2021-2029

HOUSING ELEMENT



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SECTION I: INTRODUCTION & SUMMARY

1.1 INTRODUCTION

This chapter of the San Marino General Plan presents goals, policies, programs, and supporting information related to the provision of housing for existing and future residents of the City. The purpose of the Housing Element is twofold: 1) to present specific policies and actions for housing development to meet San Marino's specific, identified housing needs; and 2) to meet regional standards and achieve State certification, pursuant to statutory requirements. This element includes an assessment of current and future housing needs; constraints to housing production; an inventory of housing resources; and identifies San Marino's housing goals, policies, and programs to ensure that the existing and future housing needs for all San Marino residents are met. The Housing Element was prepared with participation and input from the San Marino citizens and stakeholders and promotes a wide range of housing types to meet a variety of needs, including housing for families, seniors, special needs groups, and all income levels. As required by State law, the housing element evaluates previous housing programs and a schedule of new programs to further the development, improvement, and preservation of housing in San Marino.

1.2 DEFINITION AND PURPOSE

The Housing Element of the General Plan is a detailed statement of the housing goals, policies, programs, and quantified objectives for the City. The Element is based on a comprehensive technical assessment of existing housing policies and programs; current and projected housing needs, especially related to low income households and special needs populations; an analysis of market, environmental, governmental, and other factors which constrain housing production; an assessment of ways that the City can affirmatively further fair housing for its residents; an inventory of sites available for housing construction; and an assessment of new programs and policies that can enhance housing production in the City.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials. Specifically, the Housing Element sets forth how the City will address the need for housing, especially

by low- and mode rate-income families and special needs families and individuals. The Housing Element also provides housing-related data and information to the public.

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

State law requires that the General Plan include an integrated, consistent set of goals and policies. The City of San Marino's General Plan contains elements relating to land use, community services, natural resources, safety (including noise), housing, and circulation. The 2021 Housing Element provides goals, policies and implementation measures that are consistent with all other elements of the General Plan; amendments to the City's Land Use Element and zoning are planned for immediately after adoption of the Housing Element. As the General Plan is amended in the future, the City will ensure the Housing Element remains consistent with the General Plan.

New State law requires that the Safety Element be updated to address climate adaptation upon revision of the Housing Element. The City will ensure compliance with this requirement by updating and adopting its updated Safety Element concurrent with the 2021 Housing Element. The City will provide a copy of the Housing Element to water and sewer service providers and has coordinated with these agencies in the preparation of this Housing Element. Within 60 days after adoption, the City will send the updated Housing Element to water and sewer providers with a memo regarding the State-mandated water and sewer service priority for housing projects that will help San Marino meet its regional housing need for lower-income households (Government Code Section 65589.7). Because San Marino does not have any disadvantaged communities, an Environmental Justice Element is not required; however, a fair housing analysis has been conducted and policies and programs to affirmatively further fair housing are included within the Housing Element.

1.4 PUBLIC PARTICIPATION

Housing issues affect the entire community and can be confusing and contentious. State requirements about what Housing Elements must allow often seem at odds with long-standing community values. The public participation requirement of Housing Element law presents an opportunity to engage constituents in defining housing issues, and in creating solutions that both meet the needs of the community and the requirements of state law.

The ongoing restrictions on gatherings due to the COVID-19 pandemic have forced community outreach and engagement into a virtual world. While in some cases this has made it possible for more people to be engaged in the process, a digital divide often exists in cases where households may lack internet connections or may be unable to attend virtual meetings due to work obligations.

To ensure that community outreach during the pandemic was as equitable as possible, the community outreach program was designed to provide participation opportunities via cell phone and

at the convenience of the resident. San Marino's Housing Element Update has included the public outreach efforts summarized below and detailed in **Section 4**:

- December 7, 2020: A Community Town Hall was held via Zoom. The Town Hall was covered by the press.
- December 29, 2020: City established a Housing Element Update webpage http://cityofsanmarino.org/housingelement The webpage provides the current update status, access to meeting agendas and materials, document drafts, a dedicated email for comments about the Housing Element Update, and community opinion surveys in Spanish, Chinese and English.
- November 2020- January 2021: Community opinion surveys were conducted in English, Spanish, and Chinese.
- January-April 2021: Stakeholder interviews conducted with responsive contacts representing for- and not-for-profit developers, advocacy groups, and service providers, including Southern California Non-profit Housing Association; Milestone Housing Development Corporation; the Chinese Club of San Marino; the Los Angeles County Economic Development Corporation; and the Pasadena-Foothills Association of Realtors.
- February 24, 2021: Planning Commission held a publicly noticed workshop on the Housing Element Update. Commission discussed challenges faced by City, took public input, and provided policy direction to staff.
- April 16, 2021: City Council held a publicly noticed workshop on the Housing Element Update and reviewed the Draft Housing Strategy (Policies and Programs for the Housing Element), potential sites, and a preliminary rezoning program to address the City's RHNA shortfall. Notices for this workshop were sent to the outreach and notification list, as well as to those who had provided contact information on the community surveys and those that had spoken at previous meetings.
- July 20, 2021: Public Review Draft Housing Element was released and made available on the established website. Notices of the release of the draft document were sent to the outreach and notification list, including those who had spoken at previous meetings.
- July 17, 2021: City Council held a publicly noticed workshop to review the Draft Housing Element for possible transmittal to the State. The City Council took public comments and set another meeting to continue the public discussion.
- August 3, 2021: City Council held a publicly noticed meeting to receive public input regarding the Housing Element Update and provided further direction to staff and consultants regarding sites to include on the inventory lists to be considered for rezoning.
- August 25, 2021: City held a Town Hall to continue to receive public input on the Draft Housing Element and advise the community of future opportunities to provide comments on the updated Draft Housing Element or to meet with a planner individually to discuss the update process.
- September 24, 2021: The City Council held a duly noticed public meeting to take public comment and requested additional changes to be made to the Draft Housing Element.

- October 29, 2021: The City Council held a public meeting and authorized staff to transmit the Draft to HCD to begin their review.
- November 1, 2021: The Draft Housing Element and all public comments received to date were transmitted to HCD to begin their mandatory 60-day review period, during which time all interested parties were invited and encouraged to submit comments directly to HCD.
- December31, 2021: HCD responded with several changes needed for the Draft Housing Element to be compliant with State law. These changes were subsequently considered by the Planning Commission.
- January 11, 2021: Mitigated Negative Declaration released
- January 26, 2022: Planning Commission recommended City Council certify the IS-ND and adopt the 2021-2029 (6th Cycle) Housing Element.
- February 9, 2022: City Council certified the IS-ND and adopted the 2021-2019 6th Cycle Housing Element.
- April 12, 2022: HCD responded with several changes needed for the Adopted Housing Element to be compliant with State law. These changes were incorporated into Housing Element for consideration by decision-makers.
- April 23, 2024: City held a Community Conversation to inform residents about the contents of the Draft Housing Element and receive community input.

1.5 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized into four main sections. **Section 1** introduces the overall Housing Element update effort, a summary of housing needs and constraints, a Fair Housing summary, and a review of the effectiveness of the 2014 Housing Element and the City's progress in its implementation. **Section 2** sets forth the City's Housing Strategy, which is comprised of the **Goals, Policies and Programs** that it intends to implement over the next 8-year planning cycle. The City's **Quantified Objectives** are also included in Section 2. **Section 3** presents a detailed housing site inventory, including a discussion of the availability of services, and compares this inventory to the City's projected housing needs. **Section 4**, the Technical Background Report, provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental and governmental constraints to affordable housing provision, and a discussion of special needs populations. Pre-certified housing and demographic data provided by the Southern California Association of Governments (SCAG) is included as Appendix A.

1.6 DEFINITION OF TERMS

Throughout the Housing Element, a variety of technical terms related to income levels are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

Affordable Housing -- Housing which costs no more than 30 percent of a low-, very low-, or extremely low-income household's gross monthly income. For rental housing, the residents may pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.

Area Median Income (AMI) -- The income figure representing the middle point of all Los Angeles household incomes. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2021, the AMI for a four-person household in Los Angeles County was $80,000.

Extremely Low-Income Households (ELI) -- Households earning not more than 30 percent of the Los Angeles County AMI.

Very Low-Income Households (VLI) -- Households earning between 31 and 50 percent of the Los Angeles County AMI.

Low Income Households (LI) -- Households earning between 51 and 80 percent of the Los Angeles County AMI.

Moderate Income Households (MI)-- Households earning 81 to 120 percent of the Los Angeles County AMI.

Above Moderate-Income Households -- Households earning not less than 120 percent of the Los Angeles County AMI.

1.7 DATA SOURCES

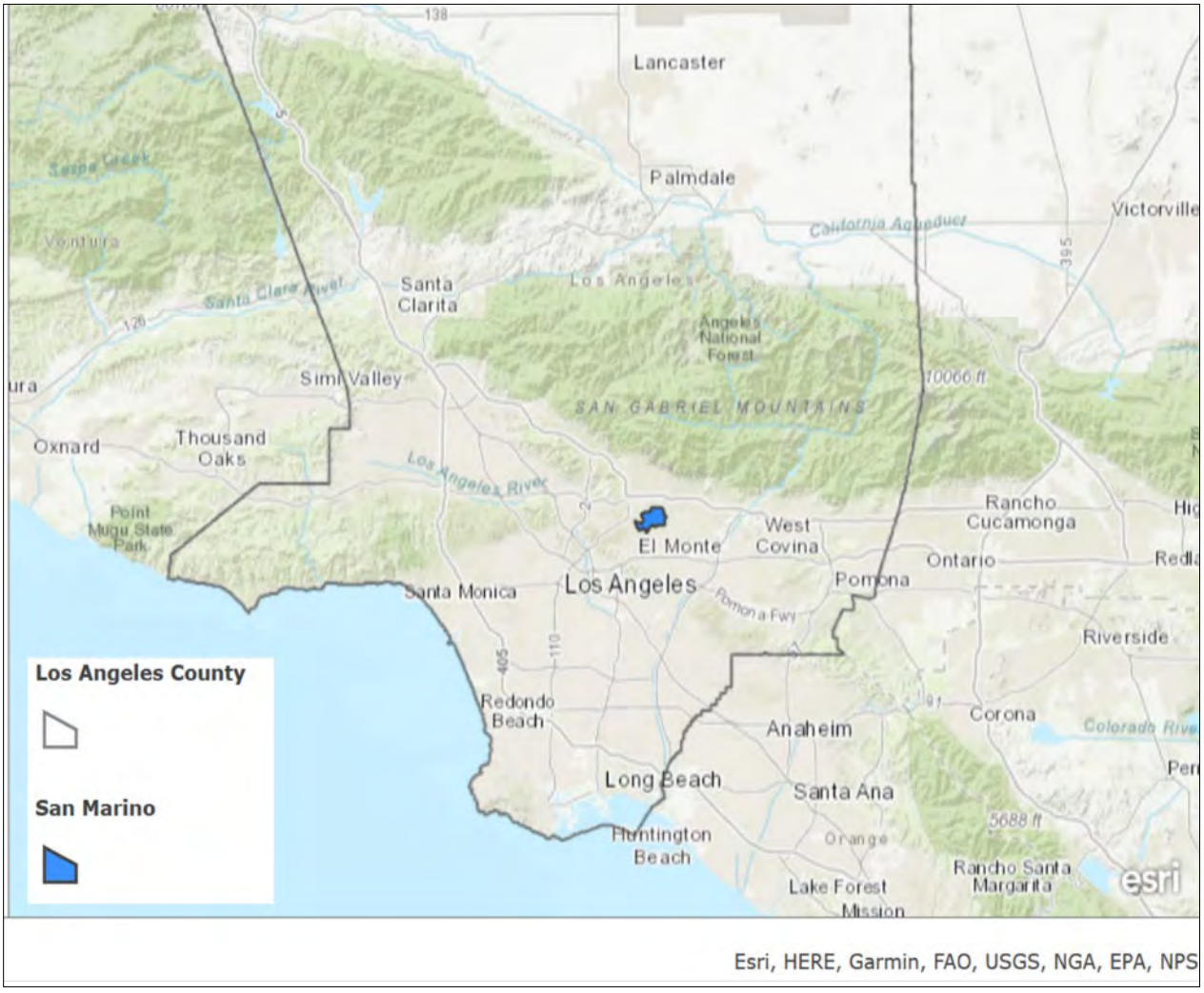
The 2021 Housing Element Update makes full use of the pre-certified data package provided by SCAG, which is contained in its entirely within the Technical Background Report. Data provided within this policy document is taken from the SCAG data set and by other sources as noted. In addition to the SCAG dataset, the following sources of data were used to help identify historic patterns of segregation, assess constraints to housing and the market conditions in San Marino; and to better identify specific housing needs:

- U.S. Census 2010
- 2014-2018 American Community Survey 5-year Estimates
- Realtor.com
- Zillow.com
- Los Angeles Economic Development Commission 2021 Economic Forecast
- LACDA Analysis of Impediments to Fair Housing Choice/Assessment of Fair Housing
- Connect SoCal 2020-2045
- Los Angeles County Affordable Housing Action Plan, 2018
- Los Angeles County Office of the Assessor
- Pasadena-Foothills Association of Realtors
- Los Angeles Homeless Services Authority 2020 Homeless Count, by City
- City of San Marino Building Permit Data
- San Marino Historic Resource Survey, October 2020
- Historic neighborhood development data provided by City of San Marino staff
- 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data for San Marino
- EPA's San Marino Environmental Justice Report
- Rich Blocks, Poor Blocks – based on the 2012-2016 American Community Survey for San Marino
- Income by Neighborhoods Map, CityData.com accessed March 2021
- A Portrait of Los Angeles County, San Marino–Measure of America, as of March 2021
- Los Angeles County Annual Affordable Housing Outcomes Report, CHP, 30 April 2019
- CA Department of Housing and Community Development, Housing Needs Data Certification Letter, 2020
- HdL ECONSolutions, San Marino Insight Market Analytics, 2019

1.8 COMMUNITY PROFILE

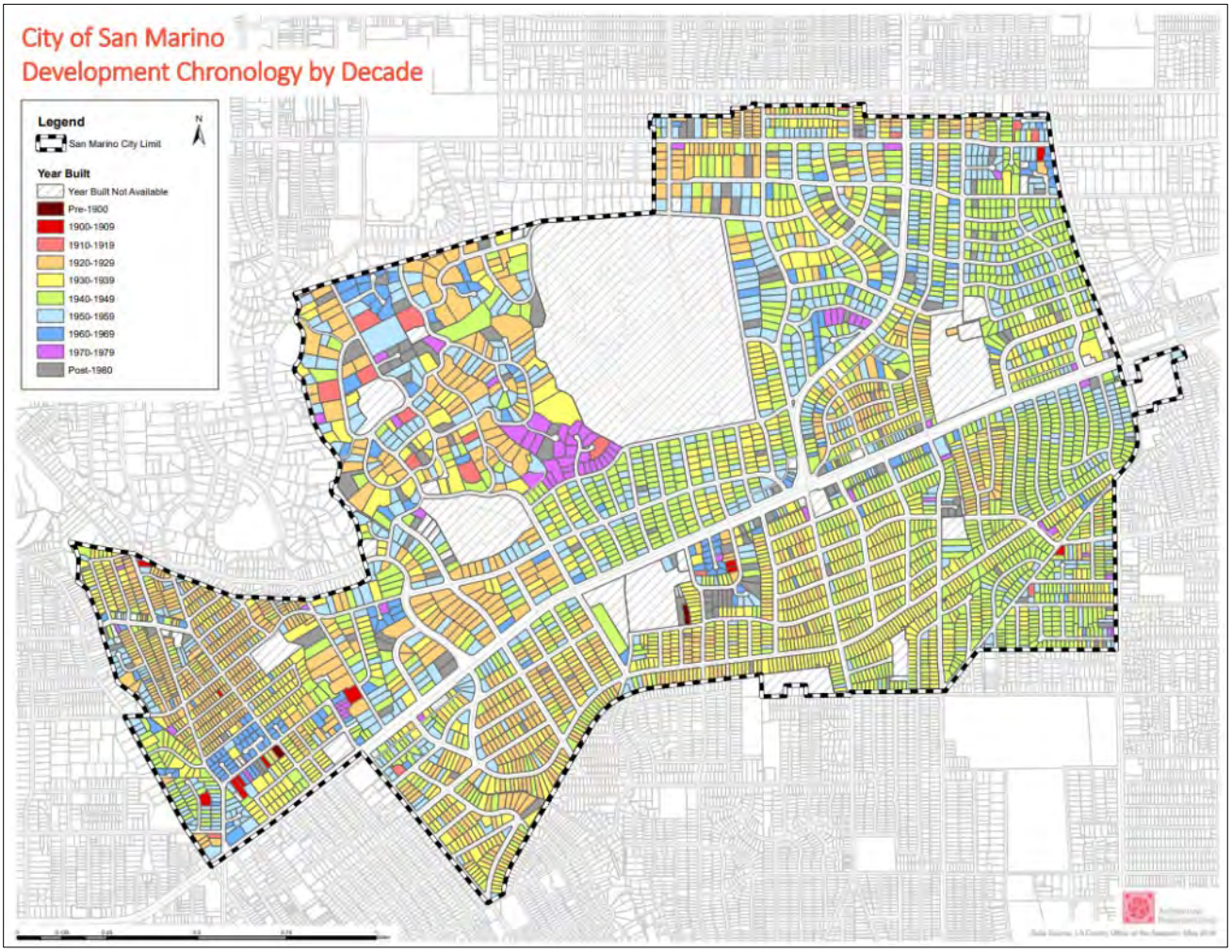
San Marino is a small city within the very large and diverse Los Angeles County (Figure 1). It is located 11 miles from the City of Los Angeles, and is surrounded by the cities of Pasadena, South Pasadena, San Gabriel, and Alhambra. While San Marino is served by the nearby freeway network (210 and 164) and by the Metro bus line 78/79/379, it does not have high-speed rail services and does not contain any Priority Growth Areas envisioned in Connect SoCal 2020-2045. San Marino's 2020 population of 12,870 represents a decrease from the 2010 population of 13,187. This lack of growth is consistent with that of Los Angeles County and the State of California, both of which have recently begun decreasing in population.

FIGURE 1: SAN MARINO LOCATION WITHIN LARGER LOS ANGELES COUNTY



Incorporated in 1913, San Marino was almost completely built out by the 1970s (Figure 2). San Marino is characterized by its beautiful homes and has multiple historic neighborhoods and structures. The intention of the City's founding fathers was a high-quality, crime-free residential area that provides great schools, parks, and an exclusive lifestyle; the City's physical form today reflects those early values and development patterns. The City's limited number of vacant parcels and lack of subdivision potential has impeded development since the 1970s: an average of less than 6 new home permits have been issued annually since 1980, not counting Accessory Dwelling Units (ADUs).

FIGURE 2: SAN MARINO NEIGHBORHOOD DEVELOPMENT CHRONOLOGY



Source: San Marino Historical Resources Survey, 2020 and San Marino staff

1.9 CHANGING HOUSING NEEDS AND DEMOGRAPHICS

Comparisons between San Marino's data and that of the larger Los Angeles County show stark differences in many areas, as reflected in the information highlighted below. San Marino's median household income and median housing price are both more than twice that of the surrounding county or region. As the City ages and demographics change, different housing needs have arisen, and new programs are needed to meet changing demands. This section explores the characteristics and the housing needs of the San Marino community and helps to provide direction in updating the City's Housing Element goals, policies, and programs.

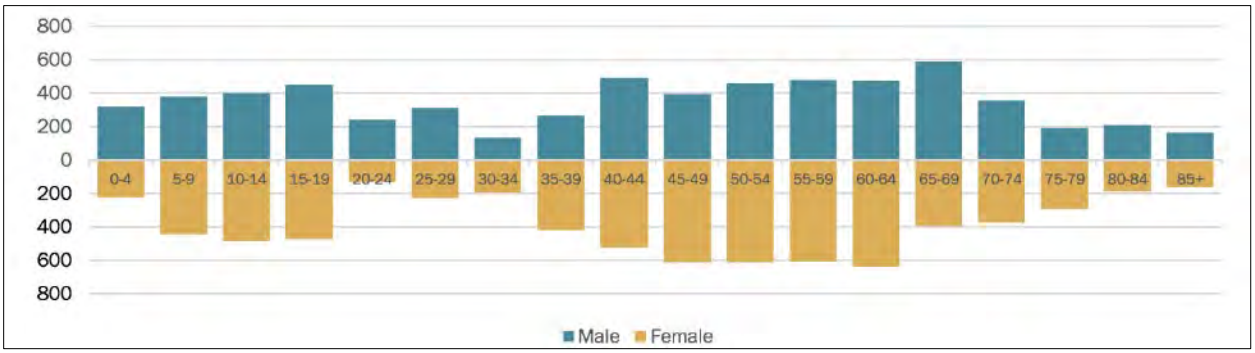
1.9.1 Population Characteristics and Trends

Los Angeles County's population increased slightly (1.89%) between 2010 and 2020, from 9,787,747 residents in 2010 to 9,969,510 in 2020. By contrast, San Marino's population decreased 2.1% over the same period, from 13,147 residents in 2010 to 12,870 residents in 2020. In addition to the population decrease, the average household size in San Marino also decreased and now averages 2.92 persons per household, down from a household size of 3.02 persons in 2010. This decrease in household size coupled with a decrease in population is not unexpected in a community that has both a growing number of seniors and a shrinking number of young families.

Age Composition

Figure 3 helps to tell San Marino's housing needs story: it has an aging population that needs to be housed and cared for. Additionally, San Marino will need to create reasonably inexpensive housing opportunities for young families if it is to stop the outmigration of young adults and families seeking a more affordable place to live.

FIGURE 3: CURRENT POPULATION BY AGE AND SEX



Source: American Community Survey 2014-2018 5-year estimates

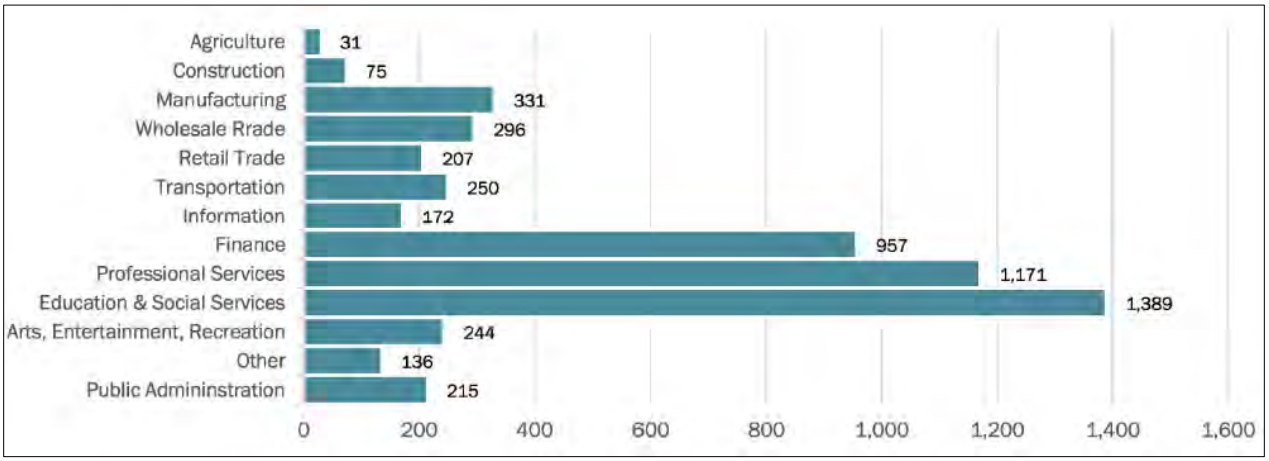
Race and Ethnicity

The U.S. Census provides statistics regarding the race and ethnicity of a city's population. The 2010-2019 population estimates show that the City of San Marino is made up of persons classified as "Asian alone" at 60.5 % of the population, and with persons classified as "White alone" at 31.5% of the population. Hispanic or Latino persons formed 6.3% of the population; Blacks or African Americans formed about 2% of the population; and about 3% of the population identified as two or more Races. Additional discussion of San Marino's racial and ethnic composition is included in the Technical Background Report (**Section 4**).

Employment and Income

According to the American Community Survey 2014-2018, the City of San Marino has 5,474 residents in the workforce. This represents a 7.4% decrease from the 5,904 residents reported to be in San Marino's workforce by the American Community Survey 2007-2011, consistent with the City's aging workforce and its recent decrease in population. The industries with the highest percentage of employees are education and social services with 1,389 employees (25.4% of total). Professional services and finance make up another large segment of occupations. Figure 4 illustrates the breakdown of employment by industry.

FIGURE 4: EMPLOYMENT BY INDUSTRY



Source: American Community Survey 2014-2018 5-year estimates w/ groupings of 2-digit NA/CS codes.

San Marino has relatively few low-paying jobs. It is primarily residential in nature and has only 2 streets (Mission and Huntington) with commercial uses that could support local employment. These areas are primarily made up of small-scale retail and professional office spaces. The City's largest employers are the San Marino Unified School District with 315 employees and the Huntington Library, Art Collections and Botanical Gardens with 459 employees.

2019 Regional Locational Demographic and Employment Profile

The City of San Marino's 2019 Insight Market Study (Appendix C) compiles key regional household, consumer, and employment metrics from three drivesheds centered at the downtown intersections of Huntington Drive and San Marino Avenue and Euclid Avenue and Mission Street. The three radius areas studied were within a 10-, 15-, and 20- minute drive from these intersections.

The Insight Market Study area, inclusive of San Marino and adjacent urban areas in and around Los Angeles and the San Gabriel Valley focused on the following regional area indicators.

- Population projections
- Ancestry
- Educational Attainment
- Family Structure
- Household Profiles
- Consumer Demand and Market Supply
- Income
- Wages
- Industry Groups
- Employee #s
- Occupations
- Employment Trends

The Insight Market Study provides a regional comparative context inclusive of San Marino that shows the percentage of Asians, Whites, and Blacks generally decrease with distance, while the percentage of Hispanics increases with distance. The data also shows that the American Indian population is relatively consistent in the region. Per capita, average household, and median household incomes are higher closer to San Marino and lower in the region. Educational attainment is higher near San Marino. Household sizes are generally smaller in San Marino and homeownership is higher. Unemployment was slightly higher in the region. The percentage of the population not in the labor force was similar in the region. The number of higher paying white-collar jobs are higher in the San Marino area while blue-collar jobs were higher in the greater region. Median and average salaries were generally higher in the area including San Marino and generally decreased with distance.

1.9.2 Household Incomes and Housing Affordability

As noted, San Marino's median household income of $159,509 is more than twice that of greater Los Angeles County at $77,300. While most San Marino residents have higher incomes than Los Angeles County in general, there are still a considerable number of San Marino households (970) with 2017 incomes at the "lower" level (80% or less of AMI). The distribution of incomes for 2018 is shown in Table 1.

TABLE 1: SAN MARINO INCOME GROUPS, BY TYPE OF TENANCY

Income Distribution Overview	Owner Households	Renter Households	Total Households	Percentage of Households
Extremely Low Income	275	165	440	10%
Very Low Income	235	45	280	6%
Low Income	210	40	250	6%
Moderate Income	240	90	330	7%
Above Moderate	2,840	370	3,210	71%
Total	**3,800**	**710**	**4,510**	**100%**
Sources: Consolidated Planning /CHAS Data for San Marino; 2013-2017 ACS				

Source: SCAG Data

Housing Costs and Overpayment

When housing prices are very high, many households must "overpay" for housing. Households are considered housing cost-burdened when their total housing costs exceed 30% of their gross monthly income, and to be "severely cost burdened" when their total housing costs exceed 50% of their gross monthly income. As would be expected, households with very-low and extremely low incomes are disproportionately housing cost-burdened. In San Marino, 22% of households are severely cost burdened and are paying more than 50% of their gross monthly incomes for housing. Another 15% of households are paying more than 30% of their incomes on housing, and 62% are paying less than 30% of their incomes for housing. While the high median household incomes in San Marino result in a relatively low overpayment rate, there are still 1,697 San Marino households who are overpaying for housing.

1.9.3 Special Needs Populations

Homeless

The Los Angeles County Community Development Commission conducts bi-annual point-in-time surveys of homeless populations. San Marino is occasionally reported to have 1 unhoused person, but typically is reported to have zero unhoused persons. Services for homeless individuals are available in neighboring Pasadena. San Marino allows emergency shelters to be established in any commercially zoned property as a permitted use; however, at this time no interest has been shown on the part of homeless service providers in initiating homeless services in San Marino.

Disabled

Census data indicate that San Marino has 461 persons with an independent living disability, 248 with a self-care disability, 413 with an ambulatory disability, 229 with a vision disability, 199 with a cognitive disability and 163 with a hearing disability. The most commonly occurring disabilities among seniors 65 and older were independent living and ambulatory disabilities, each experienced by more than ten percent of San Marino's seniors. These numbers are not exclusive, as some residents have more than one type of disability. These numbers include persons with developmental disabilities, which is defined as a severe and chronic disability attributable to a mental or physical impairments that begins before individuals reach adulthood (e.g., cerebral palsy, epilepsy, or autism). According to local housing data provided by SCAG, 95 persons with developmental disabilities are 17 or younger and 45 persons are 18 or older. Additionally, SCAG data indicates that there are 85 persons with developmental disabilities living in the home of a parent, family member, or guardian; 5 persons living in an independent or supported living unit; and 5 persons living in a "other" residence (not categorized). Therefore, in the City of San Marino, most persons with developmental disabilities are children who live with a family member or guardian.

The provision of residential care facilities, ADUs, reasonable accommodation procedures, and the adoption of a voluntary Universal Design program, can help to address these special needs.

Elderly

According to the 2019 U.S. Census population estimates, about 21 percent of San Marino's population are aged 65 and above. As shown earlier in Figure 3, a large and growing percentage of San Marino's population is elderly; by the end of the Housing Element period, the 70-75 age group will be the most prevalent, followed by the 65-70, 60-65, and 55-60 age groups. Elderly persons often have fixed incomes in addition to other special needs related to housing and may require physical improvements to their homes such as ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, and other modifications to enable them to remain in their homes. They may also need additional assistance in the form of a part-time or live-in caretaker. In most instances the elderly would like to stay in their own homes rather than move to a retirement community. In San Marino, and particularly among the Asian community, it is common for multiple generations of a family to live together. Residential care facilities, the development of ADUs, and homesharing opportunities will become increasingly important in accommodating the housing needs of this aging

community. Encouraging new homes, additions, and remodels to include Universal Design elements will also be important to serving the needs of the mobility- or vision-impaired.

Large Households

Household size can be influenced by a lack of affordable housing options, an increase or decrease in family formations, or families leaving an area. Ethnicity can also affect sizes of households if a particular ethnic group has a tradition of living with family members upon retirement age. In San Marino, the average household size has continued to decrease, from 3.02 to 2.92 persons per household, while the number of smaller households (1-3 persons) has increased. San Marino has a relatively small number of large households, but when they do occur, they tend to be rental households.

Female-headed households

State law requires an analysis of female-headed households to ensure adequate childcare and job training resources. Of San Marino's 4,566 households, only 8.8% were female-headed (compared to 14.3% in the SCAG region); of those, just 3.9% had children at home and none had children under age six.

Farmworkers

Statewide, farmworker housing is of unique concern and importance. While only a small number of SCAG jurisdictions have farmworkers living in them, they are essential to the region's economy and its food supply. According to the United States Department of Agriculture (USDA), more than 80 percent of hired crop farmworkers are not migrant workers but are considered settled and work farm(s) within 75 miles of their residences. This share is up significantly from 41 percent in 1996-1998, reflecting a fundamental change in the nature of the crop farming workforce. The majority of farmworkers in California reside in metropolitan areas, where the average hourly wage of $16.05 puts them in the extremely low to very-low-income category (between 30-50 percent of the area median income). The 2014 – 2018 ACS indicated that no farmworkers live in San Marino, and there is no nearby farmland that would indicate a need for farmworker housing in San Marino.

1.10 CHARACTERISTICS OF HOUSING STOCK

Type

San Marino's housing stock consists almost exclusively of single-family homes (98.8%), compared to 54.4% for the greater SCAG region. Slightly more than 86% of San Marino's homes are owner-occupied, compared to 52.5% for the SCAG region. Conversely, only 13.6% of San Marino's homes are renter-occupied, compared to 47.5% of the SCAG region. The age group most likely to be renting in San Marino are those between 35 and 44; however, owners outnumber renters across all age groups.

Age & Condition

San Marino's housing stock is much older than the SCAG regional average. As previously noted, San Marino was built-out by 1960 and has seen very little construction after 1980. The time period where

the highest share of San Marino's housing was built is before 1939, while in the larger SCAG region the period when most housing was built was during the 1970s. According to the City's Code Enforcement Department, the City's housing stock is well maintained and there are approximately 4 homes in the City that are in need of rehabilitation or replacement.

Overcrowding

The ACS definition of overcrowding is more than 1.0 occupants per room, where the number of rooms includes all except kitchens, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 occupants per room. In San Marino, just 3.4% of households were overcrowded and less than 1% were severely overcrowded. Rental units were more likely to be overcrowded than were owner-occupied units.

Vacancy

The vacancy rate is a measure of the general availability of housing. It also shows how well the available units meet the current housing market demand. A low vacancy rate suggests that households will have difficulty finding housing within their price range. While the average vacancy rate across the US is approximately 7%, in metropolitan areas rates are generally about 3% - 4%. San Marino's vacancy rate is 4.6%, with about 200 vacant units.

A "Vacancy" occurs for several reasons; a home may be listed for sale or being prepared for a rental tenant. Homes can also be held for seasonal or occasional use by their owners. The American Community Survey has categorized vacancy in San Marino by type as displayed in Figure 5.

Public input received during preparation of the Housing Element included anecdotal information about "investor" houses, which are bought by investors who do not live in San Marino and are held, vacant, purely for investment purposes. These vacant homes are reflected as "other" by the ACS data of vacancy type in Figure 5; they are not used for housing people. This phenomenon has recently been seen in high-value real estate markets on both coasts, most notably in Vancouver, Seattle, and San Francisco. A 2021 Report by Strategic Actions for a Just Economy (SAJE) and UCLA Law found the same phenomenon occurring is the City of Los Angeles, where over 46,000 units are being held in this manner and thus not available for housing. If the census data and presence of speculative investor housing accurately represents the vacant home situation in San Marino, then the true housing vacancy rate for the City is actually much lower – less than 1 percent. As noted above, this shows there are not enough units to meet market demand and that households will have difficulty finding housing in San Marino.

FIGURE 5: VACANT UNITS BY TYPE



Source: American Community Survey 2014-2018 5-year estimates. The type of vacancy can be instructive when one type varies significantly from the norm, such as the "Other" category for San Marino in Figure 5 above. This may occur in vacation-destination communities, where short-term vacation rentals drive the "seasonal" vacancy type higher. For ACS data, vacant units are subdivided according to their housing market classification shown in the sidebar. Units held vacant for "other" reasons make up 67%, or about 134 of San Marino's vacant units as shown in Figure 5.

Types of Vacancy in Census Data:

For Rent - These are vacant units offered "for rent," and vacant units offered either "for rent" or "for sale."

Rented, Not Occupied - These are vacant units rented but not yet occupied, including units where rent has been paid or agreed upon, but the renter has not yet moved in.

For Sale Only - These are vacant units being offered "for sale only," including units in cooperatives and condominium projects if the individual units are offered "for sale only." If units are offered either "for rent" or "for sale" they are included in the "for rent" classification.

Sold, Not Occupied - These are vacant units sold but not yet occupied, including units that have been sold recently, but the new owner has not yet moved in.

For Seasonal, Recreational, or Occasional Use - These are vacant units used or intended for use only in certain seasons or for weekends or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units also may include quarters for such workers as herders and loggers. Interval ownership units, sometimes called shared-ownership or timesharing condominiums, also are included here.

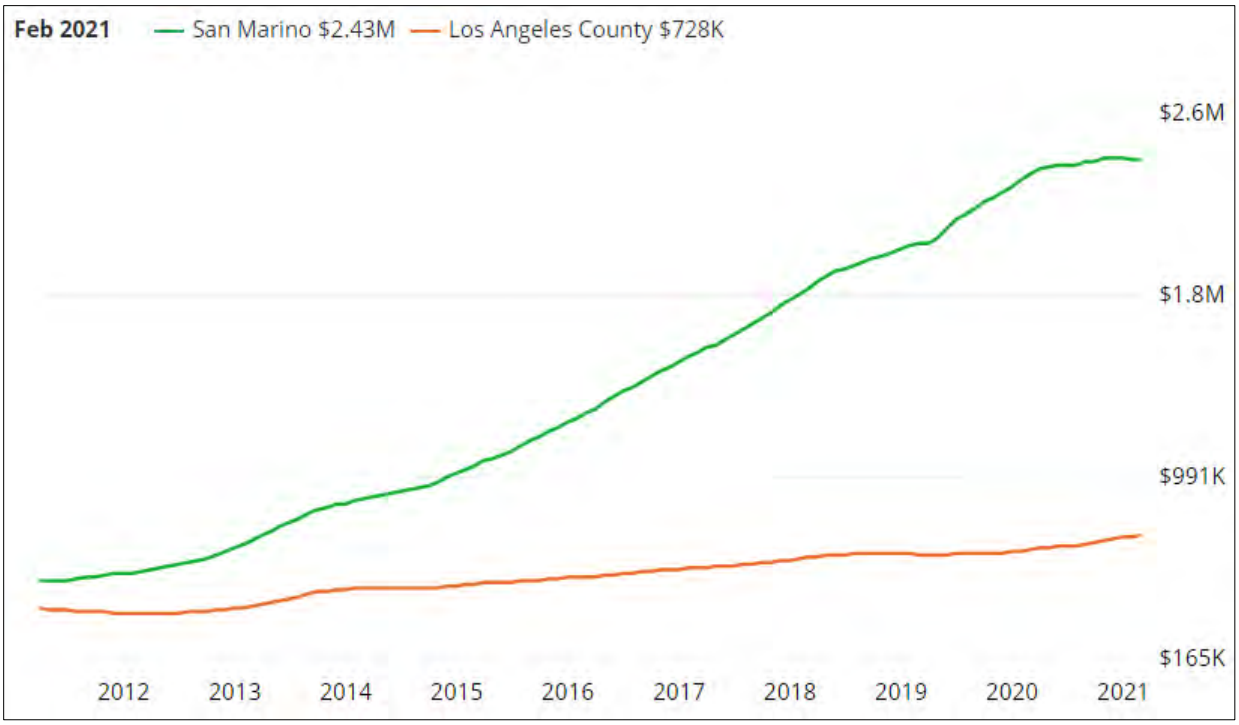
For Migrant Workers - These include vacant units intended for occupancy by migratory workers employed in farm work during the crop season.

Other Vacant - If a vacant unit does not fall into any of the categories specified above, it is classified as "Other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Prices

San Marino's housing prices have continued to accelerate at a greater rate than costs in Los Angeles County (Figure 6). While median household incomes in San Marino are high, even moderate- and middle-income households cannot afford a home in San Marino where the median sales price exceeds $2 million, and the median rental price exceeds $4,000 per month (2021 figures). A moderate-income family of three could afford a home with a sales price of $385,859 or a monthly rent of $1,818. San Marino currently lacks homes for these households, which include young families and first-time homebuyers.

FIGURE 6: GROWTH IN SAN MARINO AND LOS ANGELES COUNTY HOMES SALE PRICES, 2012 - 2021



Source: Realtor.com

Preservation of Assisted Units at Risk of Conversion

There are no existing assisted housing units that are deed-restricted for lower-income households in San Marino. Therefore, there are no lower-income units at risk of conversion to above-moderate housing.

1.11 SUMMARY OF CONSTRAINTS

As discussed in **Section 4**, the primary constraints to housing in San Marino are the limited number of vacant parcels and extremely high land values. Discussions with both market-rate and affordable housing developers revealed that the high land costs, together with San Marino's relatively small lot sizes and lack of available land, render San Marino unattractive for the development of affordable or market-rate housing. While these forces are beyond the City's control, they are some of the primary drivers of high land costs and high median home prices. Affordable housing developers indicated that if larger lots (one acre or more) could be identified and rezoned, or if smaller lots could be combined and rezoned, it would help achieve the economies of scale needed to develop 100 percent affordable multi-family housing. The City will explore a lot consolidation program; however, the potential to combine adjacent lots is somewhat limited by the lack of common parcel ownership in the City.

