of total households. Table 30 illustrates the percentage of female-headed households for the City of San Marino. The data shows that the majority (76.8%) of female-headed households have no children under the age of 18. Statistics show that only 28 of the female-headed households, or 3.9%, are reported as below the poverty level. This is approximately one-half of 1% of the total population in the City.

TABLE 30  
FEMALE HEADS OF HOUSEHOLDS 1990  
CITY OF SAN MARINO

<i>Household Type</i>	<i>Total</i>	<i>Percentage of Total Households</i>
1 Person Female Headed Households (no children)	392	9.1%
2 Person + Female Headed Household (no children)	121	2.8%
Female Headed Households with children under 18	167	3.9%
Nonfamily Female Householder	42	1.0%
<b>TOTAL FEMALE HEADED HOUSEHOLDS</b>	<b>722</b>	<b>16.8%</b>

Source: U.S. Bureau of Census, 1990.

*d. Disabled Persons*

Table 31 displays the number and percentage of persons reporting a mobility and/or self care limitation in the City of San Marino according to age group. According to the Census, 377 persons age 16 and up reported a mobility and/or self-care limitation. This number represents 2.9% of the total population. The elderly (65+) have the largest percentage of persons with some kind of limitation (55% of those persons with a disability).

In terms of work disability, approximately 534 persons, or 5.3% of the total population, in the City over the age of 16 reported some sort of work disability. Proportionately and numerically, the majority of those persons reporting a work disability were in the elderly age cohort. Inability to work is often related to a reduced income, or reliance on a fixed income (State Disability Assistance or Social Security), and therefore the needs of this population should be addressed, particularly for the elderly.

**TABLE 31**  
**PERSONS REPORTING A MOBILITY AND/OR SELF-CARE LIMITATION 1990**  
**CITY OF SAN MARINO**

<i>Age Group</i>	<i>Total Population</i>	<i>Persons with a Limitation</i>	<i>Percentage of Population</i>
16-64	8,192	168	1.6%
65+	1,947	209	2.1%
<b>TOTAL</b>	<b>10,139</b>	<b>377</b>	<b>3.7%</b>

Source: 1990 Census, STF 3A

#### **e. Homeless Population**

Due to the nature of homelessness, an accurate count of the homeless population is difficult at best and impossible in most cases. In addition, homelessness is a transitory condition (i.e., a person may be homeless one week, but not the next). The very definition of homeless varies by person. There are those who are without housing of their own and live on streets, under bridges, in abandoned vehicles, etc. There are also those who are temporarily sleeping in homes or apartments of friends or relatives. For the purposes of this document, homeless persons are considered to be those who are without their own housing, regardless of where they sleep.

The 1990 census collected field data on this indicator of need, specifically the number of persons living in emergency shelters for the homeless and persons visible in street locations. For both categories, the 1990 census reported zero persons in San Marino. Consequently, no programs related to homelessness are included in the Housing Element.

#### **f. Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers do and move throughout the season from one harvest to the next. According to the Census, 47 residents (0.3%) were employed in farming, forestry, or fishing occupations. However, there are no active agricultural field operations in the City, so it is likely that persons reporting such occupations are employed at locations outside of the City. The data indicates that there is not a need for farmworker housing in the City.

### **B. Growth Needs**

#### **1. Overview of the SCAG Regional Housing Needs Assessment**

The Regional Housing Needs Assessment (RHNA) is a key tool for SCAG and local governments to plan for anticipated growth. The RHNA quantifies the need for housing within each jurisdiction between 1998 to 2005. Communities then determine how they will address this need through the process of completing the Housing Elements of their General Plans. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that they can grow in ways that enhance quality of life, improve access to jobs, transportation, and housing, and not adversely impact the environment.

The current RHNA was completed by SCAG in 1999. It consists of two measurements of housing need: existing need, and future need. The existing need assessment simply examines key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30% of their

income for housing, as well as severe overcrowding. In developing the 1999 estimates of these conditions, SCAG simply applied the overcrowding and overpayment rates reported in the 1990 Census to the current household count. These estimates are provided in the sections above. No attempt was made to measure actual 1999 conditions, therefore these estimates may overstate or understate the magnitude of the current problem. The 2000 Census will provide the best source of this information when it becomes available.

The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy needed to promote housing choice and mobility. In the SCAG region, many communities currently have more than the ideal number of vacancies; the vacancy adjustment, therefore, results in a net reduction in total housing need. Finally, a second adjustment is made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors—household growth, vacancy need (which may be a negative number), and replacement need— determines the construction need for a community.

Finally, the RHNA considers how each jurisdiction might grow in ways that will decrease the concentration of low income households in certain communities. The need for new housing is distributed among income groups so that each community moves closer to the regional average income distribution.

## 2. The 1998-2005 San Marino Fair Share Estimate

The RHNA fair share housing needs analysis for the City of San Marino is provided in Table 32.

Household growth during the 7 and one-half year planning period is expected to be 12 households. Since the City's vacancy rate is higher than the subregional average, the housing need was decreased by 55 units. A unit loss adjustment of 37 units was also assigned to account for units lost to demolition, reconstruction, or conversion to non-residential use, resulting in a net housing need of 0 units.

**TABLE 32**  
**FAIR SHARE HOUSING NEEDS 1998-2005**  
**CITY OF SAN MARINO**

<b>Household Growth</b>	<b>Vacancy Adjustment</b>	<b>Unit Loss Adjustment</b>	<b>Total Adjusted Need</b>	<b>Very Low (23.0%)</b>	<b>Low (17.3%)</b>	<b>Moderate (19.4%)</b>	<b>Above Moderate (40.3%)</b>
12	-55	37	0	0	0	0	0

<sup>1</sup> The 7 ½ year planning period is January 1, 1998 to June 30, 2005  
Source: Regional Housing Needs Assessment, SCAG 1999

## C. CONCLUSIONS

Three general categories of housing needs are discussed in this section: existing needs, growth needs, and special needs (see Table 33).

**TABLE 33**  
**SUMMARY OF EXISTING HOUSING NEEDS**  
**CITY OF SAN MARINO**

<b>1998-2005 Growth Needs<sup>1</sup></b>		<b>Special Needs Group<sup>2</sup></b>	
Very Low (Units)	0	Elderly Persons	1,947
Low (Units)	0	Disabled Persons	377
Moderate (Units)	0	Large Households	657
Above Moderate (Units)	0	Female Headed Households	555
<b>TOTAL</b>	<b>0</b>	Female Headed Households with Children	167
		Farmworkers	47
<b>Overcrowding<sup>1</sup></b>		<b>Overpaying Households<sup>1</sup></b>	
Renter	26	Renter	42
Owner	320	Owner	1063
<b>TOTAL</b>	<b>346</b>	<b>Total</b>	<b>1105</b>

Sources:  
<sup>1</sup> Proposed Fair Share Housing Needs Allocation, City of San Marino, 1999.  
<sup>2</sup> 1990 Census data.

Some of the most important findings are:

- Overpayment. It is estimated that 26% of all San Marino households are overpaying for housing. Over 45% of lower-income owners are overpaying (Table 27).
- Overcrowding. About 8% of all households in the City are considered to be overcrowded, but this figure is almost 31% among lower-income owners (Table 25).
- Large Families. Approximately 14% of all owner households are comprised of large families (Table 29).
- Female-Headed Households. Over 16% of all households are headed by females, the majority of which do not include children under 18 (Table 30).
- Growth Needs. San Marino's 1998-2005 proposed "fair share" growth need has been identified as 0 units for all income categories (Table 32).

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## IV. HOUSING CONSTRAINTS AND RESOURCES

This section of the Housing Element examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.

### A. Governmental Constraints

Governmental constraints are policies, standards, requirements or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

#### 1. Governmental Constraints

##### a. *General Plan*

Every city must have a General Plan that establishes policy guidelines for development within the city. The General Plan is the foundation of land use controls in a jurisdiction. The Land Use Element identifies the location, distribution and density of land uses in the city. In implementing the General Plan, the City of San Marino utilizes Zoning Regulations and the Subdivision Ordinance. General Plan densities are expressed as dwelling units per acre. The San Marino General Plan provides for three residential land use designations in the City, as shown in Table 34.

TABLE 34  
RESIDENTIAL LAND USE CATEGORIES  
CITY OF SAN MARINO

<b>Designation</b>	<b>Density Range <sup>1</sup></b>	<b>Description</b>	<b>Acreage</b>	<b>Maximum DU's</b>
Low Density	0 - 2 du/ac	Low-density single family residential uses	585.29	1,170
Medium Density	2.1 - 4 du/ac	Medium-density single family residential uses	1,032.95	4,131
High Density	4.1 - 6 du/ac	High-density single family residential uses	411.04	2,466
<b>TOTAL</b>				<b>7,767</b>
Second Units	Min. 600 sq. ft.	Permitted on lots of 15,000 sq. ft.		

<sup>1</sup> Density range expressed in dwelling units per gross acre.  
Source: City of San Marino General Plan.

Hypothetically, a total of 7,767 dwelling units could be accommodated within the corporate City limits, based on build-out of all residentially designated acreage at the maximum of the density range. This, however, is not the case in the City. The State of California Department of Finance (DOF) reports 4,474 dwelling units currently developed (as of January 1999) within the City. The amount of housing stock within the City is not expected to increase beyond the stated maximum build-out of the General Plan. Potential residential development within non-residential designations is addressed in more detail in Section V of the Housing Element.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit while higher density lowers the per unit land cost and facilitates efficient construction retaining the overall density assignment of the entire property. However, the City's vision of the community is a high quality, low density residential character, which does not lend itself to higher density mechanisms such as zero lot line and clustered development. There are no

residential designations in the City which permit a density of development that will accommodate certain types of housing that might be affordable to Very Low and Low income households. In addition, the City is considered built-out, and therefore there are essentially no vacant parcels that could be re-designated to a higher density, nor are there areas that are anticipated to be appropriate for recycling to higher density residential uses.

Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards are comparable to other community requirements and ensure a quality living environment for all household groups in the City. Design standards such as roofing materials, architectural enhancements, and landscaping also increase the costs of housing. The City's perspective is that all housing should meet the same fundamental high quality design standards.