Two developers interviewed indicated areas where the City has potential (beyond ADUs) to develop housing for multiple income levels. One opportunity is in the City's two commercial areas; the adopted objective design standards for multi-family projects may increase the viability of these types of projects. Other places where affordable housing could occur include employee housing within the private Southwestern Academy campus and a portion of the Huntington property. Another promising opportunity lies in the redevelopment of the City-owned Stoneman site, where the City could make the land available to an affordable housing developer consistent with the Surplus Land Act. Refer to **Section 2** for a full description of programs included in this Housing Element to make sufficient sites available and appropriately zoned for housing.

One of the secondary constraints to the development of housing in San Marino is community opposition. The public opinion survey and public input received during preparation of the Housing Element indicate that a significant number of residents feel that San Marino should not build any multi-family housing. Many residents feel that either all of San Marino's housing needs have been met, or that any needs that do exist can be satisfied by the development of ADUs. Additionally, stakeholder interviews revealed that San Marino can be a difficult City to get a project through, even if the project type and design are allowed by the City Codes. The development of objective design and development standards for the ministerial approval of qualified development projects, including ADUs (Program 1.5), will be important steps to ensure that San Marino is able to accommodate its fair share of the region's housing needs.

1.12 SUMMARY OF FAIR HOUSING ANALYSIS (FHA)

Assembly Bill 686 (Affirmatively Furthering Fair Housing, or AFFH) was adopted into law in 2018 and became effective on January 1, 2019. The law requires state and local agencies to take proactive measures to correct any housing inequalities related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. Agencies must ensure that their laws and programs affirmatively further fair housing, and that they take no actions that do not do so.

Under State law, affirmatively furthering fair housing, or AFFH, means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50(a)(1)." Agencies must include in their Housing Elements a program that promotes fair housing opportunities for all persons. In the context of a community's housing needs, AFFH is not just about the *number* of units needed, but also about *where* the units are located and *who* has access to them. The City's Fair Housing Analysis is provided in **Section 4.5** and summarized here.

AB 686 makes certain requirements for the analysis of fair housing issues. During preparation of the Adopted San Marino 2021-2029 Housing Element, HCD completed its guidance document for AFFH analysis within Housing Elements.

In accordance with HCD's guidance, the fair housing analysis is organized into five different subsections: enforcement and outreach capacity, segregation and integration patterns and trends, areas of concentration in poverty and affluence across racial and ethnic groups, disparities in access to opportunity, and disproportionate housing needs, including displacement. Additionally, the analysis identifies the location of housing sites and capacity (e.g. number of units) by income category and evaluates whether the location of units by income category exacerbates or improves existing patterns for all components of the assessment of fair housing.

The City determined that it's fair housing issues include: strong patterns of familial (e.g., married couples and married couples with children) and income (high median incomes) segregation, cost burden due to high housing costs in the City, and displacement of lower-income residents, including female-headed households, elderly residents, and younger residents who grew up in the City but cannot afford to purchase a home. While there have been no Fair Housing and Equal Opportunity complaints in the City, the City has determined that this may be due to a lack of awareness and education regarding fair housing issues and/or the proper training for code enforcement officials. As such, fair housing enforcement is also included as a fair housing issue in the City. Additionally, the

City determined that the development of identified sites would not result in the concentration of poverty or wealth during the planning period. Furthermore, the City determined that the development of sites would improve segregation patterns in the City and result in a better integrated community

1.13 REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a requirement of State housing law and is a process that determines projected housing needs for all jurisdictions in California. The Southern California Association of Governments, or SCAG, conducts the RHNA process every eight years and assigns a specific allocation, or RHNA, to each jurisdiction. Every jurisdiction must plan for its RHNA allocation in its Housing Element by ensuring there are enough sites with appropriate zoning to accommodate their RHNA. The goal is to ensure that local plans have enough appropriately zoned land to accommodate their existing and projected housing needs for all income levels for the entire 8-year planning period. Jurisdictions are not expected to build the housing, but they must plan and zone for it.

The RHNA methodology applies several factors to further the objectives of State law and meet the goals of the Connect SoCal plan. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories. The social equity adjustment is based on household income and access to resources. One of the five objectives of State housing law is to ensure that there is not an overconcentration of households by income group in comparison to the county or regional average. To ensure that the RHNA methodology does not overburden low-income jurisdictions with more low-income households, a social equity adjustment is applied during the Income Group process. The result is that higher income jurisdictions like San Marino must plan and zone more affordable units, while lower income jurisdictions must plan and zone for more above-moderate income units and fewer affordable units.

San Marino's RHNA for the period between October 2021 – October 2029 is 397 units, divided between income groups as follows:

TABLE 2: SAN MARINO RHNA, 2021 - 2029

	Very Low	Low	Moderate	Above Moderate	Total
San Marino	149	91	91	66	397

Source:https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs (accessed August 31, 2023)

While the RHNA is assigned based on the four income categories above, the law also requires that communities plan for the needs of extremely low-income households, defined as those making less than 30% of the County AMI. According to the HCD, an agency can calculate the projected housing

need for ELI households by applying one of the following two methodologies to the RHNA for very low-income households: (1) Use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as ELI households or (2) Presume that 50 percent of very low-income households qualify as ELI households. The City has chosen to apply the latter. The provided number of ELI households and very low-income households must equal the jurisdiction's RHNA for very low-income households. As such, the City's housing need during this 6th Cyle planning period for ELI households and VL households is 75 units and 74 units, respectively.

Because San Marino is a high-income and high-resource community, it has a much greater RHNA for affordable and moderate-income units than it does for Above-moderate units. San Marino is primarily built out and does not allow for multi-family development at densities that accommodate lower-income units, which is considered to be at least 20 units per acre. Therefore, the RHNA cannot be accommodated on existing sites with existing zoning and the City must identify and rezone adequate new sites to meet its RHNA. **Section 3** provides the housing sites inventory and realistic capacity analysis, which demonstrates that the City can meet its RHNA obligation for each income category.

1.14 2014 SAN MARINO HOUSING ELEMENT REVIEW

The City has taken multiple steps to facilitate an increased mix of residential development since adoption of the 2014 Housing Element, including the following:

- Expanded opportunities for low- and moderate-income housing by adopting a revised Accessory Dwelling Unit Ordinance and a new Junior Accessory Dwelling Unit Ordinance, in compliance with State law.
- Provided no-cost ADU/JADU pre-application consultations with planning staff to ensure complete application submittals and the shortest possible processing time.
- Drafted a mixed-use ordinance for City Council consideration (this was ultimately not adopted, but residential uses continue to be allowed in the C-1 and the City Council has requested that staff prepare objective design standards to guide their development).
- Approved the first mixed-use project at 2405 Huntington Drive (3 commercial ground floor units, 2 residential units above).
- Produced and distributed public handouts on Fair Housing.
- Established a specific page within the City's website that includes housing-related information.
- Moved to an online permitting system to facilitate continued permit issuance during pandemic closure and beyond.

Progress Implementing Programs

The City was successful in implementing most of the programs in its 2014 Housing Element and is implementing others with the adoption of this 2021 Housing Element Update. Table 3 below reports how many housing units were realized during the 5th Housing Element by income level. See Table 4 at

the end of this Section for full program implementation status. Table 4 summarizes results of the 5th Housing Element programs and where information is available, provides quantitative results to evaluate the effectiveness of programs. Table 4 also identifies how 5th Cycle Housing Element programs, if continued, have been integrated into current (6th Cycle) programs.

Progress in Achieving RHNA and Quantified Objectives

The City was only partially successful in achieving its 5th cycle Quantified Objectives, as shown in Table 3. The City reached and exceeded its objectives for above-moderate and total units, and almost reached its objective for lower-income units. It saw the most success in converting existing pool houses and similar accessory structures to Accessory Dwelling Units, and in the construction of new Accessory Dwelling Units. This is not an unexpected outcome in a city that is fully built out. The City also gained its first multi-family units as part of a mixed-occupancy project near the end of the planning period.

Progress in Meeting Housing Needs of Special Needs Populations

As previously discussed in Section 1.9.3, the City's special needs populations primarily include elderly and disabled residents. The City has a very low percentage of homelessness, large households, female-headed households, and farmworkers. The City fell short of its goal to provide affordable ADUs to lower-income households, which can often include elderly and disabled persons. As such, new Programs 1.2 and 1.3 can are included in this 6th Cycle Housing Element to ensure the needs of lower-income households, including elderly and disabled residents are better achieved during the planning period. However, disabled and elderly residents also have special housing design needs. While the previous element included Program 3.1 to implement the City's reasonable accommodation ordinance, there were only 2 reasonable accommodation requests during the previous planning period. The City intends to take a more proactive approach to addressing disabled and elderly housing needs by adopting a Universal Design Program (new Program 3.5) to promote building techniques that accommodate physical limitations typical of aging and disabled persons. Additionally, new Programs 1.3 and 3.6 are included in this Housing Element to incentivize the use of Universal Design in new construction through fee waivers and pre-approvals.

TABLE 3: PROGRESS IN ACHIEVING 2014 QUANTIFIED OBJECTIVES, BY INCOME GROUP

Income Group	New Construction Projected/Actual	Rehabilitation Projected/Actual	Conservation Projected/Actual	2014 Quantified Objective	Total Units Realized 2014-2021
Very Low	6/3	5/0	2/0	13	3
Low	6/9	5/2	2/0	13	11
Moderate	0	0/0	0/0	0	0
Above Moderate	6/37	0/0	0/0	6	37
Total	**18/49**	**10/2**	**4/0**	**32**	**51**

Lessons Learned

The low level of permitting in San Marino is typical for a small, fully built-out City. The adoption of the new Accessory Dwelling Unit ordinance required by the State has had the greatest effect in adding housing units to San Marino's housing stock, as the program allows additional housing units to be integrated into the City's existing neighborhoods. Removal of the minimum parcel size requirement to establish an ADU more than doubled the number of eligible parcels and interest – and applications – increased exponentially. ADU programs included in this Housing Element (Programs 1.1 through 1.5) are expected to continue to add units within San Marino's existing neighborhoods during the planning period.

The City also struggled to revise its C-1 standards to specifically allow and set standards for mixed-use developments. While the standards were drafted by staff and brought forward for approval, the new provisions were not adopted due to community concerns. The City was successful in achieving one mixed-use project under its existing C-1 provisions, which allows housing units at a density of one unit per 5,000 square feet of parcel size. Some local developers continue to be interested in pursuing mixed-use projects, and the City recognizes that a higher density of residential development in and near the commercial areas could assist in revitalizing these areas. Adaptive re-use and other redevelopment strategies would be appropriate for this area.

Additionally, with the recent strengthening of the Housing Accountability Act and the passage of SB 35 (Government Code § 65913.4), the San Marino City Council adopted Objective Design Standards in 2023 for all projects involving multi-family residential uses in the C-1 and H&C zones, which may encourage the development of multi-family uses in commercial areas. As the City looks forward to the 6th Cycle, recent adoption of the new Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) ordinance and new Program 1.5, requiring the City to adopt objective design standards for ADU developments, will both work to remove regulatory constraints on the production of ADUs in

San Marino. However, since the quantified objectives for lower-income households were not met (see Table 3), new Program 1.2 is included in this Housing Element to help fund development of attached ADUs in exchange for continued affordability. San Marino has always prided itself on having the best schools in the State, and one of the most difficult lessons for the City has been the loss of its student population. As reflected in Census data and school enrollment figures, young families cannot afford to live in San Marino because of the lack of housing affordable to lower, moderate, and middle-income households. The City recognizes the need to ensure that young families, including first-time homebuyers can live in San Marino and includes new Programs 1.7, 1.8, 1.13, and 2.6 to increase housing opportunities for younger families with lower incomes during the planning period.

1.15 PROGRAM CHANGES IN 2021 HOUSING ELEMENT

The 2021 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2014 Housing Element. The focus of the update process has been to keep the programs that are working, adding new policies and programs where community needs have changed or where necessary to comply with new State laws. The same three goals of the existing 2014 Housing Element have been maintained, with new or revised policies and programs proposed to meet changing needs and legal requirements. As shown in Table 4 below, most ongoing policies and programs are successful and are continued in the Housing Element update; limited-term programs that have already been accomplished have not been carried forward.

TABLE 4: STATUS OF 2014-2021 HOUSING ELEMENT PROGRAM IMPLEMENTATION

Goal	Policy Description	Program Description	Status*
GOAL 1: Provide a range of housing opportunities for all income levels.	**Policy 1.1:** Encourage the development of housing on vacant R-1 land to meet Above-moderate housing demand.	**Program 1.1**: Fast track all second unit applications through the permitting process.	Achieved with adoption of the City's ADU Ordinance (Ordinance No. O-20-1386 in 2020) and Two-Unit Residential Development Ordinance (Ordinance No. O-21-1386 in 2021). Ultimately, the 5th Cycle ADU programs resulted in the construction of 47 new ADUs and 2 rehabilitated ADUs. Of these, 37 units are affordable to above moderate households, 3 units are affordable to very low-income households, and 9 units are affordable to low- income households. There were no applications or approvals for two-unit projects during the 5th Cycle planning period. Program 1.1 is expanded in the 6th Cycle to require the City to update its ADU Ordinance as necessary to remain consistent with State law,

Goal	Policy Description	Program Description	Status*
			and to monitor and track ADU development annually.
	Policy 1.2: Continue to encourage the development of second units as a housing resource.	**Program 1.2**: Facilitate second unit construction by revising the Second Unit Ordinance.	Achieved with adoption of the City's ADU Ordinance (Ordinance No. O-20-1386 in 2020). This program is not included in the 6th Cycle Housing Element. 6th Cycle Programs 1.1 through 1.5 will promote the development of ADUs during the planning period.
	Policy 1.3: Encourage the construction of attached second units for multi-generational families, and as a source of affordable housing for extremely low/ lower income households and persons with disabilities.	**Program 1.3**: Distribute information on second units and the required development standards to achieve two second units annually for a total of 16 second units over the eight-year planning period.	Partially achieved and ongoing with adoption of the City's ADU Ordinance in 2020. During the 5th Cycle, the City approved 47 new and 2 rehabilitated ADUs. Of the approved ADUs, 3 units are affordable to very low-income households, and 9 units are affordable to low-income households. However, the City fell short of meeting its quantified objectives for lower-income households.

Goal	Policy Description	Program Description	Status*
			This program is continued during the 6th Cycle and renamed as new Program 1.4. New programs are included in this 6th Cycle Housing Element to ensure this goal is better achieved during the planning period. New Program 1.2 is included to establish a pilot program to help fund development of attached ADUs in exchange for continued affordability, which will help the City reach its Quantified Objectives for the lower income households detailed in Table 6. Additionally, new Program 3.5 is included in this Housing Element to require the City to pre-approve ADU applications that incorporate Universal Design techniques into ADU design to accommodate physical limitations of aging and disabled persons (e.g., stepless entry, ground floor living, environmental controls at accessible heights).

Goal	Policy Description	Program Description	Status*
			To ensure the City is on track to meet its goal of providing 195 ADUs for lower-income households, new Program 1.3 is also included to implement specific incentives (e.g., reduced fees, relief for unpermitted units), including incentives for ADUs that provide affordability to lower-income households and/or incorporate universal design techniques, if the City does not approve a total of 70 ADUs made affordable to lower-income households by the end of 2024.
	Policy 1.4: Continue to allow residential uses in the C-1 zone as a conditionally permitted use.	**Program 1.4**: Three years from Housing Element adoption evaluate the City Code for residential development in the C-1 Zone. Assess possible barriers to development and re-evaluate the City's policies.	Not yet achieved; still pursuing. The City approved the first mixed-use project at 2405 Huntington Drive (3 commercial ground floor units, 2 residential units above). New Programs 1.6, 3.7, and 3.8 have been added, which require the City to revise the Zoning Code to expand the types of residential uses allowed in the C-1 Zone.

Goal	Policy Description	Program Description	Status*
	Policy 1.5: Allow for development of housing for lower income households and seniors in the City through provision of density bonus as required by State law.	**Program 1.5**: Encourage the use of second units for senior housing and housing for persons with disabilities (including persons with developmental disabilities).	Achieved through the permitting of ADUs as detailed above. During the planning period, the City coordinated services to seniors through a Senior Outreach Program, which connects seniors to needed municipal, recreational, and community service programs, including ADUs as a viable housing option for seniors This program is not included in the 6th Cycle; however, outreach to seniors will be continued as part of new Program 1.11 (formerly Program 1.7). Additionally, new Program 3.5 requires the City to provide information to ADU applicants on Universal Design features and reasonable accommodations under the Fair Housing Act. Additionally, Program 3.12 requires the City to provide information on homesharing opportunities.

Goal	Policy Description	Program Description	Status*
		Program 1.6: Adopt an implementing ordinance for density bonus law.	Not yet achieved; expanded in new 6th Cycle Program 1.10 to include an additional City density bonus program that encourages and rewards projects that meet demonstrated housing needs, and is scheduled for review by the City Council by the end of 2024. State Density bonus remains available as an incentive.
		Program 1.7: Continue community outreach and education regarding the development process.	Achieved, ongoing, and expanded in new 6th Cycle Program 1.11, which requires the City to hold an annual "open house" at the planning and building department to introduce members of the public to the City's development process.
GOAL 2: Maintain the existing housing stock.	**Policy 2.1:** Ensure that currently sound housing is maintained through code enforcement activities and nuisance abatement procedures.	**Program 2.1**: Maintain code enforcement activities to ensure building safety and integrity of neighborhoods.	Achieved and ongoing with results reported to the City Council annually. The City has an active Code Enforcement program comprising of two full time officers, one part-time officer, and one division manager.

Goal	Policy Description	Program Description	Status*
			According to the City's code enforcement department, the City's neighborhoods are well maintained and contain very few homes that are in need of replacement or rehabilitation. The City's Code Enforcement Program uses a neighbors report neighbors approach, in which violations are promptly corrected. During the 5th Cycle, there were 229 code enforcement citations, all of which were resolved in a timely manner. Code violation complaints primarily consist of un-permitted construction and remodeling activities. This program is expanded in the 6th Cycle to require training for code enforcement officers on substandard and unsafe housing conditions, training on fair housing laws and protocols to address fair housing complaints, and to be consistent with the requirements of AB 838 to ensure property

Goal	Policy Description	Program Description	Status*
			owners address code violations in a timely manner.
		Program 2.2: Continue to implement the "abatement of nuisance" ordinance which seeks to ensure the continued maintenance and good appearance of the City's residential structures and neighborhoods.	Achieved and continued in the 6th Cycle. During the 5th Cycle, there were 229 code enforcement citations, all of which were resolved in a timely manner. Code violation complaints primarily consist of un-permitted construction and remodeling activities.
	Policy 2.2: Pursue programs offered by State and Federal governments to provide monetary assistance to lower and moderate-income households (including extremely low income) for home maintenance.	**Program 2.3:** Continue to implement the Community Development Block Grant (CDBG) program. Target limited resources to extremely low-income households and persons with disabilities (including developmental disabilities).	The 5th Cycle projected 10 lower-income units in need of rehabilitation units; however, only 2 lower-income unit rehabilitation projects were realized. This program was underutilized during the 5th Cycle. Only 39 percent of total CDBG funds were used for home repairs and CDBG funds were not used for home repairs from 2017 to 2021. According to the City's Code Enforcement Department, there are approximately 4 homes in need of rehabilitation or replacement;

Goal	Policy Description	Program Description	Status*
			however, these homeowners, like many homeowners in the City, do not qualify to receive CDBG funds. For these reasons, this program is not included in the 6th Cycle planning period.
		Program 2.4: Gather and distribute information to homeowners on the use of rebates and incentives for making their homes more energy efficient.	Achieved with information published on the City website. Program 2.4 (renamed Program 2.3) is continued in the 6th Cycle and will continue to be reviewed annually, with relevant information updated to the City website.
		Program 2.5: Continue to encourage seismic retrofitting.	Achieved with permit information available on the City website and is continued in the 6th Cycle (renamed Program 2.4) with regular updates to reflect changes to the State seismic building codes.
GOAL 3: Ensure the accessibility to housing for all segments of society.	**Policy 3.1:** Promote equal housing opportunity for all economic,	**Program 3.1:** Continue implementation of the reasonable accommodation ordinance and	Achieved and ongoing.

Goal	Policy Description	Program Description	Status*
	racial, and social groups currently residing in the City.	allow for exceptions to the zoning code when necessary to provide an equal opportunity for housing. Monitor the effectiveness of this ordinance; identify and address any constraints to accommodating the housing needs of persons with disabilities.	Program 3.1 is updated to require ministerial approval of reasonable accommodation applications and to annually reflect changes to State and federal fair and equal housing regulations This program is continued in the during the 6th Cycle. There were 2 reasonable accommodation requests during the previous planning period. Although both requests were approved within a timely manner, the City intends to take a more proactive approach during this planning period by promoting the use of Universal Design in new construction (new Programs 1.3, 3.5, and 3.6).
	Policy 3.2: Promote housing that meets the special needs of elderly and disabled (including those with developmental disabilities).	**Program 3.2:** Work with fair housing service providers to ensure that procedures are in place if a complaint of housing discrimination is made. In 2014,	Achieved and ongoing. Program 3.2 is expanded in the 6th Cycle to specify the information required to be posted on the City's

Goal	Policy Description	Program Description	Status*
		update the City's website to include fair housing resources, including a link to the fair housing service provider's website. Annually contact the fair housing service provider to obtain updated contact information for questions and referrals.	website and to require the City to monitor and track fair housing cases in the City. Additionally, Program 2.1 is expanded to include training for code enforcement officers on fair housing laws and how to coordinate interjurisdictionally to remedy fair housing complaints if such complaints are reported during the planning period
		Program 3.3: Distribute information at City counters and other community locations regarding housing discrimination and what to do if it occurs.	Achieved and continued in the 6th Cycle.
	Policy 3.3: Allow for housing opportunities for the homeless and special needs populations.	**Program 3.4:** Update the Zoning Code to allow for emergency shelters by right without discretionary action in the C-1 zone subject to certain	The City updated the Code in 2019 to allow emergency shelters by right in the C-1 zone subject to certain development and operational standards (codified in

Goal	Policy Description	Program Description	Status*
		development and operational standards.	San Marino Municipal Code § 23.03.01(I)). This program is continued and modified in the 6th Cycle to be consistent with the requirements of AB 2339.
		Program 3.5: Update the Zoning Code to address the provision of transitional housing and supportive housing as residential uses, to be permitted in the same manner as similar uses in the same zones.	Not specifically achieved but deemed possible under existing allowances for emergency shelters in the C-1 zone. This program is renamed Program 3.11 and modified to be consistent with the requirements of AB 2339.
		Program 3.6: Update the Zoning Code to address the provision of single-room occupancy housing as a conditionally permitted use in the C-1 zone.	Not specifically achieved but deemed possible under existing allowances for residential uses in the C-1 zone. New Program 1.6 requires the City to revise the City code to specifically allow single-room occupancy residential in the C-1 zone. Additionally, new Program 1.5 requires the City to adopt objective design standards for

Goal	Policy Description	Program Description	Status*
			single-room occupancy residential development.
		Program 3.7: Update the Zoning Code to address the provision of employee housing pursuant to the State Employee Housing Act	Not achieved. This program is continued in the 6th Cycle and renamed Program 3.10.

* Note: See **Section 2** Implementing Programs for Updated 5th Cycle Programs included in the 6th Cyle Housing Element.

What 's Next in San Marino Housing…?

…for ADUs?

Continued and new 6th Cycle Housing Element programs will strengthen the City's focus on promoting and facilitating construction of affordable ADUs in the City's R-1 zone. Specifically, this Housing Element includes new Program 1.2 to help fund the development of attached ADUs in exchange for continued affordability, which will help the City reach its Quantified Objectives for the lower income households detailed in Table 6. Additionally, to address housing for the elderly and disabled, new Program 3.5 is included to promote the development of ADUs that incorporate Universal Design techniques. Finally, new Program 1.3 is included to ensure that the City is on track to meet its quantified objectives for lower-income units and requires specific incentives to be implemented if progress benchmarks are not met. Overall, ADU programs will help the City meet its quantified objectives for lower-income households and also provide new housing for families and persons with special housing needs, including disabled persons, seniors, single parent, and female-headed households.

…for Objective Design Guidelines?

Objective design guidelines ensure ministerial processing of housing consistent with the need for affordable housing for lower-income and special needs households consistent with Housing Element Law. The City adopted Ordinance No. O-23-1402 on June 30, 2023, which establishes Objective Design Standards to be applied to all multi-family developments within the City, which are allowed in the Commercial (C-1) and Historical and Cultural (H&C) zones. The City also adopted Ordinance No O-21-1386 in January 2022 to establish Objective Design Standards for Two-Unit Residential Developments. Additionally, as required by new Program 1.5, the City will adopt Objective Design Standards for ADU and SRO development to increase housing mobility opportunities and a variety of housing options for residents. New Programs 1.7,1.8, and 1.17 require objective design standards to be adopted for multi-family projects within the new Multi-Family (RM1), Mixed-Use (MU-1 and MU-2), and Religious Institution Housing (RIH) zones. As part of Program 1.9, the City will update the adopted development standards and objective design standards prescribed for multi-family residential development in the H&C zone to ensure a maximum density of 30 units per acre can be achieved.

…for Multi-family Housing and AFFH

The 2021 Housing Element updates housing numbers related to the City's RHNA and new State Housing Laws intended to ensure national and statewide efforts to affirmatively further fair housing (AFFH) is equally promoted throughout the state. These updates have resulted in Housing Element programs that increase affordable housing opportunities in the City, including multi-family housing and employee housing on identified sites, as well as ADU development and homesharing opportunities within the City's exclusive single-family neighborhoods.

SECTION II: HOUSING STRATEGY

2.1 GOALS, POLICIES, AND PROGRAMS

The City of San Marino, in adopting the Housing Element, adopts the goals and policies that follow as the framework for implementing its housing policies and programs over the timeframe of the Element.

GOAL 1: Provide a range of housing opportunities for all income levels.

Policies:

Policy 1.1: Encourage the development of housing on R-1 land to meet moderate and above-moderate housing demand.

Policy 1.2: Continue to encourage and promote the development of ADUs as an important housing resource.

Policy 1.3: Encourage the construction of attached ADUs to house multi-generational families, and as a source of affordable housing for extremely low- and lower-income households and persons with disabilities (including those with developmental disabilities).

Policy 1.4: Continue to allow residential uses in the C-1 zone and H&C zone. Allow single-room occupancy uses as a permitted use by-right if at least 20 percent of project units are affordable to lower-income households, subject to objective design and development standards.

Policy 1.5: Increase the range of housing types and affordability in the City by establishing a new zones that allow multi-family development and incentivizing lot consolidation in the zoning districts that allow residential development.

Policy 1.6: Allow for development of housing for lower-income households and seniors in the City through provision of density bonuses. Consider expanding the state's density bonus program to provide bonuses and incentives for Extremely Low, Very Low- and Low-income housing.

Policy 1.7: Maintain a sufficient inventory of sites suitably zoned for housing at all income levels throughout the planning period.

Policy 1.8: Participate in the LACDA's Home Ownership Program and Mortgage Credit Certificate program to provide opportunities for first-time homebuyers. Encourage local lenders to become approved for these programs.

Policy 1.9 Affirmatively Further Fair Housing by ensuring that housing opportunities for all income levels, including first-time homebuyers, are available throughout San Marino's neighborhoods.

Implementing Programs:

Program 1.1: Fast track all second unit applications through the permitting process. Update the City's ADU Ordinance upon HCD's review of the ADU ordinance within 6 months and as necessary during the planning period to remain consistent with State law.

Timeline:	Responsibility:	Funding:
Monitor and annually report on ADU program use as part of the General Plan Annual Report.	Community Development Department	Departmental Budget

Program 1.2: Facilitate, inform, and identify funding support for accessory dwelling unit construction. In addition to website and printed promotional materials, the City shall:

- Utilize pre-approved plans that have already gone through the City's building plan check process, and which meet the City's guidelines for architectural design, to save time and money for applicants. The City shall adopt pre-approved ADU plans by the end of 2025.
- Coordinate with regional housing agencies to provide access to programs that will financially assist low-income property owners in the development of attached accessory dwelling units through a low-interest or forgivable loan in exchange for continued affordability. The City shall establish a pilot program by the end of 2025 while ongoing funding is identified and pursued.

As part of this program, the City shall implement an ADU affordability tracking process to track the rent ranges for ADUs approved during the planning period. For ADUs that were approved between October 15, 2021 and the certification of this Housing Element, the City shall contact the property owners and request the rent range of the ADU units. For ADUs that are approved after the certification of this Housing Element, the City shall require property owners to report their rent ranges to the City as a standard condition for ADU construction.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, cost burden, and displacement.

Timeline:	Responsibility:	Funding:
Adopt pre-approved ADU plans by the end of 2025. Establish a pilot program to help fund development of attached ADUs by the end of 2025. Monitor and annually report on the number of ADUs permitted that utilized the City's assistance and funding. Monitor unit affordability as part of the General Plan Annual Report.	Community Development Department	Departmental Budget

Program 1.3: Annually monitor the effectiveness of the City's strategy for facilitating accessory dwelling unit construction, to accommodate the City's lower-income RHNA. To ensure the City is on track to meet its projected ADU development for lower-income units (135 units to meet the City's RHNA, plus an additional 60 lower-income units beyond the RHNA), the City shall take the following actions to enhance the program effectiveness if the City does not approve a total of 70 ADUs made affordable to lower-income households by the end of 2024:

- Adopt reduced fees or fee waivers for ADU permits in exchange for affordability to lower-income households and/or incorporate Universal Design program techniques;
- Adopt an amnesty and penalty relief program to allow conversion of unpermitted, existing, accessory structures into accessory dwelling units without penalty, provided that all other applicable Code requirements are met;
- Increase efforts to promote ADU development, including joint promotions on a subregional level;
- Host open office hours for homeowners to meet with City staff to discuss the possibility of building ADUs on the homeowners' property; and
- Conduct further outreach such as city-hosted workshops and mailers to households that could accommodate an ADU on their lot.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, cost burden, and displacement.

If the City does not meet its metric of 70 ADUs made affordable to lower-income households by the end of 2024, the City shall adopt the alternative strategies listed above by the end of 2025.

Timeline:	Responsibility:	Funding:
If required, review & adopt any needed changes or alternative strategies by end of 2025; then continue to monitor unit production effectiveness annually thereafter.	Community Development Department	Departmental Budget

Program 1.4: Distribute information on accessory dwelling units and the required development standards with the goal of achieving a total of 175 total accessory dwelling units to meet the City's RHNA, plus an additional 112 total accessory dwelling units beyond the RHNA, over the eight-year planning period, through new construction (attached or detached) or from conversion of residential accessory structures. Information and/or links about accessory dwelling units, their costs, financing, tax implications, and return on investment will be posted on the City website, available at public counters, and published in the City newsletter.

Timeline:	Responsibility:	Funding:
Ongoing, reported in the Community Development Department's General Plan Annual Report.	Community Development Department	Departmental Budget

Program 1.5: Adopt objective design and development standards for all ADU and single-room occupancy developments to increase housing mobility opportunities and a variety of housing options for residents, including allowing for larger ADUs on larger lots in the City**.**

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation.

Timeline:	Responsibility:	Funding:
By the end of 2024.	Community Development Department	Departmental Budget

Program 1.6: The City shall revise its City Code to allow single room occupancy (SRO) residential development in zones that allow multi-family development pursuant to the objective design and development standards adopted for SRO development (see Program 1.5).

Additionally, the City Code shall be revised to allow these developments by-right if at least 20% of project units are provided as affordable to low-income households.

Timeline:	Responsibility:	Funding:
End of 2024	Community Development Department	Departmental Budget

Program 1.7: The City shall create a Multi-family Residential (RM1) zone that will allow residential uses at a minimum density of 30 du/acre and a maximum density of 40 du/acre. As part of this program, the City shall create objective development standards that ensure maximum densities can be achieved in the RM1 zone. Multi-family projects in the RM1 zone that comply with objective design standards will be approved ministerially and will not be subject to discretionary review.

As part of this program, the City will commit to consult with the development community through outreach efforts at least once a year during the planning period and during public meetings as appropriate to determine whether the standards facilitate or constrain the development of housing in the City. Objective design standards for the RM1 zone shall be reviewed 18 months after adoption of the Housing Element to determine whether the standards are creating a constraint on housing development in the RM1 zone. If it is determined that the standards are creating a constraint, then the City shall revise the objective design standards no later than 30 months after the adoption of the Housing Element.

The Stoneman site shall be rezoned to Multi-family Residential (RM1).

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, cost burden, and displacement.

Timeline:	Responsibility:	Funding:
Rezoning of the Stoneman Site shall occur concurrently with Certification and Adoption of the Housing Element.	Community Development Department	Departmental Budget
Review of Objective Design Standards for the RM1 zone 18 months after adoption of the Housing Element.	Community Development Department	Departmental Budget

Revise Objective Design Standards for the RM1 zone 30 months after adoption of the Housing Element if 18 month review determines changes are needed.	Community Development Department	Departmental Budget

Program 1.8: The City shall create a new Mixed-Use Zoning District that will include two Mixed-Use Zones- Mixed-Use 1 (MU-1) and Mixed-Use 2 (MU-2). The MU-1 and MU-2 zones will allow 100% residential uses at the densities prescribed for each zone.

The MU-1 zone will allow residential uses at a minimum density of 25 units per acre and a maximum density of 30 units per acre. As part of this program, the City shall create objective development standards that ensure maximum densities can be achieved in the MU-1 zone. Multi-family projects in the MU-1 zone that comply with objective design standards will be approved ministerially and will not be subject to discretionary review. As part of this this program, the City shall rezone 104 parcels along Huntington Drive, including MU Site 2 identified in the Site's Inventory, to the new MU-1 zone.

The MU-2 zone will allow residential uses at a minimum density of 30 units/acre and a maximum density of 40 units/acre. As part of this program, the City shall adopt objective development standards that ensure maximum densities can be achieved in the MU-2 zone. Multi-family projects in the MU-2 zone that comply with objective design standards will be approved ministerially and will not be subject to discretionary review.

As part of this program, the City will commit to consult with the development community through outreach efforts at least once a year during the planning period and during public meetings as appropriate to determine whether the standards facilitate or constrain the development of housing in the City. Objective design standards for the MU zones shall be reviewed 18 months after adoption of the Housing Element to determine whether the standards are creating a constraint on housing development in the MU zones. If it is determined that the standards are creating a constraint, then the City shall revise the objective design standards no later than 30 months after the adoption of the Housing Element. As part of this program, the City shall rezone 11 parcels along Huntington, including MU Sites 1 and 3 identified in the Sites Inventory, to the new MU-2 zone.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, and cost burden.

Timeline:	Responsibility:	Funding:
Rezoning of parcels shall occur concurrently with Certification and	Community Development Department	Departmental Budget

Adoption of the Housing Element.		
Review of Objective Design Standards for the MU zones 18 months after adoption of the Housing Element.	Community Development Department	Departmental Budget
Revise Objective Design Standards for the MU zones 30 months after adoption of the Housing Element if 18 month review determines changes are needed.	Community Development Department	Departmental Budget

Program 1.9: The City shall rezone the Southwestern Academy from R-1 to H&C to allow for the development of 20 employee housing units on approximately 1 acre of the site. The residential development shall not include the demolition of any buildings on-site that are considered historically significant pursuant to City's historic survey findings property list. As part of this program, the City will update the adopted development standards and objective design standards prescribed for multi-family residential development in the H&C zone to ensure a maximum density of 30 units per acre can be achieved. Multi-family projects in the H&C zone that comply with objective design standards will be approved ministerially and will not be subject to discretionary review.

As part of this program, the City will commit to consult with the development community through outreach efforts at least once a year during the planning period and during public meetings as appropriate to determine whether the standards facilitate or constrain the development of housing in the City. Objective design standards for the H&C zone shall be reviewed 18 months after adoption of the Housing Element to determine whether the standards are creating a constraint on housing development in the H&C zone. If it is determined that the standards are creating a constraint, then the City shall revise the objective design standards no later than 30 months after the adoption of the Housing Element.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, and cost burden.

Timeline:	Responsibility:	Funding:
Rezoning of the Southwestern Academy shall occur concurrently with Certification and Adoption of the Housing Element.	Community Development Department	Departmental Budget

Review of Objective Design Standards for the H&C zone 18 months after adoption of the Housing Element.	Community Development Department	Departmental Budget
Revise Objective Design Standards for the H&C zone 30 months after adoption of the Housing Element if 18 month review determines changes are needed.	Community Development Department	Departmental Budget

Program 1.10: Adopt an implementing ordinance to address the recent changes made to the State's density bonus law. As part of this program, the City will assess additional density bonus standards that better encourage and reward projects that meet the City's demonstrated housing needs for lower-income households, which may include the following:

- Increase density range to 50 du/acre;
- Reduce parking requirements; or
- Waive Development Impact Fees

Additionally, the City's implementation of the density bonus law will provide for the City's Community Development Director to make the final determination for any density bonus request.

Timeline:	Responsibility:	Funding:
By the end of 2024	Community Development Department	Departmental Budget

Program 1.11: Continue community outreach and education regarding the development process. The City will hold an annual "open house" at the planning and building department to introduce members of the public to personnel and procedures so that the development process is less daunting. Specifically, the open house will discuss the City's efforts to increase housing options in the City, including ADUs, mixed-use development, and multi-family housing. As part of this program, the City will continue its Senior Outreach Program to connect seniors to municipal, recreational, and community service programs, including information and education on ADUs as a viable housing option.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation.

Timeline:	Responsibility:	Funding:

First Open House to be held in 2024, then annually thereafter.	Community Development Department	Departmental Budget

Program 1.12: Create and maintain a list of additional sites with appropriate zoning that could be added to the City's Sites Inventory if the City hasn't met 30 percent of its RHNA by the end of 2025. The City shall have until the end of 2026 to identify additional sites and add suitable sites to the City's Sites Inventory. This list shall include commercially-zoned properties that could be developed with affordable housing (with a CUP), including underutilized parking lots.

Timeline:	Responsibility:	Funding:
This program is required if City fails to meet 30 percent of its RHNA by the end of 2025; add sites to City's Sites Inventory by the end of 2026.	Community Development Department	Departmental Budget

Program 1.13 Provide information about the Mortgage Credit Certificate Program and other programs for first-time homebuyers administered by the Los Angeles County Community Development Commission. Provide links to this information from the City's website. Encourage local lenders to become approved under these programs.

Timeline:	Responsibility:	Funding:
Information provided on website by end of 2024 and updated annually	Community Development Department; Administration; LACCDC	Departmental Budgets

Program 1.14: The City plans to pursue the Stoneman site identified in the Site's Inventory for the development of 49 units or 32 units per acre during the planning period, all of which shall be made affordable to lower-income households. The site would be made available for development through either the sale of the property or a long-term lease. Projects undertaken on this site during the planning period will be processed in accordance with the requirements of the Surplus Land Act and all other applicable State laws.

The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, request for proposals (RFP), development incentives, fee

waivers, priority process, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on the Stoneman site.

Specific actions the City is committed to:

- Rezone the site and establish and implement objective development standards for the site (as part of Program 1.7) and initiate the lot split by December 2024;
- Develop project description, establish an RFP process, and solicit developers by July 2025;
- Target Exclusive Negotiating Agreement by December 2025; and
- Target commencement of construction by July 2027.

If by December 2025, the City has not established the necessary developer agreements, the City will pursue the following alternative actions to enable the development of the site for affordable housing:

- Increase outreach efforts with non-profit affordable housing developers beginning in January 2026;
- Re-issue RFP and solicit developers by July 2026;
- Identify additional/alternative sites;
- Pursue funding opportunities such as Low Income Housing Tax Credits, Permanent Local Housing Allocation (PLHA), Multifamily Super NOFA, IIG Small Jurisdictions, CDBG Funds, and HOME Investment Partnerships to assist with entitlement and building permit fees (ongoing); and
- Develop incentives for developers, including 60-day approval timeline; clear development standards; full cooperation with City staff and elected and appointed officials; accelerated approval process; waiving parking standards for multi-family development.

This program will help affirmatively further fair housing by addressing issues related to cost burden, and displacement.

Timeline:	Responsibility:	Funding:
The City will release the RFP to the public in 2024, establish development agreements by December 2025, pursue alternative actions by July 2026.	Community Development Department; City Attorney	General Fund

Program 1.15: To incentivize lot consolidation in zones that allow residential development, the City shall establish development incentives for lot consolidations, including but not limited to fee waivers/reductions, allowing additional density, parking requirement waivers, flexibility in development standards, and infrastructure support. The City shall track lot consolidation requests

for the purpose of residential development to evaluate the effectiveness of incentives offered as part of this program.