The City of San Marino's Development Code contains eight residential district classifications within the Residential R-1 Zone that accommodate a range of densities and lot size requirements from 60,000 square feet to 9,000 square feet per unit, as shown in Table 35.

The Development Code permits residential uses in Commercial districts with a Conditional Use Permit (CUP). There are no specified development standards or criteria for the development of residential units in a Commercial zone, nor is there a maximum density established for residential uses within a Commercial zone.

In response to State mandated requirements and local needs, the City has adopted regulatory mechanisms allowing for the development of second units. Second dwelling units are permitted in some Single Family Residential Zones with CUP approval.



**TABLE 35**  
**DEVELOPMENT STANDARDS**  
**CITY OF SAN MARINO**

<b>Zone</b>	<b>Permitted Uses</b>	<b>Minimum Lot Area</b>	<b>Maximum Height</b>	<b>Front Setback</b>	<b>Interior Setback</b>	<b>Rear Setback</b>	<b>Minimum Avg. Width of Lot</b>	<b>Minimum Street Frontage</b>	<b>Maximum Gross Lot Coverage</b>
R1 – IE	Single-family dwellings	60,000	35 ft.	40 ft.	20 ft.	40 ft.	125 ft.	100 ft.	30%
R1- I	Single-family dwellings	30,000	35 ft.	40 ft.	20 ft.	40 ft.	125 ft.	100 ft.	30%
R1 - II	Single-family dwellings	20,000	35 ft.	40 ft.	12 ft.	40 ft.	100 ft.	80 ft.	30%
R1- III	Single-family dwellings	17,000	30 ft.	40 ft.	12 ft.	40 ft.	100 ft.	80 ft.	30%
R1 – IV	Single-family dwellings	15,000	30 ft.	35 ft.	10 ft.	35 ft.	85 ft.	70 ft.	30%
R1 – V	Single-family dwellings	12,000	30 ft.	30 ft.	8 ft.	30 ft.	80 ft.	70 ft.	40%
R1 – VI	Single-family dwellings	10,000	30 ft.	25 ft.	5 ft.	25 ft.	70 ft.	60 ft.	40%
R1 – VII	Single-family dwellings	9,000	30 ft.	25 ft.	5 ft.	25 ft.	60 ft.	60 ft.	40%

Source: City of San Marino Zoning Code

### ***b. Parking Requirements***

Parking requirements in San Marino are typical for a city of its size and character, as shown in Table 36. The number of parking spaces required for a single-family unit is related to number of bedrooms. There are no standards established for multiple family units. These characteristics do not constrain the development of housing directly, although greater amount of acreage is required for meeting parking requirements as the number of bedrooms increase.

For residential uses within a Commercial zone, the parking requirements will be determined by the Planning Commission, based upon either the requirements for the most comparable use specified in the Development Code, or upon a special study of parking requirements for that use. The City does have joint use provisions subject to approval of a CUP. The requirements for parking do not directly constrain the development of housing.

**TABLE 36**  
**RESIDENTIAL PARKING REQUIREMENTS**  
**CITY OF SAN MARINO**

<b>Type of Residential Development</b>	<b>Required Parking Spaces<sup>1</sup></b>	<b>Comments</b>
<b>Single Family Residential</b>		
1 – 4 bedrooms	2 spaces	
5 – 6 bedrooms	3 spaces	
7 and above bedrooms	4 spaces	Plus one space per every 2 additional bedrooms
Mixed-Use	Not Specified	To be determined by special parking study or application of requirements for a similar use

<sup>1</sup> All required spaces must be within an enclosed garage; carports are prohibited.  
Source: City of San Marino Zoning Code

## 2. Density Bonus

Beyond local requirements, state law allows for a developer to increase the density of a residential development by at least 25% if provisions are made to provide 20% of the units for lower income housing. One additional incentive or financial equivalent (such as modified development standard or waiver/reduction of application or development fees) is granted to all residential development meeting the 20% density bonus requirement for Lower income housing. When a request has been submitted to the City of San Marino by a project applicant, the City will process the request commensurate with the density bonus provisions as required by State Law (Chapter 4.3, Section 65915).

### a. Second Units

In response to state mandated requirements and local needs, the City of San Marino allows for the development of a second dwelling unit. Second units primarily serve to augment resources for senior housing, guest quarters, and domestic help living quarters, though they may serve the needs of other segments of the population. Accessory dwelling units are permitted within R1 districts with lots of 15,000 square feet or more (typically within Area Districts IE, I, II, III, and IV), with CUP approval<sup>2</sup>. Cooking facilities are permitted in second units. Conditions in the Development Code require:

- The minimum floor area shall not be less than 600 square feet; the maximum floor area of the unit shall not exceed 1,000 square feet, exclusive of garage;
- The lot currently contains an existing single family dwelling;
- The unit may be rented but not sold separately from the primary unit on the lot – a second unit shall at all times be held under the same ownership as the remainder of the lot;
- Required side yard setbacks must be met, but an exception is made for the rear yard which may be equal to the side yard setback;
- The unit shall have its own entrance;
- Common walls separating dwelling units shall be properly soundproofed. Details of the proposed means of soundproofing shall be submitted with the application for a CUP;

<sup>2</sup> There are approximately 2,500 lots in the City that exceed 15,000 square feet that represents 56.8% of all City lots.

- The design of the second unit shall be consistent with that of the main building; and
- The unit must be served by its own parking space.
- A second unit may not have separate utility services.

As it is now written, the ordinance severely limits the potential number of units that could be built due to the 15,000 square foot lot minimum and requirements for setbacks from the second unit to remain commensurate with those required for the primary dwelling.

The ordinance would need to be revised in order to make this option more attractive to property owners and accommodate a greater number of potential applicants. Revisions would allow construction of accessory housing units on lots smaller than 15,000 square feet (e.g., 10,000 to 12,000 square foot lots). Development standards could also be modified to reduce the requirement for setbacks to be as established in underlying zone.

In addition, the City could provide financial incentives to property owners who propose to rent the unit out (i.e. not intending to use it as a no-rent, live-in domestic help residence or as a guesthouse). Incentives could include a reduction or deferment of processing fees, or priority processing for second unit applications. The City may determine that a condition of the CUP be an agreement to rent the unit at costs affordable to lower or moderate income, and/or senior households.

Citizen opposition to accessory rental units in the neighborhoods with smaller lot sizes (approximately 10,000 to 12,000 square feet) can be expected. Overall, given the application of incentives and relaxation of development standards that previously posed restrictions on the construction of accessory housing units, the level of interest among property owners is still uncertain. In addition, the high cost of land and construction may remain a disincentive to development of second units despite City concession to make it more attractive.

Depending on the City's and resident property owner's acceptance of the proposition to reduce development standard restrictions in terms of setbacks and lot size, the City may choose to implement the financial and administrative incentives only. This would make the option to develop a second unit more attractive to those property owners whose lots are large enough to meet the standard. However, continuing to restrict lot size would significantly reduce the potential number of second unit opportunities on a citywide basis by limiting the number of potential property owners who may be interested in developing a second unit. Again, the high cost of land and construction may deter property owners from considering this option even with financial incentives from the City.

The potential for the construction of a significant number of accessory housing units is uncertain, even with proposed reduction in development standard restrictions and financial/administrative incentives. However, given the existence of a large number of properties with lots over 10,000 square feet in the City, which typically can accommodate a second unit under flexible development standards, there is potential for this option to produce affordable rental housing opportunities which otherwise would not be available elsewhere in the City.

Under the scenario that the City relax development standards and lot sizes, citizens in neighborhoods with the 10,000 to 12,000 square foot lot size range may voice opposition about rental units and "densification" of the neighborhood. In addition, despite relaxation of development standards and the provision of financial incentives, the current real estate market and associated cost of land and construction may be a disincentive for property owners to consider application for second units. Unless the City implements some method of ensuring affordability and rental status through agreements or covenants as part of the CUP, and monitors such mechanisms, there is no way to ensure that these units will not be used for guest houses and live in domestic help as they have been in the past.

Accessory housing units may serve to augment the potential for rental housing resources in the City, but overall its effectiveness may not be sufficient on its own to meet the needs of the City's special populations.

### 3. Building Codes and Enforcement

A variety of building and safety codes, while adopted for purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance.

#### *a. Building Codes*

The City of San Marino has adopted the 1997 edition of the Uniform Building, Plumbing, Mechanical and Electrical Codes, with amendments, which establish construction standards as applied to all residential buildings. The City's building codes are based on regulations necessary to protect the public health, safety and welfare. The City adopts updates as the Code is amended. Residential code enforcement in the City of San Marino is performed on a complaint basis, although incidences are few. Seismic retrofitting is the primary area where code enforcement may be necessary.

#### *b. Americans with Disabilities Act*

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically disabled. Provisions of fully accessible units may also increase the overall project development costs. Unlike the UBC, enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law. However, the City does not currently have any multi-family units. The provisions of the ADA would apply only to potential residential components of a mixed-use project in a Commercial zone.

Compliance with building codes and the ADA may increase the cost of housing production. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. Therefore, the local enforcement of these codes does not significantly constrain the development of housing.

### 4. Development Fees

Various fees and assessments are charged by the City and other agencies to cover the cost of processing development permits and providing local services. These fees help ensure quality development and the provision of adequate public services. The City is legally required to set permit and development fees in amounts that are no more than equal the cost of providing services associated with these fees. The City's development fee structure is tied to the cost of providing necessary services. This is explained in part by the built-out nature of the City. San Marino is a largely developed, suburban jurisdiction with most of its necessary infrastructure such as streets, electrical, sewer and water facilities in place. Aside from fees collected to offset public school impacts, the City does not require impact fees to make the necessary land improvements to accommodate development. The City does not maintain a different fee schedule for single family or multi-family units. The fees charged by the City are based on a square footage basis, depending on the type of permit application. The City proposes in this Housing Element to waive all processing fees for accessory dwelling units. Development fees are not believed to be a constraint to housing development in the City. Table 37 displays the San Marino Planning Department Fee Schedule.

**TABLE 37**  
**PLANNING DEPARTMENT FEE SCHEDULE**  
**CITY OF SAN MARINO**

<b>Item/Permit Type</b>	<b>Base Fee</b>	<b>Basis for Valuation/Square Foot Cost</b>
<b>Planning Fees</b>		
Design Review Committee		
- Increase of Livable Area	\$75.00	N/A
Variance Application		
- Increase of Floor Area	\$580.00	N/A
- All Others	\$315.00	
- Creation of 300-foot Radius Ownership List	\$100.00	
- Minor Exception (Variance)	\$50.00	
Conditional Use Permit Application		
- Increase of Floor Area	\$580.00	N/A
- All Others	\$315.00	
- Creation of 300-foot Radius Ownership List	\$100.00	
Subdivisions or Lot-Splits	\$1000 for each parcel created	N/A
Rezone or Boundary Change	\$1,000	N/A
Lot Line Adjustment	\$500	N/A
Modification to Variance or Conditional Use Permit	50% of original fee	N/A
Appeals		
- Conditional Use Permit or Variance	\$150.00	N/A
<b>Inspection Fees</b>		
Residential Compliance Inspection Reports	\$85.00 each	N/A
Special Inspections	\$100.00 each	N/A
Certificate of Use and Occupancy	\$30.00 each	N/A
<b>Permits, Plan Check, &amp; School Facility Fees</b>		
Building Permit – Dwellings	Based on valuation of work	<ul style="list-style-type: none"> <li>Type V Wood Frame Additions or Alterations - \$92.00/sq. ft.</li> <li>Air Conditioning - \$6.00/sq. ft.</li> <li>Private Garages - \$25.50/sq. ft.</li> <li>Patio Covers - \$24.00/sq. ft.</li> <li>Block Walls - \$21.00 - 30.00/sq. ft., depending on height.</li> </ul>
- Processing	\$25.00	
- Microfilming	\$2.50	

**TABLE 37**  
**PLANNING DEPARTMENT FEE SCHEDULE**  
**CITY OF SAN MARINO**

<b>Item/Permit Type</b>	<b>Base Fee</b>	<b>Basis for Valuation/Square Foot Cost</b>
Electrical Permit		
- Processing	\$25.00	
- Microfilming	\$2.50	N/A
- Other Fees	Per electrical permit schedule	
Mechanical Permit		
- Processing	\$25.00	
- Microfilming	\$2.50	N/A
- Other Fees	Per mechanical permit schedule	
Plumbing Permit		
- Processing	\$25.00	
- Microfilming	\$2.50	N/A
- Other Fees	Per plumbing permit schedule	
Swimming Pool or Spa		Swimming Pool - \$120.00 each Spa - \$60.00 each
- Processing	\$25.00	
- Microfilming	\$2.50	
Street Permit	\$24.00 independent contractor \$15.00 utility company	N/A
Plan Check Fee	Based on valuation of work	N/A
School Facility Fees (applies only to increase in square footage of 500 sq. ft. or more)	\$2.05/sq. ft. for projects over 500 sq. ft.	N/A

Source: City of San Marino

## 5. Local Processing and Permit Procedures

Holding costs associated with delays in processing have been estimated to add between 1.1% to 1.8% to the cost of a dwelling unit for each month of delay. The City of San Marino's development approval process is designed to accommodate, not hinder, development. Table 38 illustrates the local processing time limits for developments in San Marino. Other than legally required public hearing notice and environmental review periods, developers and property owners are not hindered by "down time" in case processing.

The average period of time needed to process a conditional use permit (CUP) for a second unit is no greater than 30-45 days. The City of San Marino has an ongoing policy that for cases before the Planning Commission that require a CUP and design review, that the Commission act on both items at the same time. This eliminates any delays to developers, and compares favorably to other jurisdictions in the area.

Design review is required for the following types of construction and/or improvements:

- An addition or alteration to an existing residential or commercial structure which changes the appearance of the structure as viewed from a public street or alley;
- An addition or alteration to an existing residential or commercial structure which adds or expands a second story;
- An addition or alteration to an existing residential or commercial structure which extends the length of any side of the primary residential structure by the greater of 25% or 10 feet;
- A new or replacement residential or commercial structure;

- The construction, addition or modification of any accessory structure visible from public view which exceeds 600 square feet in total lot coverage;
- The addition of a second story to a garage;
- The complete or partial replacement or addition to a roof if the materials are different than the existing roof;
- The construction of any fence, gate, pilasters, yard wall or retaining wall located adjacent to a street;
- The construction of any paving or impervious coverage in the front yard which exceeds 25% of the front yard area;
- The installation of security bars, grills or other similar decorative features on a door or window adjacent to a front or side yard; and
- Wireless communication facilities.

Depending on the complexity of the project, plan check for new construction requiring Design Review Committee (DRC) review averages approximately two to four weeks. This compares favorably to other jurisdictions in the area.

With regard to applications for Second Units:

Following favorable action on the CUP and design review, the plan check process averages approximately two weeks for new construction. This also compares quite favorably to other jurisdictions in the area.

**TABLE 38**  
**LOCAL DEVELOPMENT PROCESSING TIME LIMITS**  
**CITY OF SAN MARINO**

<i>Item</i>	<i>Approximate Length of Time from Submittal to Public Hearing</i>
Conditional Use Permit	30-60 days
Design Review	7-45 days
Tentative Tract Map/Parcel Map/Subdivision	30-90 days
Variance	30-60 days
Zoning Amendments or Zone Change	30-60 days
General Plan Amendment	30-60 days
Environmental Initial Study	30 days
Source: City of San Marino	

The City's processing and permit procedures do not appear to constrain the development of housing.

## 6. Prohibition of Rental Units for Less Than One Year

The City of San Marino prohibits the rental of a unit for less than one year. This prohibition may pose a constraint in some cases, because some renters may not be able or willing to commit to a year's lease. However, the provision may tend to stabilize rents, because property owners would not be able to raise rents in markets where housing costs are rapidly accelerating.

This one year lease requirement was enacted by the City to address a problem with leased single-family residencies that were not being properly maintained. The One Year lease reduces turn-over, and therefore, property maintenance issues have been significantly reduced.

## 7. Environmental/Infrastructure Constraints

### a. *Environmental Constraints*

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City:

- **Seismic Hazards:** Like the entire Southern California region, the City of San Marino is located within an area of high seismic activity. The Raymond Hill fault passes through the City in a northeasterly direction, which subjects the area to surface rupture, ground shaking, and ground failure. The greatest potential danger is the collapse of older residential units constructed from unreinforced masonry and explosions of petroleum and fuel lines. The City regulates the construction of new habitable structures within the identified Proximal Fault Study Zone through the requirement of setbacks and construction standards.
- **Flooding:** No major water courses traverse the City. There is no threat of water damage from either a seiche or a tsunami condition.
- **Dust and High Wind Hazards:** This condition results in property damage from high winds, wind tunneling and channeling effects of buildings, soil erosion, and unpleasant living conditions.
- **Toxic and Hazardous Wastes:** In San Marino, air pollution is the main area of concern relative to toxic substances. Major point sources of air pollution come from the variety of industrial uses throughout the region. The primary source, however, is automobile traffic.
- **Fire Hazards:** The most serious fire threat within the City is man. Brush fires have been significantly reduced as a major hazard due to the increased development of open land. The critical problem areas in residential buildings include structural fires due to aged or faulty electrical wiring, lack of separations in highly combustible structures, toxic material contained within buildings, building design, and poor maintenance.
- **Noise:** Residential land uses are considered the most sensitive to loud noise. Noise is not considered a significant problem in the City. The principal noise sources in San Marino generate from local traffic.

### b. *Infrastructure Constraints*

San Marino is primarily developed with its primary infrastructure systems in place. Upgrading of such systems is sometimes necessary for maintenance, or may be required in association with the remaining



build-out of the commercial areas. As the remaining vacant residential parcels in the City are so limited, development under the present zoning will not impact the existing infrastructure services.

Within the City limits, as part of the building permit process, the City can require the provision of on-site and off-site improvements necessitated by the development, such as improvements to curbs and gutters, alleys, streets, sidewalks and street lights, and utility undergrounding. Such on and off-site costs may constitute up to 10% of the building permit valuation. The cost of such improvements may increase the cost of development, which would ultimately be passed through to future tenants or owners. While these costs may not render a project infeasible, they contribute to the range of factors that affect the affordability of a project.

Compliance with Title 25 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development. Southern California Edison also offers public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

## **B. Non-Governmental Constraints**

### **1. Vacant Land**

The City's vacant land supply is virtually non-existent. There are 8 vacant residential lots remaining in the City. The vacant residential sites are scattered throughout the City and will each accommodate a single family detached unit.

The City has an established pattern and character of development of high design standards and low densities. It is the established policy of the City to maintain this community character for all new development. Based on this principle, and given the extremely limited amount of vacant land in the City, there is little potential to develop new affordable housing units on vacant land within current City limits.

#### **a. *Land Costs***

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes more scarce, the price for land increases. In terms of development density (see discussion of the City of San Marino's zoning regulations), land prices are positively related to the number of units permitted on each lot. The one recent listing of a vacant residential parcel in the City of San Marino is over \$1 million dollars for a single family detached residential lot. Relative to surrounding jurisdictions, as well as the region, land prices in San Marino significantly constrain the production of housing.

#### **b. *Construction Costs***

The cost of construction depends primarily on the cost of materials and labor, but it is also influenced by market demand and market-based changes in the cost of materials. The cost of construction depends on the type of unit being built and on the quality of the product being produced. Labor saving materials and construction techniques are available but they tend to reduce the quality of the finished product.

The type of product largely determines the cost of construction. The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction. Most residential construction in Southern California is performed with non-union contractors, and as a result, labor costs are responsive to changes in the residential market. Recent figures published by the

International Conference of Builder Officials (ICBO) report that a typical wood frame residence costs approximately \$85.50 per square foot for labor and materials, not inclusive of land. It is likely that construction costs in the City of San Marino would exceed this figure based on the high quality of living and design standards embraced by the community. The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the San Marino area that is outside of the City's control.