Timeline:	Responsibility:	Funding:
By the end of 2024.	Community Development Department; City Attorney	General Fund

Program 1.16: The City will work with the property owner of The Huntington to report new units and rent ranges of units as development and occupancy occur. Specific actions to implement this program include:

- Construction is anticipated to commence by May 2025. The City will require the property owner to report the rent ranges of units as a condition of occupancy.
- By December of 2025, the City will evaluate the affordability of the units to determine if these units are rented at prices that are accessible to ELI and VLI households.
- Should the City determine that the rental units are not accessible to ELI and VLI households, the City will commit to rezoning no later than December 2026 to ensure that the number of units anticipated for ELI and VLI households can be accommodated elsewhere in the City.

Timeline:	Responsibility:	Funding:
Benchmarks in May 2025, December 2025, and December 2026.	Community Development Department; City Attorney	General Fund

Program 1.17: The City shall adopt a Religious Institution Housing (RIH) zone that will allow residential uses at a minimum density of 20 units/acre and a maximum density of 30 units/acre. As part of this program, the City shall adopt objective development standards consistent with the Affordable Housing on Faith and Higher Education Lands Act of 2023. Multi-family projects in the RIH zone that comply with objective design standards will be approved ministerially and will not be subject to discretionary review.

As part of this program, the City will commit to consult with the development community through outreach efforts at least once a year during the planning period and during public meetings as appropriate to determine whether the standards facilitate or constrain the development of housing in the City. Objective design standards for the RIH zone shall be reviewed 18 months after adoption of the Housing Element to determine whether the standards are creating a constraint on housing development in the RIH zone. If it is determined that the standards are creating a constraint, then the City shall revise the objective design standards no later than 30 months after the adoption of the

Housing Element. St. Edmund's Episcopal Church, San Marino Congregational United Church of Christ, First Church of Christ Scientist, and San Marino Community Church shall be rezoned to the new RIH zone. All sites within the RIH zone shall comply with the by-right requirements of Government Code section 65583.2 (h) and (i), including:

- Permitting owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodating a minimum of 16 units per site;
- Requiring a minimum density of 20 units per acre;
- Allow 100 percent residential use in the RIH zone; and
- Require at least 50 percent of the floor area to be for residential uses.

In addition, the City will outreach to other local faith-based institutions listed above and qualifying institutions informing them of the new regulations. The City will proactively reach out to churches and affordable housing developers to provide information on state law, city ordinances, and the list of opportunity sites once per year. City staff will connect interested organizations with local affordable housing developers once per year. As part of this outreach effort, the City aims to help facilitate one additional institutional housing development within the planning period.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, and cost burden.

Timeline:	Responsibility:	Funding:
Rezoning of parcels shall occur concurrently with Certification and Adoption of the Housing Element.	Community Development Department	Departmental Budget
Review of Objective Design Standards for the RIH zone 18 months after adoption of the Housing Element.	Community Development Department	Departmental Budget
Revise Objective Design Standards for the RIH zone 30 months after adoption of the Housing Element if 18 month review determines changes are needed.	Community Development Department	Departmental Budget

Responsible Agencies: San Marino Community Development Department; City Attorney.

Funding Sources: Departmental Budgets; Administration; and LACCDC General Fund.

GOAL 2: Maintain the existing housing stock.

Policies:

Policy 2.1: Ensure that currently sound housing is maintained through code enforcement activities and nuisance abatement procedures.

Policy 2.2: Improve conservation of energy and natural resources.

Policy 2.3: Ensure that the City's limited housing stock is not lost to non-residential uses.

Implementing Programs:

Program 2.1: Maintain code enforcement activities to ensure building safety and integrity of neighborhoods. Prepare written guidance and training for building officials and code enforcement officers, regarding substandard and unsafe housing conditions and investigate and coordinate interjurisdictionally to remedy fair housing issues.

In accordance with AB 838, as part of this program, the City shall inspect a property when it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

This program will help affirmatively further fair housing by addressing issues related to fair housing enforcement.

Timeline:	Responsibility:	Funding:
Ongoing and reported to the City Council annually. Training for building officials will occur annually and as current industry practices are updated.	Code Enforcement	Departmental Budget

Program 2.2: Continue to implement the "abatement of nuisance" ordinance which seeks to ensure the continued maintenance and good appearance of the City's residential structures and neighborhoods.

Timeline:	Responsibility:	Funding:

Annual progress reported to the City Council.	Community Development Department; Code Enforcement	Departmental Budgets

Program 2.3: Gather and distribute information to homeowners on the use of rebates and incentives for making their homes more energy efficient. Provide links to related information and applications on the City's website.

Timeline:	Responsibility:	Funding:
Ongoing; annually updated on the City Website	Community Development Department	Departmental Budget

Program 2.4: Continue to encourage seismic retrofitting.

Timeline:	Responsibility:	Funding:
Ongoing; annually updated on the City Website	Community Development Department	Departmental Budget

Program 2.5: Present the conservation measures in the Energy Action Plan to the City Council to determine implementation where appropriate for San Marino and not duplicative of Building Code requirements.

Timeline:	Responsibility:	Funding:
2026	Community Development Department	Departmental Budget

Program 2.6: Develop either a new housing land trust model or partner with an existing trust fund to present to the City Council to determine whether it's an appropriate mechanism to enable the City to fund the purchase less-expensive homes when they go on the market, for resale at the cost of the home only (land leased through land trust) to first-time homebuyers. If model is approved, monitor and track number of first-time homebuyers in San Marino each year during the planning period.

This program will help affirmatively further fair housing by addressing issues related to displacement.

Timeline:	Responsibility:	Funding:

By the end of 2024	Community Development Department; LACCDC; Administration	Departmental Budget

Responsible Agencies: San Marino Community Development Department; Administration (Code Enforcement); Policy Department (Code Enforcement); Building Department; LACCDC.

Funding Sources: Departmental budgets

GOAL 3: Ensure the accessibility to housing for all segments of society.

Policies:

Policy 3.1: Promote equal housing opportunity for all economic, racial, and social groups currently residing in the City.

Policy 3.2: Promote housing that meets the special needs of elderly and disabled, including those with developmental disabilities. Encourage universal design in all new and remodeled homes and homesharing opportunities.

Policy 3.3: Allow for housing opportunities for the homeless and special needs populations.

Implementing Programs:

Program 3.1: The City shall revise its reasonable accommodation ordinance to require ministerial approval of reasonable accommodation applications in accordance with the required findings by the end of 2024. This includes allowing for exceptions to the zoning code when necessary to provide an equal opportunity for housing. Monitor the effectiveness of this ordinance; identify and address any constraints to accommodating the housing needs of persons with disabilities.

Timeline:	Responsibility:	Funding:
Revise ordinance by the end of 2024. Information about reasonable accommodation ordinance in support of AFFH will be posted on the City website and updated annually.	Community Development Department; LACCDC	Departmental Budget

Program use metrics will be tracked annually.		

Program 3.2: Work with the fair housing service providers to ensure that procedures are in place if a complaint of housing discrimination is made. Update the City's website by the end of 2024 to include an informational page that identifies the City's process to address fair housing complaints. The City's website shall also include a description of the fair housing service provider, including a link to the fair housing service provider website. The City shall update the informational page each year to include the most current information regarding the City's fair housing process, fair housing laws, fair housing service providers, and contact information. Monitor and track number of fair housing cases in the City annually.

This program will help affirmatively further fair housing by addressing issues related to fair housing enforcement.

Timeline:	Responsibility:	Funding:
By the end of 2024 and updated annually.	Community Development Department; LACCDC	Departmental Budget

Program 3.3: Distribute information at City counters and other community locations regarding housing discrimination and what to do if it occurs. Utilize flyers sent out with utility bills or City newsletters to ensure that fair housing information is broadly available. Encourage landlords to provide fair housing handbooks to all new tenants and real estate offices and lending institutions to display and provide information about discrimination in sales and lending practices.

This program will help affirmatively further fair housing by addressing issues related to fair housing enforcement.

Timeline:	Responsibility:	Funding:
Ongoing	Community Development Department	Departmental Budget

Program 3.4: Update the City Code provisions for emergency shelters to be consistent with the requirements of Government Code 65583, as amended by AB 2339. As part of this program, the all zones that permit multi-family development will allow emergency shelters by-right (without a CUP) pursuant to the objective standards, as amended by AB 2339. Additionally, standards related to the

maximum number of persons to be served on any given night and parking for persons to be served shall be removed and the security personnel standard shall be revised to apply when the shelter is open.

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget

Program 3.5: Adopt a Universal Design program by the end of 2025 that promotes and informs building techniques to accommodate physical limitations typical of aging and disabled persons but does not require that new and remodeled homes meet the basic tenets of Universal Design (stepless entry, ground floor living, environmental controls at accessible heights). Produce and distribute information about Universal Design to developers active in the City and region.

Timeline:	Responsibility:	Funding:
Adopt a Universal Design program by the end of 2025. Track number of new units that incorporate the Universal Design program.	Community Development Department; LACCDC	Departmental Budget

Program 3.6: Plans for ADUs that incorporate at least two of the basic tenets of Universal Design features and/or reasonable accommodations under the Fair Housing Act shall be pre-approved by the City to encourage ADU development for seniors and for persons with disabilities, including persons with developmental disabilities.

Timeline:	Responsibility:	Funding:
Ongoing; track number of new units that incorporate the Universal Design program.	Community Development Department; LACCDC	Departmental Budget

Program 3.7: To address the requirements of Government Code section 65660, the City shall adopt an ordinance and amend the Zoning Code to allow for low barrier navigation centers to be a use permitted by-right in zones that allow multi-family housing.

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget;

Program 3.8: To reduce zoning constraints on housing for persons with special needs (elderly, disabled), the City shall adopt an ordinance and amend the Zoning Code to allow for non-licensed residential care facilities with seven or more bedrooms to be a use permitted by-right (without a CUP) in zones that allow multi-family housing pursuant to the same objective design requirements prescribed for multi-family residential projects. Additionally, the City shall adopt an ordinance and amend the Zoning Code to permit group homes (regardless of licensing) for seven or more persons in all zones allowing residential uses similar to other residential uses of the same type in the same zone.

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget;

Program 3.9: The City shall amend the Zoning Code definition for "family" by removing "This shall not include an individual paying rent to a landlord for the purpose of temporarily residing in a dwelling unit".

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget;

Program 3.10: Update the Zoning Code to address the provision of employee housing pursuant to the State Employee Housing Act, specifically Health and Safety Code Section 17021.5, which requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will specifically define this type of employee housing in the Zoning Code and permit it in all zoning districts that allow single-family residences.

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget;

Program 3.11: To address the requirements of Government Code section 65651, the City shall amend the Zoning Code to add transitional housing and supportive housing as permitted uses in zones where multi-family uses are permitted pursuant to the City's objective design standards prescribed for multi-family residential uses.

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget;

Program 3.12: To improve housing mobility and new housing opportunities in the City's R-1 zone, the City will implement a homesharing program and assist in matching tenants with existing home-owners. The City will prepare homesharing brochures to be made available at the City Hall and other public buildings and provide information on the City's website by the end of 2024. Additionally, the City shall dedicate at least one publication in the City's newspaper each year to promote the homesharing program with the first publication published by the end of 2024. As part of this program, the City will aim to complete 4 matches per year starting in 2025, for a total of 16 matches during the planning period. The City shall report the total number of matches per year in the Annual Progress Report to HCD.

This program will help affirmatively further fair housing by addressing issues related to patterns of familial and income segregation, and cost burden.

Timeline:	Responsibility:	Funding:
End of 2024.	Community Development Department	Departmental Budget;

Program 3.13: The City shall adopt an ordinance and amend the Zoning Code to permit residential care facilities (regardless of licensing) for six or less persons by-right in the R-1 zone.

Timeline:	Responsibility:	Funding:
The Zoning Code shall be amended by the end of 2024.	Community Development Department	Departmental Budget;

Responsible Agencies: San Marino Community Development Department; Building Department; LACCDC.

Funding Sources: Departmental budgets.

2.2 QUANTIFIED OBJECTIVES

A Housing Element must include estimates of the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the Housing Element.

2.2.1 New Construction

The following table summarizes the City's quantified objectives for new construction during the 2021-2029 planning period.

TABLE 5: QUANTIFIED OBJECTIVES FOR NEW CONSTRUCTION BY INCOME GROUP

Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
172	128	122	87	509

The different unit types and programs that will be utilized to meet the Quantified Objectives are discussed below.

Existing Capacity

Accessory Dwelling Units

Achieve construction of 287 Accessory Dwelling Units (ADUs) during the planning period. These figures are based on the actual number of permits issued during the planning period (until June 2024) and the projected number of permits issued for each remaining year during the planning period, as discussed below.

In early 2020, the City's updated Accessory Dwelling Unit Ordinance went into effect and removed the minimum parcel size, which had previously been 12,000 square feet and prohibited ADUs on more than half of the City's residential parcels. Since the new ordinance has been in effect, the City has issued at least 5 more ADU permits each year than the 5th Cycle average (9). Specifically, the City issued 12 permits during 2020, 14 permits during 2021, 25 permits during 2022, and 36 permits during 2023, and 14 permits during 2024 (until June).

With 2021 Housing Element programs that encourage and facilitate the provision of additional accessory dwelling units (Programs 1.1 through 1.5), the City expects to issue 36 permits each year between 2024 and 2028 and 27 permits during 2029 (until October). As indicated in Program 1.3, if the City does not approve a total of 70 ADUs made available for lower-income households between October 15, 2021 and December 31, 2024, the City will implement additional incentives to facilitate the development of lower-income ADUs during the planning period to ensure that a total of 287 ADU permits, including 195 ADUs for lower-income households, are issued during the planning period.

Vacant Sites

The City recently issued a building permit for the development of one single-family unit on a vacant residential parcel (APN 5323-016-030). Therefore, one unit for an above-moderate income

household is anticipated to be constructed during the planning period. At this time, there are no other residential projects that have been approved since the beginning of the planning period.

Shortfall of Suitably-Zoned Sites

Under existing zoning designations, the City does not have adequate sites to fulfill its regional housing need allocation (RHNA). To address the shortfall of suitably-zoned sites, this 2021 Housing Element includes programs that amend the City Code to establish a Multi-Family Residential (RM1) zone and rezone the Stoneman site to the new RM1 zoning designation (Program 1.7), rezone parcels along Huntington Drive to the new Mixed-Use (MU) zone (Program 1.8), and rezone the Southwestern Academy site to the Historical and Cultural (H&C) zone to allow for the development of employee housing on the site (Program 1.9).

Through rezoning efforts and other programs that facilitate development of ADUs, the City will ensure sites are suitably zoned to address its RHNA for each income category.

2.2.2 Rehabilitation and Conservation

According to the City's code enforcement department, there are approximately 4 homes in the City that are in need of rehabilitation or replacement. There are no affordable units in the City that are at risk of being converted to above-moderate units.

2.2.3 Summary of Quantified Objectives

The following table summarizes the City's quantified objectives for the 2021-2029 planning period for new construction, rehabilitated units, and conserved units.

TABLE 6: QUANTIFIED OBJECTIVES BY INCOME GROUP

Income Category	New Construction	Rehabilitated	Conserved
Extremely Low/Very Low Income	172	0	0
Low Income	128	0	0
Moderate Income	122	0	0
Above Moderate	87	4	0
Total	**509**	**4**	**0**

SECTION III: HOUSING SITES

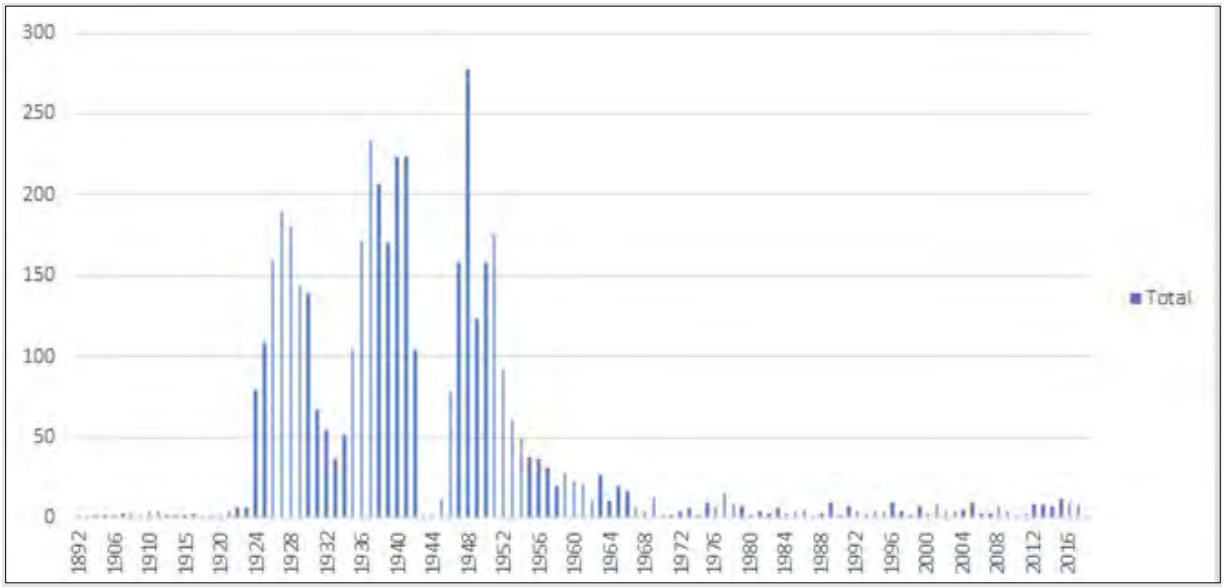
3.1 INTRODUCTION

Assembly Bill 1397 has added additional requirements for the adequacy of inventoried housing sites, including non-vacant sites and sites that were identified in previous elements. This severely limits the sites available to use in the City of San Marino, which is fully built-out with limited vacant sites that can meet the new inventory requirements. San Marino cannot demonstrate adequate sites to meet its RHNA under the current zoning, and rezoning programs will be required as described below and in **Section 2**.

According to HCD's Housing Element Sites Inventory Guidebook, there are unusual circumstances where "local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites." In accordance with Government Code Section 65583.2(g)(1) and the Guidebook, this Section will describe the nonvacant sites to be considered in the rezoning programs and estimate a realistic development potential.

The City's limited number of vacant parcels and lack of subdivision potential has impeded development since the 1970s. Only 11 percent of the current housing units in San Marino were built in 1970 or after, and the biggest periods of housing growth occurred from 1923 until around 1952, when residential development began experiencing a steady decline. Since 1980, the rate of residential development with the City has remained low at only 214 units since 1980. *(Source: Assessor Parcel Open Data; City of San Marino staff)*.

FIGURE 7: RESIDENTIAL UNITS IN SAN MARINO, BY YEAR BUILT



Source: County of Los Angeles Assessor Parcel Data 2019

3.1.1 Housing Element Law Requirements

In accordance with State law, this Housing Element includes an analysis of Sites and Zoning, which consist of four parts: realistic development capacity; analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure.

Realistic Development Capacity

California Government Code § 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b) (the land inventory), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

Additionally, Government Code § 65583.2(c)(2)(A) states that "[a] site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department (HCD) that the site is adequate to accommodate

lower income housing." Government Code § 65583.2(c)(2)(B) states that "[a] site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing." This means that San Marino must identify parcels (or a group of parcels that can be consolidated) that are between 0.5-acre and 10 acres in size in order to demonstrate that there is adequate area for new low-income housing development.

Analysis of Non-vacant and Underutilized Sites

California Government Code § 65583.2(g) requires the Housing Element to include an explanation for determining the buildout potential of these sites within the planning period, and consider all of the following:

- The extent existing uses may constitute an impediment to additional residential development;
- The jurisdiction's past experience converting existing uses to higher-density residential development;
- The current market demand for the existing use, including an analysis of any known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site of additional residential development;
- Development trends;
- Market conditions; and
- The availability of regulatory and/or other incentives, such as expedited permit processing and fee waivers or deferrals.

Additionally, because this Housing Element relies on non-vacant sites to accommodate more than 50 percent of the City's RHNA for lower-income households, the non-vacant sites' existing uses are presumed to impede additional residential development, unless the Housing Element describes findings based on substantial evidence that the use will likely be discontinued during the planning period.

Zoning to Accommodate the Development of housing Affordable to Lower-Income Households

California Government Code § 65583.2(c)(3)(A) & (B) requires the Housing Element to demonstrate that the densities of sites identified in the inventory are sufficient to encourage and facilitate the development of housing affordable to lower-income households. This analysis includes market demands and trends, financial feasibility, and information from past residential development. As an alternative to this analysis, California Government Code § 65583.2(c)(3)(B) allows local governments to utilize "default" density standards deemed adequate to mee the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre.

Environmental Constraints and Adequate Infrastructure

California Government Code § 65583.2(b)(4) requires the Housing Element to provide a general description of any environmental constraints to the development of housing. This analysis should include a general description of any known environmental features that have the potential to impact the development viability of the site (e.g., flood plains), describe the environmental review process, including potential exemptions, anticipated as part of the site being developed with residential uses, and identify environmental benefits (if any).

Additionally, California Government Code § 65583.2(b)(5) requires the Housing Element to include a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to parcels on the Site's Inventory.

3.2 IDENTIFIED SITES

The following section identifies sites in San Marino that are anticipated to be developed with new housing to accommodate the City's RHNA during the planning period. Additionally, this section provides a realistic capacity analysis consistent with State law to identify the number of units each site can realistically accommodate to address the City's RHNA.

The City includes 7 identified sites for the development of housing during the planning period to accommodate the City's RHNA. Table 7 below identifies each site's APN, acreage, existing use, land use designation, zoning designation, existing densities, proposed zoning and its respective density range, realistic capacity, which is the estimated density used to determine number of anticipated units, the number of total units, and the number of units for each income category. Figure 8 below shows the location of the identified sites.

As shown in Table 7 below, the City has identified The Huntington property located at 1151 Oxford Road, the Stoneman site located at 1560 Pasqualito Drive, and the San Marino Community Church site located at 1750 Virginia Road as sites that will be redeveloped with multi-family housing during the planning period to accommodate a portion of the City's very low-income RHNA. Additionally, the City has identified 1 site (MU Site 2) within the new Mixed-Use 1 (MU-1) zone, 2 sites (MU Sites 1 and 3) with the new Mixed-Use 2 (MU-2) zone, and the Southwestern Academy located at 2800 Monterey Road as sites that will be redeveloped with multi-family housing to accommodate a portion of the City's moderate-income RHNA. The City also plans to meet its RHNA through development of ADUs, which is discussed in Section 3.3.

FIGURE 8: IDENTIFIED SITES

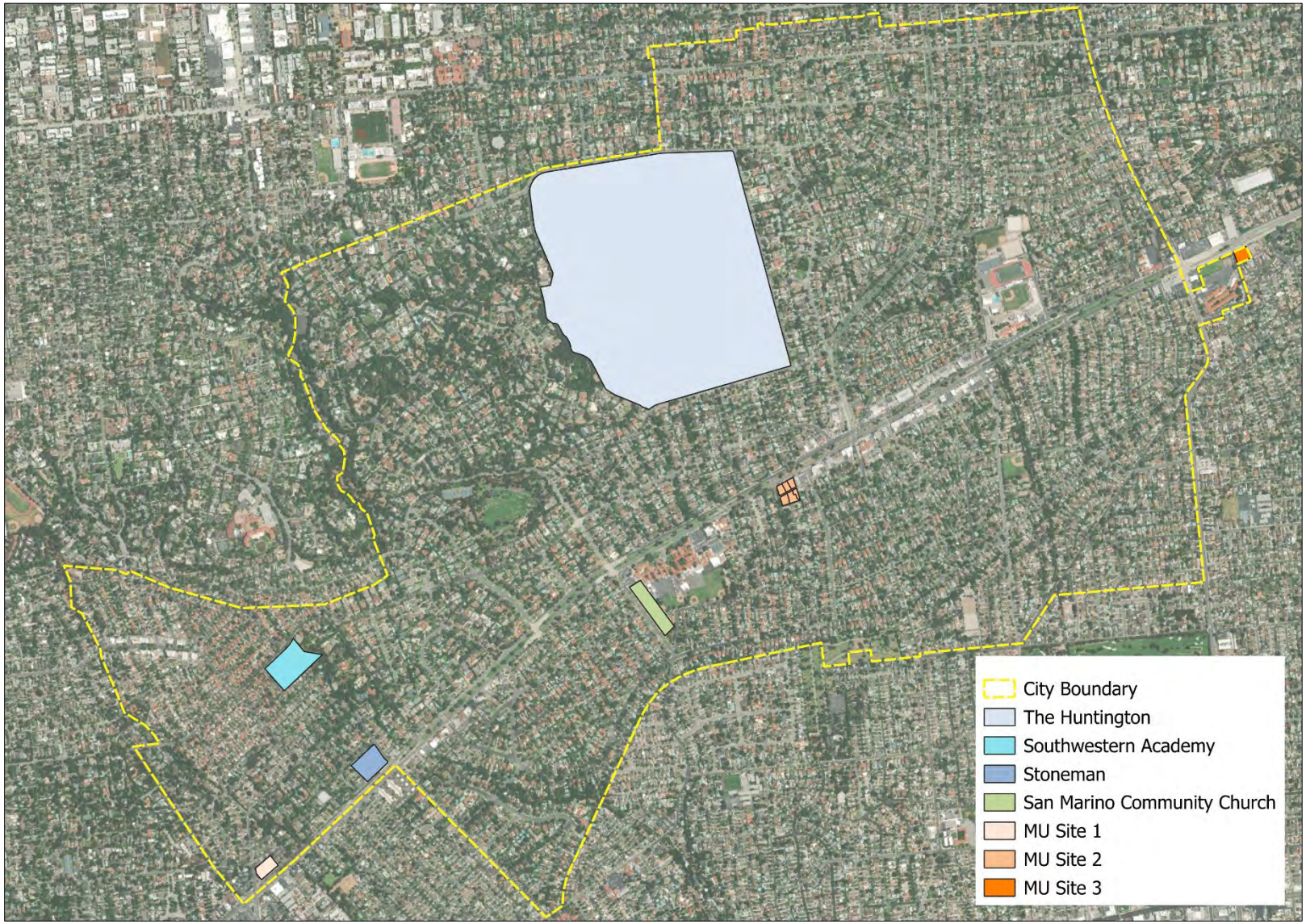


TABLE 7: IDENTIFIED SITES

APN(s)	Acres	Existing Use	Land Use	Zoning	Existing Density	Proposed Zoning	Proposed Density Range	Realistic Capacity	Units	VL	LI	MI	AMI
5328-012-001	206	Library, art museum, botanical gardens	Historical and Cultural	H&C	20	H&C	Up to 30	17	33	33	0	0	0
Total Acreage[1]:	**2.0**	The Huntington Site						**Total Units:**	**33**	33	0	0	0
5323-013-029	5.47	Southwestern Academy	Low Density Residential	R-1	4-6	H&C	Up to 30	20	20	0	0	20	0
Total Acreage[1]:	**1.0**	Southwestern Academy Site						**Total Units:**	**20**	0	0	20	0
5323-008-900	2.86	Play area; parking lot, storage structure	Low Density Residential	R-1	4-6	RM1	30-40	32	49	49	0	0	0
Total Acreage[1]:	**1.56**	Stoneman Site						**Total Units:**	**49**	49	0	0	0
5334-025-003	3.19	Church; parking lot	Very Low Density Residential	R-1	4-6	RIH	20-30	20	23	23	0	0	0
Total Acreage[1]:	**1.18**	San Marino Community Church Site						**Total Units:**	**23**	23	0	0	0
5323-020-035	1.14	Multi-tenant offices	Commercial	C-1	8.4	MU-2	30-40	30	34	0	0	34	0
Total Acreage:	**1.14**	Mixed-Use Zone Site 1						**Total Units:**	**34**	0	0	34	0
5334-016-016	0.6	Multi-tenant retail; parking	Commercial	C-1	8.7	MU-1	25-30	25	15	0	0	15	0
5334-016-017	0.59	Multi-tenant retail; parking	Commercial	C-1	8.7	MU-1	25-30	25	15	0	0	15	0

APN(s)	Acres	Existing Use	Land Use	Zoning	Existing Density	Proposed Zoning	Proposed Density Range	Realistic Capacity	Units	VL	LI	MI	AMI
5334-016-018	0.41	Multi-tenant retail; parking	Commercial	C-1	8.7	MU-1	25-30	25	10	0	0	10	0
Total Acreage:	**1.6**	Mixed-Use Zone Site 2						**Total Units:**	**40**	0	0	40	0
5376-021-012	0.74	Masonic Lodge	Low Density Residential	R-1	4-6	MU-2	30-40	30	22	0	0	22	0
Total Acreage:	**0.74**	Mixed-Use Zone Site 3						**Total Units:**	**22**	0	0	22	0
Total Sites Acreage:	**9.22**							**Total Sites Units[2]**	**221**	**105**	**0**	**116**	**0**

[1] Total Acreage is the total acreage of the parcel that is available for the development of housing.

[2] Total Sites Units may not add up correctly due to rounding.

3.2.1 HISTORICAL AND CULTURAL ZONED SITES

Currently, the City's Historical and Cultural (H&C) zone only applies to The Huntington property. As part of Program 1.9, the City will rezone the Southwestern Academy (APN 5323-013-029) to the H&C zone to allow for the development of employee housing on the site. As shown in Table 7, the City anticipates 33 employee housing units to be developed on approximately 2.0 acres of The Huntington property and 20 employee housing units to be developed on approximately 1.0 acre of the Southwestern Academy property to help accommodate its RHNA.

Realistic Capacity Analysis: H&C Zone

In accordance with the City's existing objective design standards for multi-family development (Ordinance O-23-1402), residential uses in the H&C zone can be developed to a maximum density of 20 units per acre. However, as part of Program 1.9, these standards will be revised concurrently with the adoption of the Housing Element to ensure that a maximum of up to 30 units per acre can be achieved. As such, the City will use the maximum number of 30 units per acre in this realistic capacity analysis and incorporate revised development standards that the City anticipates to use for multi-family uses in its H&C zone. There is no minimum density prescribed for housing within the H&C zone because the number of units developed on the site is directly related to the number of employees the project is intended to serve.

There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. To demonstrate that up to 30 units per acre is achievable on a site within the H&C zone, the City applied the land use controls that are anticipated to be used for residential development within the H&C zone to a 1-acre site. The 1-acre parcel size was used in this analysis because 1 acre represents the smallest site size to be developed for housing within the H&C zone during the planning period.

Table 8 below summarizes the development standards that will apply to residential development within the H&C zone.

TABLE 8: MULTI-FAMILY DEVELOPMENT STANDARDS WITHIN THE H&C ZONE

Height	
The maximum building height for a multi-family residential building shall be as dictated by the underlying zoning district. Where a maximum height is not specified in the underlying zoning district, the maximum height shall be 36 feet.	
Lot Coverage	
The maximum lot coverage for multi-family residential developments shall be sixty (60) percent.	
Site Design	
Site Planning and Orientation	
Ground Floor Residential Setbacks	
Front Setback	5 feet to accommodate porches and patios
Front setback buffer	4 foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side Setback	5 feet
Side setback buffer	4 foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear Setback	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Setback continuity	Notwithstanding the front and side yard setback standards established in this section, the front and side yard setbacks of a new building shall either be the same as existing adjacent structures or vary no more than five feet from the established front or side setback of adjacent existing structures.
Parking	
Residential Parking Requirements	
Studio or One Bedroom	0.5 space
Two Bedroom	1 space
Three Bedroom or more	1.5 spaces
Guest Parking	1 space per 5 units
Open Space and Common Areas	
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: Ordinance No. O-23-1402, San Marino Community Development Department

The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this analysis, the City made the following assumptions:

- The parcel is located adjacent to a residential zone (sides and rear);
- The project contains 30 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet;
- The required parking would be 45 resident spaces and 15 guest spaces; and
- Parking is accommodated by two 11,000 sq. ft., 2 level parking garage, with each having a ground floor footprint of 5,500 sq. ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from 1 acre to 0.43 acre (see Figure 9 below).

There is no minimum floor area per dwelling unit established in the City's objective design standards for multi-family development. Table 9 below provides the minimum floor area per unit type that will apply to residential development within the H&C zone. To provide a conservative analysis, the City anticipates that each 2-bedroom unit would be 1,000 square feet.

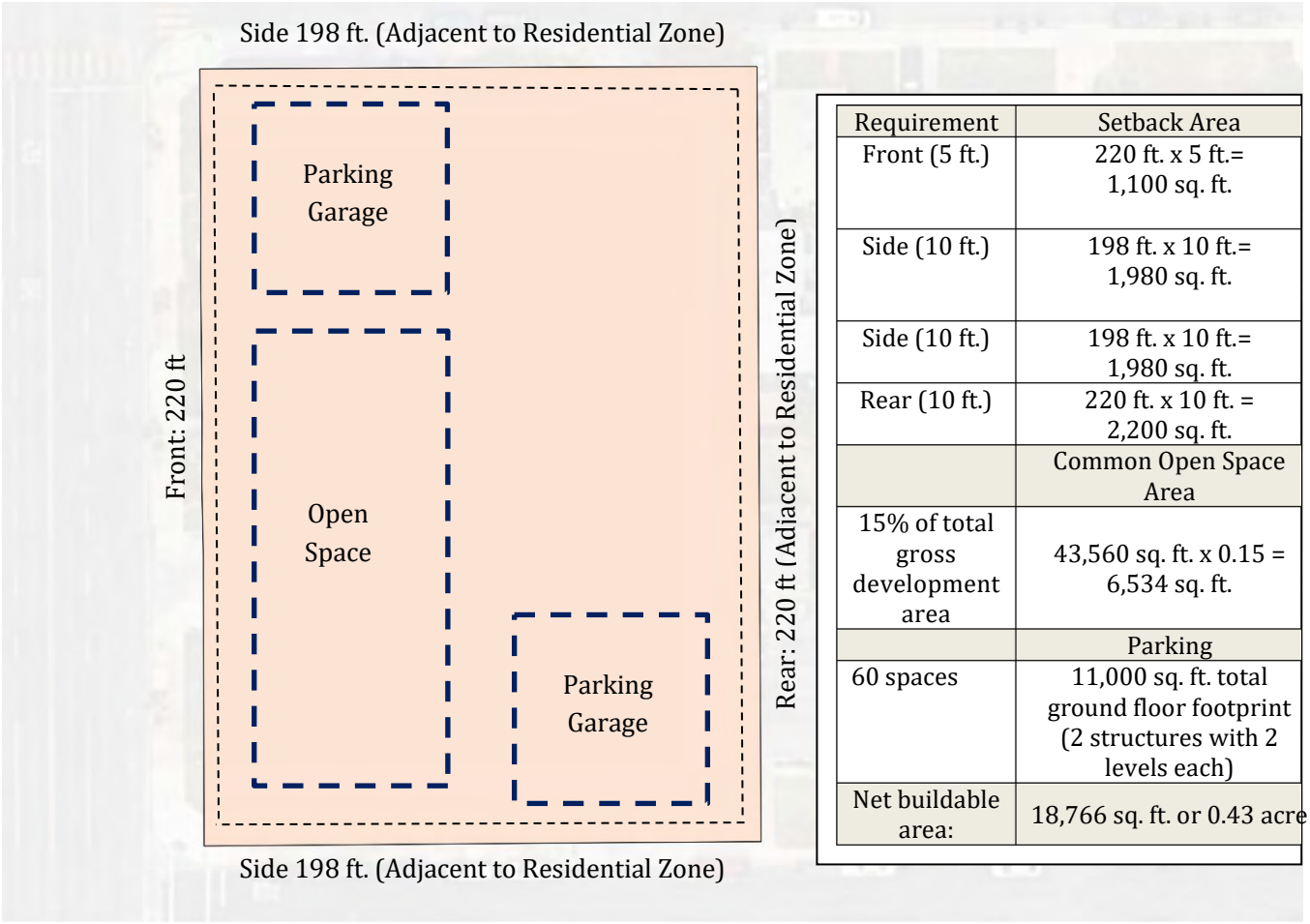
TABLE 9: H&C ZONE MINIMUM FLOOR AREA PER UNIT

Unit Type	Minimum Floor Area
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: San Marino Community Development Department

Using the assumptions provided above, 30 two-bedroom units that are each 1,000 square feet and each provide 100 square feet of private open space would require at least 33,000 sq. ft. As previously noted, a developer would have to be able to fit 30 units within 0.43 acre or 18,766 square feet to demonstrate that 30 units can be constructed on a 1-acre site. In a site planning scenario where there are three 2-story buildings, and the ground floor and 2nd floor for each building are each 6,000 square feet, a developer could realistically fit 30 units requiring a total of 33,000 sq. ft. without exceeding the height limit that will apply to a H&C zoned site (36 feet). Based on this analysis, the City determined that a density of up to 30 units per acre is achievable on a 1-acre site using the land use controls the City anticipates to use for multi-family development projects within the H&C zone.

FIGURE 9: BUILDABLE AREA ON H&C SITE[1]



Requirement	Setback Area
Front (5 ft.)	220 ft. x 5 ft.= 1,100 sq. ft.
Side (10 ft.)	198 ft. x 10 ft.= 1,980 sq. ft.
Side (10 ft.)	198 ft. x 10 ft.= 1,980 sq. ft.
Rear (10 ft.)	220 ft. x 10 ft. = 2,200 sq. ft.
	Common Open Space Area
15% of total gross development area	43,560 sq. ft. x 0.15 = 6,534 sq. ft.
	Parking
60 spaces	11,000 sq. ft. total ground floor footprint (2 structures with 2 levels each)
Net buildable area:	18,766 sq. ft. or 0.43 acre

[1]*Not to scale*

The following sections provide the site-specific analyses for The Huntington site and the Southwestern Academy site pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure.

The realistic capacity analysis provided above for the H&C zone serves to support the realistic capacity analysis for The Huntington site and Southwestern Academy site because it demonstrates that land use controls for these sites can be used to achieve a maximum density of 30 units per acre, which exceeds the densities anticipated to be developed on these sites. The density anticipated to be developed on The Huntington site (e.g., 17 units/acre) is based on the development application letter received by the City in April 2024 and the density anticipated to be developed on the Southwestern Academy site (e.g., 20 units/acre) is based on the City's discussions with the property owner.

Huntington Site

The Huntington is a research and educational institution consisting of a world-renowned library, art museum, and botanical gardens that awards $1.3 million in fellowships each year and educates thousands in art, history, literature, and botanical science through special tours, exhibitions, and programs. The Huntington is located at 1151 Oxford Road in the northern-central portion of the City (see Figure 8). The City anticipates that approximately 2.0 acres in the northeastern portion of the 206-acre Huntington property (APN 5328-012-001) will be developed with 33 employee housing units, including graduate students affiliated with The Huntington.

The City received a development application in April 2024 for the development of 33 units. Of the 33 units, the City anticipates 16 units to be affordable for ELI households and 17 units to be affordable to VLI households. The City allocated all 33 units to be within the ELI and VLI income category because the purpose of building these units is to house graduate students of The Huntington who could not otherwise afford to live in the City due to their lower incomes. While the development application does not indicate whether or not these units would be priced at a rent that would be affordable to ELI or VLI households or if the employees would have to meet a certain income requirement to inhabit these units, this Housing Element includes Program 1.16 to require the property owner to report rent ranges of these units and ensure that there would be no net loss of lower-income units during the planning period if these rent ranges are not accessible to ELI or VLI households.

Figure 8 shows the location of The Huntington property and Figure 10 identifies the development footprint of the employee housing project. As shown in Figure 10, the project will not include the demolition of any historic structures on the property. The City anticipates the project will be constructed during the planning period.

The site is within the City's Historical and Cultural (H&C) zone, which permits "residential privileges for employees" (San Marino Municipal Code 23.05.01). In 2023, the City adopted development standards and objective design standards for multi-family residential projects, which limits the density to 20 units per acre. As part of Program 1.9, these standards will be revised to permit a density of up to 30 units per acre. With a permitted density of up to 30 units per acre, the 2.0-acre site could accommodate up to 60 units. As previously noted, there is no minimum density prescribed for the H&C zone. As such, 33 units (or 17 units per acre) is within the permitted density prescribed for the site.