### *c. Financing*

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the group impacted the most by financing requirements. Mortgage interest rates for new home purchases ranged from 7% to 9% for a fixed rate 30-year loan in 1999. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point of interest rates exceeding the cost of living adjustments, which is a constraint on the affordability. Although rates are currently fairly low, they are increasing, and they can change significantly and substantially impact the affordability of the housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long term mortgages is generally available in San Marino subject to normal underwriting standards. However, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 5% to 20% of the sale price as a down payment, which is the largest constraint to first time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the downpayment required and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

## **C. RESIDENTIAL LAND RESOURCES**

To properly plan for the remainder of the current planning period and future housing needs, undeveloped and underutilized land available for housing within existing urban boundaries has been inventoried.

### **1. Availability of Sites for Housing**

Land availability in San Marino is scarce. Opportunities for residential development in the City fall into one of four categories:

Vacant land that is either designated for residential use or is likely to be designated for residential use in the future;

- Residentially designated land with lot sizes exceeding 15,000 square feet which can accommodate second units;
- Underutilized non-residential sites where infrastructure needs for recycling to residential development can be met by existing or proposed systems; and
- Mixed use or stand-alone residential development on non-residentially designated sites.

## 2. Vacant and Underutilized Land

According to the City's build-out estimates for remaining undeveloped or underutilized properties within the boundaries of the City of San Marino, there is one 60,000 square foot vacant and unimproved hillside residential lot; one 20,000 square foot lot; and 6 recently subdivided residential lots remaining, with potential for a total of 8 single family detached dwelling units. City-wide development potential for residential development is based upon a parcel by parcel evaluation of properties throughout the City.

The majority of currently vacant residential land in the City is designated for single-family units. There is no residentially designated vacant land remaining that will accommodate attached and multi-family units. Based on an evaluation of existing available residentially designated acreage, there is a sufficient amount of land available for residential development to meet overall market demand. In addition, the RHNA has not assigned any new construction responsibility to the City of San Marino. Therefore, any residential development will exceed the City's fair share construction need established by the RHNA. The available vacant residential acreage would yield an estimated 8 new residential units.

It is possible that a complete build-out of the residentially designated vacant land within the City by the end of the 1998 to 2005 planning period may be realized. Although the development of mixed-use projects with a residential component on commercially zoned property is provided for through mixed-use provisions in the Zoning Code, a combination of: the small size of the lots; the lack of parking in the commercial areas; the City's desire to improve the viability of the commercial areas through provision of additional services and retail opportunities; and ultimately the very few residential units that can be realized on these commercial parcels, pursuit of mixed-use projects with a residential component is not a realistic alternative.

### *a. Vacant Single Family Residential Potential*

For purposes of forecasting single-family residential development potential, it is realistic to assume that vacant land zoned for single family residential will be absorbed in the remainder of the 1998-2005 planning period. An estimated total of 8 units would be consumed, assuming the minimum lot sizes as presented in Table 36. The new construction objectives presented in Table 46 target development at these assumed proportions. The residentially designated zones in the City are typically developed with market rate housing affordable to Above Moderate income households.

### *b. Residential Development on Non-Residential Land*

In most cases, residential development potential is created by vacant or otherwise underutilized land that is already designated for residential use. The Zoning Code provides potential for mixed-use or stand-alone residential opportunities on one vacant parcel and three underutilized parcels of land in the City of San Marino designated C-1 Commercial, and one R-1 zoned parcel currently developed with the Stoneman School. Residential uses are permitted in the Commercial land use designation subject to a CUP. The Zoning Code does not establish any standards or densities for residential uses in the commercial zone, either as a stand-alone structure or as part of a mixed-use project with a residential component. Table 39, which provides a summary of residential build-out potential.

TABLE 39  
SUMMARY OF RESIDENTIAL BUILD-OUT POTENTIAL  
CITY OF SAN MARINO

<i>Housing Type</i>	<i>Zoning Designation</i>	<i>Units Potential</i>	<i>Acreage by Zone</i>	<i>Description</i>	<i>1998-2005 Planning Period Potential <sup>1</sup></i>
<b>VACANT LAND</b>					
Single Family Detached	R-1	6	Not available	6 lots recently subdivided and improved	6
Single Family Detached	R-1	1	20,000 sq. ft	Low Density residential	1
Single Family Detached	R-1	1	60,000 sq. ft	Hillside lot – cannot be subdivided	1
<b>TOTALS</b>					
<b>Vacant Land</b>		8	8 lots		8
<sup>1</sup> Indicates what realistically might be achieved during planning period					

### 3. Preservation of Assisted Units at Risk of Conversion

There are no existing assisted housing units at risk of conversion to market rate housing in San Marino.

## V. REVIEW OF HOUSING ELEMENT PERFORMANCE TO DATE

### A. Progress in Implementing the 1989 Goals and Objectives

State housing law requires communities to assess the achievements under adopted housing programs as part of the five-year update to their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. In addition, these results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences should be discussed. The results of the analysis should provide the basis for developing the comprehensive housing program strategy or the future planning period. Table 40 illustrates the City's progress in implementing the 1991 housing element programs.

**TABLE 40**  
**PROGRESS IN IMPLEMENTING THE 1991 HOUSING ELEMENT PROGRAMS**  
**CITY OF SAN MARINO**

<b>Program</b>	<b>Objective</b>	<b>Level of Achievement</b>
<b>Conservation</b>	1. Continue to assist income-eligible households	No income eligible households were assisted through Section 8 vouchers
	2. Preserve the existing housing stock in the City through implementation of codes and ordinances	Code enforcement was implemented on an as-needed basis.
<b>Rehabilitation</b>	1. Achieve rehabilitation of one currently substandard housing unit.	No housing units were rehabilitated with assistance from the City
	2. Encourage the rehabilitation of all housing units found to have substandard housing conditions	A program was not established to provide a mechanism through which the City could assist in the rehabilitation of housing units
<b>Construction</b>	1. Produce 13 housing units during the five-year period.	Ten units were constructed during the housing element period, including one second unit, and one unit demolished.
	2. Produce 5 second units during the five-year period to meet affordable housing needs	One second unit was constructed in 1991.

The City's 1991 Housing Element established a housing production objective of 18 new housing units. As well, the element established a quantified objective for housing rehabilitation. Table 41 identifies the quantified objectives for the 1991-1998 Housing Element period by income classification.

TABLE 41  
SAN MARINO HOUSING ELEMENT GOALS  
1991 – 1998  
CITY OF SAN MARINO

<i>Housing Goal</i>	<i>Income Category</i>				
	<i>Total</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Upper</i>
Housing Construction (RHNA)	18	1	2	2	13
Housing Rehabilitation <sup>1</sup>	1				

<sup>1</sup> Assumes the same income distribution as the RHNA.

Table 42 summarizes the City's progress in reaching its housing targets through mechanisms available during the period of 1991-1998. The City made progress in meeting its new construction objectives, although the executive level character of the City is evident in the achievement of goals by income classification. Overall, the City was able to meet over one-half of its regional allocation for new units. In the Above Moderate income classification, almost 70% of the housing allocation was attained. One second unit was produced, meeting the one unit allocation for the Very Low income household classification. The greatest shortfall occurred in the Low and Moderate income categories, as no new units were constructed, and subsequently, the objectives were not met. As well, no rental units were provided for Section 8 housing vouchers.

TABLE 42  
PROGRESS TOWARDS OBJECTIVES  
JULY 1991 – JANUARY 1998  
CITY OF SAN MARINO

<i>Unit Type/Description</i>	<i># Units</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Upper</i>
<b>NEW CONSTRUCTION</b>					
Single Family/Duplex	9				9
Second Units	1	1			
<b>Subtotal</b>	<b>10</b>	<b>1</b>			<b>9</b>
<b>REHABILITATION</b>					
Single Family Rehabilitation	0				
<b>Subtotal</b>	<b>0</b>				
<b>ASSISTANCE</b>					
Section 8 Rental Voucher Assistance	0				
<b>Subtotal</b>	<b>0</b>				
<b>TOTAL</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>RHNA</b>	<b>18</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>13</b>

Source: City of San Marino

Several factors caused the level of housing production in the City to fall short of the City's RHNA allocation. Analysis of housing trends and population growth in the City during this period indicate that there was limited possibility for the construction of enough housing to accommodate needs, particularly within the moderate and lower income groups. First, the RHNA methodology did not differentiate between primarily built out cities like San Marino with substantial investment in existing housing resources, and newer communities that can accommodate substantial additional growth through absorption of vacant land. The City had extremely limited resources in terms of vacant residential land,

and no vacant land designated at densities appropriate for construction of housing affordable to lower and moderate income households. In addition, due to the very low density nature of the community, there were no areas of existing housing identified as underutilized and subject to consideration for development at an increased density. In terms of second units, of the three applications submitted to the City during the Housing Element period, only one met the design and development standards established by the Zoning Code.

The stringent development standards and lot size minimums have been established for second units in order to guard against "mansionization" (where homes are expanded to the point where they are significantly larger and more lot intensive than surrounding homes). Although second units may serve as an affordable rental resource, they are primarily utilized by residents in the City to provide living accommodations for domestic help, such as nannies, housekeepers and groundskeepers.

Second, since 1990, a combination of the recession, changes in residential real estate lending practices following the national savings and loan scandal, changes in the residential insurance market related to earthquakes and fires, increasing foreclosure rates associated with the impacts of the recession on the job market, and increasing construction defect litigation have resulted in an economic downturn in the Southern California development environment.

These factors have resulted in a relatively stagnant housing production throughout the 1990's. This slow growth in the economy is highlighted by the difference between the rate of housing growth projected by the RHNA and the amount of this growth that has actually occurred.

In response to the performance of the previous element, the City of San Marino has established more specific goals, actions, and policies programs in an effort to satisfy the needs of those missed during the prior planning period. The goals, actions, and policies programs for the 1998-2005 planning period provide incentives for second unit construction. With these efforts, more housing units should be available to special needs groups and low and moderate income residents.

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## VI. GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

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### A. Goals and Policies

The City of San Marino, in adopting the Housing Element, adopts the goals that follow as the framework for implementing its housing policies and programs over the five-year timeframe of the Element.

#### ***GOAL 1: The provision of housing opportunities to meet executive level market demand.***

##### **Policies**

- Encourage the development of housing opportunities on vacant R-1 land to meet executive level housing demand.
- Continue to permit the development of second units as a housing resource to meet specific functions for the residents of San Marino.
- Encourage private construction of market rate housing for the community.
- Provide an incentive for development of housing for lower income households in the City through provision of density bonus as required by State law.