FIGURE 10: EMPLOYEE HOUSING PROJECT DEVELOPMENT FOOTPRINT



Total Acres	Density	Total Units	VL	LI	MI	AMI
2.0	16.5	33	33	0	0	0

Source: San Marino Community Development Department

Non-vacant and Underutilized Sites Analysis

The Huntington property is 206 acres and consists of a world-renowned library, art museum, and botanical gardens. As previously discussed, the City received a development application from the property owner to construct 33 employee housing units on the site. The City anticipates construction to be completed by the end of 2025.

The development will occur within the northeastern portion of the property and will not include the demolition of any historic structures on the property (see Figure 10). As such, the existing uses on the housing site would be limited to pavement and landscaping and conversion of these uses would not constitute an impediment to additional residential development on the site.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c) (3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. Based on the development application submitted by the property owner, 2 acres of the Huntington property will be developed with 33 employee housing units, which achieves a density of 17 units per acre. Although the density of 17 units per acre falls short of achieving the "default" density required to meet the "appropriate zoning" test for the City of San Marino, the units constructed on the site will be for employees and graduate students of The Huntington who will likely meet the income requirements of ELI and VLI households. Program 1.16 is included in this Housing Element to track the affordability of these units. Should these units be found to not accommodate ELI and VLI households, the City will commit to rezoning other areas of the City to accommodate these units by the end of 2026.

As such, in this particular case, a density of 17 units per acre does not impede the affordability for lower-income households.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or historic resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including The Huntington property, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including The Huntington property, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Specifically, The Huntington property is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of any portion of The Huntington property would not result in an environmental hazard to the public.

The Huntington property includes a library and art museum, which are both designated as historic resources by the State. However, the 2.0 acre portion of the property that will be chosen for redevelopment will not include any land consisting of or immediately adjacent to these buildings (see Figure 10). As such, the development of housing on The Huntington site will not impact historic resources. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on The Huntington site.

Southwestern Academy Site

Founded in 1924, Southwestern Academy is a college preparatory school for boarding and day students grades 6 through 12. Southwestern Academy is located at 2800 Monterey Road in the western portion of the City (see Figure 8). The property contains four historically significant buildings that were constructed in the early 1900s. Additionally, the City's Historic Survey designates these buildings as individually significant and the entire property as an historic district. The property owner has expressed interest to the City to develop 20 housing units on its site for school employees. Based on preliminary discussions with the property owner, the City anticipates that 1 acre of the 5.47-acre property (APN 5323-013-029) will be developed with housing for employees. As shown in Table 7, the City anticipates 20 units to be developed on this site during the planning period with all units affordable for moderate-income residents.

The site is currently zoned R-1 and will be rezoned to H&C to allow for the development of up to 30 units per acre (Program 1.9). With rezoning, this site could accommodate up to 30 units. However, based on discussions with the property owner and a letter of interest from Southwestern Academy on August 8, 2024, the City anticipates that 20 units will be developed on this site during the planning period, which achieves a density of 20 units per acre (see Figure 11 below).

FIGURE 11: SOUTHWESTERN ACADEMY SITE



Total Acres	Density	Total Units	VL	LI	MI	AMI
1.0	20	20	0	0	20	0

Non-vacant and Underutilized Sites Analysis

As previously discussed, Southwestern Academy is 5.47 acres and consists of a college preparatory boarding and day school. As shown in Figure 11 above, the property consists of several buildings, parking along the eastern boundary, and a large open field. As part of Program 1.9, the site will be rezoned from R-1 to H&C to allow for the development of employee housing on the site. Based on discussions with the property owner, the City anticipates that approximately 1 acre of the site will be redeveloped to include 20 employee housing units during the planning period. As part of Program 1.9, the development of residential uses on-site will not include demolition of any historic structures on the property. As such, the existing uses on the future housing site would be limited to pavement and landscaping and conversion of these uses would not constitute an impediment to additional residential development on the site.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a

default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned to H&C (Program 1.9). The City anticipates that approximately 1 acre of the site will be developed with 20 units during the planning period, which achieves a density of 20 units per acre. As such, the Southwestern Academy site meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or historic resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including the Southwestern Academy site, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including the Southwestern Academy property, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Specifically, the Southwestern Academy property is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of any portion of the Southwestern Academy property would not result in an environmental hazard to the public.

The property includes four buildings that are designated by the City's Historic Survey as individually significant. These buildings are part of school operations and will not be impacted by the development of employee housing on the property. As part of Program 1.9, the City shall not allow housing development on the site to include the demolition of any buildings on-site that are considered historically significant pursuant to City's historic survey findings property list. As such, the development of housing on the site will not impact historic resources. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on the Southwestern Academy site.

3.2.2 MULTI-FAMILY ZONED SITES (STONEMAN SITE)

As part of Program 1.7, the City will create a new Multi-Family (RM1) zone to allow the development of multi-family housing at densities between 30 units per acre and 40 units per acre. As part of Program 1.7, the City will rezone the Stoneman site to the RM1 zone.

The City-owned Stoneman site has excellent potential for redevelopment. The site is located at 1560 Pasqualito Drive (APN 5323-008-900), north of Huntington Drive in the southwestern portion of the City (see Figure 8). The site is 2.86 acres, with approximately 1.30 acres consisting of the historic Stoneman school building, which is now home to the City's Recreation Department. The remaining 1.56 acres consists of the play area and portion of the parking lot from the former school, as well as a non-historic vacant storage structure. The City plans to subdivide the property to separate the school building on 1.30 acres from the remaining 1.56 acres to be developed with housing (see Figure 12 below). As part of Program 1.14, the 1.56-acre parcel will be made available to an affordable housing developer through an RFP process that will require the entire 1.56-acre portion of the site to be used for the development of 32 units per acre or at least 49 affordable housing units. In addition, the 1.30-acre school building parcel may be incorporated into the affordable housing development to provide administrative office and resident services space for the residents of the affordable development. The selected developer would be responsible for all aspects of site design and development, including conducting environmental review once the full development project has been identified. The site is located in a Difficult Development Area (DDA) and can score perfectly in an application for 9% tax credits, therefore making it an excellent site for development of a tax credit project.

The site is currently zoned R-1 and will be rezoned to the new RM1 zone to allow for the development of 30 to 40 units per acre (Program 1.7). With rezoning, this site could accommodate between 47 and 62 units. As previously discussed, Program 1.14 ensures that at least 32 units per acre or 49 units are developed on this site during the planning period, with all 49 units affordable to very low-income households.

FIGURE 12: DEVELOPMENT PORTION OF STONEMAN SITE



Total Acres	Density	Total Units	VL	LI	MI	AMI
1.56	32	49	49	0	0	0

Realistic Development Capacity Analysis: RM1 Zone

At this time, the Stoneman site is the only site that will be zoned RM1 (Program 1.7); however, more sites could be rezoned to RM1 during the planning period to accommodate lower-income households. As such, this realistic capacity analysis demonstrates that a maximum density of 40 units per acre is achievable on sites that are a 0.5-acre using the land use controls that are anticipated in the RM1 zone. The 0.5-acre parcel size was used in this analysis, as opposed to the size of the Stoneman site (1.56 acres), because only sites that are 0.5-acre or larger are deemed adequate to accommodate lower income households pursuant to Government Code § 65583.2(c)(2)(A). Additionally, by demonstrating that 40 units per acre is achievable on a 0.5-acre site, this realistic capacity analysis demonstrates that 32 units per acre (or at least 49 units) is achievable on a 1.56 acre site.

The portion of the Stoneman site that is proposed for multi-family housing development is 1.56 acres. As part of Program 1.7, the site will be rezoned from R-1 to the new RM1 zone, which permits a minimum density of 30 units per acre and a maximum density of 40 units per acre. As part of Program 1.7, the City will establish development standards for the RM1 zone to ensure the maximum density can be achieved, including but not limited to, maximum height, setbacks, parking, and open space requirements.

To demonstrate that a maximum density of 40 units per acre is achievable on a site within the RM1 zone, the City applied the land use controls that are anticipated to be prescribed for the RM1 zone to a 0.5-acre site.

Table 10 below summarizes the development standards that will apply to development within the RM1 zone, including the Stoneman site.

TABLE 10: MULTI-FAMILY DEVELOPMENT STANDARDS WITHIN THE RM1 ZONE

Height	
Maximum height	48 feet
Step backs	For buildings taller than twenty five feet (25') and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least ten feet (10') for every ten feet (10') increase in height above twenty five feet (25').
Ground Floor Setbacks	
Front	5 feet to accommodate porches and patios
Front setback buffer	4-foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side	5 feet
Side setback buffer	4-foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Parking Requirements	
Studio or One Bedroom	0.5 space
Two Bedroom	1 spaces
Three Bedroom or more	1.5 spaces
Guest Parking	1 space per 5 units
Open Space and Common Areas	
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: San Marino Community Development Department

The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this analysis, the City made the following assumptions:

- The parcel is located adjacent to a residential zone on one side, which is representative of the Stoneman site's proximity to R-1 parcels immediately west of the site;
- The project contains 20 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet;
- The required parking would be 20 resident spaces and 4 guest spaces; and
- Parking is accommodated by a 7,680 sq. ft., one level parking garage.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from .50 acre to 0.19 acre (see Figure 13 below).

To provide a conservative analysis, the City anticipates that each 2-bedroom unit would be 1,000 square feet. The minimum floor area per dwelling unit is provided in Table 11 below:

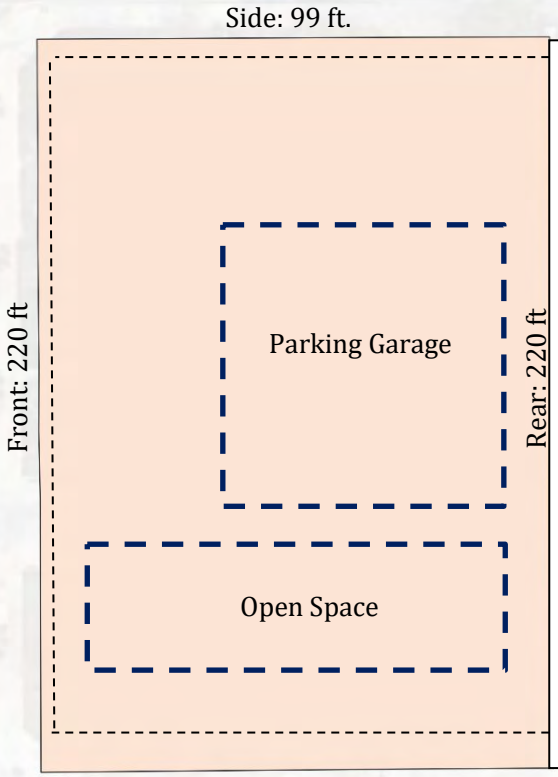
TABLE 11: RM1 ZONE MINIMUM FLOOR AREA PER UNIT

Unit Type	Minimum Floor Area
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: San Marino Community Development Department

Using the assumptions provided above, 20 two -bedroom units that are each 1,000 square feet would require a total of 20,000 square feet. As previously noted, a developer would have to be able to fit 20 units within 0.19 acre or 8,248 square feet to achieve the maximum density. In a site planning scenario where there are two 3-storybuildings, and assuming that each floor is 4,000 square feet, a developer could realistically fit 20 units requiring a total of 20,000 sq. ft. without exceeding the height requirement (48 feet). Based on this analysis, the City determined that a density of up to 40 units per acre is achievable on a 0.5-acre site using the land use controls the City anticipates to use for multi-family development projects within the RM1 zone.

FIGURE 13: BUILDABLE AREA ON RM1 SITE[1]



Requirement	Setback Area
Front (5 ft.)	220 ft. x 5 ft.= 1,100 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Side (10 ft.)	99 ft. x 10 ft.= 990 sq. ft.
Rear (none)	None
	Common Open Space Area
15% of total gross development area	21,780 sq. ft. x 0.15 = 3,267 sq. ft.
	Parking
37 spaces	7,680sq. ft. ground floor
Net buildable area:	8,248 sq. ft. or 0.19 acre

[1]*Not to scale*

Non-vacant and Underutilized Sites Analysis

The Stoneman site is located on a developed parcel consisting of the historic Stoneman school building. The site also consists of a parking lot, play area, and vacant non-historic storage structure associated with the former school. The school building is now occupied by the City's Recreation Department, which offers before and after school activities including a day care, homework assistance, and recreation classes.

As previously discussed, the City-owned site would be divided into two parcels to preserve the school building on one 1.3-acre parcel, and allow for the redevelopment of the remaining 1.56-acre parcel with affordable housing (see Figure 12). The portion of the site that would be redeveloped with housing contains the parking lot, play area, and vacant non-historic storage structure. These uses are associated with the former school that is no longer operational, and therefore do not constitute an impediment to additional residential development. Although the play area and parking lot are currently being used by the City's Recreation Department, the City anticipates these uses will be converted to affordable housing and the City will adjust where its City-offered recreational programs are located as necessary to accommodate its housing need. Alternatively, the City could enter into a

joint-use agreement with the developer so that the open space amenities and parking space could be shared between the City's Recreation Department and residents of the affordable housing development.

As previously discussed, the City will require 32 units per acre or at least 49 units to be developed on the Stoneman site (Program 1.14).

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the Stoneman site will be rezoned to RM1, which will have a minimum density of 30 units per acre and a maximum density of 40 units per acre. As part of Program 1.14, the City anticipates that the Stoneman site will be developed with 49 units, which achieves a density of 32 units per acre. As such, the Stoneman site meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or archaeological resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including the Stoneman site, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including the Stoneman site, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

The Stoneman site is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of the Stoneman site would not result in an environmental hazard to the public. Although the site includes a building designated for historical significance, the parcel would

be divided into two parcels to ensure the historic building is preserved and not impacted by housing development. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on the Stoneman site.

3.2.3 MIXED-USE ZONED SITES

As part of Program 1.8, the City will create a new Mixed-Use Zoning District that will include two Mixed-Use Zones – MU-1 and MU-2. Specifically, the City will rezone 104 parcels located along Huntington Drive between N. Granada Avenue and Blackstone Road to the new MU-1 zone to allow for multi-family housing at a density range of 25 to 30 units per acre. Figure 14 shows the location of the MU-1 parcels. Among the 104 parcels to be rezoned to MU-1, the City has identified one site within the new MU-1 zone to be redeveloped with housing during the planning period. This site is identified as MU Site 2 (see Figure 8 for the location of MU Site 2).

Additionally, the City will rezone a total of 11 parcels located along Huntington Drive to the MU-2 zone to allow for multi-family housing at a density range of 30 to 40 units per acre. Three of these parcels are located adjacent to the westernmost boundary of the City between Garfield Avenue and Pasqualito Drive and 8 of these parcels are located adjacent to the easternmost boundary of the City, east of Blackstone Drive. Figure 14 shows the location of the MU-2 parcels. Among the 11 parcels to be rezoned to MU-2, the City has identified two sites within the new MU-2 zone to be redeveloped with housing during the planning period. These sites are identified as MU Sites 1 and 3 (see Figure 8 for the location of MU Sites 1 and 3).

Market Demand for Mixed-Use Zoned Sites

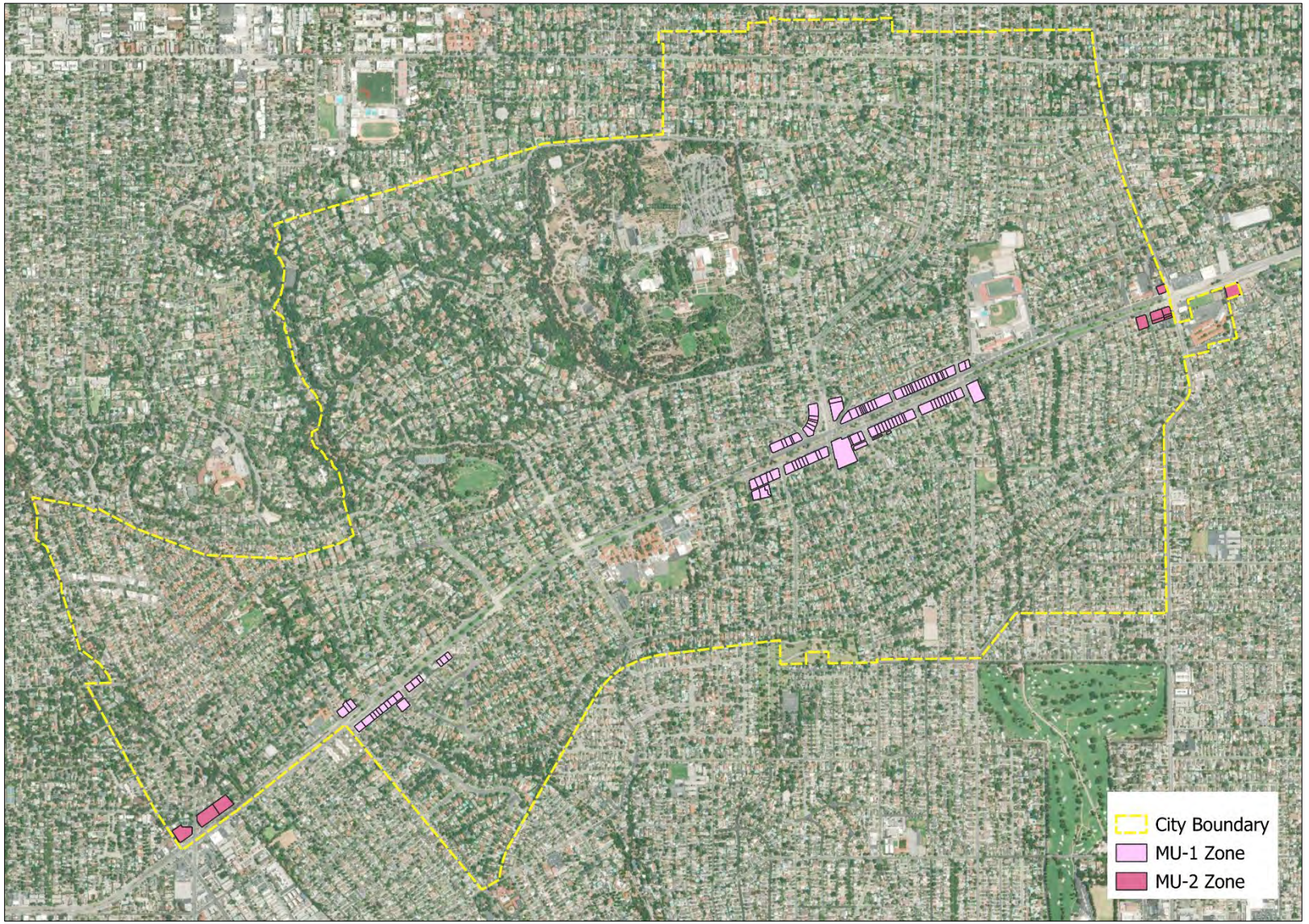
Neighboring communities that have already allowed for mixed-use development have shown a strong demand for this type of new home construction. The cities of Alhambra, Pasadena, San Gabriel, and South Pasadena have all approved mixed-use projects in recent years that are now either under construction or have been completed.

Table 12, *Comparable Mixed-Use Developments in Neighboring Jurisdictions*, shows three projects in these neighboring cities that are roughly comparable to what will be allowed in mixed-use zone as they are detailed below.

TABLE 12: COMPARABLE MIXED-USE DEVELOPMENTS IN NEIGHBORING JURISDICTIONS

Project	City	Units	Acreage	Density	Prior Use	Notes
100 S. Monterey St.	Alhambra	62 du	1.45 ac	43 du/ac	Single-story retail	Includes 27,000 s.f. retail and subterranean parking.
845 El Centro St.	South Pasadena	57 du	1.6 ac	36 du/ac	School administration building	Includes 6,000 s.f. retail and subterranean parking.
417 N. Madison Ave.	Pasadena	35 du	0.7 ac	50 du/ac	Surface Parking	Includes subterranean parking.

FIGURE 14: MIXED-USE ZONES



Realistic Capacity Analysis: MU-1 Zone

The MU-1 zone permits a minimum density of 25 units per acre and a maximum density of 30 units per acre. There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. As part of Program 1.8, the City will create development standards that ensure maximum densities can be achieved within the MU-1 zone.

To demonstrate that a maximum density of 30 units per acre is achievable on a site within the MU-1 zone, the City applied the land use controls that are anticipated to be prescribed for the MU-1 zone to a 0.5-acre site. The 0.5-acre parcel size was used in this analysis because the identified site within this zone is at least 0.5-acre. Additionally, only sites that are 0.5-acre or larger are deemed adequate to accommodate lower income households pursuant to Government Code § 65583.2(c)(2)(A).

Table 13 below summarizes the development standards that will apply to development within the MU-1 zone.

The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit or the floor area of the commercial uses. For the purposes of this analysis, the City made the following assumptions:

- The project is 100% residential;
- The parcel is located adjacent to a residential zone (rear);
- The project contains 15 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet;
- The required parking would be 23 resident spaces and 5 guest spaces; and
- Parking is accommodated by a 10,000 sq. ft., 2 level parking garage, with a ground floor footprint of 5,000 ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from 0.50 acre to 0.21 acre (see Figure 15 below).

To provide a conservative analysis, the City anticipates that each 2-bedroom unit would be 1,000 square feet. The minimum floor area per dwelling unit is provided in Table 14 below:

TABLE 14: MU-1 ZONE MINIMUM FLOOR AREA PER UNIT

Unit Type	Minimum Floor Area
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: San Marino Community Development Department

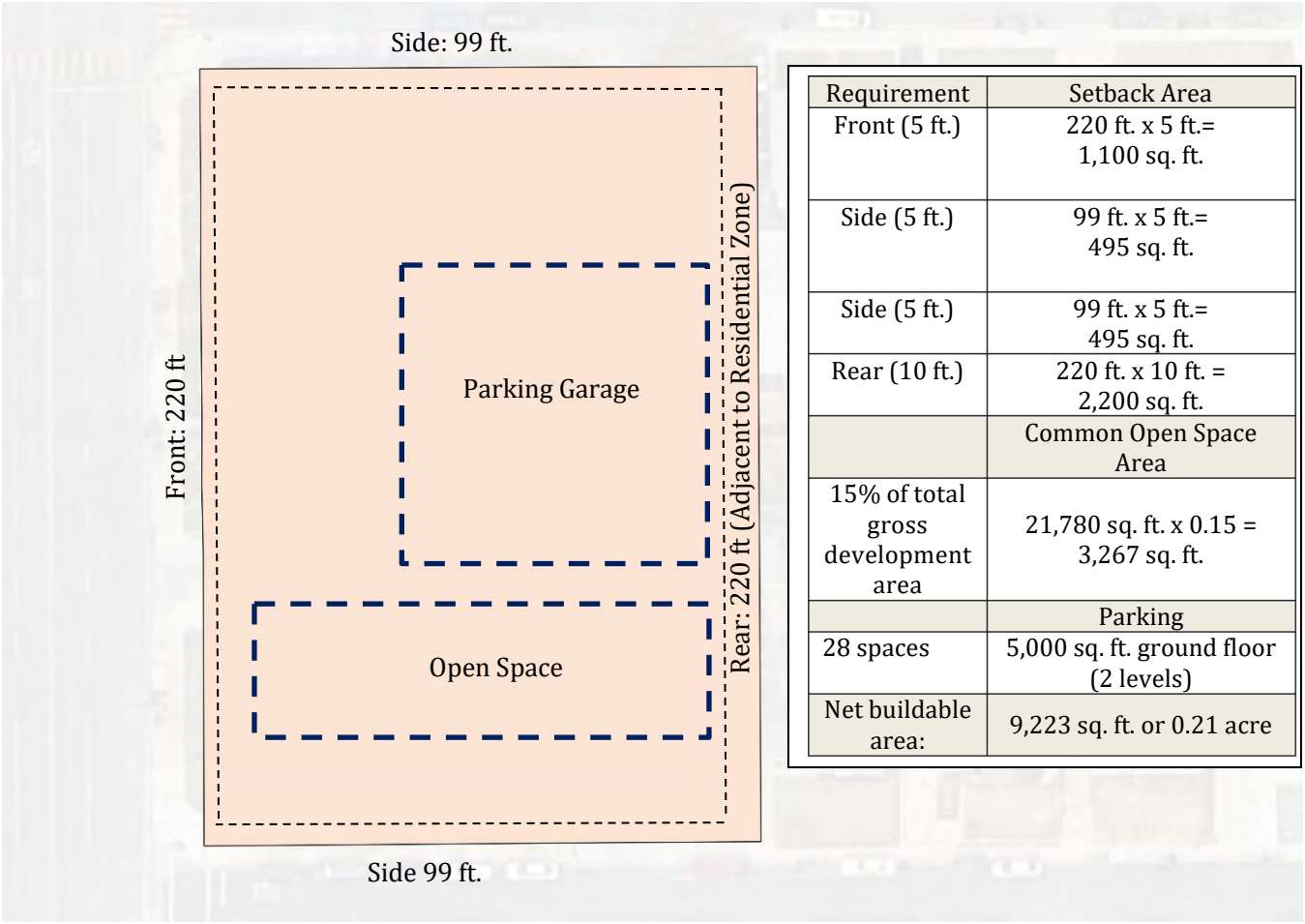
TABLE 13: MU-1 DEVELOPMENT STANDARDS

Height	
Maximum height	36 feet
Step backs	For buildings taller than twenty five feet (25') and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least ten feet (10') for every ten feet (10') increase in height above twenty five feet (25').
Ground Floor Commercial Setbacks and Build-to- Lines	
Front Built-to Line	Within 5 feet of right-of-way
Side Built-to Line	Within 5 feet of right-of-way
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Ground Floor Residential Setbacks	
Front	5 feet to accommodate porches and patios
Front setback buffer	4-foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side	5 feet
Side setback buffer	4-foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Residential Parking Requirements	
Studio or One Bedroom	0.5 space
Two Bedroom	1 space
Three Bedroom or more	1.5 spaces
Guest Parking	1 space per 5 units
Commercial Parking Requirements	
Less than 5,000 sf in floor area	1 space per 250 sf of floor area
Between 5,000 sf and 20,000 sf in floor area	20 spaces plus 1 space per 300 sf beyond 5,0000 sf of floor area
More than 20,000 sf in floor area	70 spaces plus 1 space per 350 sf beyond 20,000 sf of floor area
Open Space and Common Areas	
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: San Marino Community Development Department

Using the assumptions provided above, 15 two-bedroom units that are each 1,000 square feet and each provide 100 square feet of private open space would require a total of 16,500 square feet. As previously noted, a developer would have to be able to fit 15 units within 0.21 acre or 9,223 square feet to achieve the maximum density. In a site planning scenario where there is one 3-story building, and assuming that each floor is 6,000 square feet, a developer could realistically fit 15 units requiring a total of 16,500 sq. ft. without exceeding the height requirement (36 feet). Based on this analysis, the City determined that a density of up to 30 units per acre is achievable on a 0.5-acre site using the land use controls the City anticipates to use for multi-family development projects within the MU-1 zone.

Figure 15: Buildable Area on MU-1 Site[1]



Requirement	Setback Area
Front (5 ft.)	220 ft. x 5 ft.= 1,100 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Rear (10 ft.)	220 ft. x 10 ft. = 2,200 sq. ft.
	Common Open Space Area
15% of total gross development area	21,780 sq. ft. x 0.15 = 3,267 sq. ft.
	Parking
28 spaces	5,000 sq. ft. ground floor (2 levels)
Net buildable area:	9,223 sq. ft. or 0.21 acre

[1]*Not to scale*

As shown in the analysis above, the maximum density of 30 units per acre is achievable on a site that is at least 0.5-acre. As shown on Table 7, MU Site 2 consists of 3 contiguous parcels totaling 1.6 acres that will be rezoned from C-1 to MU-1, which will allow a density of 25 to 30 units per acre. However, maximum densities are not always achieved due to several factors that occur during the development process. Additionally, the City understands that a developer can choose any density within the

prescribed density range of 25 to 30 units. As such, the City cannot realistically anticipate MU Site 2 to be developed with a density of 30 units per acre.

Currently, there is no Mixes-Use zones in the City. The C-1 and H&C zones allow mixed-use development; however, there is only one mixed-use development in the City located at 2405 Huntington Drive. The project was subject to the C-1 zoning provisions, which allows housing units at a density of 1 unit per 5,000 square feet of parcel size (or 8.7 units per acre).

Due to the lack of mixed-use developments in the City, it is difficult to accurately predict the densities that will be developed on MU Site 2 by relying on existing densities within the City. For this reason, the City concluded that the minimum density of 25 units per acre is an appropriate density to determine the number of units that will be built on MU Site 2 during the planning period.

The following sections provide the site-specific analyses for MU Site 2 pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. Since the City anticipates 25 units per acre to be developed on MU Site 2, the realistic capacity analysis provided above will serve as the realistic capacity analysis for MU Site 2.

MU Site 2

MU Site 2 consists of 3 contiguous parcels located at 2000 Huntington Drive to 2020 Huntington Drive in the central portion of the City, south of Huntington Drive (see Figure 8). When combined, the site is 1.6 acres and contains three, multi-tenant retail buildings and a large parking lot. These buildings have experienced long-term vacancy problems and the parking lot intended to serve the retail uses is underutilize on a daily basis.

Given the long-term vacancy problems and large, underutilized parking lot, the site was also identified in the City's 5th Cycle Housing Element as a site that would have the capacity for 13 moderate-income units using a density of 8.7 units per acre. However, no mixed-use development occurred on this site during the 5th Cycle planning period. As previously discussed, the City was unable to adopt a mixed-use ordinance during the 5th Cycle planning period to guide residential development in the C-1 zone. The City believes that creating a MU-1 zone with a permitted density of 25 to 30 units per acre and objective design standards (Program 1.8) will be more effective at facilitating housing development on this site during the 6th Cycle planning period.

The site is currently zoned C-1 and will be rezoned to the new MU-1 zone to allow for the development of 25 to 30 units per acre (Program 1.8). With rezoning, this site could accommodate between 40 and 48 units. Using a density of 25 units per acre, the City anticipates that 40 units will be developed on this site during the planning period, with all 40 units affordable to moderate-income households (see Figure 16 below).

FIGURE 16: MU SITE 2



Total Acres	Density	Total Units	VL	LI	MI	AMI
1.6	25	40	0	0	40	0

Non-vacant and Underutilized Sites Analysis

MU Site 2 is located on 3 contiguous parcels that consist of a commercial retail uses, including a gym, tutoring service, pharmacy, martial arts studio, and vacancies. Each of the existing leases expire or renew during the planning period. Additionally, the site includes a large rear parking lot that is underutilized on a daily basis. There is also street parking located along the frontage of the commercial buildings on Huntington Drive. After consolidation, the City anticipates that the entire 1.6-acre site would be redeveloped to include 40 units.

The City identified this site to be redeveloped for housing during the planning period because of the large size of the site and the existing uses on the site. Given the large underutilized parking lot and long-term and current vacancies on the site, the site is considered underutilized and does not generate substantial revenue for the property owners when compared to the revenue that would be generated with the development of residential uses (see financial feasibility analysis below). . For these reasons, including the financial feasibility analysis below, it is reasonable to conclude that the site's existing use does not constitute an impediment to residential development on the site and the existing use will likely be discontinued during the planning period. This Housing Element includes

Program 1.15 to provide incentives for lot consolidation to accommodate multi-family development during the planning period (see Section 2.1).

Financial Feasibility Analysis

This site is currently built out with single-story retail uses. The existing building is approximately 25,812 square feet, according to the Los Angeles County Assessor. The land has an approximate value of $4 million at a valuation of $2.5 million per acre, which is a conservative estimate based on unimproved land for sale in neighboring cities (there are no unimproved parcels for sale currently in San Marino). According to the Los Angeles County Assessor, the improvements to the property have a value of $2.875 million. This site has a property improvement ratio of 0.7, indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment.

More specifically, according to current commercial real estate listings in San Marino, commercial rents range from $22-30 per square foot per year. It is anticipated that the rent cost for this building is approximately in the middle of the range found in the City, or approximately $26 per square foot per year. Therefore, the gross income for the existing building on this site is anticipated to be approximately $671,112per year. Net Operating Income for a building that is paid off is approximately 60% of gross income, or approximately $402,667 for this site with its existing improvements. At a cap rate of 0.14, the property value would be $2,876,194. As shown in Table 12, above, there is market demand in neighboring cities for this type of development.

The proposed rezoning of this site would allow for 40 units at a minimum density of 25 units per acre. It is anticipated that this will be an entirely market rate building with a range of unit sizes between one- and three-bedrooms, evenly distributed between each of the sizes. See Table 15 below for rents in the San Marino.

TABLE 15: RENTS IN SAN MARINO

Income Level	One-Bedroom[1]	Two-Bedroom[1]	Three-Bedroom[1]
Very Low	$1,386.25	$1,560.00	$1,733.75
Low	$2,220.00	$2,497.50	$2,773.75
Market	$2,400.00	$3,600.00	$4,500.00

NOTES:

1) Rents are based on 30% of the income limit identified in the Official State Income Limits for 2024 for Los Angeles County. The number of persons per household is determined as the number of bedrooms plus one person.

Given these rent limits and the anticipated unit mix, the average monthly rent is $3,502 per unit. With this average monthly rent, the anticipated annual gross income for the property owner would be $1,681,200. It is anticipated that Net Operating Income for a new residential building is approximately 30% of gross income, or approximately $504,360. At a cap rate of 0.14, the property value would be $3,602,571, or 1.25 times higher than the existing property value. By redeveloping

this property to include at least 40 units, the property owner would be able to increase their property value by over $800,000.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-1, which will have a minimum density of 25 units per acre and a maximum density of 30 units per acre. Additionally, given the realistic capacity analysis conducted for MU-1 zoned sites, the City anticipates that this site will be developed with 40 units, which achieves a density of 25 units per acre. As such, MU Site 2 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or archaeological resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including MU Site 2, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including MU Site 2, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

MU Site 2 is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of the site would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on MU Site 2.

Summary of Non-Vacant Site Suitability Factors

It is anticipated that MU Site 1 will be redeveloped during the planning period due to the following factors:

- Underutilization of the site with an existing single-story retail building;
- Low property improvement ratio of 0.7 indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment;
- High return on investment for redeveloping the site into residential uses; and
- Current demand for mixed-use and higher density residential development in neighboring cities.

Realistic Capacity Analysis: MU-2 Zone

The MU-2 zone permits a minimum density of 30 units per acre and a maximum density of 40 units per acre. There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. As part of Program 1.8, the City will create development standards that ensure maximum densities can be achieved within the MU-2 zone.

To demonstrate that a maximum density of 40 units per acre is achievable on a site within the MU-2 zone, the City applied the land use controls that are anticipated to be prescribed for the MU-2 zone to a 0.5-acre site. The 0.5-acre parcel size was used in this analysis because each identified site within this zone is at least 0.5-acre. Additionally, only sites that are 0.5-acre or larger are deemed adequate to accommodate lower income households pursuant to Government Code § 65583.2(c)(2)(A). Table 16 below summarizes the development standards that will apply to development within the MU-2 zone.

TABLE 16: MU-2 DEVELOPMENT STANDARDS

Height	
Maximum height	48 feet
Step backs	For buildings taller than twenty five feet (25') and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least ten feet (10') for every ten feet (10') increase in height above twenty five feet (25').
Ground Floor Commercial Setbacks and Build-to- Lines	
Front Built-to Line	Within 5 feet of right-of-way
Side Built-to Line	Within 5 feet of right-of-way
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Ground Floor Residential Setbacks	
Front	5 feet to accommodate porches and patios

Front setback buffer	4-foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side	5 feet
Side setback buffer	4-foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Residential Parking Requirements	
Studio or One Bedroom	1 space
Two Bedroom	1.5 spaces
Three Bedroom or more	2 spaces
Guest Parking	1 space per 3 units
Commercial Parking Requirements	
Less than 5,000 sf in floor area	1 space per 250 sf of floor area
Between 5,000 sf and 20,000 sf in floor area	20 spaces plus 1 space per 300 sf beyond 5,0000 sf of floor area
More than 20,000 sf in floor area	70 spaces plus 1 space per 350 sf beyond 20,000 sf of floor area
Open Space and Common Areas	
Private Open Space	100 square feet per unit
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: San Marino Community Development Department

The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit or the floor area of the commercial uses. For the purposes of this analysis, the City made the following assumptions:

- The project is 100% residential;
- The parcel is located adjacent to a residential zone (rear);
- The project contains 20 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet;
- The required parking would be 30 resident spaces and 7 guest spaces; and
- Parking is accommodated by a 12,900 sq. ft., 3 level parking garage, with a ground floor footprint of 4,300 ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from 0.50 acre to 0.22 acre (see Figure 17 below).

To provide a conservative analysis, the City anticipates that each 2-bedroom unit would be 1,000 square feet. The minimum floor area per dwelling unit is provided in Table 16 below:

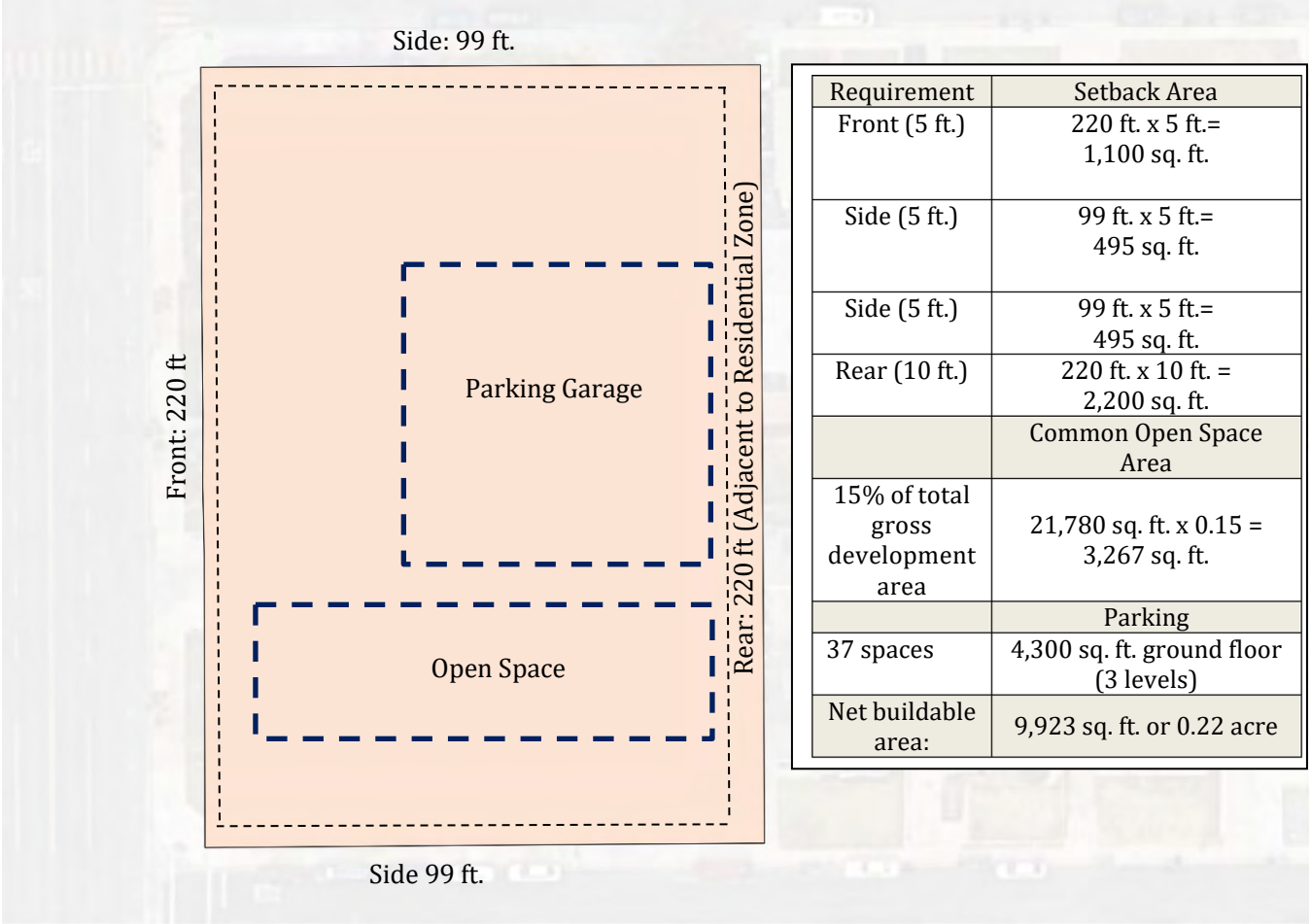
TABLE 16: MU-2 ZONE MINIMUM FLOOR AREA PER UNIT

Unit Type	Minimum Floor Area
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: San Marino Community Development Department

Using the assumptions provided above, 20 two-bedroom units that are each 1,000 square feet and each provide 100 square feet of private open space would require a total of 22,000 square feet. As previously noted, a developer would have to be able to fit 20 units within 0.22 acre or 9,923 square feet to achieve the maximum density. In a site planning scenario where there are two 3-story buildings, and assuming that each floor is 4,000 square feet, a developer could realistically fit 20 units requiring a total of 22,000 sq. ft. without exceeding the height requirement (48 feet). Based on this analysis, the City determined that a density of up to 40 units per acre is achievable on a 0.5-acre site using the land use controls the City anticipates to use for multi-family development projects within the MU-2 zone.

FIGURE 17: BUILDABLE AREA ON MU-2 SITE[1]



Requirement	Setback Area
Front (5 ft.)	220 ft. x 5 ft.= 1,100 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Rear (10 ft.)	220 ft. x 10 ft. = 2,200 sq. ft.
	Common Open Space Area
15% of total gross development area	21,780 sq. ft. x 0.15 = 3,267 sq. ft.
	Parking
37 spaces	4,300 sq. ft. ground floor (3 levels)
Net buildable area:	9,923 sq. ft. or 0.22 acre

[1]*Not to scale*

As shown in the analysis above, the maximum density of 40 units per acre is achievable on a site that is at least 0.5-acre. As shown on Table 7, MU Site 1 will be rezoned from C-1 to MU-2 will be rezoned from R-1 to MU, which will allow a density of 30 to 40 units per acre. MU Sites 1 and 3 each exceed 0.5 acre in size. However, maximum densities are not always achieved due to several factors that occur during the development process. Additionally, the City understands that a developer can choose any density within the prescribed density range of 30 to 40 units. As such, the City cannot realistically anticipate MU Sites 1 and 3 to be developed with a density of 40 units per acre.

As previously discussed, there is no Mixes-Use zones in the City and there is only one mixed-use development in the City, which was subject to zoning provisions that allowed up to 8.7 units per acre. Due to the lack of mixed-use developments in the City, it is difficult to accurately predict the densities that will be developed on MU Sites 1 and 3 by relying on existing densities within the City. For this reason, the City concluded that the minimum density of 30 units per acre is an appropriate density to determine the number of units that will be built on MU Sites 1 and 3 during the planning period.

The following sections provide the site-specific analyses for MU Sites 1 and 3 pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. Since the City anticipates 30 units per acre to be developed on MU Sites 1 and 3, the realistic capacity analysis provided above will serve as the realistic capacity analysis for MU Sites 1 and 3.

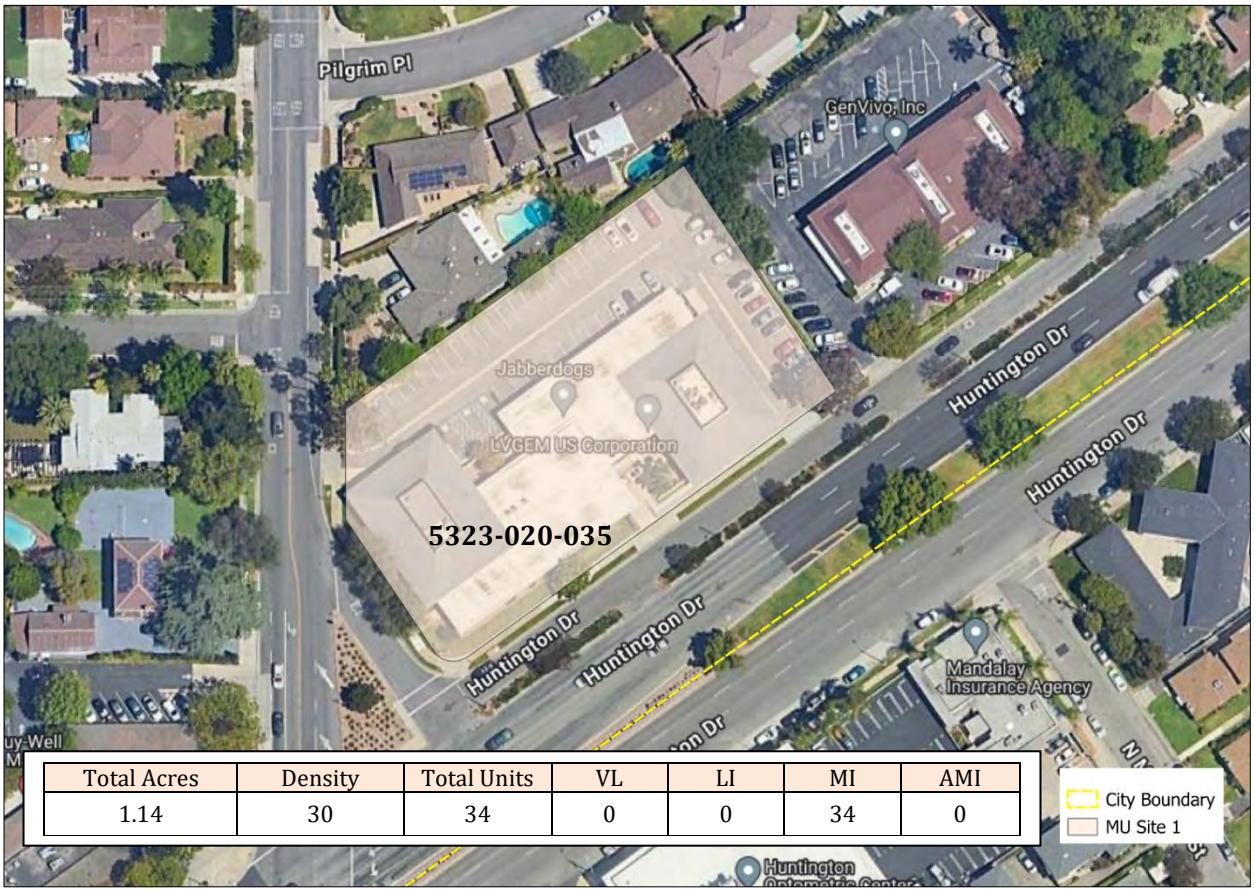
MU Site 1

MU Site 1 is located at 415 Huntington Drive (APN 5323-020-035), north of Huntington Drive, in the southwestern portion of the City (see Figure 8). The site is 1.14 acres and contains a 1-story, multi-tenant office building that has experienced long-term vacancy problems.

Due to its size and vacancy problems, the site was also identified in the City's 5th Cycle Housing Element as a site that would have the capacity for 9 moderate-income units using a density of 8.7 units per acre. During the City's 5th Cycle planning period (2013-2021), the City relied on the City's existing requirements for residential development in the C-1 zone, which permits residential uses at a density of one residential unit per 5,000 square feet of land area and requires a Conditional Use Permit (CUP). To promote the development of residential uses in the C-1 zone during the 5th Cycle planning period, City staff drafted a mixed-use ordinance for City Council consideration; however, the ordinance was not adopted. As such, no mixed-use development occurred on this site during the 5th Cycle planning period. The City believes that creating a MU-2 zone with a permitted density of 30 to 40 units per acre and objective design standards (Program 1.8) will be more effective at facilitating housing development on this site during the 6th Cycle planning period.

The site is currently zoned C-1 and will be rezoned to the new MU-2 zone to allow for the development of 30 to 40 units per acre (Program 1.8). With rezoning, this site could accommodate between 34 and 45 units. Using a density of 30 units per acre, the City anticipates that 34 units will be developed on this site during the planning period, with all 34 units affordable to moderate-income households (see Figure 18 below).

FIGURE 18: MU SITE 1



Total Acres	Density	Total Units	VL	LI	MI	AMI
1.14	30	34	0	0	34	0

Non-vacant and Underutilized Sites Analysis

As shown in Figure 18 above, MU Site 1 is located on one parcel that consists of a multi-tenant office building and parking lot. The City anticipates that the site will be rezoned from C-1 to MU-2 and that the entire 1.14-acre site would be redeveloped to include 34 units during the planning period.

The City identified this site to be redeveloped for housing during the planning period because of the large size of the site and the existing uses on the site. Given the long-term and current vacancies on the site, the site is considered underutilized and does not generate substantial revenue for the property owner when compared to the revenue that would be generated with the development of residential uses (see financial feasibility analysis below). For these reasons, including the financial feasibility analysis below, it is reasonable to conclude that the site's existing use does not constitute an impediment to residential development on the site and the existing use will likely be discontinued during the planning period.

Financial Feasibility Analysis

This site is currently built out with an office building that is currently being used as a multi-tenant office space. The existing building is approximately 17,918 square feet, according to the Los Angeles County Assessor. The land has an approximate value of $2.85 million at a valuation of $2.5 million per acre, which is a conservative estimate based on unimproved land for sale in neighboring cities (there are no unimproved parcels for sale currently in San Marino). According to the Los Angeles County Assessor, the improvements to the property have a value of approximately $400,000. This site has a property improvement ratio of 0.14, indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment.

More specifically, according to current commercial real estate listings in San Marino, commercial rents range from $22-30 per square foot per year. It is anticipated that the rent cost for this building is approximately in the middle of the range found in the City, or approximately $26 per square foot per year. Therefore, the gross income for the existing building on this site is anticipated to be approximately $465,868 per year. Net Operating Income for a building that is paid off is approximately 60% of gross income, or approximately $279,521 for this site with its existing improvements. At a cap rate of 0.14, the property value would be $1,996,577. As shown in Table 12, above, there is market demand in neighboring cities for this type of development.

The proposed rezoning of this site would allow for 34 units at a minimum density of 30 units per acre. It is anticipated that this will be an entirely market rate building with a range of unit sizes between one- and three-bedrooms, evenly distributed between each of the sizes. See Table 15 for rents in the San Marino.

Given these rent limits and the anticipated unit mix, the average monthly rent is $3,502 per unit. With this average monthly rent, the anticipated annual gross income for the property owner would be $1,429,200. It is anticipated that Net Operating Income for a new residential building is approximately 30% of gross income, or approximately $428,760. At a cap rate of 0.14, the property value would be $3,062,571, or 1.5 times higher than the existing property value. By redeveloping this property to include at least 34 units, the property owner would be able to increase their property value by over $1.1 million.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-2, which will have a minimum density of 30 units per acre and a maximum density of 40 units per acre. Additionally, given the realistic capacity analysis conducted for the MU-2 zoned sites, the City anticipates that this site will be developed with 34 units, which achieves a density of 30 units per acre. As such, MU Site 1 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or archaeological resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including MU Site 1, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including MU Site 1, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

MU Site 1 is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of the site would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on MU Site 1.

Summary of Non-Vacant Site Suitability Factors

It is anticipated that MU Site 1 will be redeveloped during the planning period due to the following factors:

- Underutilization of the site with an existing single-story medical office building;
- Existing and long-term vacancies within the current uses on the site;
- Low property improvement ratio of 0.14, indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment;
- High return on investment for redeveloping the site into residential uses; and
- Current demand for mixed-use and higher density residential development in neighboring cities.

MU Site 3

MU Site 3 is located at 3130 Huntington Drive (APN 5376-021-012), south of Huntington Drive and adjacent to the eastern boundary of the City (see Figure 8). The site is 0.74 acre and contains the San

Marino Masonic Lodge 408 building. The Masonic Lodge is not considered a historically significant resource according to the City's Historic Survey.

The site is currently zoned R-1 and will be rezoned to the new MU-2 zone to allow for the development of 30 to 40 units per acre (Program 1.8). With rezoning, this site could accommodate between 22 and 29 units. Using a density of 30 units per acre, the City anticipates that 22 units will be developed on this site during the planning period, with all 22 units affordable to moderate-income households (see Figure 19 below).

FIGURE 19: MU SITE 3



Total Acres	Density	Total Units	VL	LI	MI	AMI
0.74	30	22	0	0	22	0

Non-vacant and Underutilized Sites Analysis

As shown in Figure 19 above, MU Site 3 is located on one parcel that consists of the San Marino Masonic Lodge 408 building and parking lot. The City anticipates that the site will be rezoned from R-1 to MU-2 and that the entire 0.74-acre site would be redeveloped to include 22 units during the planning period.

The City identified this site to be redeveloped to include housing during the planning period because of the large size of the site, existing uses on the site, and property owner interest in redeveloping the site. Given the declining masonic membership rates, the site is considered underutilized and does not generate substantial revenue for the property owner when compared to the revenue that would be generated with the development of residential uses (see financial feasibility analysis below). For these reasons, including the financial feasibility analysis below, it is reasonable to conclude that the site's existing use does not constitute an impediment to residential development on the site and the existing use will likely be discontinued during the planning period.

Financial Feasibility Analysis

This site is currently built out with a Masonic Lodge. The existing building is approximately 12,274 square feet, according to the Los Angeles County Assessor. The land has an approximate value of $1.85 million at a valuation of $2.5 million per acre, which is a conservative estimate based on unimproved land for sale in neighboring cities (there are no unimproved parcels for sale currently in San Marino). According to the Los Angeles County Assessor, the improvements to the property have a value of approximately $437,000. This site has a property improvement ratio of 0.25, indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment.

More specifically, according to current commercial real estate listings in San Marino, commercial rents range from $22-30 per square foot per year. It is anticipated that the rent cost for this building is approximately in the middle of the range found in the City, or approximately $26 per square foot per year. Therefore, the gross income for the existing building on this site is anticipated to be approximately $$343,672 per year. Net Operating Income for a building that is paid off is approximately 60% of gross income, or approximately $206,203 for this site with its existing improvements. At a cap rate of 0.14, the property value would be $1,472,880. As shown in Table 12, above, there is market demand in neighboring cities for this type of development.

The proposed rezoning of this site would allow for 22 units at a minimum density of 30 units per acre. It is anticipated that this will be an entirely market rate building with a range of unit sizes between one- and three-bedrooms, evenly distributed between each of the sizes. See Table 15 for rents in the San Marino.

Given these rent limits and the anticipated unit mix, the average monthly rent is $3,504 per unit. With this average monthly rent, the anticipated annual gross income for the property owner would be $925,200. It is anticipated that Net Operating Income for a new residential building is approximately 30% of gross income, or approximately $277,560. At a cap rate of 0.14, the property value would be $1,982,571, or 1.35 times higher than the existing property value. By redeveloping this property to include at least 22 units, the property owner would be able to increase their property value by over $500,000.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-2, which will have a minimum density of 30 units per acre and a maximum density of 40 units per acre. Additionally, given the realistic capacity analysis conducted for the MU-2 zoned sites, the City anticipates that this site will be developed with 22 units, which achieves a density of 30 units per acre. As such, MU Site 3 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological, historical, or archaeological resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including MU Site 3, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including MU Site 3, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

MU Site 3 is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of the site would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on MU Site 3.

Summary of Non-Vacant Site Suitability Factors

It is anticipated that MU Site 3 will be redeveloped during the planning period due to the following factors:

- Underutilization of the site with a masonic lodge and large surface parking;

- Low property improvement ratio of 0.25, indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment;
- High return on investment for redeveloping the site into residential uses; and
- Current demand for mixed-use and higher density residential development in neighboring cities.

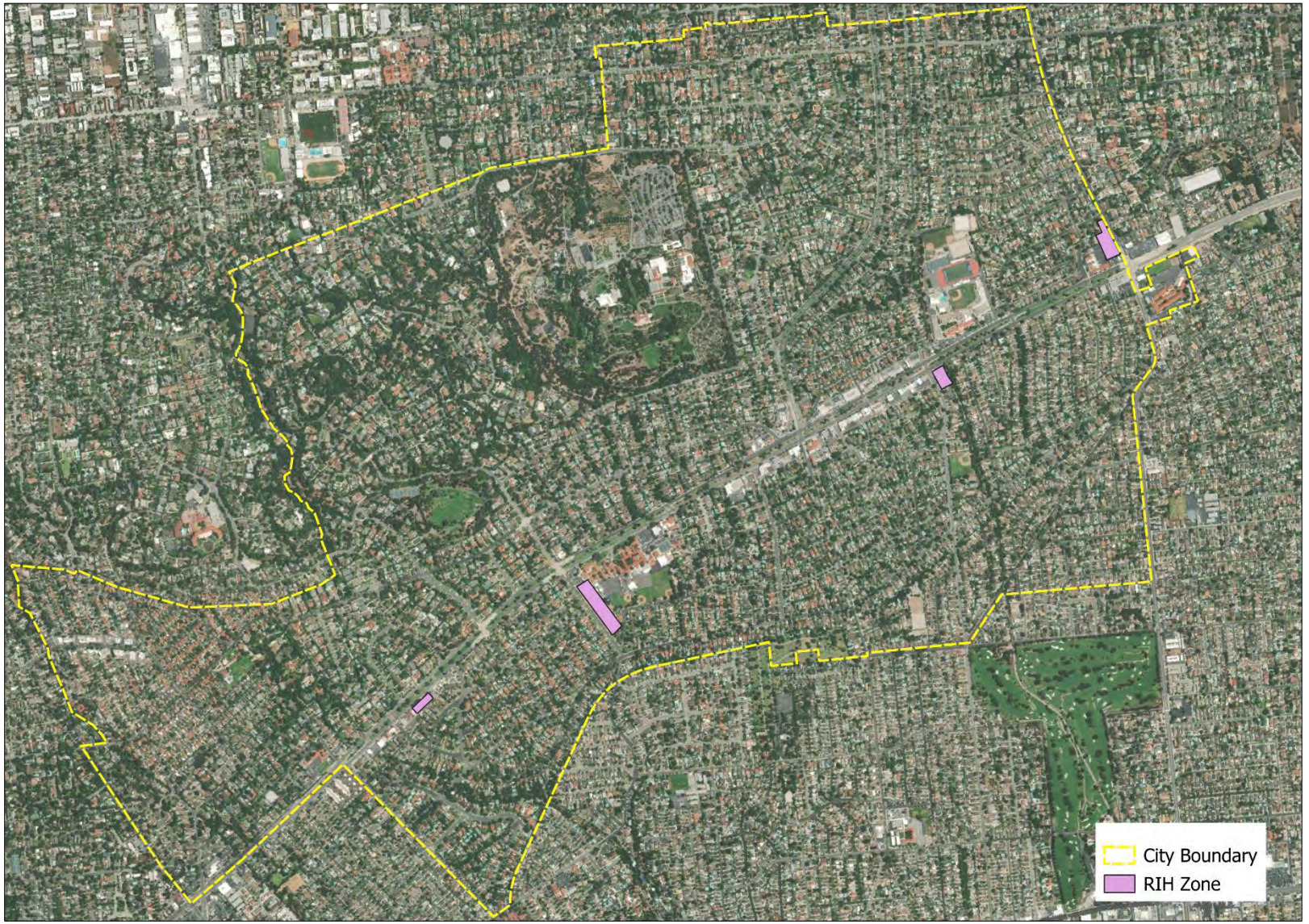
3.2.4 RELIGIOUS INSTITUTION HOUSING ZONED SITES

As part of Program 1.17, the City will create a new Religious Institution Housing (RIH) zone that will rezone 4 existing church properties within the City to allow for the development of residential uses. The 4 properties that will be rezoned to the new RIH zone include:

- St. Edmund's Episcopal Church;
- San Marino Congregational United Church of Christ;
- First Church of Christ, Scientist, San Marino; and
- San Marino Community Church

Figure 20 provided below shows the locations of each church property that will be rezoned to the new RIH zone. Among the 4 properties to be rezoned to RIH, the City has identified one property, San Marino Community Church, to be redeveloped with housing during the planning period (see Figure 8 for the location of the San Marino Community Church site).

FIGURE 20: RELIGIOUS INSTITUTION HOUSING ZONE



Realistic Capacity Analysis: RIH Zone

The Religious Institution Housing (RIH) zone allows for a minimum density of 20 units per acre and a maximum density of 30 units per acre. There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. As part of Program 1.17, the City will prepare development standards consistent with the Affordable Housing on Faith and Higher Education Lands Act of 2023 and that ensures maximum densities can be achieved.

To demonstrate that a maximum density of 30 units per acre is achievable on a site within the RIH zone, the City applied the land use controls that are anticipated to be prescribed for the RIH zone to a 0.5-acre site. The 0.5-acre parcel size was used in this analysis because the identified site within this zone is at least 0.5-acre. Additionally, only sites that are 0.5-acre or larger are deemed adequate to accommodate lower income households pursuant to Government Code § 65583.2(c)(2)(A).

Table 18 below summarizes the development standards that will apply to development within the RIH zone.

TABLE 18: MULTI-FAMILY DEVELOPMENT STANDARDS WITHIN THE RIH ZONE

Height	
Maximum height	36 feet
Step backs	For buildings taller than twenty five feet (25') and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least ten feet (10') for every ten feet (10') increase in height above twenty five feet (25').
Ground Floor Setbacks	
Front	5 feet to accommodate porches and patios
Front setback buffer	4-foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side	5 feet
Side setback buffer	4-foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Parking Requirements	
Studio or One Bedroom	1 space
Two Bedroom	1 space
Three Bedroom or more	1 space
Guest Parking	None

Other Parking Requirements	Parking for the church uses may be shared with residential uses Required parking for the church uses may be reduced through the use of a density bonus incentive.
Open Space and Common Areas	
Private Open Space P	100 square feet per unit
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: San Marino Community Development Department

The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this analysis, the City made the following assumptions:

- The parcel is not located adjacent to a residential zone;
- The project contains 16 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet;
- The required parking would be 16 spaces; and
- Parking is accommodated by a 5,120 sq. ft. parking lot, with a ground floor footprint of 5,120 ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from 0.50 acre to 0.26 acre (see Figure 21 below).

To provide a conservative analysis, the City anticipates that each 2-bedroom unit would be 1,000 square feet. The minimum floor area per dwelling unit is provided in Table 18 below:

TABLE 18: RIH ZONE MINIMUM FLOOR AREA PER UNIT

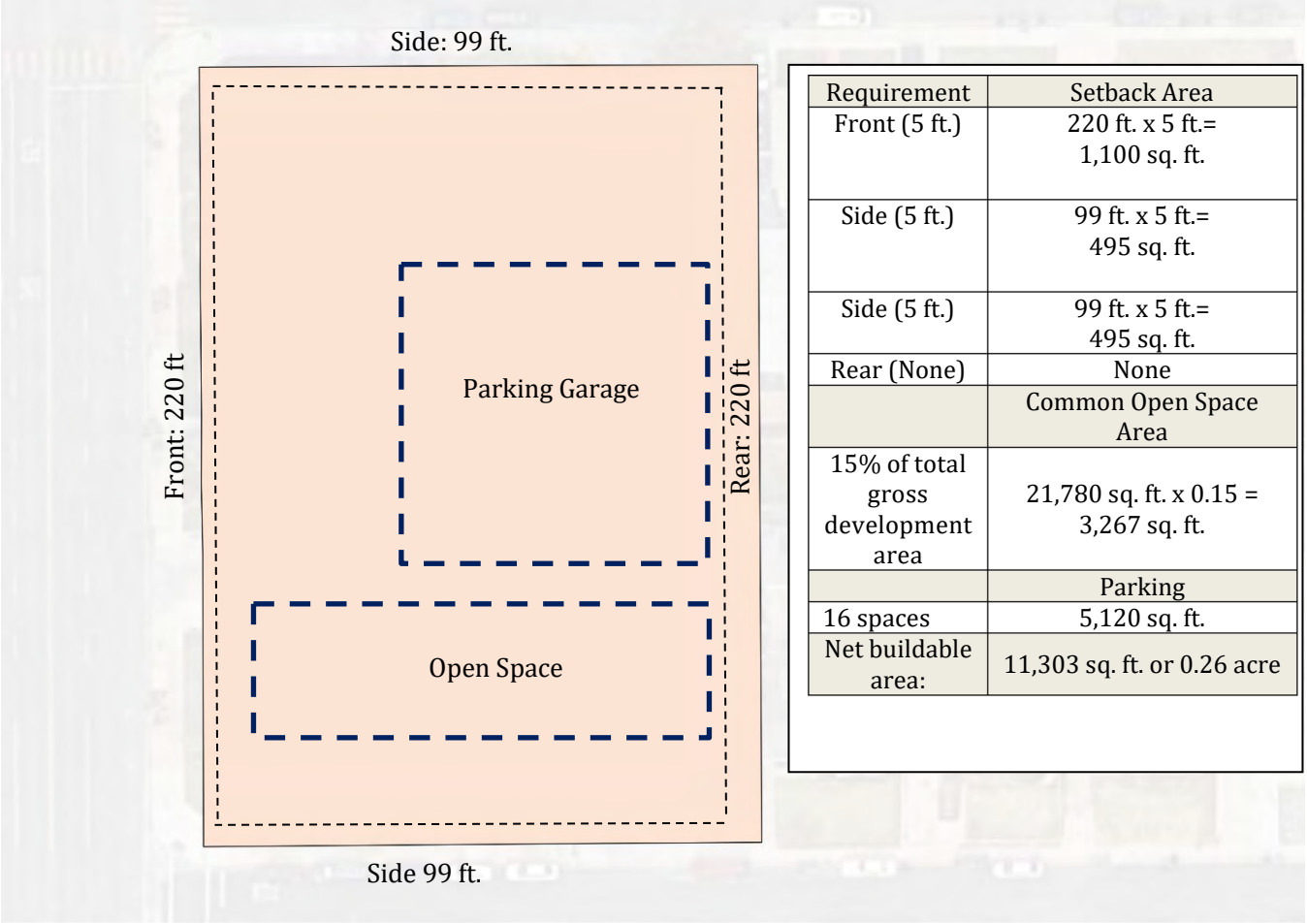
Unit Type	Minimum Floor Area
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: San Marino Community Development Department

Using the assumptions provided above, 16 two-bedroom units that are each 1,000 square feet would require a total of 16,000 square feet. As previously noted, a developer would have to be able to fit 16 units within 0.26 acre or 11,303 square feet to achieve the maximum density. In a site planning scenario where there is one 3-story building, and assuming that each floor is 6,000 square feet, a developer could realistically fit 16 units requiring a total of 16,000 sq. ft. without exceeding the height requirement (36 feet). Based on this analysis, the City determined that a density of up to 30

units per acre is achievable on a 0.5-acre site using the land use controls the City anticipates to use for multi-family development projects within the RIH zone.

FIGURE 21: BUILDABLE AREA ON RIH SITE[1]



Requirement	Setback Area
Front (5 ft.)	220 ft. x 5 ft.= 1,100 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Rear (None)	None
	Common Open Space Area
15% of total gross development area	21,780 sq. ft. x 0.15 = 3,267 sq. ft.
	Parking
16 spaces	5,120 sq. ft.
Net buildable area:	11,303 sq. ft. or 0.26 acre

[1]*Not to scale*

As shown in the analysis above, the maximum density of 30 units per acre is achievable on a site that is at least 0.5-acre. As shown on Table 7, the San Marino Community Church site will be rezoned from R-1 to RIH to allow a density of 20 to 30 units per acre. The site is 3.19 acres; however, the City anticipates that housing will be developed within the portion of the site that consists of a parking lot, which is approximately 1.18 acres. However, maximum densities are not always achieved due to several factors that occur during the development process. Additionally, the City understands that a developer can choose any density within the prescribed density range of 20 to 30 units. As such, the

City cannot realistically anticipate the San Marino Community Church site to be developed with a density of 30 units per acre.

As previously discussed, there are no multi-family development in the City that achieves densities between 20 and 30 units per acre. Due to the lack of multi-family development in the City, it is difficult to accurately predict the densities that will be developed on the San Marino Community Church site by relying on existing densities within the City. For this reason, the City concluded that the minimum density of 20 units per acre is an appropriate density to determine the number of units that will be built on the San Marino Community Church site during the planning period.

The following sections provide the site-specific analyses for the San Marino Community Church site pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. Since the City anticipates 20 units per acre to be developed on the San Marino Community Church site, the realistic capacity analysis provided above will serve as the realistic capacity analysis for the San Marino Community Church site.

San Marino Community Church

San Marino Community Church is located at 1750 Viginia Road (APN 5334-025-003), south of Huntington Drive and adjacent to Valentine Elementary School (see Figure 8). The property is 3.19 acres and consists of a church building on approximately 2 acres of the site and a parking lot on approximately 1.18 acres of the site. The City anticipates that the church building will be preserved and 1.18 acre parking lot will be developed with affordable housing during the planning period.

As part of Program 1.17, the site will be rezoned from R-1 to the new RIH zone, which will have a permitted density of 20 to 30 units per acre. With rezoning this site could accommodate between 23 and 35 units. Using a density of 20 units per acre, the City anticipates that 23 units will be developed on this site during the planning period, with all 23 units affordable to very low-income households (see Figure 22 below).

FIGURE 22: SAN MARINO COMMUNITY CHURCH



Total Acres	Density	Total Units	VL	LI	MI	AMI
1.18	20	23	23	0	0	0

Non-vacant and Underutilized Sites Analysis

As shown in Figure 22 above, San Marino Community Church is located on one parcel that consists of a church building and parking lot. The housing site would encompass the 1.18 acre portion of the site that consists of the parking lot and does not include the existing church building.

Given the size of the site (1.18 acres), the existing residential uses west and south of the site, the school uses to the east of the site, and access to public transit along Huntington Drive (The Los Angeles County Metropolitan Transportation Authority (LACMTS) Route 179), the City believes this site is a good candidate for affordable housing development (see Figure 56). The portion of the site that would be redeveloped with housing contains a parking lot. The City anticipates that the parking needs of the church would be accounted for in the site plan phase of the project with a single-level parking podium with residential uses built above the parking that could accommodate residents and church members. As such, the existing use of the site that would be redeveloped for housing does not constitute an impediment to residential development.

There are no recent affordable housing developments on church properties the City. However, given the Affordable Housing on Faith Lands Act (SB 4) there have been several churches in the local region that have been redeveloped for affordable housing. For example, the First United Methodist Church in Inglewood and St. Michael's Episcopal Church in Anaheim have decided to use their existing parking lots for affordable housing. As such, market and development trends in the local region support developer interest in affordable housing development on church properties.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. San Marino has a population of 12,870 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as RIH, which will have a minimum density of 20 units per acre and a maximum density of 30 units per acre. Additionally, given the realistic capacity analysis conducted for the RIH zoned sites, the City anticipates that this site will be developed with 23 units, which achieves a density of 20 units per acre. As such, the San Marino Community Church site meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or archaeological resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Sections 3.5 and 3.6 provide a general analysis of adequate infrastructure and environmental constraints, respectively, and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Section 4.4.2 provides a detailed discussion of the potential environmental and infrastructure constraints on housing development in the City.

As discussed later in those sections, the entire City, including the San Marino Community Church site, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including the San Marino Community Church site, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

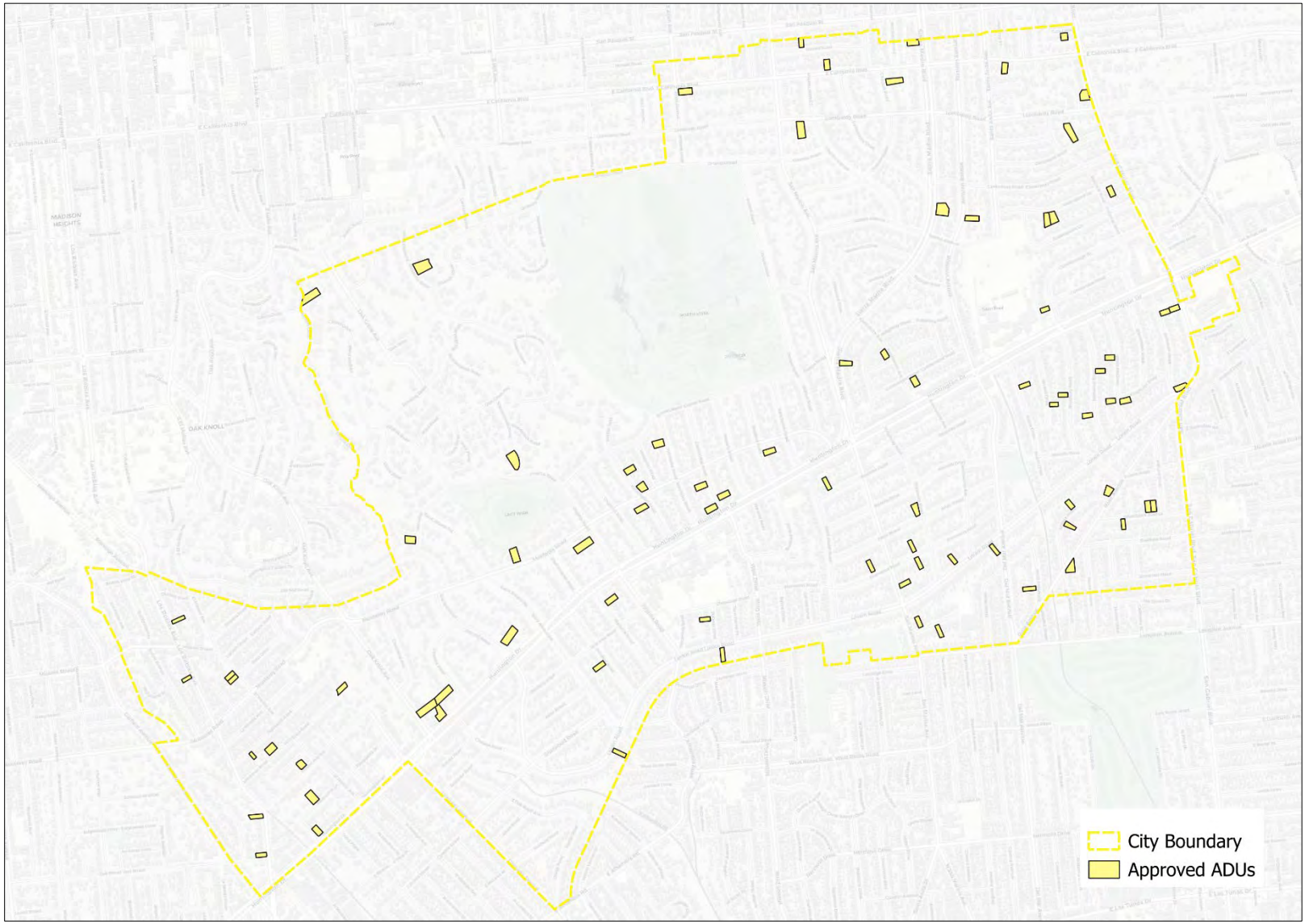
The San Marino Community Church site is not located in any area of the City that is designated as having a higher risk for flooding or fire hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of the site would not result in an environmental

hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on the San Marino Community Church site.

3.3 ADUS

Since 2017, State law requires ministerial approval of ADUs meeting certain requirements. Additionally, these laws required the City of San Marino to remove its minimum parcel size and discretionary approval process, which resulted in the number of parcels qualifying for ADUs to more than double and a substantial increase in ADU applications. The City is already averaging more than three ADU applications per month and issued 12 ADU permits during 2020 – a year when the global pandemic closed the permitting office for several months. This trend has continued, with the City issuing 14 ADU permits during 2021 (3 of which were during the 6th Cycle planning period), 45 ADU permits during 2022, 36 ADU permits during 2023, and 16 ADU permits during 2024 (until June 30, 2024). Figure 23 below shows the location of ADU projects that have been approved during the 6th Cycle planning period between October 15, 2021 and June 30, 2024. As shown in Figure 23, approved ADUs are well dispersed throughout the City's residential neighborhoods and are not concentrated in one area of the City.

FIGURE 23: APPROVED ADU PROJECTS



3.3.1 Accessory Dwelling Units

Given San Marino's changing demographics and housing needs and limited vacant land for residential development, ADU development is an attractive solution to address the City's housing needs during the planning period.

According to the California Department of Housing and Community Development, "an ADU is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes three forms:

- Detached: The unit is separated from the primary residential structure
- Attached: The unit is attached to the primary residential structure
- Repurposed Existing Space: Space (e.g., master bedroom or garage) within the primary residence is converted into an independent living unit"

Section 23.02.25.G of the City's Municipal Code specifies the development standards for ADUs, which limit ADUs to a maximum of two bedrooms that cannot exceed 1,000 square feet of livable area. Smaller (maximum of 500 square feet), attached ADUs are referred to as Junior Accessory Dwelling Units (JADUs) and are subject to the development standards prescribed in Section 23.02.25.H of the City's Municipal Code. In this Housing Element, the term JADU falls under the umbrella of ADU, and therefore is not discussed separately in this Housing Element.

Based on available permit data from the City, approved ADUs range in size from 308 square feet to 1,000 square feet, with a median of 745 square feet. The number of bedrooms for approved ADUs range from 0 bedrooms (studio) to 2 bedrooms. Programs are included in this Housing Element to encourage the development of ADUs for lower-income households and residents with special housing needs, including elderly residents and those with disabilities.

There have been 26 approved ADUs that consist of 2 bedrooms, which is large enough to accommodate smaller families. In San Marino, there are approximately 620 households that rent. Among these renters, 162 households (or 26% of the total renters) consist of 2 people and 118 households (or 19% of the total renters) consist of 3 people. As such, ADUs are adequately sized to collectively provide affordable housing opportunities to approximately 45% of families that rent in the City. As such, given the existing development trends for ADUs in the City, it is reasonable to conclude that ADUs will provide affordable housing and housing mobility opportunities for smaller families (2-3 people per households) during the planning period.

Construction of ADUs can supply housing units for very low- and extremely low-income individuals and small families, and are expected to be especially popular in San Marino given its aging population and the prevalence multi-generational households. Additionally, demographic information and survey data indicate that a significant percentage of San Marino's elderly households are low-income, despite owning their own homes. To address this need, Program 1.2 is included in this Housing Element to establish a pilot program to assist lower-income homeowners in constructing these small units in exchange for continued affordability. Because ADUs can be created out of existing space and

are inexpensive to build (as low as $20,000 per unit), and because of the new program to facilitate and finance their construction with a low-interest forgivable loan if rented affordably, the City expects that they will be affordable to very low and extremely low-income households during the planning period.

ADUs also work well in a city with strong community opposition to development that conflicts with its existing single-family neighborhoods. Since ADUs can carved out of existing space and do not always involve new construction, they can be accommodated in existing neighborhoods without impacting architectural and historic character, which are two qualities that the San Marino community feels strongly about. As such, the City anticipates less community opposition to the development of ADUs when compared to development of higher density housing.

The current ADU approval process requires completing an application and submitting the completed application to the City for review. ADU applications that meets the location requirement (e.g., must be located on R-1 zoned land) and development standards contained in Section 23.02.25 of the City's Municipal Code are approved ministerially and are not subject to discretionary approval by Planning Commission and City Council (see Section 4.4.2 for a detailed discussion of the ADU approval process).

With new Housing Element Programs 1.1 through 1.5, the City estimates that it will issue 36 ADU permits each year from 2025-2028 and 27 ADU permits in 2029 (until October 15, 2029) for a total of 287 ADU permits (Table 20). These figures are based on the actual number of permits issued between October 15, 2021 and June 30,2024 and the projected number of permits that are anticipated to be issued by the City each year until October 15, 2029, given the available permit data.

TABLE 20: ACCESSORY DWELLING UNITS PROJECTION

Year	ADU Building Permits
2021 (after October 15th)	3
2022 - Actual	45
2023 - Actual	36
2024 - Through June 30 - Actual	16
2024 - July 1 through Dec. 31 - Anticipated	16
2025	36
2026	36
2027	36
2028	36
2029 (through October 15)	27
6th Cycle Total	**287**

Source: San Marino, Community Development Department

The Southern California Association of Governments (SCAG) conducted a survey of ADU rents and issued pre-certified affordability assumptions for ADUs. Application of these affordability assumptions to the expected number of ADUs through the planning period indicates that San Marino can expect 195 ADUs affordable to households making less than 80% of AMI; 6 ADUs affordable to moderate-income households, and 86 above-moderate ADUs (see Table 21).

TABLE 21: ASSUMED AFFORDABILITY FOR 6TH CYCLE ADUS (SCAG SURVEY)

Category	Affordability Assumption for Rented ADUs	Affordability Assumption for ADUs (percent of total)
Extremely Low	43	15%
Very Low	24	8.5%
Low	128	44.6%
Moderate	6	2.1%
Above Moderate	86	29.8%
Total	287	100%*
*Due to rounding, percentages may not always appear to add up to 100%		

3.4 COMPARISON OF SITE INVENTORY WITH RHNA

SCAG's 2021–2029 RHNA has allocated San Marino a total of 397 units for the planning period, which breaks down by affordability level (previously shown in Table 2). As previously discussed, San Marino is fully built out with limited vacant land available for new residential development. Additionally, the City currently allows only single-family development on parcels zoned for housing. As such, under current zoning, the City cannot accommodate its RHNA during the planning period.