##### **Actions**

- Continue to implement the current second-unit ordinance program.
- Adopt an implementing ordinance, including a procedure for evaluating preliminary application, for density bonus law.

#### ***GOAL 2: Prevent the deterioration of existing housing.***

##### **Policies**

- Ensure that currently sound housing is maintained through code enforcement activities and nuisance abatement procedures.
- Pursue housing programs offered by the State and Federal governments to provide below market rate loans for seismic retrofitting.

##### **Actions**

- Maintain code enforcement activities to ensure building safety and integrity of neighborhoods.
- Continue to implement an “abatement of nuisances” ordinance which seeks to ensure the continued maintenance and good appearance of the City’s residential structures and neighborhoods.
- Adopt a comprehensive set of seismic upgrade regulations.

- Utilize City general funds as available, to assist in seismic retrofit activities.
- Require retrofitting of potentially hazardous structures within 5 years, depending on the building's occupant load.

### **GOAL 3: Assurance of accessibility to housing to the citizens of San Marino.**

#### **Policies**

- Promote equal housing opportunity for all economic, racial, and social groups currently residing in the City.
- Promote housing that meets the special needs of elderly and handicapped.
- Remove any regulatory constraints, if applicable, that impede equal opportunity to housing in the City.

#### **Actions**

- Revise zoning code ordinances as necessary to ensure that residential development is not restrictive due to method of financing, race, sex, religion, national origin, marital status, or disability of its owners or intended occupants.
- Require compliance with American with Disabilities Act standards in any new senior project.
- Utilize CDBG monies to contract with local fair housing agencies to ensure that procedures are in place if a complaint of housing discrimination is made. If a complaint is made to the City, the City will refer the complaint to the agency and that agency will investigate the incident and contact the property owner.
- Provide materials and regular inserts in community mailings regarding housing discrimination and what to do if a person is the subject of housing discrimination.

#### **1. QUANTIFIED OBJECTIVES**

##### **a. *Conservation***

- Preserve the existing housing stock in the City through implementation of codes and ordinances.

##### **b. *Rehabilitation***

- Achieve the seismic retrofitting of five housing units.
- Assist in the rehabilitation of four housing units found to have substandard housing conditions during the five-year program period.

##### **c. *Construction***

- Facilitate production of eight market rate single family detached housing units on the remaining residentially designated vacant lots during the 2000-2005 planning period.

- Accommodate applications for any second units during the 2000-2005 planning period.

## B. Implementation Tools

The City of San Marino can utilize a variety of federal, state and local programs and resources to implement its housing goals. Table 43 illustrates the available resources the City of San Marino may utilize in achieving the housing goals, objectives, policies, and program actions as discussed in the previous section of this document.

**TABLE 43**  
**RESOURCES AVAILABLE FOR HOUSING ACTIVITIES**  
**CITY OF SAN MARINO**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>State Resources</b>		
<b>Mortgage Credit Certificate (MCC)</b>	Federal tax credit for low- and moderate-income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State	<ul style="list-style-type: none"> <li>• First Time Home Buyer Assistance</li> </ul>
<b>California Housing Rehabilitation Program</b>	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Repair of Code Violations</li> <li>• Property Improvements</li> </ul>
<b>California Housing Finance Agency Home Mortgage Purchase Program</b>	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
<b>Low Income Housing Tax Credit</b>	Tax credits available to individuals and corporations that invest in low income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Acquisition</li> </ul>
<b>Federal Resource – Los Angeles Community Development Commission Appropriated</b>		
<b>Community Development Block Grant (CDBG)</b>	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> <li>• Section 108 Loan Repayments</li> <li>• Historic Preservation</li> <li>• Admin. &amp; Planning</li> <li>• Code Enforcement</li> <li>• Public Facilities Improvements</li> <li>• Housing Activities</li> </ul>
<b>HOME Investment Partnership (HOME) Program</b>	Grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	<ul style="list-style-type: none"> <li>• Multi-Family Acquisition/Rehab</li> <li>• Single-Family</li> <li>• CHDO Assistance</li> <li>• Administration</li> </ul>
<b>Low-income Housing Credit (LIHTC)</b>	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Housing Rehabilitation</li> <li>• Acquisition</li> </ul>

**TABLE 43**  
**RESOURCES AVAILABLE FOR HOUSING ACTIVITIES**  
**CITY OF SAN MARINO**

<b>Program</b>	<b>Description</b>	<b>Eligible Activities</b>
<b>Federal Resources – Competitive</b>		
<b>Section 8 Rental Assistance</b>	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent. The Los Angeles Housing Authority pays the balance of rent to property owners, and administers the program.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
<b>Section 202</b>	Grants to non-profit developers of supportive housing for the elderly	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> <li>• Support Services</li> </ul>
<b>Section 811</b>	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>
<b>Private Resources</b>		
<b>Federal National Mortgage Association (Fannie Mae)</b>	• Community Home Buyer Program – Fixed rate Mortgages	• Homebuyer Assistance
	• Community Home Improvement Mortgage Program – Mortgages for both purchase and rehabilitation of a home	• Homebuyer Assistance/Rehab
<b>California Community Reinvestment Corporation (CCRC)</b>	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multi-family rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
<b>Federal Home Loan Bank Affordable Housing Program</b>	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Expand Home Ownership for Lower Income Persons</li> </ul>

### C. Housing Strategy Plans and Program Implementation

Most of the planned actions of the City are on-going because they represent in-place policies or programs. While some actions may continue for five years, others will be accomplished in the near-term and establish the foundation for subsequent, follow-up implementation. The details of these follow-up activities cannot be discerned at this time, however. Several agencies and officials will be responsible for implementation of the City's Five-Year Housing Element. These include City of San Marino's Managers Office, Attorney, Planning and Building Department, City Engineer, and the Los Angeles County Housing Authority. The principle schedule of actions are noted in Table 44.

**TABLE 44**  
**HOUSING PLAN SUMMARY 2000-2005**  
**CITY OF SAN MARINO**

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source <sup>1</sup></i>	<i>Responsible Agency</i>	<i>Time Frame</i>
<b>HOUSING AVAILABILITY AND PRODUCTION</b>					
Land Use Element/Site Availability	Provide residential development opportunities through land use and zoning designations for adequate sites to meet the RHNA in the City.	<input type="checkbox"/> Facilitate construction of 8 market rate residences on remaining vacant R-1 lots.	GENERAL FUND	PLANNING AND BUILDING DEPARTMENT	2000-2005
Second Units	Promote affordable housing opportunities to lower income households. Maintain the ordinance which permits second units on residential lots of 15,000 square feet or greater.	<input type="checkbox"/> Target units over the planning period. <input type="checkbox"/> Waive all fees for second unit permits <input type="checkbox"/> Fast-track all second unit applications through entitlement process. <input type="checkbox"/> Develop and distribute a brochure on second unit requirements and development standards.	GENERAL FUND	PLANNING AND BUILDING DEPARTMENT	2000-2005 2001 2001
Density Bonus Program	Provide an incentive for development of housing for lower income households in the City through provision of density bonus as required by State law.	<input type="checkbox"/> Work towards adopting an implementing ordinance, including a procedure for evaluating preliminary application, for density bonus law.	GENERAL FUND	PLANNING AND BUILDING DEPARTMENT	2001
<b>PREVENT THE DETERIORATION OF EXISTING HOUSING</b>					
Code Enforcement/Nuisance Abatement	Preserve the existing housing stock and correct code violations.	<input type="checkbox"/> Maintain the Code Enforcement program. <input type="checkbox"/> Continue to implement the "abatement of nuisances" ordinance <input type="checkbox"/> Strive toward correction of all conditions cited.	GENERAL FUND	PLANNING AND BUILDING DEPARTMENT City Attorney	On-going
Seismic Retrofitting	Ensure the safety of the City's population residing in older homes through establishment of a Seismic Retrofit Program, utilizing available City, FEMA and State funds.	<input type="checkbox"/> Adopt a comprehensive set of seismic upgrade regulations. <input type="checkbox"/> Require retrofitting of potentially hazardous structures within 5 years, depending on the building's occupancy load and condition.	GENERAL FUND FEMA Local Lending Institutions	PLANNING AND BUILDING DEPARTMENT	Research and draft program in 2001 Implement in 2002

**TABLE 44**  
**HOUSING PLAN SUMMARY 2000-2005**  
**CITY OF SAN MARINO**

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source<sup>1</sup></i>	<i>Responsible Agency</i>	<i>Time Frame</i>
Housing Rehabilitation Program	Preserve existing stock and correct minor and deferred home repairs	<input type="checkbox"/> Establish a Housing Rehabilitation program and identify public sources of funds for such a program. <input type="checkbox"/> Target assistance in a pilot program of 4 units	GENERAL FUND Los Angeles County CDC CDBG	PLANNING AND BUILDING DEPARTMENT	<input type="checkbox"/> Establish program in 2000 <input type="checkbox"/> One home per year 2001-2005
<b>EQUAL HOUSING OPPORTUNITY</b>					
Equal Housing Opportunities	Promote equal housing opportunity for all economic racial and social groups residing in the City	<input type="checkbox"/> Establish liaison with local Fair Housing Council <input type="checkbox"/> Utilize CDBG monies to contract with local fair housing agencies to ensure that procedures are in place if a complaint of housing discrimination is made. If a complaint is made to the City, the City will refer the complaint to the agency and that agency will investigate the incident and contact the property owner. <input type="checkbox"/> Provide materials and regular inserts in community mailings regarding housing discrimination and what to do if a person is the subject of housing discrimination.	GENERAL FUND  CDBG   GENERAL FUND	City Manager's Office City Manager's Office  City Manager's Office	<input type="checkbox"/> 2000 <input type="checkbox"/> 2002   <input type="checkbox"/> 2001
Regulatory Constraints	Compliance with Federal Fair Housing Act and ADA.	<input type="checkbox"/> Require compliance with ADA standards in any new senior project. <input type="checkbox"/> Revise applicable Zoning Code ordinances as necessary to ensure that any residential development is not restrictive because of method of financing, sex, religion, national origin, marital status or disability of its owners or intended occupants.	GENERAL FUND	PLANNING AND BUILDING DEPARTMENT	<input type="checkbox"/> On-going <input type="checkbox"/> 2002

<sup>1</sup> Identifies potential sources of funding. Listing of a particular funding source of a particular program does not connote that it has been allocated or appropriated as a source of funding for such program.