The City anticipates that the majority of its RHNA will be achieved through the construction of approximately 287 ADUs during the planning period. However, ADU development on its own will not be enough to meet City's RHNA for very low- and moderate-income categories.

This Housing Element includes programs to facilitate the development of new housing and help the City achieve its RHNA, including programs that promote ADU development (Programs 1.1 through 1.5), rezone the City-owned Stoneman site to the new RM1 zone (Program 1.7), rezone parcels along Huntington Drive to the new MU-1 and MU-2 zones (Program 1.8), rezone church sites to the new RIH zone (Program 1.17), and rezone the Southwestern Academy site to the H&C zone (Program 1.9). With these programs, the City is able to accommodate its RHNA of 397 units, plus a 28 percent overall surplus, and achieve its RHNA for each income category (see Table 22 below).

TABLE 22: COMPARISON OF SITE INVENTORY AND RHNA WITH REZONING

Income Group	Total RHNA	Units Approved Since 6/30/21	ADUs Approved Since 6/30/21	Projected ADUs	Huntington Site	Southwestern Academy Site	Stoneman Site	San Marino Community Church Site	Mixed-Use Sites 1, 2, and 3	Total Capacity	Surplus RHNA	Surplus RHNA Percent
Extremely Low Very Low	149	0	24	43	33	0	49	23	0	172	23	15%
Low	91	0	44	84	0	0	0	0	0	128	37	41%
Moderate	91	0	2	4	0	20	0	0	96	122	31	34%
Above Moderate	66	1	30	56	0	0	0	0	0	87	21	32%
Total	**397**	**1**	**100**	**187**	**33**	**20**	**49**	**23**	**96**	**509**	**112**	**28%**

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.

3.5 INFRASTRUCTURE

This subsection provides information about the availability of services to serve new housing and examines any infrastructure limitations within the City. San Marino is entirely developed and is surrounded by other incorporated communities with similar fully developed properties. As a developed city, San Marino has multiple infrastructure services developed and maintained by multiple agencies. Currently, the City's infrastructure is in good condition and the agencies providing services have indicated there are no foreseeable issues maintaining service to existing housing or providing service to the additional housing anticipated in the 2021 Housing Element.

3.5.1 Water

The City of San Marino is served with water by California American Water and by sewer from the Los Angeles County Sanitation District (District).

California American Water serves the City of San Marino with the "San Marino System" which also serves portions of neighboring cities of Rosemead, Temple City, San Gabriel, El Monte, Pasadena, and some unincorporated areas of Los Angeles County. The San Marino Water System is primarily supplied by groundwater sources in the Main San Gabriel and Raymond Basins; In 2019, the system supply consisted of 90 percent local well water and 10 percent purchased treated surface water from the Metropolitan Water District of Southern California (Water District). Since both basins have adjudicated groundwater allocations, additional supplies are purchased to meet seasonal and annual demands. The sources for these additional supplies are the Sacramento River Delta and the Colorado River. Drinking water provided by the Water District receives multiple technological treatments including sedimentation, filtration, and disinfection. Groundwater supplies are disinfected with chlorine and surface water supplies are treated with chloramines for bacteriological quality in the distribution system. The District's technological treatments and practices are evaluated every five years by the State Water Resources Control Board Division of Drinking Water (Water Board). The water sources for the California American Water - San Marino System were assessed in 2003 to evaluate the pattern of pollutant sources and ensure proper decontamination of the water to make it suitable for human consumption. Ongoing monitoring and annual reporting are performed to ensure that tap water is safe to drink and compliant with the U.S. Environmental Protection Agency and the Water Board regulations limiting the quantity of contaminants in public water systems.

3.5.2 Sewer

The Sanitation District serves the City of San Marino through their Districts 15 and 16. Conversations with District staff in early 2021 indicate that the District is confident in the ability to serve the projected number of new residences of the City of San Marino. The District has enough capacity and adequate budget to ensure regular monitoring and maintenance and the ongoing provision of quality services to both residential and commercial properties in the City. San Marino is currently utilizing only 25 to 30 percent of its sewer capacity.

3.5.3 Other Utilities

San Marino is entirely developed and as such, connections for public utilities such as electricity, gas, telephone, cable, and garbage collection are readily available for future development. The streets are paved and receive regular maintenance by the Parks & Public Works Department. The Department

facilitates street sweeping, sidewalk maintenance, streetlight repair, enforcement of the tree and landscape ordinance, coordinating trash and recycling materials collection, and is the point of contact for water and sewage services.

3.6 ENVIRONMENTAL CONSIDERATIONS

Because San Marino is built out and has no special status species or habitat, environmental considerations are not a constraint to the development of housing with the limited exceptions summarized below and discussed in more detail in **Section 4**.

3.6.1 Seismic Hazards

San Marino is located within an area of high seismic activity due to the proximity of the Raymond Hill fault. The greatest potential danger from seismic hazards 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 seismic hazard zones through required site investigations, setbacks, and construction standards to comply with State law and minimize risks from seismic events.

3.6.2 Flooding Hazards

While San Marino faces minimal risk from flood hazards, there are three limited areas that are susceptible to short periods of localized flooding during periods of intense rainfall: Huntington Boulevard near Old Mill Road; Lacy Park; and Huntington Boulevard near San Marino High School. Because there is minimal risk and no history of repeatedly damaged structures due to flooding, there are no additional conditions or requirements imposed on development in these areas that would pose a constraint to development.

3.6.3 Fire Hazards

San Marino contains no State-recognize wildfire hazard zones. However, the City has identified their own locally designated wildfire hazard zone in the Northwest area of the City with stricter requirements, including construction standards and brush clearance, to minimize risk. Past fires have damaged or destroyed structures due to combustible roofing material, wood construction, and lack of defensible space. The City prohibits replacement or installation of new wood roofing and enforces fire safety building practices found within the California Building Code *(Source: San Marino Local Hazard Mitigation Plan, 2019).*

SECTION IV: TECHNICAL BACKGROUND REPORT

4.1 INTRODUCTION

The Technical Background Report (TBR) of the 2021 San Marino Housing Element includes statutorily required data, an analysis of governmental and non-governmental constraints to the provision of housing. As part of the new AB 686 requirements to Affirmatively Further Fair Housing, the TBR also includes a brief history of San Marino's growth and exclusively single-family zoning practices, and an analysis of the economic and ethnic make-up of the City and its neighborhoods. **Section 1** of the Housing Element contains summary information and further analysis where new policies or programs are needed to overcome past exclusionary land use practices and to respond to changing demographics and housing needs.

4.2 PRE-CERTIFIED SCAG DATASET

The Southern California Association of Governments (SCAG) has compiled a housing needs data package for each jurisdiction. These housing data packages have been pre-certified by the California Department of Housing and Community Development (HCD) to meet statutory requirements for the quantification of existing and projected housing needs including:

- Identification of population and employment trends;
- Household characteristics (i.e., existing households by tenure, existing extremely low-income households, total, lower and extremely low-income households overpaying, overcrowded households);
- Special needs (i.e., number of persons with disabilities, number of persons with developmental disabilities, elderly households by tenure, large households by tenure and female headed households); and
- Regional Housing Need Allocation (RHNA) by income group, including extremely low-income households.

In order to meet all statutory requirements in Government Code §65583(a) (1 and 2) related to quantification and analysis of existing housing needs, this Technical Background Report also includes locally acquired information and data including but not limited to areas of economic and ethnic segregation, special needs, local knowledge of the housing stock, local housing resources, and an analysis of housing constraints. The San Marino 2020 Pre-Certified Local Housing Data Packet includes the requisite data on farmworkers, persons experiencing homelessness, substandard housing, and units at-risk of conversion to above-moderate uses in the jurisdiction. The packet also

includes some analysis of the data; further analysis is provided herein and throughout the Housing Element (*Source: Housing Needs Data Certification Letter from HCD).*

The SCAG Housing Needs Dataset is included in Appendix A of this Housing Element in its entire original form. This Technical Background Report contains data related to local housing programs and resources and housing constraints.

4.3 LOCAL HOUSING PROGRAMS & RESOURCES

San Marino is served by the Los Angeles County Development Authority (LACDA), formerly known as the Housing Authority of the County of Los Angeles. The LACDA was formed from a consolidation of the Los Angeles Housing Authority, Community Development Department, and the Redevelopment Agency. The LACDA provides resources for housing assistance, affordable rental housing, first-time homebuyers, home improvements, community development, construction management, economic development, and traffic services. The jurisdiction of the LACDA includes all unincorporated areas of Los Angeles County and the 70 incorporated cities in Los Angeles County that do not have their own public housing agencies. The City of San Marino is within the jurisdiction of the LACDA.

4.3.1 Resources: Housing Assistance Programs

The following programs are primarily Federal- and State-run programs providing funding for construction, rehabilitation, or rental assistance for very low-, low-, and moderate-income households. This section describes programs that may be locally available and potentially applicable within the City.

- **The Section 8 Housing Choice Voucher (HCV Program)** is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Participants may choose any housing that meet the requirements of the program. The LACDA pays a housing subsidy directly to the property owner, and the participant pays the difference between the actual rent charged and the amount subsidized by the program. *(Source: LACDA)* The availability of this program depends on LACDA funding, efforts, and priorities. San Marino rental rates general exceed Fair Market Rents for the program and therefore are not eligible properties.
- **Home Investment Partnerships (HOME)** are grants provided by the U.S. Department of Housing and Urban Development (HUD) to fund a wide variety of projects that implement local housing strategies and create affordable housing for low-income households including building, buying, rehabilitating affordable housing, or providing direct rental assistance *(Source: HUD)*. San Marino's existing housing stock and lack of developable land hampers the City's ability to compete for these funds.
- **Section 203(k) funding** provided by HUD facilitates the rehabilitation and repair of single-family residential properties by ensuring homeowner loans for purchase or refinancing of properties and can enable homebuyers to purchase homes that need significant repairs. It can also be used for a variety of other improvements, including conversion of properties up to a four-unit structure, enhance accessibility for a disabled person, or elimination of health and safety hazards. Most homes in San Marino are not eligible for this funding due to the well-maintained condition and high home values of the housing stock *(Source: HUD).*

- **Section 202 funding** provided by HUD finances construction, rehabilitation, or acquisition of structures for supportive housing for VLI elderly persons through interest-free capital advances and rental assistance funds. This funding is only available to private nonprofit organizations and consumer cooperatives and is highly competitive.
- **The Low-Income Housing Tax Credit (LIHTC) Program** provides State and Local agencies the equivalent of approximately $8 billion in annual budget authority to issues tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The California Tax Credit Allocation Committee (TCAC) competitively administers credits to projects based on priorities they set each year. Interested developers may apply for a 9% tax credit (which is often competitive) or a 4% tax credit. The developers who have been awarded the credits sell the credits to investors. This creates cash equity which provides a significant portion of the funds that developers need to build affordable housing. A 9% tax credit raises about 70% of the cost of a development and a 4% credit raises about 30% of the cost of a development. Since the debt needed to develop is lower, a project can offer more affordable rents while still being a financially viable venture. Investors buy these credits as a tax benefit; tax credits are subtracted directly from a taxpayer's liability each year for 10 years Buildings eligible for the LIHTC must either have 20% of units must rent-restricted and occupied by tenants with incomes no higher than 50% of the Area Median Income (AMI) or 40% of units rent restricted and occupied by tenants with incomes no higher than 60% of AMI.

  The Department of Housing and Urban Development (HUD) designates Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) that have increased eligibility. QCTs must have 50 percent of households with incomes below 60 percent of the AMI or have a poverty rate of 25 percent or more. DDAs are areas with high land, construction, and utility costs relative to the area median income. There are no QCTs in San Marino. All of San Marino is in a DDA. San Marino is also within a 'Highest Resource' designation which provides an eligibility bonus in applying for this funding; however, even with the tax credit, affordable housing projects in a high-cost area can be very difficult to fund because of the high cost of land. The ability to apply for this program depends on the level of interest from developers, developable sites, constraints imposed by development standards, and the level of competition in the region for LIHTC funding. *(Sources: California Tax Credit Allocation Committee, National Housing Law Project, U.S. Department of Housing and Urban Development)*
- **Preservation Funding** is not currently needed due to the absence of at-risk housing units in the City.
- **The California Self-Help Housing Program (CSHHP)** is a state program that provides technical assistance and funding for the training and supervision of low- and moderate-income self-help homebuilders. Funding is provided through sponsor organizations, either local government agencies or nonprofit corporations.
- **The Section 811 Supportive Housing for Persons with Disabilities Program** is managed by HUD and provides funding through interest-free capital advances, operating subsidies, and/or project rental assistance for eligible projects developing affordable housing for

persons with disabilities. This program is highly competitive and requires a nonprofit housing sponsor.

- **The Federal Home Loan Bank Act** establishes an Affordable Housing Program (AHP) within the Federal Housing Finance Agency. AHP funds are granted to financial institutions on behalf of a housing sponsor and may be used to finance the purchase, construction, or rehabilitation of owner-occupied housing for low- or moderate-income households and the purchase, construction, or rehabilitation of rental housing where at least 20 percent of the units are affordable for and occupied by very low-income households. Local development costs may deter local developers from applying for this program.

4.3.2 Resources: Homeless Shelters

Homeless shelters provide temporary shelter for the homeless population. Although the City of San Marino has little to no homeless population, the City does allow emergency shelters by-right within its (C-1) downtown commercial zone district (Municipal Code § 23.03.01(I)). Pursuant to Government Code §65583 (a) (4) (A), the C-1 zone allows emergency shelters without a conditional use permit.

Program 3.4 is included in this Housing Element to revise the City Code to be consistent with the requirements of Government Code 65583, as amended by AB 2339. As part of this program, the existing and new zones that permit multi-family development - will allow emergency shelters by-right pursuant to the objective standards prescribed by the City Code, as amended by AB 2339.

There are currently no homeless shelters within the San Marino City limits; however, there are shelters available in nearby Pasadena. The closest homeless shelter to San Marino is Union Station Homeless Services, located at 412 S. Raymond Avenue in Pasadena is a 56-bed adult center that provide homeless men and women with separate and safe substance-free shelter, meals, and supportive and employment services.

Union Station also provides a 50-bed family homeless shelter located at 825 E. Orange Grove Blvd. in Pasadena. The Family Center is a place for nurturing place for families who are experiencing homelessness to rebuild their lives and achieve self-sufficiency. Residents meet weekly with a care coordinator and aim to move into permanent housing within 90 days. If an individual or a family experiencing homelessness is in dire need of emergency housing, Union Station may, able to provide emergency housing through a room voucher to a motel in Los Angeles County, depending on available rooms and funding. Based on funds or vouchers available, they provide motel vouchers to their clients who need emergency shelter and have exhausted all other resources (Source: https://unionstationhs.org/programs).

4.3.3 Resources: Low Barrier Navigation Centers

Low barrier navigation centers (LBNC) are defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. The purpose of a LBNC is to reduce or remove barriers to entry, including partners, pets, storage of personal items, and privacy. The City of San Marino does not currently have any known LBNCs. However, there are several LBNCs located in the County, with most of these centers located near downtown Los Angeles approximately 13 miles southwest of San Marino. Although the City of San Marino has little to no homeless population, Program 3.7 requires the City to

adopt an ordinance by the end of 2024 to address the requirements of Government Code section 65660. Pursuant to Government Code section 65660, the City must allow LBNCs by-right within zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

4.3.4 Resources: Transitional Housing

Transitional housing provides temporary lodging and is designed to move individuals and families into permanent housing within a specified period of time, no longer than 24 months. Although, the City of San Marino does not currently have any known transitional housing facilities., Program 3.11 is included in this Housing Element to amend the City Code to permit transitional housing within zones that allow for multi-family uses pursuant to the City's objective design standards for multi-family residential developments. The closest transitional housing facilities are located in the Euclid Village Condominium complex in nearby Pasadena. Union Station also provides various bridge housing services locations in the San Gabriel Valley including Project Room Key, which was created in response to the Covid-19 pandemic. Project Room Key is a network of hotel and motel sites providing safe, temporary housing for those who at-risk of homelessness. These sites enable the most vulnerable community members to remain safe and healthy by complying with Los Angeles County's safer-at-home ordinance. These sites are funded by Los Angeles Homeless Services Authority and the Federal Emergency Management Agency (FEMA).

4.3.5 Resources: Supportive Housing

Supportive housing provides shelter and supportive services to homeless persons with a disability or mental illness. The Los Angeles Homeless Services Authority provides Safe Haven (SH) housing as temporary supportive housing for hard-to-reach homeless persons with severe mental illness that have been unwilling or unable to participate in supportive services, as well as Permanent Supportive Housing (PSH) to assist homeless individuals with a disability or families in which one adult or child has a disability to live independently. Although. the City of San Marino does not currently have any known supportive housing facilities operating within the City, Program 3.11 is included to amend the City Code to permit supportive housing within zones that allow for multi-family uses pursuant to the City's objective design standards for multi-family residential developments.

4.3.6 At-Risk Assisted Housing Developments.

In compliance with Government Code §65583(a)(9), this section will report a zero inventory of at-risk units (10 years from the Housing Element due date). The City of San Marino contains no assisted housing developments, and therefore contains no at-risk assisted housing developments.

4.3.7 Planning and Zoning Incentives

AB 2345 provides developers with density bonuses or other incentives in exchange for the provision of affordable housing which meets certain requirements. As of January 2021, up to a 50% density bonus can be approved for housing projects consisting of a combination of affordable and Above-moderate homes. The legislation also reduces specific thresholds for obtaining approvals and allowances from local jurisdictions, requires density bonus reporting, and reduces parking obligations for many projects qualifying for a density bonus.

4.3.8 Special Needs Housing and Programs

This analysis discusses the gaps in special needs housing and locally available resources described above. Housing Element programs are identified in each subsection below to address these gaps and ensure special needs housing is adequately addressed by the City during the planning period.

Homeless

Individuals are considered homeless when they lack fixed and regular nighttime residences. Homeless individuals may be unsheltered, including those living in tents, cars, makeshift shelters, or on the street, or sheltered, including those in emergency shelters or transitional shelters. By the most recent count, the City of San Marino has no homeless residents. Over the past four years, there has occasionally been up to one homeless resident in the City. *(Source: Los Angeles Homeless Services Authority, 2022).* The City of San Marino, due to its suburban small-town character, and location off the main regional transportation network routes, does not experience the homelessness that is realized in other urban areas in the immediate region. Currently, there are no emergency shelters or housing for homeless persons in the City. The closest homeless shelter to San Marino is Union Station Homeless Services, which is located approximately 2 miles northwest of the City. This shelter provides 56 beds, meals, and supportive and employment services.

Due to the low number of unhoused persons in the City (0-1 person), the City does not consider the lack of housing for homeless individuals in the City to be a gap between existing resources and persons in need of an emergency shelter.

Pursuant to State law, this Housing Element includes programs to allow emergency shelters, low barrier navigation centers, transitional, and supportive housing to be permitted by-right in all zones that allow multi-family uses (e.g., without discretionary review or approval).

Disabled

As shown below in Figure 24, San Marino has 461 persons with an independent living disability, 248 with a self-care disability, 413 with an ambulatory disability, 229 with a vision disability, 199 with a cognitive disability, and 163 with a hearing disability. These numbers are not exclusive, as some residents have more than one type of disability. As shown below in Figure 25, the most commonly occurring disabilities among seniors 65 and older were independent living and ambulatory disabilities, each experienced by more than ten percent of San Marino's seniors. From this data, the City determined that most disabled residents in the City, including seniors, have independent living disabilities and ambulatory disabilities.

Existing housing resources to accommodate independent living disabilities include ADUs and residential care facilities. Currently, there is at least one residential care facility with six or less bedrooms and no facilities with seven or more bedrooms. The City has approved approximately 100 ADU applications since the beginning of the planning period; however, it is unknown if these ADUs house persons with disabilities or caretakers of persons with disabilities.

Existing housing resources to accommodate ambulatory disabilities include the City's reasonable accommodations procedure; however, this procedure requires discretionary approval.

Additionally, the City offers resources to disabled residents including their Wellness Check-in Call Program, where a member of City staff provides a weekly call to check-in, offer resources, and answer questions. The City participates in the Dial-A-Ride program for disabled residents whose disability prevents the use of regular public transit. The service is free for eligible residents.

FIGURE 24: DISABILITY BY TYPE

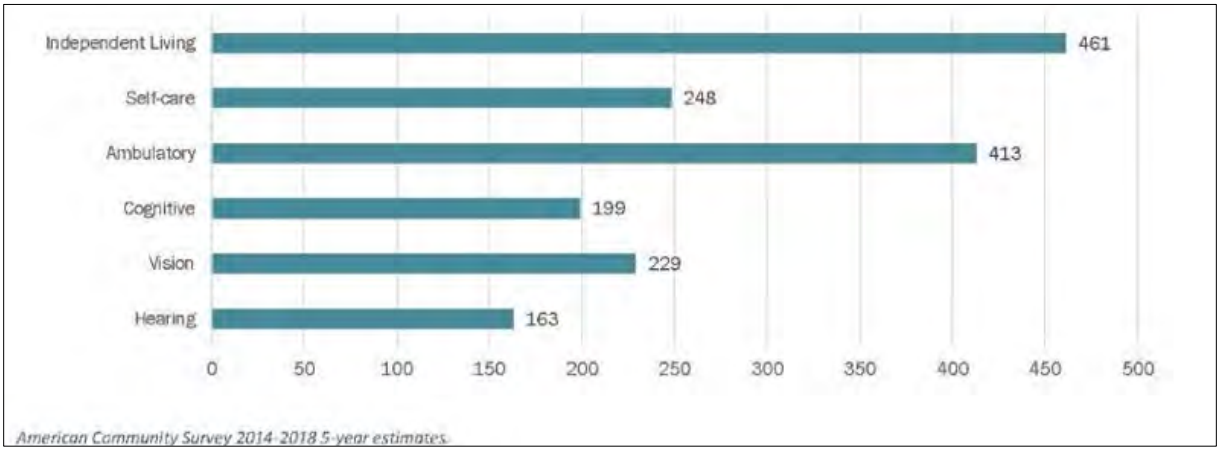
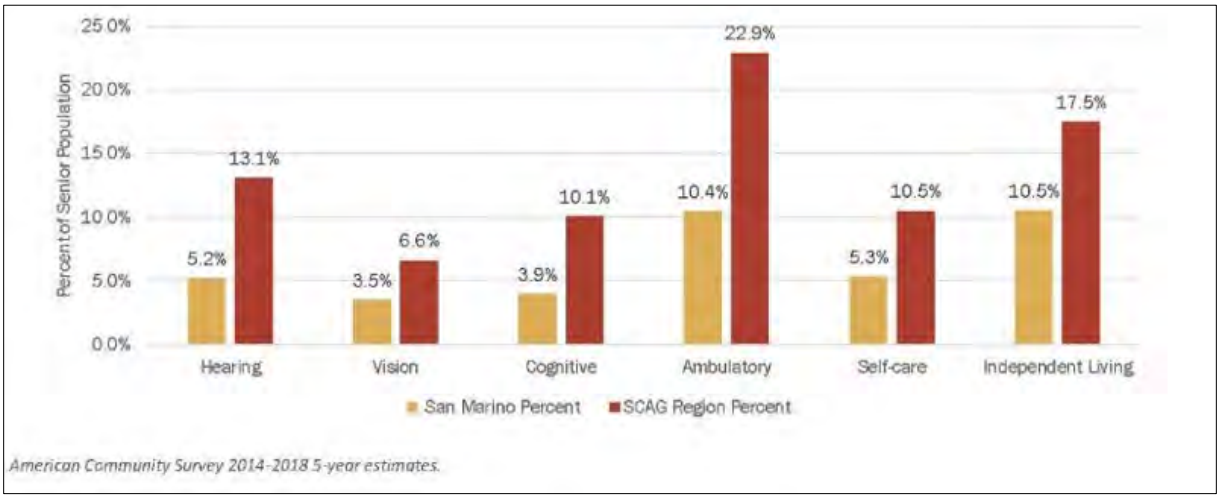


FIGURE 25: DISABILITY BY TYPE – SENIORS 65 AND OLDER



As shown in Figure 26 below, 19% of the population with a disability is employed compared to 65% of the population without a disability is employed. Additionally, 78% of the population with a disability is not in the labor force compared to 33% of the population without a disability not in the labor force. While this data may suggest that a person's disability is what precludes employment or causes them not be in the labor force, the person's age (younger than 18 or over 65) may also contribute to the lower employment numbers and higher not in labor force numbers when compared to the non-disabled population. Nevertheless, the data indicates that disabled people may be living on fixed-income sources (e.g., government assistance), which may result in a higher need for affordable housing options in the City.

The City has approved approximately 100 ADU applications since the beginning of the planning period; however, it is unknown if these ADUs house persons with disabilities or the rental prices of these units.

With the exception of recent ADU development in the City, the City does not provide housing options that are more affordable than single-family homes.

FIGURE 26: DISABILITY BY EMPLOYMENT STATUS

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	57	19%	4,541	65%
Unemployed	9	3%	139	2%
Not in Labor Force	239	78%	2,339	33%
TOTAL	305		7,019	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

The data above includes persons with developmental disabilities, which is defined as a severe and chronic disability attributable to a mental or physical impairments that begins before individuals reach adulthood (e.g., cerebral palsy, epilepsy, or autism). According to local housing data provided by SCAG (see Figure 27 below), 95 persons with developmental disabilities are 17 or younger and 45 persons are 18 or older. Additionally, SCAG data indicates that persons with developmental disabilities primarily live in the home of a parent, family member, or guardian (85 persons). Given this data, the City determined that most persons with developmental disabilities are children who live with a family member or guardian. During the planning period, some of these children will become adult-aged and will need access to housing and services serving the City's adult-aged disabled population.

Adult-aged persons with developmental disabilities will likely need access to housing that provides daily supervision and care from a caretaker, such as ADUs and residential care facilities. Currently, there is at least one residential care facility with six or less bedrooms and no facilities with seven or more bedrooms. The City has approved approximately 100 ADU applications since the beginning of the planning period; however, it is unknown if these ADUs house persons with developmental disabilities or caretakers of persons with disabilities.

FIGURE 27: DEVELOPMENTAL DISABILITY

		San Marino
By Residence:	Home of Parent/Family/Guardian	85
	Independent/Supported Living	5
	Community Care Facility	0
	Intermediate Care Facility	0
	Foster/Family Home	0
	Other	5
By Age:	0 - 17 Years	95
	18+ Years	45
TOTAL		235

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Given the above, persons with disabilities, including developmental disabilities, will need better access to affordable housing options, housing that provides increased access to care, and housing that is designed to accommodate special needs during the planning period.

This Housing Element includes a suite of programs to address the gap between existing resources and housing needs, including the following:

- Programs 1.2 and 1.3 to facilitate development of affordable ADUs;
- Program 1.10 to incentivize housing projects to meet the City's demonstrated housing needs for special needs populations, including the City's disabled population;
- Program 3.1 to require ministerial approval of reasonable accommodation requests;
- Program 3.6 to incentivize the development of ADUs that incorporate universal design features (e.g., stepless entry, ground floor living, environmental controls at accessible heights);
- Program 3.8 to permit residential care facilities with 7 or more persons; and
- Program 3.9 to amend the Zoning Code's definition of "family" to allow property owners of single-family dwelling units to rent out rooms to family members or non-family members, including disabled persons, while also inhabiting the home;

Elderly

According to the 2019 U.S. Census population estimates, about 21 percent of San Marino's population are aged 65 and above. As shown earlier in Figure 3, a large and growing percentage of San Marino's population is elderly; by the end of the Housing Element period, the 70-75 age group will be the most prevalent, followed by the 65-70, 60-65, and 55-60 age groups. Elderly persons often have fixed incomes in addition to other special needs related to housing and may require physical improvements to their homes such as ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, and other modifications to enable them to remain in their homes. They may also need additional assistance in the form of a part-time or live-in caretaker.

FIGURE 28: ELDERLY HOUSEHOLDS BY INCOME AND TENURE

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	185	40	225	13.8%
	30-50% HAMFI	145	0	145	8.9%
	50-80% HAMFI	175	20	195	12.0%
	80-100% HAMFI	185	10	195	12.0%
	> 100% HAMFI	860	10	870	53.4%
	TOTAL	1,550	80	1,630	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As shown in Figure 28 above, there are a considerable number of lower-income senior households in San Marino and most (89.2%) own their homes. In most instances the elderly would like to stay in their own homes rather than move to a retirement community or residential care facility. In San Marino, and particularly among the Asian community which comprise over 60% of the City's population, it is common for multiple generations of a family to live together. As such, the development of ADUs, including ADUs with universal design features, and/or homesharing would likely best meet the housing needs of the City's elderly residents. The City has approved approximately 100 ADU applications since the beginning of the planning period; however, it is unknown if these ADUs house elderly residents. Currently, there is at least one residential care facility with six or less bedrooms and no facilities with seven or more bedrooms. The City does not have a homesharing program.

Additionally, elderly residents may need more affordable housing options with less space to maintain, such as apartments and smaller units. Currently, there are no apartments in the City.

This Housing Element includes a suite of programs to address the gap between existing resources and housing needs, including the following:

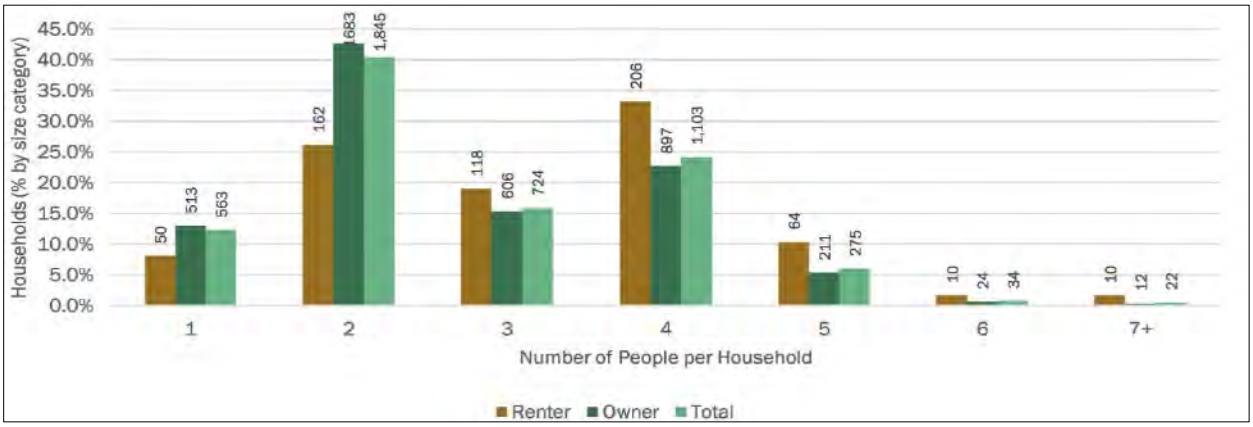
- Programs 1.2 and 1.3 to facilitate development of affordable ADUs;
- Program 1.7 to rezone the Stoneman site to Multi-Family Residential (RM1) and Program 1.14 to ensure the development of 49 very-low income units on the site;
- Program 1.8 to rezone parcels along Huntington Drive to Mixed-Use (MU-1 and MU-2) to allow for the development of multi-family housing;
- Program 1.10 to incentivize housing projects to meet the City's demonstrated housing needs for special needs populations, including the City's elderly population;
- Program 1.17 to rezone church properties to the Religious Institution Housing (RIH) zone to allow for the development of very-low income housing on church properties;
- Program 3.1 to require ministerial approval of reasonable accommodation requests;
- Program 3.6 to incentivize the development of ADUs that incorporate universal design features (e.g., stepless entry, ground floor living, environmental controls at accessible heights);
- Program 3.8 to permit residential care facilities with 7 or more persons; and

- Program 3.9 to amend the Zoning Code's definition of "family" to allow property owners of single-family dwelling units to rent out rooms to family members or non-family members, including disabled persons, while also inhabiting the home;
- Program 3.12 to implement a homesharing program and assist in matching tenants with existing home-owners.

Large Households

Large households (5 or more persons), whether by choice or need, are considered to have special needs because depending on the number of rooms in the unit, overcrowding can occur leading to substandard living conditions. Household size can be influenced by a lack of affordable housing options, an increase or decrease in family formations, or families leaving an area. Ethnicity can also affect sizes of households if a particular ethnic group has a tradition of living with family members upon retirement age. In San Marino, the average household size has continued to decrease, from 3.02 to 2.92 persons per household, while the number of smaller households (1-3 persons) has increased. San Marino has a relatively small number of large households (5 or more persons), but when they do occur, they tend to be rental households (see Figure 29 below).

FIGURE 29: HOUSEHOLDS BY HOUSEHOLD SIZE



Source: SCAG Local Housing Data

In San Marino, and particularly among the Asian community, which comprise over 60% of the City's population, it is common for multiple generations of a family to live together by choice (cultural preference). However, given the high housing costs in the City (median gross rents above $3,000 per month and most mortgages above $4,000 per month), large households may also be due to affordability constraints. In these cases, access to affordable housing is imperative to address large household housing needs.

The City has approved approximately 100 ADU applications since the beginning of the planning period; however, it is unknown if these ADUs are serving residents that came from large households. With the exception of recent ADU development in the City, the City does not provide housing options that are more affordable than single-family homes.

This Housing Element includes a suite of programs to address the gap between existing resources and housing needs, including the following:

- Programs 1.2 and 1.3 to facilitate development of affordable ADUs;
- Program 1.7 to rezone the Stoneman site to Multi-Family Residential (RM1) and Program 1.14 to ensure the development of 49 very-low income units on the site;
- Program 1.8 to rezone parcels along Huntington Drive to Mixed-Use (MU-1 and MU-2) to allow for the development of multi-family housing; and
- Program 1.17 to rezone church properties to the Religious Institution Housing (RIH) zone to allow for the development of very-low income housing on church properties;

Female-headed households

The housing needs of single parents may differ from two-parent households and should be considered as new housing is developed based on the programs of this housing element. Such households have a greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services. Because the earning power of single-parent households is generally less than that of two-parent households that have potential for more than one income, single parents constitute a "special needs" group as they will tend to spend a higher percentage of their household income on housing that meets their families' needs. In particular, women's incomes continue to be statistically lower than their male counterparts despite some advancements made in recent years, and the historic discrimination in pay levels impacts the ability of female-headed single-parent households to afford appropriate housing. State law requires an analysis of female-headed households to ensure adequate childcare and job training resources.

As shown in Figure 30 below, of San Marino's 4,566 households, only 8.8% were female-headed (compared to 14.3% in the SCAG region). Of the 8.8%, only 3.9% had children at home and none had children under age six. As shown in Figure 31 below, of the 6.1% of households living in poverty in the City, 3.1% (half) are female-headed households and 1.9% (a quarter) are female-headed households with children.

FIGURE 30: FEMALE-HEADED HOUSEHOLDS

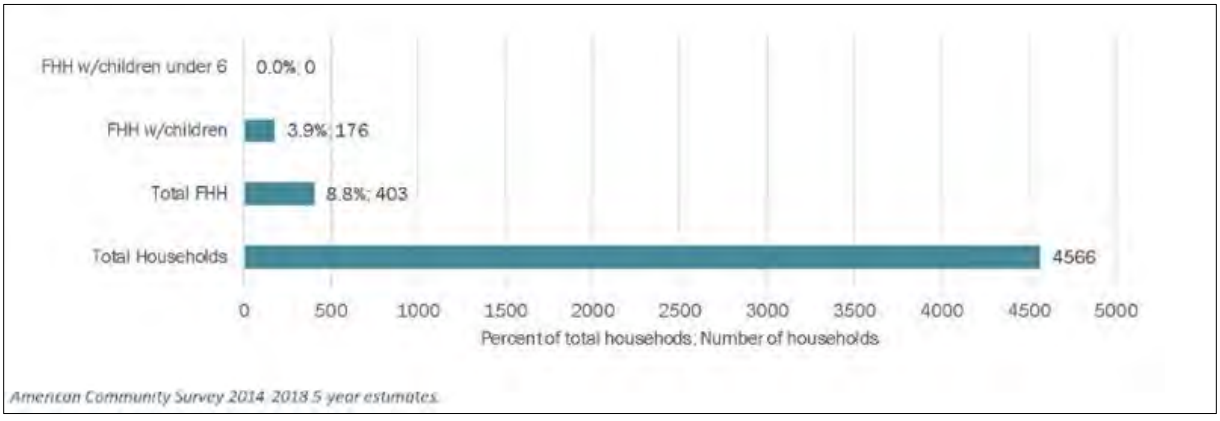
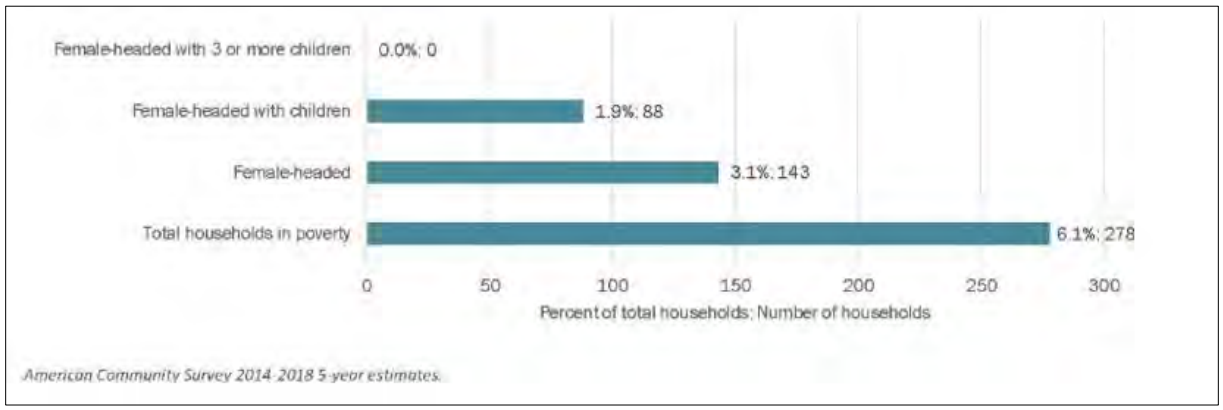


FIGURE 31: HOUSEHOLDS BY POVERTY STATUS



Access to affordable housing is imperative to address female-headed household needs. The City has approved approximately 100 ADU applications since the beginning of the planning period; however, it is unknown if these ADUs are serving female-headed households. With the exception of recent ADU development in the City, the City does not provide housing options that are more affordable than single-family homes.

This Housing Element includes a suite of programs to address the gap between existing resources and housing needs, including the following:

- Programs 1.2 and 1.3 to facilitate development of affordable ADUs;
- Program 1.7 to rezone the Stoneman site to Multi-Family Residential (RM1) and Program 1.14 to ensure the development of 49 very-low income units on the site;
- Program 1.8 to rezone parcels along Huntington Drive to Mixed-Use (MU-1 and MU-2) to allow for the development of multi-family housing; and
- Program 1.17 to rezone church properties to the Religious Institution Housing (RIH) zone to allow for the development of very-low income housing on church properties;

Farmworkers

Statewide, farmworker housing is of unique concern and importance. While only a small number of SCAG jurisdictions have farmworkers living in them, they are essential to the region's economy and its food supply. According to the United States Department of Agriculture (USDA), more than 80 percent of hired crop farmworkers are not migrant workers but are considered settled and work farm(s) within 75 miles of their residences. This share is up significantly from 41 percent in 1996-1998, reflecting a fundamental change in the nature of the crop farming workforce. The majority of farmworkers in California reside in metropolitan areas, where the average hourly wage of $16.05 puts them in the extremely low to very-low-income category (between 30-50 percent of the area median income). The 2014 – 2018 ACS indicated that no farmworkers live in San Marino, and there is no nearby farmland that would indicate a need for farmworker housing in San Marino. According to the United States Department of Agriculture's most recent Census of Agriculture, the County has 1,793 persons employed in the Agricultural Industry (farmworkers). Although there are 1,793 farmworkers in the County, the County is very large (4,751 square miles), and farmworkers are not evenly distributed within the County. As such, the number of farmworkers in the County is not useful

for the City to address farmworker housing. However, Program 3.10 is included in this Housing Element to provide employee housing pursuant to the State Employee Housing Act.