## VII. QUANTIFIED OBJECTIVES

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### A. New Construction

Table 45 contains the quantified objectives, although the RHNA does not allocate any units to San Marino for the 2000-2005 planning period. It should be noted that potential is calculated on the maximum number of units that could be achieved.

**TABLE 45**  
**NEW CONSTRUCTION HOUSING OBJECTIVES 2000 – 2005**  
**CITY OF SAN MARINO**

<i>Unit Type/Description</i>	<i># Units</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Upper</i>
<b>Single Family Dwellings</b>					
Granny Flats	2			2	
R-1	8				8
<b>Number of Units Expected to be Added to Housing Stock</b>	<b>10</b>			<b>2</b>	<b>8</b>
Fair Share Needs Allocation	0	0	0	0	0

### B. Conservation of Existing "At Risk" Units

There are no units in the City at risk of conversion to market rate. Therefore, this is not represented in the quantified objectives table.

### C. Rehabilitation/Assistance

The City is intending to implement a Home Rehabilitation Program using CDBG funds administered through the County of Los Angeles Community Development Commission, and the County's Rental Rehabilitation and Moderate Rehabilitation Program, if eligible, and City funds. Table 46 establishes the objectives for the period.

TABLE 46  
PRESERVATION/REHABILITATION OBJECTIVES 2000 – 2005  
CITY OF SAN MARINO

<i><b>Program</b></i>	<i><b>Very Low Income</b></i>	<i><b>Low Income</b></i>	<i><b>Moderate/ Above Moderate</b></i>	<i><b>Total</b></i>
Seismic Retrofit Program	1	1	3	5
Rehabilitation Program <sup>1</sup>		2	2	4
<b>Total</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>9</b>
<sup>1</sup> During the 2000-2005 Housing Element Period				



## ***APPENDIX A REFERENCES***

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City of San Marino, General Plan Housing Element, November 1991.

City of San Marino, General Plan, 1973.

City of San Marino, Residential Design Guidelines, December 1999.

City of San Marino City Code (Chapter 23), Zoning and Development, Advertising and Signs, Fences and Walls.

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## APPENDIX B

### GLOSSARY

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**Above-Moderate-Income Household** A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

**Affordable Housing** Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. "Affordable to low-and moderate-income households" means that at least 20% of the units in a development will be sold or rented to lower income households, and the remaining units to either lower or moderate-income households. Housing units for lower income households must sell or rent for a monthly cost not greater than 30% of 60% of area median income as periodically established by HCD. Housing units for moderate income must sell or rent for a monthly cost not greater than 30% of area median income.

**Build-Out** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Buildout does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**California Housing Finance Agency (CHFA)** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

**Community Development Block Grant (CDBG)** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Community Redevelopment Agency (CRA)** A local agency created under California Redevelopment Law (Health & Safety code §33000, et. Seq.), or a local legislative body that has been elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

**Covenants, Conditions, and Restrictions (CC&Rs)** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Cul-de-sac** A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

**Deed** A legal document that affects the transfer of ownership of real estate from the seller to the buyer.

**Density, Base** The allowable residential density range for a General Plan land use classification, excluding any density bonus.

**Density Bonus** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20% of its units for lower income households, or 10% of its units for very low-income households, or 50% of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

**Density, Gross** The number of housing units on a site divided by the total developable area of the site exclusive of drainages, power transmission easements, or other public or semipublic uses, measured to the centerline of abutting streets having a right-of-way of 100 feet or less. Streets having a right-of-way exceeding 100 feet are assumed to be 100 feet wide for the purpose of density calculation. Streets, whether public or private, within a site to be developed are included within gross acreage.

**Density, Net** The number of dwelling units per acre of developable residential land in a site, exclusive of public and private streets, drainage, power-transmission-line easements, or other public and semipublic uses.

**Density, Residential** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Density, Transfer** The transfer of density calculated as suitable if applied to all developable portions of a site is transferred to allow development of the same number of housing units on a portion of the site with remaining site area restricted as permanent open space.

**Developable Land** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Development** The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

**Development Fees** Direct charges or dedications collected on a one-time basis for a service provided or as a condition of approval being granted by the local government. The purpose of the fee or exaction must directly relate to the need created by the development. In addition, its amount must be proportional to the cost of the service or improvement. Fees can be broken down into two major classes: 1) service charges such as permit fees covering the cost of processing development plans, connection or standby fees for installing utilities or application fees for reviewing and considering development proposals; and 2) "impact" fees levied on new development to cover the cost of infrastructure or facilities necessitated by development.

**Down Payment** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Dwelling Unit (du)** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing** Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

**Fair Market Rent** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

**Family** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**Farmers Home Administration (FmHA)** A federal agency providing loans and grants for improvement projects and low-income housing.

**General Plan** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal** A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.

**Guiding Policies** The City's statements of its goals and philosophy.

**Handicapped** A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

**Historic Preservation** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household** All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

**Households, Number of** The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

**Housing and Community Development Department (HCD)** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Element** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies,

and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio** The ratio of the monthly housing payment to total gross monthly income. Also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

**Housing Unit, Multifamily** A dwelling unit in a structure designed and/or used to house three or more families living independently of each other.

**Housing Unit, Single Family Detached** A dwelling unit that is structurally independent from any other residential unit.

**Housing Unit, Single Family Attached** A dwelling unit that is separated from one or more adjoining dwelling units by a structural wall extending from ground level to the roof and having a separate heating system. This housing type includes duplexes, triplexes, townhouses, and condominiums. (This definition is adapted from the U.S. Census.)

**Housing and Urban Development, U.S. Department of (HUD)** A cabinet-level department of the federal government that administers housing and community development programs.

**Institutional** group quarters include nursing homes, orphanages, and prisons. **Non-institutional** group quarters include dormitories, shelters, and large boarding houses.

**Implementing Policies** The City's statements of its commitments to consistent actions.

**Implementation** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Intensity, Building** For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

**Issues** Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

**Jobs-Housing Balance** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification** A system for classifying and designating the appropriate use of properties.

**Low-income Household- Household** A household with an annual income usually no greater than 50% to 80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

**Low-income Housing Tax Credits** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Mixed-use** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Mobile Home** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")

**Moderate-income Household** A household with an annual income usually no greater than 80% to 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

**Monthly Housing Expense** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding, Federal (1990 Census)** Housing unit as a unit occupied by 1.01 or more persons per room (excluding bathrooms, kitchen, hallway, closet space).

**Overcrowding, State (California Department of Housing and Community Development)** Housing unit as a unit occupied by over 1.5 persons per room (excluding bathrooms, kitchen, hallway, closet space).

**Parcel** A lot or tract of land.

**Parking Space, Compact** A parking space (usually 7.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) permitted in some localities on the assumption that many modern cars are significantly smaller, and require less room, than a standard automobile. A standard parking space, when perpendicular to a driveway or aisle, is usually 8.5 feet wide by 18 feet long.

**Parkway** An expressway or freeway designed for non-commercial traffic only; usually located within a strip of landscaped park or natural vegetation.

**Planned Community** A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

**Planned Unit Development (PUD)** A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

**Planning Area** The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

**Poverty Level** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

**Redevelop** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

**Regional Housing Needs Assessment/Plan** A quantification by SCAG of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation** The repair, preservation, and/or improvement of substandard housing.

**Residential** Land designated in the City or County General Plan and zoning ordinance for buildings consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

**Residential Care Facility** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family** A single dwelling unit on a building site.

**Retrofit** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.



**Second Unit** A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of a second unit.

**Section 8 Rental Assistance Program** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

**Single-family Dwelling, Attached** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

**Single-family Dwelling, Detached** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

**Single Room Occupancy (SRO)** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Sphere of Influence** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.

**Subsidize** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Target Areas** Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

**Tax Increment** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of very low- and low-income housing.

**Townhouse; Townhome** A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

**Transfer of Development Rights** Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")

**Transitional Housing** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

**Undevelopable** Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.

**Very Low-income Household** A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.



## General Plan Content Summary

<b>Elements</b>	<b>Where Located</b>	<b>Not included and why</b>
<b><i>REQUIRED ELEMENTS</i></b>		
<b>Land Use</b>		
Distribution of housing	Land Use Chapter	
Distribution of business	Land Use Chapter	
Distribution of industry		No current or planned uses in this category
Distribution of open space	Land Use Chapter	
Distribution of agricultural space		No current or planned uses in this category
Distribution of mineral resources; provisions for continued availability		None known
Location of educational facilities	Land Use Chapter	
Location of public buildings and grounds	Land Use Chapter	
Location of future solid and liquid waste facilities		None currently or planned
Identification of areas subject to flooding		None currently or will exist
Identification of existing Timberland Preserve Zone lands		None currently or will exist
Other categories of public and private uses of land	Land Use Chapter	
<b>Conservation</b>		
Water and its hydraulic force	Natural Resources Chapter	
Forests		None
Soils (agricultural)		None
Rivers and other waters		None
Harbors		None
Fisheries		None
Wildlife		None known
Minerals		None known

<b>Elements</b>	<b>Where Located</b>	<b>Not included and why</b>
<b>Open Space</b>		
Open space for preservation of natural resources	Natural Resources Chapter	
Open space for managed production of resources		None currently or planned
Open-space for outdoor recreation	Land Use Chapter Community Services Chapter	
Open space for public health and safety (such as seismic zone, fire zone, flood zone, etc.)		None currently or planned
Demands for trail oriented use		None currently or planned
Retention of publicly owned corridors (such as abandoned rail lines) for future use	Land Use Chapter	
Integration of city and county trails routes in the California Recreational Trails System		None currently or planned
<b>Safety</b>		
Seismic Hazards including surface rupture, shaking, landslide, liquefaction)	Safety Chapter	
Flood Hazard		None exist
Fire Hazard – urban, not wildland	Safety Chapter	
Landslides	Safety Chapter	
Other hazards (emergency management)	Community Services	
Evacuation routes and signage	Safety Chapter	
Peakload Water Supply	Community Services Chapter	
Road widths and turnouts	Safety Chapter	
Clearances around structures	Safety Chapter	
<b>Noise</b>		
Identify and appraise mobile noise sources	Safety	
Identify and appraise stationary noise sources	Safety	
Existing and projected noise levels	Safety	
Inventory of sensitive receptors	Safety	
“noise problems” in the community	Safety	
Methods and implementation measures to address problems	Safety	
<b>Elements</b>	<b>Where Located</b>	<b>Not included and why</b>