4.4 HOUSING CONSTRAINTS ANALYSIS

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

4.4.1 Non-Governmental Constraints

In compliance with Government Code §65583(a)(6) the following is an analysis of potential non-governmental constraints:

Vacant Land

The City's vacant land supply is extremely limited. There are approximately 10 vacant residentially zoned parcels in the City, one of which has a building permit issued by the City for development of a single-family home. Since the City is built-out and there are no remaining subdividable parcels, subdivision standards do not form a constraint to development. The City's established policies of maintaining excellent design standards and very low densities to maintain community character apply to all new development. With less than 10 vacant lots in the City, all of which are less than 0.5 acre, there is limited potential to develop new affordable housing units on vacant land within City limits and most new development must take place on non-vacant parcels. Additionally, many of the City's non-vacant parcels are also less than a half-acre. Therefore, programs that incentivize lot consolidation for parcels less than a half-acre will be important for affordable housing development in the City.

Land Costs

The cost of land directly influences the cost of housing. In turn, land prices are determined by several factors, most importantly the availability of land. As previously noted, there are less than 10 vacant residential parcels in San Marino. Compared to surrounding jurisdictions, as well as the region, land prices in San Marino significantly constrain the production of housing. Table 23 below provides the land cost for a standardized ¼ acre residential lot in San Marino ($1,673,700) compared to the highest-cost jurisdictions in Los Angeles County and the immediate area around the City. San Marino consistently ranks among the top 100 most expensive zip codes in the nation; in 2019 it ranked 34th most expensive in the annual Price Shark survey. Land costs in San Marino are a significant constraint to the development of housing; this is a factor that is outside of the City's control. Additionally, land cost in addition the City's relatively small lot sizes and lack of available vacant land render San Marino unattractive for the development of affordable or market-rate housing.

The lack of available land also results in the need to develop residential uses on non-vacant land to accommodate the City's RHNA. While developers have shown interest in mixed-use development, the City has struggled to revise its C-1 standards to specifically allow and set standards for mixed-use developments. The City only has one mixed-use development in the City comprising of 2 residential units. Therefore, it is evident that the City's anticipated more residential development to occur in the City's C-1 Zone during the previous planning than what actually was constructed. Additionally, as

previously discussed, the City's R-1 zone is almost completely built out and the 5th Cycle Housing Element anticipated that new units would have to be constructed in the form of ADUs or mixed-use developments in the City's C-1 zone. As such, development requests for ADUs in the R-1 zone was anticipated by the City and requests to develop housing at densities below those anticipated by the City did not occur.

TABLE 23: LAND COSTS IN SELECTED LA COUNTY ZIP CODES

City	ZIP Code	Land Value (Per Acre, As-Is)	Land Value (1/4 Acre Lot, Standardized)	Land Share of Property Value	Home Price Appreciation	USA Rank
Santa Monica	90402	$15,511,600.00	$3,606,200.00	80.8%	160.7%	#3
Beverly Hills	90210	$8,560,500.00	$3,168,300.00	74.1%	160.2%	#4
San Marino	91108	$5,574,100.00	$1,673,700.00	69.8%	157.3%	#34

Source: American Enterprise Institute 2019; Property Shark Most Expensive US Zip Codes 2019

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 determines the cost of construction. The cost of labor is based on several factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is two to three times the cost of materials.

Construction costs in the Los Angeles area are significantly higher than the state average with costs in San Marino higher still based on the high quality of living and design standards embraced by the community. According to the City's Building Official, construction costs in San Marino are as high as $331 per square foot. Additionally, recent wildfires in the region have increased the demand for new construction, which in turn has driven up the cost of materials and resulted in a shortage of skilled labor. The construction cost of housing affects the affordability of new housing and is a significant constraint to housing in San Marino that is outside of the City's control.

Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the group affected the most by financing requirements. Mortgage interest rates for new home purchases ranged from 2.3% to 4.5% for a fixed rate 30-year loan in 2021. Lower

initial rates are available with other mortgage types. Although rates are currently low, 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. A more critical obstacle 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 down payment required and a potential homeowner's available funds.

According to local realtors, the market continues to experience many all cash offers for homes in San Marino. This makes it difficult for first time home buyers with minimal down payments to compete for a home. Anecdotal information received during the public input process for the Housing Element update indicated that smaller homes were almost always bought by “flippers” for cash with no intent to make it a home. Instead, the houses are enlarged and remodeled, then put back on the market for much higher prices where they sit vacant for months or even years. Vacancy rate data would seem to collaborate this anecdotal information. The City is exploring use of a subregional Housing Land Trust that could help to reduce this constraint.

Community Opposition

Many California homeowners, including those in San Marino, are resistant to new housing development, especially that of higher density, in their towns. Public input received during the Housing Element Update process identified an environment in which negative citizen input can make it difficult to build anything new or creative within the City, even if all zoning, development, and design guidelines are followed. Many residents are concerned that new development will negatively impact their quality of life by decreasing privacy, safety, property value, public health, or service levels.

A 2014 Housing Element program to consider amending the City’s commercial development standards to make it easier to build mixed-use projects was met with significant community opposition and the program was abandoned. As shown by the community opinion surveys, residents have mixed feelings about new housing development in San Marino. While many community members express support for more low-cost housing choices and the introduction of more residential uses in the commercial areas, there are a significant number of community members who feel that all of San Marino’s housing needs are being met and that there should be no changes made to the existing physical form of the City. Many respondents to the survey felt that no apartments should be built in San Marino. To help overcome this opposition, objective design and development standards will need to be adopted to provide for the ministerial review of qualified housing projects.

Community resistance can lead to a variety of constraints on housing development. Community members may pressure the Planning Commission and City Council to deny projects, and in some cases may also threaten legal action. This environment increases risk for developers and may discourage them from bringing development proposals to the City. It also means that development proposals, especially multifamily residential development or development at a higher density than

currently exists, will likely require more time and resources in the development process to address community concerns. Constraints from community resistance in discretionary decision-making and design review processes made it even more important for the City to adopt objective design and development standards for multi-family residential projects, which were adopted in 2023.

As part of Program 1.9, the City will revise the adopted objective design standards for multi-family development in the H&C zone to ensure maximum densities can be achieved. Additionally, this Housing Element includes programs to establish new residential zones (e.g., RM1 and RIH) and new mixed-use zones (e.g., MU-1 and MU-2) to permit multi-family development in the City. As part of these programs, objective design standards will be prepared for each of these new zones. Multi-family projects that meet the requirements of the objective design standards will be processed ministerially and will not require a CUP or be subject to Planning Commission or DRC approval, which will significantly reduce constraints from high levels of community input and opposition.

Other

There are also non-governmental constraints that are generally related to the circumstances of a specific project, which can be difficult to quantify and predict. These types of constraints can result in significant time delays between when a project is approved and when applications for building permits are submitted, resulting in projects taking longer to construct and less residential units being constructed during the planning period. Additionally, these types of constraints can also result in projects not being constructed after the City has approved the project.

According to the City's community development department, the length of time between project approval and application submittal for a building permit is approximately 41 days and a majority of the of approved projects eventually get built. This data is representative of the building industry in Southern California; therefore, these types of constraints are not anticipated to hinder the construction of new residential units in the City during the planning period.

4.4.2 Potential 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.

General Plan and Zoning Code

Every city must have a General Plan that establishes policy guidelines for development within the City. The General Plan is the basis for land use decisions 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 uses 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 24.

TABLE 24: RESIDENTIAL LAND USE CATEGORIES

Designation	Density Range	Description	Acreage	Maximum buildout
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
TOTAL			Total	7,767
Additional Dwelling Units (ADUs)	Not applicable	Permitted by-right on any residentially zoned lot	2,029	5,023 ADUs
Residential Units in C-1 Zone	8.7 du/ac	Residential uses at a density of one residential unit per 5,000 SF of land area, with Conditional Use Permit	36.14	314
Source: City of San Marino, 2021				

Hypothetically, a total of 7,767 dwelling units could be accommodated within the existing City limits, based on build-out of all residentially designated acreage at the maximum of the density range. Because of lot configurations, however, the City is considered built-out at its current 5,023 dwelling units. The amount of single-family housing stock within the City is not expected to increase beyond the stated maximum build-out of the General Plan. Future growth could only be realized through the provision of ADUs unless new programs are developed.

Density

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases housing costs per unit, while higher densities lower the per unit land cost. This situation is amplified in San Marino: the land share of property values is nearly 70 percent and the 2019 standardized value for a quarter-acre lot was $1,673,700, making San Marino the 3rd most expensive zip code in the SCAG region and the 34th most expensive in the nation. San Marino's current highest allowable density is 6.0 dwelling units per acre in residential areas, and about 8.7 units per acre in commercial areas. No multi-family is currently allowed. The City's founding vision of San Marino as a high quality, low density residential community, together with the fact that it was essentially built out by 1970, has helped to drive up the land costs and results in a market cost for housing in the City that is well beyond the reach of median- or moderate-income households. As reflected in the census data, this has resulted in a sharp decrease of population in the 20-40 age

brackets because first-time homebuyers cannot afford San Marino. There are currently no residential designations in the City which permit the density of development that will accommodate multi-family housing that might be affordable to Very Low- and Low-income households and rezoning to allow the City's default density of 20 units per acre will be required.

Zoning

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 may 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 Zoning Code currently contains eight residential zone 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 25. Additionally, residential units may be allowed in the C-1 Zone with a CUP (Conditional Use Permit) and a requirement for 5,000 square feet of land area per residential unit, resulting in allowable densities of 8.7 units per acre.

TABLE 25: DEVELOPMENT STANDARDS - CITY OF SAN MARINO

Zone	Permitted Uses	Minimum Lot Area	Maximum Height	Front Setback	Interior Setback	Rear Setback	Minimum Avg. Width of Lot	Minimum Street Frontage
R1 – IE	Single-family dwellings	60,000	35 ft.	40 ft.	20 ft.	40 ft.	125 ft.	100 ft.
R1- I	Single-family dwellings	30,000	35 ft.	40 ft.	20 ft.	40 ft.	125 ft.	100 ft.
R1 - II	Single-family dwellings	20,000	35 ft.	40 ft.	12 ft.	40 ft.	100 ft.	80 ft.
R1- III	Single-family dwellings	17,000	30 ft.	40 ft.	12 ft.	40 ft.	100 ft.	80 ft.
R1 – IV	Single-family dwellings	15,000	30 ft.	35 ft.	10 ft.	35 ft.	85 ft.	70 ft.
R1 – V	Single-family dwellings	12,000	30 ft.	30 ft.	8 ft.	30 ft.	80 ft.	70 ft.
R1 – VI	Single-family dwellings	10,000	30 ft.	25 ft.	5 ft.	25 ft.	70 ft.	60 ft.
R1 – VII	Single-family dwellings	9,000	30 ft.	25 ft.	5 ft.	25 ft.	60 ft.	60 ft.
C-1	Single-family dwellings with CUP	5,000	30 ft.	25 ft.	8 ft. for single-story buildings 18 ft. for multi-story buildings	20 ft.	-	60 ft.

Source: City of San Marino, 2021

Parking Requirements

Parking requirements in San Marino are typical for a city of its size and character, as shown in Table 26. The number of parking spaces required for a single-family unit is related to number of bedrooms. These characteristics do not constrain the development of housing directly, although a 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 Zoning 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 for single-family uses. As zoning changes are made to allow more residential units in commercial areas and to allow multi-family housing, new parking requirements will need to be adopted consistent with state laws.

TABLE 26: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking Spaces[1]	Comments
Single Family Residential		
1 – 4 bedrooms	2 spaces	
5 – 6 bedrooms	3 spaces	
7 and above bedrooms	4 spaces	Plus, one space per every 2 additional bedrooms
ADU	1 space[2]	
JADU	None	
Residential Units in the C-1 Zone	Not Specified	To be determined by special parking study or application of requirements for a similar use

[1] All required spaces must be within an enclosed garage; carports are prohibited.
[2] Off-street; not subject to enclosed garage requirement
Source: City of San Marino, 2021

Density Bonus Law

In general, this state law provides developers with density bonuses or other incentives in exchange for the provision of affordable housing which meets certain requirements. San Marino does not currently have its own density bonus ordinance and will comply with the provisions of the State Density Bonus law when or if such a project arises. This Housing Element includes Program 1.10, which requires the City to adopt an ordinance to address the recent changes made to the State's density bonus law by the end of 2024.

Given that there is no subdividable land and no multi-family housing in San Marino, the City has not yet received an application for a project that would be subject to these laws. The City will review its existing provisions to ensure consistency with the revised density bonus programs under state law. As part of the zoning code update for Program 1.10, the City will identify the Community Development Director as the deciding authority for density bonus requests.

Provisions for a Variety of Housing Types

San Marino has expanded its opportunities for different types of housing since the previous planning cycle. A table showing the Zone Districts where housing is allowed is included below:

TABLE 27: SAN MARINO ZONES WHERE HOUSING IS ALLOWED

Zone District	Permitted Residential Uses	Residential Uses Subject to Use Permit
C-1	Emergency shelters.	Projects with up to 1 residential unit for each 5,000 SF of lot area.
Historical and Cultural Zone	Housing for employees of on-site uses	Replacement or new residential structure (unless damaged or destroyed by natural disasters)
R-1 zones	Single family homes; accessory dwelling units; junior accessory dwelling units.	None.
Source: City of San Marino, 2021		

A. Accessory Dwelling Units

In response to state mandated requirements and local needs, the City of San Marino allows for the development of Accessory Dwelling Units (ADUs). The City strives to ensure the availability of affordable housing for family members, students, and the elderly, among others, while mitigating impacts to traffic, utilities, public health, and safety, and preserving the character of residential neighborhoods. ADUs and JADUs are permitted on single family residential lots without discretionary approval. Any application for an ADU that meets the location and development standards contained in City Code Section 23.02.25(G) is approved following a ministerial review for compliance, and within sixty (60) days after submission of a complete application.

The Zoning Code requires:

- The ADU/JADU may be located only on residentially zoned lots;
- One ADU may be constructed on a lot zoned to allow residential use;
- One JADU may be constructed on a lot zoned to allow residential use;
- One JADU and one ADU may be constructed on a single-family residential lot where the JADU and ADU meet the requirements in Government Code Section 65852.2(e);
- For safety purposes, new ADUs and JADUs may only be located on a residential lot that has:
    - At least a 10-foot-wide fire lane within 150 feet of the subject property; and
    - A minimum fire flow of 1,000 gallons per minute.
- This restriction shall not apply to ADUs and JADUs that are exempt from planning review;
- The ADU/JADU shall not be sold separately from the primary residence;
- If the ADU/JADU is rented, it shall not be rented for a period of less than 90 consecutive days;
- Owner-occupancy is required for parcels with a JADU;
- The ADU/JADU shall be restricted to the Livable Area approved at the time of the building permit issuance; and
- The ADU/JADU may not have utility services separate from those of the main residential structure on the same property.

ADU Development Standards:

- ADUs are limited to a maximum of two bedrooms.
- Studio and one-bedroom ADUs shall not exceed 850 square feet of Livable Area.
- Two Bedroom ADUs shall not exceed 1,000 square feet of Livable Area.
- A Detached ADU shall not exceed 1000 square feet of Livable Area and shall not exceed one story or sixteen feet (16') in height.
- An ADU shall include a kitchen for cooking and eating and other permanent provisions for living and sleeping, including a closet or other reasonable storage area.
- Exterior lighting shall be shielded or directed so that it does not glare off-site or illuminate the primary residence or any adjacent property.
- Windows shall be located to avoid direct line of sign to windows of adjacent properties.
- An ADU shall have a separate exterior access and to the greatest extent feasible, shall not be visible from the street.
- Any common wall separating the accessory dwelling unit from the main building shall be soundproofed.
- A permanent foundation shall be required for all ADUs.
- One off-street parking space shall be provided for each ADU except when:
    - The ADU is located within a one-half mile walking distance of Public Transit.
    - The ADU is entirely within a proposed or existing primary dwelling or other existing structure.
    - The ADU is located within an historic district.
- The design of the second unit shall be consistent with that of the main building; and
- The ADU must be served by its own parking space.
- An ADU may not have separate utility services.

JADU Development standards:

- The Owner of a parcel proposed for a JADU shall occupy as a principal residence either the Single-Family Dwelling Unit or the JADU. Owner-occupancy shall not be required if the Owner is another governmental agency, land trust, or housing organization.
- The JADU shall be a minimum of 150 square feet and a maximum of 500 square feet of Livable Area.
- The JADU must be contained entirely within the walls of the existing or proposed Single Family Dwelling Unit.
- The JADU shall include an efficiency kitchen.
- The JADU shall have a separate entry from the main entrance to the Single-Family Dwelling.
- An interior entry to the main living area shall be provided to serv a JADU.
- No additional parking is required for a JADU.

B. Manufactured Housing

The City has allowed manufactured, prefabricated, and mobile home construction in its R-1 Zone since 1996. No manufactured housing currently exists in the City. It is subject to the same development standards as otherwise required for that zone. Certain additional requirements are included in the City Code:

- Minimum Dimensions: Thirty feet (30') (excluding garage).
- Roof: Pressure treated, fire retardant wood shake or shingle, 300# or heavier composition shingle, clay or cement tile, rock, or gravel; shaped, rolled, or reflective roofs are prohibited.
- Eaves: Minimum sixteen-inch (16") eave protection unless otherwise approved by the Commission.
- Exterior Wall Treatment:
    - Permitted Materials: Wood siding, stucco, brick or as approved by the Commission.
    - Color: Natural earth tones, white, with complementary trim color.
    - Prohibited Materials: No reflective, glossy, polished, roll-formed, stamped, extruded, plastic, PVC or similar type of materials shall be used for roofing or siding.
- Foundation Required: All manufactured homes shall be installed on a foundation system, pursuant to section 18551 of the California Health and Safety Code, and no more than ten (10) years shall have elapsed between the date of manufacture of the home and the date of the application for issuance of a permit to install the manufactured home in the City.
- Design Review: Such manufactured homes shall meet all other requirements of this Code and are subject to design review.

C. Emergency Shelters

In accordance with State Law and as set forth in City Code 23.03.01(I) (1-9), emergency shelters are permitted in the C-1 Zone in accordance with the provisions set forth in Government Code 65583 (a) (4) (B). Additionally, pursuant to Government Code 65583 (a) (4) (A), the City will permit emergency shelters by-right in zones that allow multi-family uses. Program 3.4 is included in this Housing Element to amend the City Code's provisions for emergency shelters to be consistent with the requirements of Government Code 65583 (a) (4) (B). With Program 3.4, the City's Code will include the following objective development requirements for emergency shelters in zones that allow multi-family uses:

- A minimum distance of three hundred feet (300') shall be maintained from any other emergency shelter.
- The maximum stay at the facility shall not exceed ninety (90) days in a three hundred and sixty-five (365) day period.
- On site client waiting and intake areas shall be located inside the building.
- A minimum of one manager, in addition to security personnel, shall be on duty and remain on site during intake hours.
- Security personnel shall be provided on site when the shelter is open.
- Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of The Code. Exterior lighting shall be stationary and shall be directed away from adjacent properties and public rights of way.
- One parking space for each employee/volunteer on duty during the largest shift, shall be maintained.
- Hours of operation for client intake and discharge shall comply with The Code.

There are currently no emergency shelters in the City. Small areas on Huntington Drive and Mission Street are zoned for commercial uses and most of these commercially-zoned parcels are already developed with commercial uses. However, the City's C-1 zone and zones that allow multi-family uses

have sufficient capacity to accommodate at least one emergency shelter pursuant to the development standards identified above.

The City has identified vacant parcel (APN 5335-007-001) located at 810 Huntington Drive as a potential site for an emergency shelter. This site is a rectangular shaped, approximately 0.27-acre parcel (or 12,120 square-foot parcel) with residential uses to the south (across an alley street) and west (across N. Granada Avenue) and commercial uses immediately west and to the north (across Huntington Drive). As an example, to accommodate a ten bed shelter, the site would have to be large enough to accommodate a total of 500 square feet of bed space (10 beds at approximately 50 square feet required for each bed) and 360 square feet of parking space (2 spaces at approximately 180 square feet required for each parking space). Given that the site is 12,120 square feet, the site is large enough to accommodate the total bed space, parking space, and other areas within the shelter, including but not limited to the waiting and intake area, administrative office space, and bathrooms. Therefore, the City has sufficient capacity to accommodate at least one emergency shelter should the need to construct an emergency shelter arise during the planning period.

D. Transitional Housing and Supportive Housing

Currently, there are no transitional or permanent supportive housing developments in the City. In accordance with Government Code section 65660, this Housing Element includes Program 3.7 to permit low barrier navigation centers by-right in zones where multi-family and mixed-uses are permitted. Additionally, in accordance with Government Code section 65651, this Housing Element includes Program 3.11 to add transitional housing and supportive housing as permitted uses in zones where multi-family uses are permitted.

E. Residential Care Facility

Licensed residential care facilities are state licensed facilities maintained and operated to provide non-medical residential care, day treatment, or foster agency services for six or fewer adults, children, or adults and children. State law requires that these facilities be treated as a single housekeeping unit for zoning purposes. Licensed residential care facilities with six or fewer bedrooms are permitted by-right (without discretionary approval) in the R-1 Zone in accordance with State law. This Housing Element includes Program 3.13 to amend the Zoning Code to permit unlicensed residential care facilities with six or fewer bedrooms by-right (without discretionary approval) in the R-1 Zone. The City currently has at least one residential care facility in the R-1 Zone.

Non-licensed residential care facilities with seven or more bedrooms are considered transitory residential uses and are prohibited within the R-1 Zone and permitted within the C-1 Zone with a CUP pursuant to San Marino Municipal Code Sections 23.02.01 and 23.03.01, respectively. Currently, there are no residential care facilities serving seven or more people in the City. Program 3.8 is included in this Housing Element to allow for non-licensed residential care facilities with seven or more bedrooms to be a use permitted by-right without a CUP in zones that allow multi-family uses pursuant to the same objective design requirements prescribed for multi-family residential projects.

F. SRO (Single Room Occupancy) Housing

While the City of San Marino does not specifically address this use within the zoning code. the C-1 Commercial Zone allows residential uses with the issuance of a conditional use permit. The Code currently allows one residential unit per 5,000 square feet of land. Market conditions and the

relatively small size of C-1 zoned parcels are the likely factors as to why higher density housing has not been pursued in the City.

To remove potential constraints to SRO housing, Program 1.6 is included in this Housing Element to revise the City's Municipal Code to allow SRO development by-right in zones that allow multi-family housing as long as at least 20% of units affordable to low-income households and design and development standards are met.

G. Farmworker Housing/Employee Housing

Statewide, farmworker housing is of unique concern and importance. While only a small number of SCAG jurisdictions have farmworkers living in them, they are essential to the region's economy and its food supply. According to the United States Department of Agriculture (USDA), more than 80 percent of hired crop farmworkers are not migrant workers but are considered settled and work farm(s) within 75 miles of their residences. This share is up significantly from 41 percent in 1996-1998, reflecting a fundamental change in the nature of the crop farming workforce. The majority of farmworkers in California reside in metropolitan areas, where the average hourly wage of $16.05 puts them in the extremely low to very-low-income category (between 30-50 percent of the area median income).

According to the United Stated Department of Agriculture, the average age of the agricultural workforce has risen significantly in the last few years and now stands at 41.6 years. A growing percentage (26.1%) are women. While the median farm size in Los Angeles County is only four acres, there are 25 "large" farms of 500 acres or more that rely on farmworkers (2017 County summary highlights, USDA). Most of the large farms in Los Angeles County are located in or near the Palmdale-Lancaster area, and not near San Marino. (California Important Farmland: 2016, CA DOC. Lands identified here are indicated as being used for agriculture in the last four years in the Farmlands Mapping and Monitoring Program.) The 2014 – 2018 ACS indicated that no farmworkers live in San Marino, and there is no nearby farmland that would indicate a need for farmworker housing in San Marino. If employee housing were to be proposed under the Employee Housing Act, it would be allowed as a residential use so long as the program was licensed and administered by HCD.

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.

The City of San Marino has adopted the California Building Code, 2019 edition, based on the 2018 International Building Code as published by the International Code Council. The Codes are based on regulations necessary to protect the public health, safety, and welfare. The Building Codes and related amendments do not seem to impede the development of housing. Many newer requirements such as fire safety systems and green building requirements had been implemented by residents prior to being required.

Code enforcement is conducted by way of Code Enforcement Officers patrolling the City and investigating complaints received. The main issue that Code Enforcement addresses is construction or remodeling without permits. Very rarely are substandard housing conditions or other health and

safety issues identified. The City's older housing stock is very well maintained. The City's Code Enforcement program is comprised of two full-time officers, one part-time officer, and one division manager and is able to adequately address issues of substandard and unsafe housing should those issues arise during the planning period. Additionally, this Housing Element includes Program 2.1, which requires code enforcement officers to receive training on substandard and unsafe housing conditions and adhere to the requirements of AB 838 to ensure code violations are addressed by the property owner in a timely manner.

To address the main code enforcement issue of not obtaining necessary permits to remodel homes or construct ADUs, this Housing Element includes programs that require the City to educate the public on the development process and distribute informational materials regarding ADU development to promote the legal construction of ADUs (see Programs 1.2, 1.4, and 1.11).

Housing for People with Disabilities

Americans with Disabilities Act

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new multi-family developments to be fully accessible to the physically disabled. Development of fully accessible units may also increase the overall project costs. Enforcement of ADA requirements is not at the discretion of the City but is mandated under federal law. The provisions of the ADA applicable to residential uses would apply only to multi-family developments and any residential development 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 followed to ensure the development of safe and accessible housing. Therefore, the local enforcement of these codes does not significantly constrain the development of housing.

Accessible Development

The City has seen an increase in projects such as handicapped accessible bathrooms, elevators, and first floor master suites. These items are treated in the same manner as any other project in terms of fees, permitting, and processing.

Residential Care Facilities

Licensed residential care facilities with six or fewer bedrooms are permitted by-right in the R-1 zone and treated in the manner as a single-family home.

Non-licensed residential care facilities with seven or more bedrooms are considered transitory residential uses and are prohibited within the R-1 Zone; however, they are permitted within the C-1 Zone with CUP pursuant to San Marino Municipal Code Sections 23.02.01 and 23.03.01, respectively. To reduce zoning constraints on housing for persons with disabilities, new Program 3.8 is included in this Housing Element to amend the Zoning Code to allow for non-licensed residential care facilities with seven or more bedrooms in zones that allow multi-family development without a CUP pursuant to the same objective design requirements prescribed for multi-family residential projects. Implementation of Program 3.8 will remove potential zoning constraints on housing for persons with disabilities.

The City's aging population, which includes residents with disabilities related to vision and mobility, will need to be accommodated within this eight-year planning period. Pursuant to Program 3.5, the City will adopt a Universal Design program and apply building techniques to new and remodeled dwellings to ensure that residents can age in place and that homes are designed for all stages of life.

Reasonable Accommodation

The City has also adopted a reasonable accommodation ordinance as codified in Section 23.01.10 of the San Marino Municipal Code. Under the ADA, cities must reasonably modify policies when necessary to avoid discrimination because of disability, unless they can show that the modifications "would fundamentally alter the nature of the service, program or activity." (28 Code of Federal Regulations 35.130(b)(7).) In general, the law states that local agencies retain their ability to regulate land uses and to apply neutral, non-discriminatory regulations, but are required to make accommodations to allow persons with disabilities an equal opportunity to use and enjoy housing in the community.

The City's reasonable accommodation ordinance establishes a process for considering these types of accommodations and provides findings that must be met for an application to be approved as a reasonable accommodation. The process includes filing an application form specified by the planning and building director. The application shall not include a filing fee, unless the project requires additional discretionary permits. Once filed, the Planning Commission shall review and approve, conditionally approve, or deny the application in accordance with the same notice, hearing, and appeal procedures prescribed for a conditional use permit. The Planning Commission's decision shall be made in writing and shall be based on the following findings:

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the city as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.
4. The requested accommodation will not result in a fundamental alteration in the nature of the city's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

This process makes it easier for a resident to obtain approval for an accommodation, such as a wheelchair ramp or front yard parking space, which may not otherwise meet the Code requirements. Two reasonable accommodations were requested during the previous planning period (2014-2021) and both were granted within a reasonable time frame (e.g., 2 months).

As described above, reasonable accommodation requests require discretionary approval, similar to a CUP. The City understands that reasonable accommodation should be a unique exception process from a CUP, especially given its importance in addressing barriers to housing for persons with

disabilities. This Housing Element includes Program 3.1 to revise the City's reasonable accommodation ordinance to require ministerial approval of reasonable accommodate applications in accordance with the required findings by the end of 2024.

Additionally, given the City's elderly population, many of which have ambulatory disabilities, the City intends to take a more proactive approach to meeting elderly and disabled needs by adopting a Universal Design program (Program 3.5) and incentivizing the incorporation of universal design techniques in new construction (Programs 1.3 and 3.6).

Zoning Code Definition of "Family"

The City's Zoning Code defines "family" as "an immediate family related by blood, marriage or adoption, or a group of individuals who are unrelated and live together as a single housekeeping unit in a dwelling unit. This shall not include an individual paying rent to a landlord for the purpose of temporarily residing in a dwelling unit."

This definition may constrain housing for persons with disabilities because it would prohibit any person, including a disabled person, from renting a room from a property owner of a single-family dwelling unit who also resides in the unit. Depending on the disability, persons with disabilities may be dependent on care and assistance and cannot live alone; therefore, by not allowing a person to rent a room from a property owner who resides in the home represents a potential constraint on for persons with disabilities. As such, Program 3.9 requires the City to remove this constraints by amending the Zoning Code's definition for "family" by removing "This shall not include an individual paying rent to a landlord for the purpose of temporarily residing in a dwelling unit".

Development and Permitting 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 recently conducted a comprehensive fee study to ensure the cost of providing the services was consistent with the required fee for those services. 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 and General Plan maintenance, 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.

Development and permitting fees are not believed to be a constraint to housing development in the City. In fact, based on informal input from local contractors, San Marino has reasonable permit fees that are lower than other surrounding cities. Table 28 displays the San Marino Community Development Department Fee Schedule. This is a comprehensive list of fees. The City does not charge any development impact fees. School fees are required per State law. Average fees per single-family dwelling are displayed in Table 29; these fees are generally lower than all surrounding jurisdictions.

TABLE 28: COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

Item/Permit Type	Base Fee	Basis for Valuation/Square Foot Cost
Planning Fees		
Design Review Committee - Major - Minor	 $865 $285	 N/A
Variance Application Minor Variance Major Variance Creation of 300-foot Radius Ownership List Minor Exception	 $1,260 $2,450 $65 $145	 N/A
Conditional Use Permit Application Minor CUP Major CUP Creation of 300-foot Radius Ownership List	 $1,420 $3,165 $65	 N/A
Subdivisions or Lot-Splits	$2,175 + $2,000 deposit	N/A
Rezone or Boundary Change	$5,000 deposit + hourly costs	N/A
Lot Line Adjustment	$295 + $2,000 deposit	N/A
Modification to Variance or Conditional Use Permit	$955	N/A
Appeals To Planning Commission To City Council	 $805 $805	N/A
Negative Declaration Fee	$830	N/A

TABLE 28: COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

Item/Permit Type	Base Fee	Basis for Valuation/Square Foot Cost
Inspection Fees		
Residential Compliance Inspection Reports	$65	N/A
Special Inspections	$160 each	N/A
Certificate of Use and Occupancy	$95 each	N/A
Permits, Plan Check, & School Facility Fees		
Building Permit – Dwellings Processing Microfilming	Based on square footage/ valuation of work $28.70 $3.00	Type V Wood Frame Additions or Alterations - $125.00/sq. ft. Basements - $83/sq. ft. Garages - $36.00/sq. ft. Patio Covers - $36.00/sq. ft. Block Walls - $11.00 - 13 .00/sq. ft., depending on height.
Electrical Permit Processing Microfilming Other Fees	 $28.70 $3.00 Per electrical permit schedule	 Per fixture charge
Mechanical Permit Processing Microfilming Other Fees	 $28.70 $3.00 Per mechanical permit schedule	 Per fixture charge
Plumbing Permit Processing	 $28.70	

TABLE 28: COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

Item/Permit Type	Base Fee	Basis for Valuation/Square Foot Cost
Microfilming Other Fees	$3.00 Per plumbing permit schedule	Per fixture charge
Swimming Pool or Spa Processing Microfilming	 $28.70 $3.00	 Swimming Pool - $120.00 each Spa - $60.00 each
Plan Check Fee	Based on valuation of work	N/A
Grading Plan Check Permit	 Hourly rate from consultant Based on valuation	 N/A
Solar Panel System	$500	Flat fee (permit and plan check)
School Facility Fees (applies only to increase in square footage of 500 sq. ft. or more)	$3.79/sq. ft. for projects over 500 sq. ft.	N/A
Education Fee	3% of building permit cost	N/A
General Plan Maintenance Fee	7% of building permit cost	N/A
Source: City of San Marino, 2021		

TABLE 29: AVERAGE PLAN CHECK AND PERMIT FEES FOR A NEW HOUSE

Fee	Average Fees for a New Single-Family House
Plan Check (Building)	$4,319
Plan Check (Planning)	$200
Grading (Plan Check and Permit)	$757.44
Demo	$191.69
Building Permit	$4,280.23
Mechanical Permit	$298.11
Electrical Permit	$249.46
Plumbing Permit	$385.44
Fire Sprinkler (Plan Check and Permit)	$473.25
Fire Alarm (Plan Check and Permit)	$531.96
School Fees	$5286.13
TOTAL	$16,973.26
Source: City of San Marino, 2021	

Compared to new houses, Accessory Dwelling Units have lower development costs because they take advantage of already-existing infrastructure and can also be created within an existing structure. Instead of calculating average costs, a typical one-bedroom ADU of 600 square feet was considered for the fees in Table 30 below. Junior Accessory Dwelling Units (JADUs) have no development or school fees.

TABLE 30: AVERAGE PLAN CHECK AND PERMIT FEES FOR ACCESSORY DWELLING UNIT

Fee	Approximate fees for a new ADU
Plan Check (Building)	$818.75
Plan Check (Planning)	$200
Building Permit	$966.56
Mechanical Permit	$84.50
Electrical Permit	$47.00
Plumbing Permit	$89
Fire Sprinkler (Plan Check and Permit)	$473.25
Fire Alarm (Plan Check and Permit)	$531.96
School Fees	$1,920
TOTAL	$5,131.02
Source: City of San Marino, 2021	

These appear to be reasonable fees given the scope of work for projects in San Marino. Development fees do not seem to impede development in San Marino. The much larger cost involved in developing homes is the high cost of land in San Marino. Because the land cost is removed from the cost of an ADU or JADU on a parcel with an existing home, these housing types have the best potential to be constructed and rented within an affordable range.

Local Processing and Permit Procedures

The City of San Marino's development approval process is designed to accommodate and not hinder development. Other than legally required public hearing notice and environmental review periods, developers and property owners are not hindered by "down time" in application processing. All new homes, including single-family homes, require Design Review Committee approval, which is a public hearing process. This helps ensure that new homes are compatible with the neighborhood and do not negatively impact the neighbors. The City has Residential and Commercial Design Guidelines which encourage the use of certain design features and materials. The Guidelines are not requirements but assist applicants in designing a project that will move more quickly through the approval process. The Design Review Committee also holds "open forum" sessions where applicants can get informal, preliminary feedback on a design, which will also help facilitate the approval process.

The design review process consists of the applicant filing an application, processing fee ($865) and one set of plans. Staff then reviews the proposal and responds with a letter indicating any code issues or design concerns that should be addressed. After the applicant addresses the comment letter, they submit eight copies of the revised plan set, which are distributed to the Design Review Committee for their review. Once the revised plan set is submitted, staff assigns the project to the next available agenda and notices the project for a public hearing. This process typically takes about 8 weeks (about 2 months) in total. Once the project is approved, the applicant could submit for building plan check after the 15-day appeal period has expired *(Source: City of San Marino, 2021)*.

The City has adopted Residential Design Guidelines to guide residents as well as review by the DRC (Design Review Committee). The purpose of these design guidelines is to provide a clear and concise summary of the City's design policies for projects within the City's residential neighborhoods. The guidelines address neighborhood compatibility, site development, physical design components, and landscaping.

Certain projects that exceed Code allowances or otherwise require an additional level of review will require either a Variance or Conditional Use Permit (CUP). Currently, multi-family projects in the zones where multi-family uses are allowed require a CUP (e.g., C-1 and H&C zones).

These applications are heard by the Planning Commission. If the project also requires Design Review, the Planning Commission will review both actions. City staff tries to work with applicants ahead of time to determine the feasibility of their proposed project. Staff tries to guide applicants toward a solution that has the best chances of approval. Depending on the complexity of the project, initial Community Development Department review for new construction requiring Design Review Committee (DRC) or Planning Commission review averages approximately three to four weeks.

Table 31 illustrates the approximate local processing times for developments in San Marino, in line with the requirements of the State Permit Streamlining Act of 1992.

TABLE 31: LOCAL DEVELOPMENT PROCESSING TIME

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	45-90 days
Design Review	30-90 days
Tentative Tract Map/Parcel Map/Subdivision	45-90 days
Variance	45-90 days
Zoning Amendments or Zone Change	45-90 days
General Plan Amendment	45-90 days
Environmental Initial Study	60 days
Negative Declaration	90-180 days
Environmental Impact Report	1 year*
Source: City of San Marino, 2021 *NOTE: If the applicant modifies the application, or if the applicant submits a written request for a time extension, the maximum time period for review may be extended for up to 90 additional days.* **Upon mutual consent of the Director and the project sponsor, this one-year time limit may be extended once for a period of not more than 90 days pursuant to* CEQA Guidelines Section 15108.	

Table 31 identifies the approximate time from submittal to the initial public hearing. Since projects may require more than one hearing before the Planning Commission or DRC, it is also important to consider the length of time between submittal and approval or denial. For 2021, City staff reviewed the total amount of time it took for a project to go from the initial submittal by the applicant to an approval or denial from the DRC or Planning Commission. Staff found that the average time to process a variance application was 56 days, the average time to process a CUP application was 61 days, and the average time to process a DRC application was 68 days. These time frames include the time that the applicant spends correcting or changing plans at the direction of staff or the approving body, as well as multiple hearings, if necessary.

Once projects have completed the public hearing process, or once staff determines the project does not require a hearing, the applicant may submit for building plan check. The City of San Marino contracts with an outside plan checker for this service. Once the plans are structurally approved, they are reviewed by both the Planning and Fire Departments. Informal conversations with some architects indicate that the City processes plans within a reasonable time frame; however, other architects and some public input has indicated that the time to get a new home approved is extensive even if the design guidelines are followed.

As discussed in Section 4.4.1, there can be a high level of public input and resistance to development projects that include additional housing, especially at higher densities, which can lead to a variety of constraints on housing development. Community members may pressure the Planning Commission and City Council to deny projects, and in some cases may also threaten legal action on some planning applications.

Establishing a set of objective design and development standards will be important to provide developers with a level of certainty, overcome any delays, and to allow ministerial processing of

residential permits. The City recently approved objective design and development standards for multi-family development, which applies to all multi-family development projects in the City. As part of Program 1.9, the City will revise the adopted objective design standards for multi-family development in the H&C zone to ensure maximum densities can be achieved. Additionally, Program 1.5 establishes objective design standards for ADU and SRO development.

This Housing Element includes programs to establish new residential zones (e.g., RM1 and RIH) and new mixed-use zones (e.g., MU-1 and MU-2) to permit multi-family development in the City. As part of these programs, objective design standards will be prepared for each of these new zones (see Programs 1.7, 1.8, 1.9, and 1.17) As part of these programs, the City will commit to consult with the development community through outreach efforts at least once a year during the planning period and during public meetings to determine whether the standards facilitate or constrain the development of housing in the City. The City will make a formal evaluation of its development standards 18 months after adoption of the Housing Element. If it is determined that the standards are creating a constraint, then the City shall revise the objective design standards no later than 30 months after the adoption of the Housing Element.

Development projects in these zones that meet the objective design standards will be approved ministerially by the City's Community Development Director and will not go through the design review process or to public hearing for approval before the Planning Commission or City Council.