<i><b>OPTIONAL ELEMENTS</b></i>		
<b>Economic Development</b>	Land Use Chapter	
<b>“Historic” or “Neighborhood” Preservation</b>	Land Use Chapter	
<b>Recreation Services</b>	Community Services	
<b>Library Services</b>	Community Services	
<b>Police Services</b>	Community Services	
<b>Education</b>	Community Services	
<b>High Speed Data Connectivity and Telecommunications</b>	Community Services	
<b>Infrastructure</b>	Community Services	
<b>Waste Management</b>	Natural Resources	
<b>Tree Preservation</b>	Natural Resources	
<b>Emergency Preparedness</b>	Safety	

## **NOISE ELEMENT TECHNICAL APPENDIX**

### Characteristics of Noise

Noise is sometimes defined as unwanted sound. Both noise and sound are caused by mechanical oscillations in the air, and there is no physical difference between noise and sound. At certain levels, noise can cause speech interference, sleep disturbance or awakening, and interference with activities or recreation. Potential noise sources associated with the proposed project include noise from traffic on surface streets.

Community noise levels are commonly measured using a metric termed A-weighting. Noise levels described with this metric are listed in dBA values.

### Noise Metrics for Evaluation of Community Response to Noise

One area of environmental acoustics which has received considerable attention in recent years is the development of methods for describing the impact of noise on communities. Attempts to correlate noise levels with community annoyance have led to the development of a number of different metrics or descriptors for the assessment of community reactions. To accurately account for human reaction to noise, a complete description of the noise must be provided by the metric chosen. This complete description should include intensity, frequency characteristics, and variation with time. Some characteristics of a few of the more commonly used noise descriptors are as follows:

#### A-WEIGHTED NOISE LEVEL (dBA)

A-weighted noise levels are filtered or weighted to quantitatively reduce the effect of low frequency noise. This metric was designed to approximate the response of the human ear to noise. A-weighted noise levels are measured in decibels with a standard sound level meter which contains the A-weighted network.

A-weighted levels provide a simple measure that correlates well with human subjective assessment of the loudness or noisiness of many types of noise.

#### STATISTICAL NOISE LEVELS (Ln)

The statistical noise level  $L_n$  is that noise level which is exceeded  $n\%$  of the time during the observation period. For example, the  $L_{90}$  level is the noise level exceeded 90% of the time and  $L_{50}$  is the noise level exceeded 50% of the time. These two particular levels are significant in that the  $L_{50}$  represents a median noise level and  $L_{90}$  is an approximate measure of the lowest noise level in a given community when there are no identifiable noise sources in the area. The  $L_{90}$  level is often used as the ambient noise level for a particular area. All statistical noise levels are usually A-weighted unless otherwise specified.

#### EQUIVALENT SOUND LEVEL (LEQ)

Equivalent Sound Level (LEQ) is the energy averaged noise level integrated over some specified amount of time. The purpose of LEQ is to



provide a single number measure of time-varying noise for a specific time period.

Equivalent signifies that the numerical value of the fluctuating noise is equivalent in level to a steady state noise with the same amount of acoustic energy. This specified time integration period may be for varying durations - 2 minutes, 2 hours, or 24 hours. If not stipulated, the level of the noise is taken to be A-weighted, although other frequency weightings may be used.

#### 24-HOUR EQUIVALENT LEVEL (LEQ 24)

The LEQ (24) is a special case of LEQ. It is simply the LEQ measured over a 24-hour period.

#### COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

The Community Noise Equivalent Level (CNEL) is the energy averaged noise level measured over a 24-hour period with different weighting factors for the noise levels occurring during the day, evening, and nighttime periods.<sup>1</sup> Evening (7 p.m. - 10 p.m.) and nighttime (10 p.m. - 7 a.m.) noise events are increased in level by 5 and 10 dB respectively to account for the lower tolerance of people to noise during those time periods.

CNEL was developed for noise surveillance in land use planning and is used in the State Of California for evaluation of the potential impact of highway, railroad, and airport noise on residential areas.

CNEL may be determined from the following relationship:

$$CNEL = 10 \log \left( \sum_{i=1}^{24} W_i \times 10^{\log^{-1} LEQ_i / 10} \right) / 24 \text{ A}$$

<sup>1</sup> California Department of Aeronautics, "Noise Standards," California Administrative Code, Chapter 9,  
Title 4 (Register 70, No. 48, November 28, 1970)

where:

$W_i$  is the time of day weighting factor as follows:

<u>Period</u>	<u>Time</u>	<u>Weighting</u>
Daytime	7 a.m. - 7 p.m.	1
Evening	7 p.m. - 10 p.m.	3
Nighttime	10 p.m. - 7 a.m.	10

$LEQ_i$  is the equivalent sound level for the  $i$ th hour of the day.

#### DAY-NIGHT LEVEL (LDN)

The LDN standard is essentially the same as the CNEL standard with the evening (7 p.m. - 10 p.m.) weighting equal to 1. The LDN standard is used nationally and is beginning to appear in California Codes. It is generally considered to be interchangeable with the CNEL metric.

#### Regulatory Setting

In the State of California, Senate Bill 860 (Beilenson, 1995) which became effective January 1, 1976 directed the California Office of Noise Control within the State

Department of Health to prepare a Guidelines for the Preparation and Content of Noise Elements of the General Plan. Part of the purpose of these guidelines was to provide sufficient information concerning the noise environment in the Community so that noise may be considered in the Land Use Planning Process. As part of this publication, Land Use Compatibility Standards were developed in four categories. These categories included Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable. The interpretation of the four categories is as follows:

Normally Acceptable: Specified Land Use is satisfactory without special insulation.

Conditionally Acceptable: New Development requires detailed analysis of noise insulation requirements

Normally Unacceptable: New Development is discouraged and requires a detailed analysis of insulation features.

Clearly Unacceptable: New Development should not be undertaken.

A copy of this Land Use Compatibility Metric for Community Noise Environments is shown in Figure 1.

As can be seen from the data in Figure 1, the dividing line between Normally Acceptable and Conditionally Acceptable for sensitive spaces such as residential, multi-family, and school and libraries is CNEL 55 to 60. The dividing line between Conditionally Acceptable and Normally Unacceptable for the same Land Use categories is CNEL 70.

The State Building Code (Part 2, Title 24, CCR) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses and residential units other than detached single-family residences from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL is 60 dBA or greater are required to provide sound insulation to limit the interior CNEL to a maximum of 45 dBA. An acoustical analysis report prepared by a person experienced in the field of acoustical engineering is required for the issuance of a building permit for these structures.

### Existing Acoustical Environment

Environmental noise levels were measured at the same ten locations that were reported in the City's noise element that was prepared in 1973. The measurements

were made with a precision integrating LD 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. This sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period.

A comparison of 1993 noise levels versus 2002 noise levels for L90, L50 and L10 noise levels are summarized in Tables 4-1, 4-2 and 4-3.

The peak hour LEQ data collected at all ten locations were analyzed to determine the CNEL level at each location. These CNEL values were determined by measuring the equivalent noise level (LEQ) directly, and then calculating the equivalent noise level for each of the other 23 hours in the day.<sup>2</sup> This CNEL approach has been utilized extensively. The accuracy of this procedure has been established with 24-hour measurements at the same location. The procedure has always been within acceptable accuracy limits. The results of these CNEL calculations are summarized in Table 4-4.

In addition to the ten sites that were monitored in 1973 and March, 2002, five additional sites were monitored in April, 2002. The results of these monitorings are listed in Table 4-5. All noise monitoring locations are shown in Figure 2.

Los Robles was recently resurfaced. To determine the effect of the resurfacing, ambient noise measurements were redone at Location 11 on July 24, 2003. The results of these measurements are included in Table 4-5.

<sup>2</sup> See, for example, "Insulation of Buildings Against Highway Noise," Bruce Davy and Steven Skale, Federal Highway Administration FHWA-TS-77-202.

**Table 4-1**

**L90 Noise Measurements at Various Locations  
in San Marino**

<b><u>Location</u></b>	<b><u>1973 L90</u></b>	<b><u>2002 L90</u></b>
1. Roanoke Rd. E. of West Haven Rd.	42 dBA	45 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	52	53
3. Roanoke Rd. W. of Old Mill Rd.	42	46
4. Oak Street bet. Los Robles & Garfield	49	48
5. Carlaris Rd. E. of El Molino Ave.	48	42
6. Shenandoah Rd. N. of Virginia Rd.	50	49
7. North end of Oak Grove Pl.	45	42
8. Greenwood Ave. at N. boundary Of City	48	45
9. Stratford Rd. at ent. to Huntington Library	44	45
10. N. end of Lombardy Pl. N. of Lombardy Rd.	48	44

As can be seen from the data summarized in Table 4-1, L90 noise levels have not significantly increased throughout the city. The L90 noise levels are those noise levels exceeded 90% of the time. As such, they would tend to be background or ambient noise levels. Noise levels along Huntington Drive have increased by 1 dB and noise levels along Roanoke Road have increased by 3 to 4 dB since 1973. At most other locations, the L90 noise levels have decreased.

**Table 4-2**

**L50 Noise Measurements at Various Locations  
in San Marino**

<b><u>Location</u></b>	<b><u>1973 L50</u></b>	<b><u>2002 L50</u></b>
1. Roanoke Rd. E. of West Haven Rd.	49 dBA	50 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	55	60
3. Roanoke Rd. W. of Old Mill Rd.	49	50
4. Oak Street bet. Los Robles & Garfield	55	51
5. Carlaris Rd. E. of El Molino Ave.	54	50
6. Shenandoah Rd. N. of Virginia Rd.	53	55
7. North end of Oak Grove Pl.	49	45
8. Greenwood Ave. at N. boundary Of City	53	50
9. Stratford Rd. at ent. to Huntington Library	54	52
10. N. end of Lombardy Pl. N. of Lombardy Rd.	52	49

As can be seen from the data in Table 4-2, L50 noise levels have also not changed significantly since 1973. The L50 noise levels are those noise levels that are exceeded 50% of the time. As such, they are median noise levels. Noise levels along Huntington Drive have increased by 5dB and noise levels along Roanoke Road have increased by 1 dB since 1973. Noise levels at most of the other locations have decreased.

**Table 4-3**

**L10 Noise Measurements at Various Locations  
in San Marino**

<b><u>Location</u></b>	<b><u>1973 L10</u></b>	<b><u>2002 L10</u></b>
1. Roanoke Rd. E. of West Haven Rd.	58 dBA	62 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	64	67
3. Roanoke Rd. W. of Old Mill Rd.	60	56
4. Oak Street bet. Los Robles & Garfield	60	58
5. Carlaris Rd. E. of El Molino Ave.	62	56
6. Shenandoah Rd. N. of Virginia Rd.	61	63
7. North end of Oak Grove Pl.	54	55
8. Greenwood Ave. at N. boundary Of City	57	57
9. Stratford Rd. at ent. to Huntington Library	62	61
10. N. end of Lombardy Pl. N. of Lombardy Rd.	56	59

The L10 noise levels summarized in Table 4-3 are those noise levels exceeded 10% of the time. As such, they would represent maximum noise levels or the noisiest vehicles. Correlation between 1973 L10 values and 2002 L10 values is not very strong since a single vehicle could alter the results. In general, the L10 noise levels with the exception of a few locations are very close to what they were in 1973.

**Table 4-4**

**CNEL Values at Various Locations  
in San Marino**

	<b><u>Location</u></b>	<b><u>CNEL</u></b>
1.	Roanoke Rd. E. of West Haven Rd.	59 dB
2.	Huntington Dr. W. of San Gabriel Blvd.	65
3.	Roanoke Rd. W. of Old Mill Rd.	53
4.	Oak Street bet. Los Robles & Garfield	54
5.	Carlaris Rd. E. of El Molino Ave.	53
6.	Shenandoah Rd. N. of Virginia Rd.	60
7.	North end of Oak Grove Pl.	52
8.	Greenwood Ave. at N. boundary Of City	54
9.	Stratford Rd. at ent. to Huntington Library	57
10.	N. end of Lombardy Pl. N. of Lombardy Rd.	58

As can be seen from the results summarized in Table 4-4, only noise levels along Huntington Drive which are in the CNEL 65 range would be considered Conditionally Acceptable for sensitive space such as residential, multi-family, school and libraries. At all other locations, CNEL values are CNEL 60 or less.

**Table 4-5**



**Measured Noise Levels in dB  
at Locations 11-15**

<u>Location</u> <u>L10</u>	<u>CNEL</u>	<u>L90</u>	<u>L50</u>	
11. Los Robles 100' north of Monterey		50	62	7 1 6 9
12. El Molino 100' south of Monterey 67	70	53	60	
13. Sierra Madre 100' south of Canterbury 70	69	47	58	
14. San Gabriel 100' south of Duarte 75	72	57	65	
15. California 100' west of Sierra Madre 68	66	53	60	

As can be seen from the data in Table 4-5, Locations 11-15 are all in excess of CNEL 65 and would be considered Conditionally Acceptable for residential use. Only Location 14 is in excess of CNEL 70 and would therefore be considered Normally Unacceptable for residential use.

### **SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #1 ROANOKE ROAD - EAST OF WEST HAVEN RD.

TEST DATE: MARCH 7, 2002

START TIME: 3:00 P.M.  
END TIME: 3:30 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	57.6	L90:	45.1
LMAX:	72.6	L50:	50.0
LMIN:	42.3	L25:	54.6
CNEL:	58.6	L10:	62.0
LDN:	58.6	L2:	67.3
		L1:	69.4

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #2 HUNTINGTON DRIVE WEST OF SAN GABRIEL BLVD.

TEST DATE: MARCH 7, 2002

START TIME: 2:30 P.M.  
END TIME: 3:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 69°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	64.1	L90:	52.5
LMAX:	81.3	L50:	60.4
LMIN:	46.3	L25:	64.1
CNEL:	65.1	L10:	66.9
LDN:	65.1	L2:	69.5
		L1:	73.8

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #3 ROANOKE ROAD WEST OF OLD MILL ROAD

TEST DATE: MARCH 7, 2002

START TIME: 3:30 P.M.  
END TIME: 4:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	52.3	L90:	45.5
LMAX:	70.3	L50:	49.9
LMIN:	41.2	L25:	52.4
CNEL:	53.3	L10:	55.7
LDN:	52.3	L2:	61.4
		L1:	63.8

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #4 OAK STREET BETWEEN LOS ROBLES & GARFIELD

TEST DATE: MARCH 7, 2002

START TIME: 4:00 P.M.  
END TIME: 4:30 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°F

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	53.3	L90:	47.5
LMAX:	66.7	L50:	51.1
LMIN:	44.9	L25:	54.4
CNEL:	54.3	L10:	58.1
LDN:	53.3	L2:	61.8
		L1:	63.0

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #5 CARLARIS RD. EAST OF EL MOLINO AVENUE

TEST DATE: MARCH 7, 2002

START TIME: 4:30 P.M.  
END TIME: 5:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	52.4	L90:	41.6
LMAX:	72.2	L50:	49.6
LMIN:	38.4	L25:	53.4
CNEL:	53.4	L10:	56.0
LDN:	53.4	L2:	60.6
		L1:	62.8

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #6 SHENANDOAH RD. NORTH OF VIRGINIA RD.

TEST DATE: MARCH 7, 2002

START TIME: 4:00 P.M.

END TIME: 4:30 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 67°F

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	59.3	L90:	49.3
LMAX:	75.9	L50:	54.5
LMIN:	44.8	L25:	58.5
CNEL:	60.3	L10:	63.3
LDN:	59.3	L2:	67.4
		L1:	69.1

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #7 NORTH END OF OAK GROVE PLACE

TEST DATE: MARCH 7, 2002

START TIME: 3:30 P.M.  
END TIME: 4:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°F

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	50.5	L90:	41.8
LMAX:	62.4	L50:	45.3
LMIN:	39.4	L25:	47.9
CNEL:	51.5	L10:	55.4
LDN:	50.5	L2:	59.3
		L1:	60.4



**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #8 GREENWOOD AVE. AT NORTHERN BOUNDARY  
OF THE CITY

TEST DATE: MARCH 7, 2002

START TIME: 3:30 P.M.  
END TIME: 4:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	53.2	L90:	45.3
LMAX:	79.2	L50:	49.8
LMIN:	42.7	L25:	53.6
CNEL:	54.2	L10:	57.4
LDN:	53.2	L2:	61.0
		L1:	62.8

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #9 STRATFORD ROAD AT ENTRANCE  
TO HUNTINGTON LIBRARY

TEST DATE: MARCH 7, 2002

START TIME: 3:00 P.M.

END TIME: 3:30 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 56.3 L90: 44.9

LMAX: 69.3 L50: 51.9

LMIN: 38.4 L25: 56.5

CNEL: 57.3 L10: 60.6

LDN: 57.3 L2: 64.6

L1: 65.8

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #10 NORTH END OF LOMBARDY PL. NORTH OF  
LOMBARDY RD.

TEST DATE: MARCH 7, 2002

START TIME: 2:30 P.M.

END TIME: 3:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 67°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 56.8 L90: 44.1

LMAX: 76.7 L50: 49.0

LMIN: 40.1 L25: 52.1

CNEL: 57.8 L10: 58.5

LDN: 57.8 L2: 66.9

L1: 70.8

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #11 LOS ROBLES 100' NORTH OF MONTEREY

TEST DATE: JULY 24, 2003

START TIME: 6:30 P.M.  
END TIME: 7:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 72°F

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	66.1	L90:	50.4
LMAX:	82.4	L50:	61.5
LMIN:	44.8	L25:	67.8
CNEL:	69.1	L8:	70.5
LDN:	68.1	L2:	72.8
		L1:	74.3

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #12 EL MOLINO 100' SOUTH OF MONTEREY

TEST DATE: APRIL 25, 2002

START TIME: 6:00 P.M.  
END TIME: 6:30 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 66°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	68.0	L90:	52.5
LMAX:	96.5	L50:	59.8
LMIN:	43.3	L25:	64.0
CNEL:	70.0	L10:	66.6
LDN:	69.0	L2:	71.3

L1: 73.5

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**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #13 SIERRA MADRE BLVD. 100' S. OF CANTERBURY

TEST DATE: APRIL 25, 2002

START TIME: 6:30 P.M.

END TIME: 7:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 64°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 65.5 L90: 47.3

LMAX: 81.9 L50: 58.3

LMIN: 39.8 L25: 64.8

CNEL: 68.5 L10: 70.1

LDN: 67.5 L2: 74.5

L1: 75.6

**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #14 SAN GABRIEL BLVD. 100' SOUTH OF DUARTE

TEST DATE: APRIL 25, 2002

START TIME: 6:00 P.M.  
END TIME: 6:30 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 66°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	70.4	L90:	57.0
LMAX:	82.2	L50:	65.3
LMIN:	52.2	L25:	71.6
CNEL:	72.4	L10:	75.0
LDN:	71.4	L2:	78.1
		L1:	79.1

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**SITE MONITORING NOISE ANALYSIS**

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #15 CALIFORNIA 100' WEST OF SIERRA MADRE

TEST DATE: APRIL 25, 2002

START TIME: 5:30 P.M.

END TIME: 6:00 P.M.

EQUIPMENT USED: LD 820 SLM  
1/2" RANDOM INCIDENCE MIC  
WINDSCREEN  
B&K 4230 CALIBRATOR  
TRIPOD  
WIND SPEED INDICATOR  
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 65°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	63.7	L90:	52.5
LMAX:	78.1	L50:	60.3
LMIN:	45.5	L25:	64.5
CNEL:	65.7	L10:	67.9
LDN:	64.7	L2:	70.8
		L1:	72.1

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