With implementation of Housing Element programs, multi-family projects that meet the requirements of the objective design standards prescribed by the respective zone will be processed ministerially and will not require a CUP or be subject to Planning Commission or DRC approval. Additionally, pursuant to Section 21080 of the Public Resources Code, projects in which public agencies exercise only ministerial authority are exempt from the CEQA compliance process. The City's Community Development Director will grant CEQA exemptions on qualifying projects.

Historic Preservation

The City of San Marino is dedicated to preserving its Historical Resources. The City administers its own designation program for historic landmarks within the City. These resources are governed at the local level by Chapter 23.18 of the San Marino Municipal Code. While designated historic properties have additional requirements for development or redevelopment, these do not pose as a significant constraint because there are only eleven designated historic properties identified within the City. However, in the 2020 Citywide Historic Resources Survey Report, field surveyors identified a total of 286 resources that appear eligible for listing as a City of San Marino Historic Landmark, and several historic districts were named by the City.

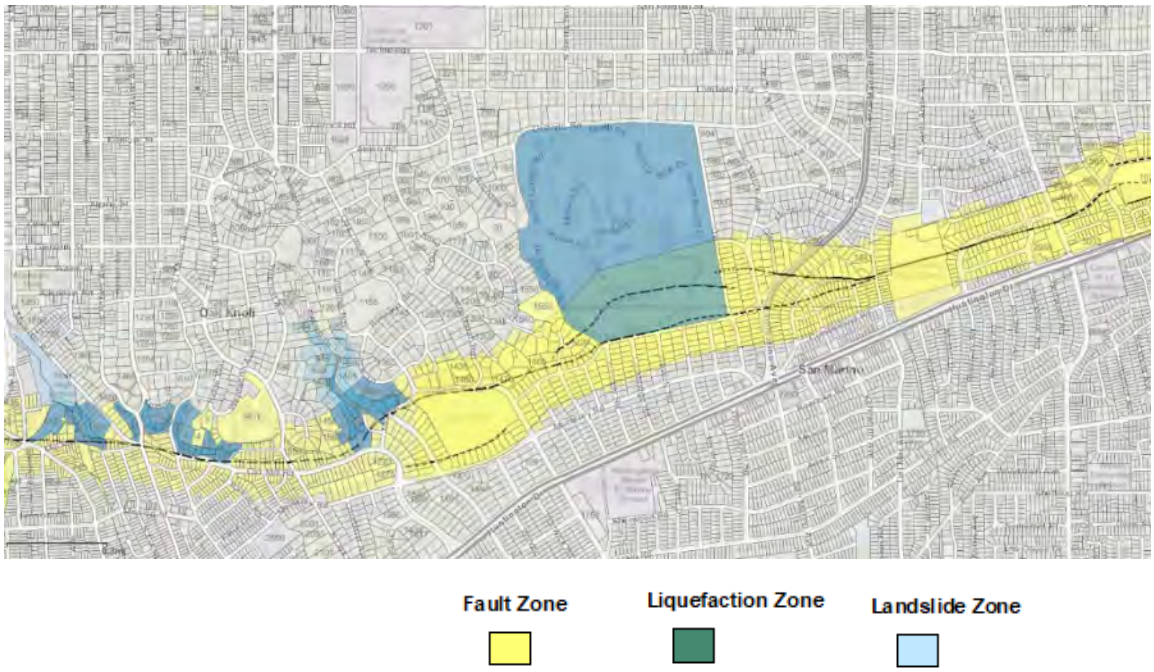
Environmental and Infrastructure Constraints

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:** The City regulates the construction of new habitable structures within the identified hazard areas, shown in Figure 32, through the requirement of setbacks and construction standards in accordance with State law. Design and construction requirements related to seismic hazards are based on hazard mapping and Seismic Design Categories. The San Marino Municipal Code provides requirements and regulations for different Seismic Design Categories. These building requirements are likely to increase costs of housing development but are necessary to mitigate risks and minimize loss of life and property associated with these hazards.

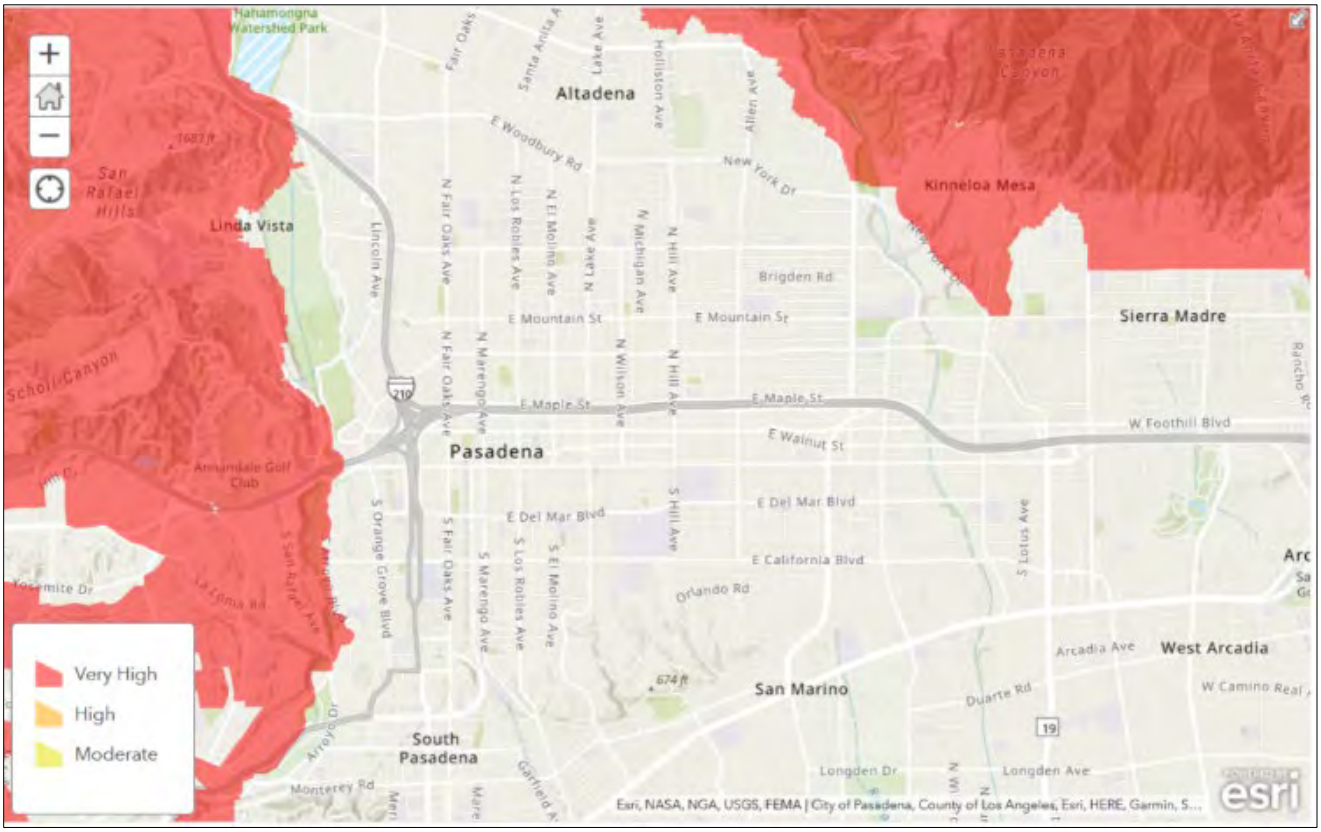
FIGURE 32: FAULT, LIQUEFACTION AND LANDSLIDE ZONES MAP



- **Flooding:** The City is at minimal risk for flooding; however, three specific flood areas have been identified which are susceptible to localized flooding in an intense storm period. 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. San Marino has experienced isolated high wind events in the past, prompting the City and homeowners to consider high wind hazards. For example, properly maintained trees are an important factor in reducing property damage during wind events.
- **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:** There are no fire hazard severity zones within San Marino as identified by CAL FIRE (see Figure 33) However, the City has established its own locally designated Very High Fire Hazard Severity Zone (VHFHSZ) with more stringent fire-safe building requirements.

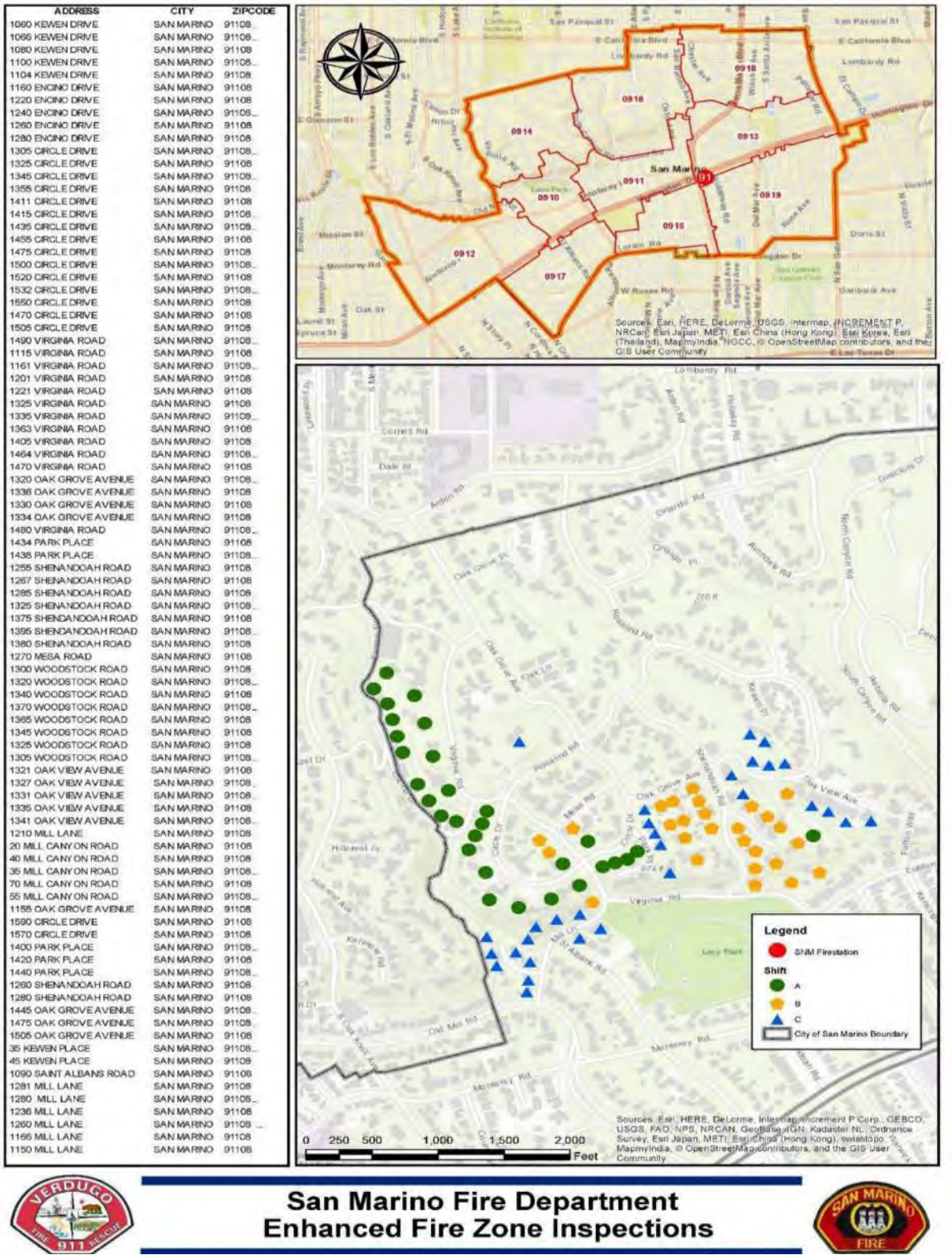
These requirements affect the Estate Residential zone in the northwest area of the City, shown in Figure 34, which has increased fire risk due to its hilly topography, vegetation, and the presence of wood shake shingle roofs. The City has adopted the 2019 California Fire Code, which addresses requirements for fire sprinklers and fire alarms in residential buildings as well as brush clearance for homes in the locally designated VHFHSZ. These building requirements are likely to increase costs of housing development but are necessary to mitigate risks and minimize loss of life and property associated with these hazards. Furthermore, these hazards should be considered when making changes to residential density in the City, to avoid placing more homes at increased risk due to fire hazards.

FIGURE 33: CAL FIRE: FIRE HAZARD SEVERITY ZONE MAP



Source: CAL FIRE

FIGURE 34: CITY OF SAN MARINO ENHANCED FIRE INSPECTION ZONE MAP



Source: City of San Marino Local Hazard Mitigation Plan, 2019

- **Noise:** Residential uses are considered a noise-sensitive use rather than a noise-generating use and are the most sensitive to loud noise. The principal noise sources in San Marino generate from local traffic, and noise measurement taken in 2021 indicate that traffic noise levels have not increased over the last ten years. Noise is not considered a significant problem in the City. Title 24 of the California Code of Regulations establishes an interior noise standard of 45 dB(A) as suitable for residential spaces; this can typically be achieved through standard construction methods.

Infrastructure Constraints

San Marino is a fully developed city and there are very few on or off-site improvements that are required as part of the development of housing. Most housing construction involves the demolition of an existing housing unit and the construction of a replacement unit, meaning all infrastructure is already in place. As part of the building permit process, the City will occasionally require the provision of on-site and off-site improvements necessitated by the development, such as improvements to curbs and gutters, alleys, streets, sidewalks, streetlights, and utility undergrounding. 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.

- **Energy:** Compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development. Title 24, Part 6, California Energy Efficiency Standards, is a set of requirements for energy conservation, green design, construction maintenance, safety, and accessibility. Title 24 was published by the California Building Standards Code and applies to all buildings in California, not just state-owned buildings and requires all residential construction to meet minimum energy conservation standards through either a prescriptive or performance-based approach. The former approach requires each individual component of a building to meet an identified minimum energy requirement. The performance approach, on the other hand, allows developers to choose a range of measures which, in total, meet specified energy conservation targets. Title 24 regulations and requirements are enforced when an applicant pulls a building permit for a proposed project and have plans reviewed or a building inspected.

In addition to Title 24, all residential projects are required to meet state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the California Building Codes based on model codes produced by various professional organizations.

Promoting energy conservation has become a consistent theme in regulations, green building practices, and general business operations. For San Marino, opportunities flourish to promote energy-efficient practices in the siting, design, construction, and renovation of housing stock. These practices not only respond to regulatory requirements, but also can generate significant community, environmental, and economic benefits and do not constitute constraints on housing development.

- **Water:** The California America Water Company provides water services for the City of San Marino. Adequate water is available to serve existing and projected residences through 2021

and do not pose a constraint to development. See Section 3.6.1 for additional discussion regarding infrastructure available to support residential development.

4.4.3 Local Ordinances

A city ordinance, or local ordinance, is an authoritative law or regulation made and adopted by a city government as opposed to a law or regulation made by a state or national government. In this Housing Element, local ordinances represent the City's effort to remove governmental and non-governmental constraints that hinder the City's ability to meet its RHNA and address special housing needs, including housing needs for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Table 32 below identifies the City's housing related ordinances and the housing constraints the ordinance is intended to address. Additionally, the table below identifies Housing Element programs that will ensure the ordinance is adopted and/or will ensure additional ordinances are adopted to enhance the City's ability to reduce housing constraints during the planning period.

TABLE 32: LOCAL ORDINANCES TO REDUCE HOUSING CONSTRAINTS

Ordinance	Year Adopted/ To be Adopted	Objectives	Housing Element Program(s)	Constraints Addressed
Accessory Dwelling Units	2020	To comply with State law, allow the City to enact standards for development of ADUs in residential zones within the City, and ensure the availability of affordable housing for family members, students, and elderly.	Program 1.1 to update ordinance as necessary to remain consistent with State law. Program 1.3 to amend ordinance to include incentives if City is not on track to meet ADU projections for lower-income households. Program 1.5 to adopt objective design standards for ADUs. Program 3.6 to amend ordinance to allow pre-approval for ADUs	Limited vacant land available for new residential development. Community opposition to new housing development, especially higher density. Single-family land use and zoning regulations. Building code. Design review process. Permitting and processing procedures.

Ordinance	Year Adopted/ To be Adopted	Objectives	Housing Element Program(s)	Constraints Addressed
			that incorporate at least 2 tenets of the Universal Design program.	
Objective Design Standards	2023/ 2024	To establish objective design standards for multi-family residential developments in the RM1 zone, MU-1 and MU-2 zones, H&C zone, and C-1 zone; ADUs; and SROs to achieve high quality design that conforms to community priorities. To remove design review process constraints.	Program 1.5 to ensure adoption of objective design standards for ADUs and SROs. Programs 1.7,1.8, 1.9, and 1.17 to ensure adoption of objective design standards for zones that allow multi-family development..	Community opposition to new housing development, especially higher density. Design review process. Permitting and processing procedures.
Single Room Occupancy	2024	To comply with State law and allow SRO development in the C-1 Zone by-right if at least 20% of the project units are provided as affordable to low-income households and design and development standards are met.	Program 1.6 to ensure adoption of ordinance. Program 1.5 to adopt objective	Community opposition to new housing development, especially higher density. Zoning regulations for residential uses in C-1 Zone.

Ordinance	Year Adopted/ To be Adopted	Objectives	Housing Element Program(s)	Constraints Addressed
			design standards for SROs.	Design review process. Permitting and processing procedures.
Multi-Family Housing	2024	To allow multi-family housing development at densities between 20 du/acre and 40 du/acre in the new RM1and MU zones pursuant to design and development standards.	Programs 1.7, 1.8, and 1.17 to ensure the RM1 zone, MU zones, and the RIH zone are established, respectively.	Limited vacant land available for new residential development.
State Density Bonus	2024	To comply with State law and incentivize projects that meet the City's demonstrated housing needs for low-income households and seniors.	Program 1.10 to ensure adoption of ordinance.	Single-family land use, zoning, and density regulations.
Reasonable Accommodation	2024	To comply with State law and allow for reasonable accommodations in the City's zoning and land use regulations when reasonably necessary to provide an individual with a disability an equal opportunity to use and enjoy their home.	Program 3.1 to revise the City's ordinance to require ministerial approval and monitor effectiveness of ordinance.	Land use and zoning regulations. Permitting and processing procedures.

Ordinance	Year Adopted/ To be Adopted	Objectives	Housing Element Program(s)	Constraints Addressed
Universal Design	2024	To inform building techniques that can be incorporated into new and remodeled homes to accommodate aging and disabled residents and incentive residential development that incorporates these techniques into the building design.	Program 3.5 to ensure adoption of ordinance.	Land use and zoning regulations. Building codes.
Low Barrier Navigation Centers	2024	To comply with State law and allow for low barrier navigation centers to be a permitted use by-right in zones that allow for multi-family uses.	Program 3.7 to ensure adoption of ordinance.	Zoning regulations for residential uses. Permitting and processing procedures.
Residential Care Facilities (with seven or more people)	2024	To allow for non-licensed residential care facilities with seven or more bedrooms to be a use permitted by-right (e.g., not subject to a CUP) in zones that permit multi-family uses.	Program 3.8 to ensure adoption of ordinance.	Zoning regulations for residential uses in C-1 Zone. Design review process. Permitting and processing procedures.
Employee Housing	2024	To comply with State law and permit employee housing for six or fewer employees in the R-1 Zone.	Program 3.10 to ensure adoption of ordinance.	Single-family land use and zoning regulations. Permitting and processing procedures.
Emergency Shelters	2024	To comply with State law for the provisions of emergency shelters in the City's zones that allow multi-family uses.	Program 3.4 to ensure the City's provisions for	Zoning regulations for residential uses.

Ordinance	Year Adopted/ To be Adopted	Objectives	Housing Element Program(s)	Constraints Addressed
			emergency shelters is consistent with the requirements of State law, as amended by AB 2339.	Design review process. Permitting and processing procedures.
Transitional and Permanent Supportive Housing	2024	To comply with State law and permit transitional and supportive housing uses in zones that allow multi-family housing by-right pursuant to the City's objective design standards prescribed for multi-family residential uses.	Program 3.11 to ensure adoption of ordinance.	Zoning regulations for residential uses. Design review process. Permitting and processing procedures.

4.5 FAIR HOUSING ANALYSIS

4.5.1 Introduction and Overview of AB 686

Assembly Bill 686 (Affirmatively Furthering Fair Housing, or AFFH) was adopted into law in 2018 and became effective on January 1, 2019. The law requires state and local agencies to take proactive measures to correct any housing inequalities related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. Agencies must ensure that their laws and programs affirmatively further fair housing, and that they take no actions that do not do so.

Under State law, affirmatively furthering fair housing, or AFFH, means "taking meaningful actions, in addition to combatting discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Agencies must include in their Housing Elements a program that promotes fair housing opportunities for all persons. In the context of a community's housing needs, AFFH is not just about the *number* of units needed, but also about *where* the units are located and *who* has access to them.

HCD released its guidance for fair housing assessments after the first administrative draft of the Housing Element Update was completed; however, this guidance was used to prepare the Adopted Housing Element (February 9, 2022) and subsequent drafts. In accordance with HCD's guidance, this fair housing analysis is organized into five different subsections: enforcement and outreach capacity, segregation and integration patterns and trends, areas of concentration in poverty and affluence across racial and ethnic groups, disparities in access to opportunity, and disproportionate housing needs, including displacement. In accordance with the requirements of AB 686, this section also includes an analysis of the location of identified housing sites and capacity (e.g. number of units) by income category and evaluates whether the location of units by income category exacerbates or improves existing patterns for all components of the assessment of fair housing.

Additionally, this analysis identifies the City's fair housing issues, contributing factors that perpetuate these issues, and programs included in this Housing Element to address fair housing issues.

For the purpose of the required regional comparative analysis, the Assessment of Fair Housing includes data for the San Gabriel Valley Council of Governments, the SCAG subregion of which the City of San Marino is included, Los Angeles County, or the SCAG region overall. Prior to release of the Adopted Housing Element (February 2022), this section of the housing element was updated and distributed separately for stakeholder input and public outreach (see Appendix B). Summary of Fair Housing Issues and Contributing

4.5.2 Fair Housing Enforcement and Public Outreach Capacity

Federal and State Regulations and Enforcement

Federal, state, and local laws make it illegal to discriminate based on a person's protected class. At the federal level, the Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, national origin, familial status, and disability. In California, the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act also make it illegal to discriminate based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Federal

and state fair housing law both prohibit intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression. Both the state and the federal government have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations and hate violence. The agency processes complaints online, over the phone and by mail. At a federal level, HUD also processes, investigates, and enforces any complaints in violation of the Federal Fair Housing Act.

Fair Housing Education and Enforcement at a Regional Level

Several organizations provide fair housing services in Los Angeles County, including outreach and education, complaint intake, and testing and enforcement activities, for both providers and consumers of housing. These organizations include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), which exists as substantially equivalent agency to HUD in the state, and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC receives a multi-year grant from HUD to conduct systemic testing in areas within Los Angeles County where statistics point to any form of discrimination covered by applicable fair housing laws and, in particular, persistent housing discrimination based on race, national origin, familial status and disability. HRC also provides intake of allegations of housing discrimination and provides resolution for housing discrimination, including mediation. Other activities include: systemic rental tests; design and construction inspections; accessibility surveys of tenants; referring tests that uncover discriminatory activity to HUD; litigation for appropriate enforcement action; fair housing counseling, investigation, and resolution for complainants; intakes of fair housing queries; training of new testers; refresher courses; reasonable accommodation/modification requests for the disabled; monitoring fair housing settlement agreements and zoning changes; as well as a host of education and outreach activities.

The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD's webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

Fair Housing Education and Enforcement at a Local Level

The City has a robust Code Enforcement policy, but it is not relevant to Fair Housing as it is mainly focused on Code violations pertaining to the erection, construction, reconstruction, moving, conversion, and alteration of buildings. As discussed below, there are no fair housing complaints in the City, which could mean a lack of cause for complaint or a potential lack of awareness about fair housing rights. To improve enforcement, this Housing Element expands Program 2.1 to include training for code enforcement officers on fair housing laws and how to coordinate interjurisdictionally to remedy fair housing complaints if such complaints are reported during the planning period. Additionally, to improve fair housing awareness and education in the City, this Housing Element expands Program 3.2 to provide an informational page on the City's website that

identifies the City's process to address fair housing complaints, a description of the fair housing service provider, and a link to the fair housing service provider website. As part of Program 3.2, the City shall update the informational page each year to include the most current information regarding the City's fair housing process, fair housing laws, fair housing service providers, and contact information.

Fair Housing Complaints

According to the City and data from HUD, there have been zero Fair Housing and Equal Opportunity complaints in the City. The City does not prescribe to any practices or policies that would impede existing fair housing laws and regulations. Should a Fair Housing or Equal Opportunity complaint arise, the City has the capacity to take all necessary actions to remedy the compliant and maintain compliance.

Public Housing

The City of San Marino does not currently have any public housing buildings in the City limits. Likewise, there are no residents receiving housing choice vouchers.

Public Outreach

The 6th cycle Housing Element Update has been undertaken during the COVID-19 global pandemic. Public outreach, which is the cornerstone of the preparation process, had to be adjusted to allow and encourage meaningful public participation and input without the ability to meet or gather in-person. Staff and consultants made use of multiple digital platforms to facilitate the public input. Through community opinion surveys, stakeholder interviews, public workshops, and continued correspondence with advocacy groups, service providers, and developers, the City has consistently put forth efforts to engage the public during the update process. A complete outline of public outreach efforts can be found in Section 1.4.

Specific public outreach was done around the Fair Housing Analysis, including the distribution of the Draft Fair Housing Analysis to housing service providers and other stakeholders in the region, to ensure the data used accurately represents fair housing issues and integrates local knowledge. Stakeholder input was considered in the preparation of the Fair Housing Analysis, as well as integrating principles of Affirmatively Furthering Fair Housing (AFFH) into housing policies and programs (found in **Section 2**) and housing sites (see **Section 3**), ensuring local concerns are addressed.

Local and Regional Stakeholders participating in AFFH outreach included:

- Abundant Housing Los Angeles;
- Union Station Homeless Services;
- Sycamores Child and Family Service;
- Friends in Deed; and
- Pomona Homeless Outreach.

Stakeholder and community input received during the public outreach process and how the City incorporated input is provided in Appendix B.

4.5.3 Local and Regional Patterns and Trends in Segregation and Integration

In accordance with HCD's guidance, the fair housing analysis must discuss levels of segregation and integration for race and ethnicity, familial status, persons with disabilities, income, and identify the groups that experience the highest levels of segregation. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a particular geographic area when compared to a broader geographic area.

Racial and Ethnic Groups in San Marino and Subregion of San Gabriel Valley

As shown in Table 33 below, the Asian population makes up 60.5% of the City's population, which is substantially higher than the Asian population in nearby communities. The second highest ethnic population in the City is "White" with 31.5%, which is lower than the White population in nearby communities. The third highest ethnic population in the City is "Hispanic or Latino" with 6.3%, which is the same Hispanic or Latino population in Pasadena, and substantially lower than El Monte and Los Angeles County. The "Black" population comprises 1.9% of the City's population, which is lower than the Black population in Pasadena and Los Angeles County and higher than the Black population in El Monte.

TABLE 33: COMPARISON OF RACIAL AND ETHNIC COMPOSITION WITH NEARBY COMMUNITIES

Racial/Ethnic Group	San Marino	Pasadena	El Monte	Los Angeles County
White	31.5%	49.5%	38.8%	52.1%
Black	1.9%	5.8%	0.6%	8.1%
Asian	60.5%	17.4%	28.8%	14.7%
Native Hawaiian or Pacific Islander	0.20%	0.00%	0.8%	0.3%
American Indian and Alaska Native	0.00%	0.2%	0.9%	0.8%
Hispanic or Latino	6.3%	6.3%	65.7%	48.6%
Two or More Races	3.1%	5.7%	3.3%	4.1%
Some other Race	2.9%	21.3%	26.9%	19.9%
Totals exceed 100% because all races can include Hispanic or Latino origin. *Source: 2019 U.S. Census Bureau Quick Facts*				

San Marino's racial and ethnic composition differs greatly from Los Angeles County, where the population overall is about 49% Hispanic or Latino, 26% Non-Hispanic White, about 8% Black and about 15% Asian. San Marino also differs significantly in racial and ethnic composition from nearby communities in the San Gabriel Valley Council of Governments, as shown in Table 33.

Table 34 below shows the change in each of these populations in the City between 2010 and 2019. San Marino's White population is decreasing while the Asian population is increasing. The Black population also increased slightly over the last ten years, while the Hispanic or Latino population and those who identify as two or more races remained stable.

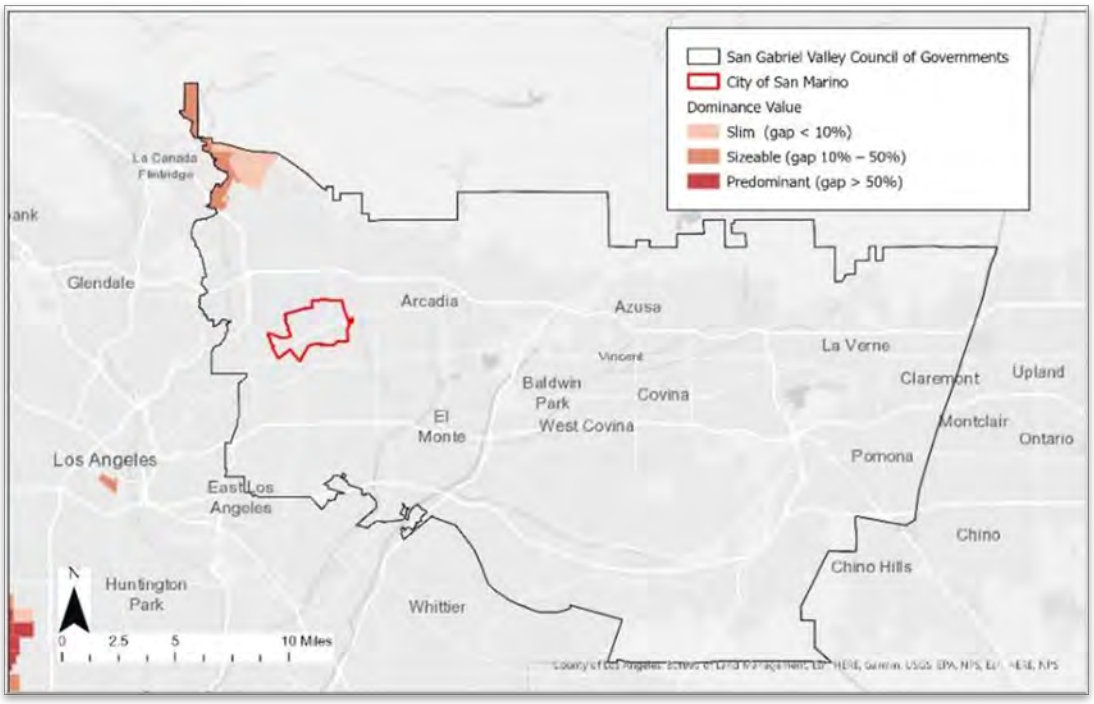
TABLE 34: CHANGE IN RACIAL AND ETHNIC COMPOSITION (2010 - 2019)

Racial/Ethnic Group	2010	2019
White	41.3%	31.5%
Black	0.4%	1.9%
Asian	53.5%	60.5%
Native Hawaiian or Pacific Islander	0.02%	0.20%
American Indian and Alaska Native	0.04%	0.00%
Hispanic or Latino	6.3%	6.3%
Two or More Races	3.1%	3.1%
Totals exceed 100% because all races can include Hispanic or Latino origin. *Source: 2010 Census; 2019 U.S. Census Bureau Quick Facts*		

Figures 35 - 39 below show which race or ethnicity is predominant in the City of San Marino and the surrounding communities of the San Gabriel Valley Council of Governments and by how much. The strength of the color indicates the extent to which one group is dominant over the next most populous. Many neighboring communities have predominately Asian, Hispanic, or Latino, or White Populations.

There is no predominant African American population in San Marino. Sub regionally, there are slim and sizable areas of African American predominance in the Northernmost census tracts of Pasadena.

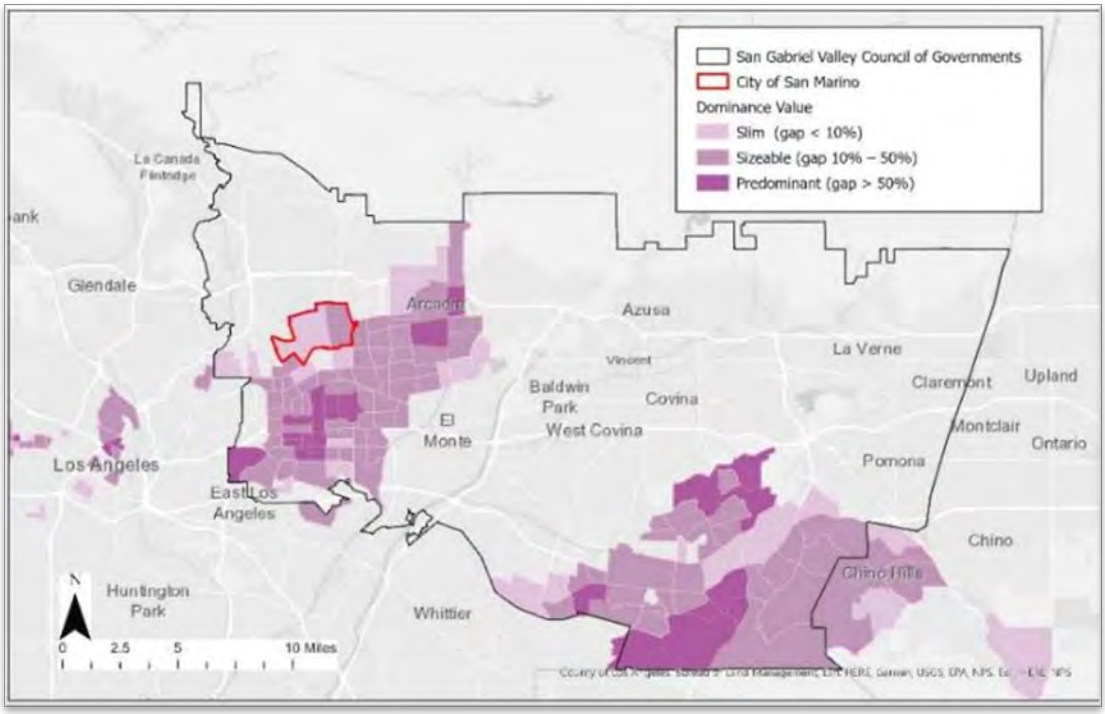
FIGURE 35: PREDOMINANT POPULATION AFRICAN AMERICAN MAJORITY



Source: AFFH Data Viewer, HCD, 2021

There is a slim to sizable predominant Asian population in San Marino, with the slim predominant Asian population in the western portion of the City and a sizable predominant Asian population in the eastern portion of the City. Sub regionally, the areas of highest Asian population predominance include census tracts in San Gabriel, Rosemead, Walnut, and Diamond Bar.

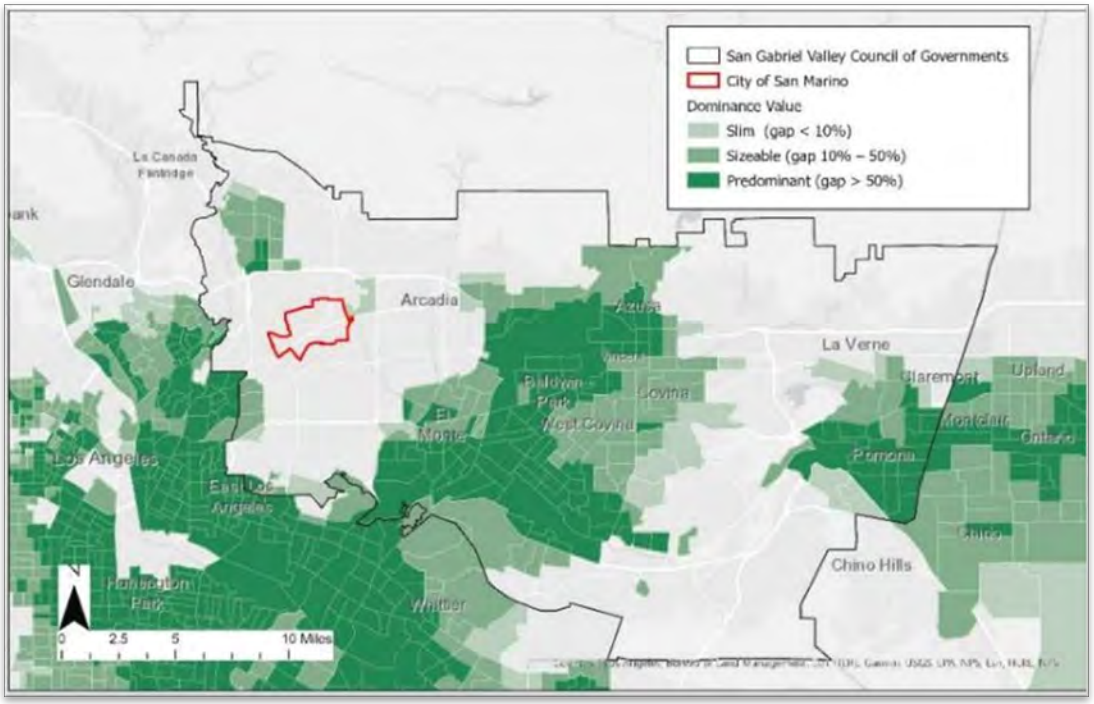
FIGURE 36: PREDOMINANT POPULATION ASIAN MAJORITY



Source: AFFH Data Viewer, HCD, 2021

There is no predominant Hispanic population in San Marino. Sub-regionally, the areas of highest Hispanic population predominance include census tracts in Pomona, El Monte, and Baldwin Park.

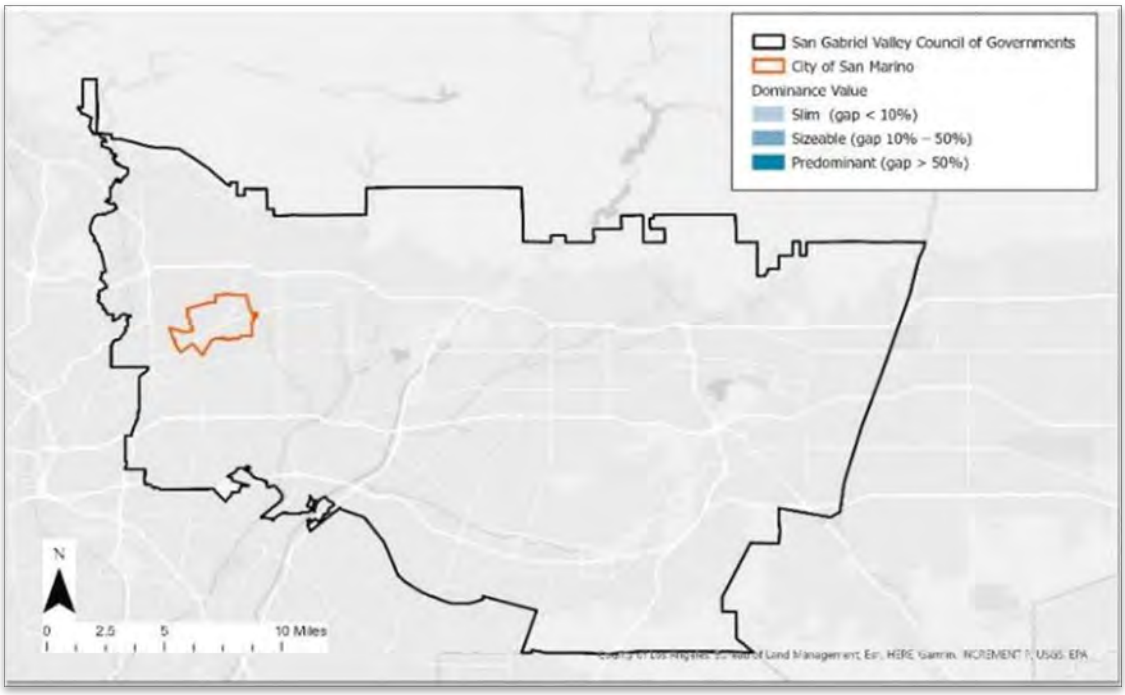
FIGURE 37: PREDOMINANT POPULATION HISPANIC/LATINO MAJORITY



Source: AFFH Data Viewer, HCD, 2021

There is no predominant Native American population in San Marino or in any of the surrounding areas in the San Gabriel Valley subregion.

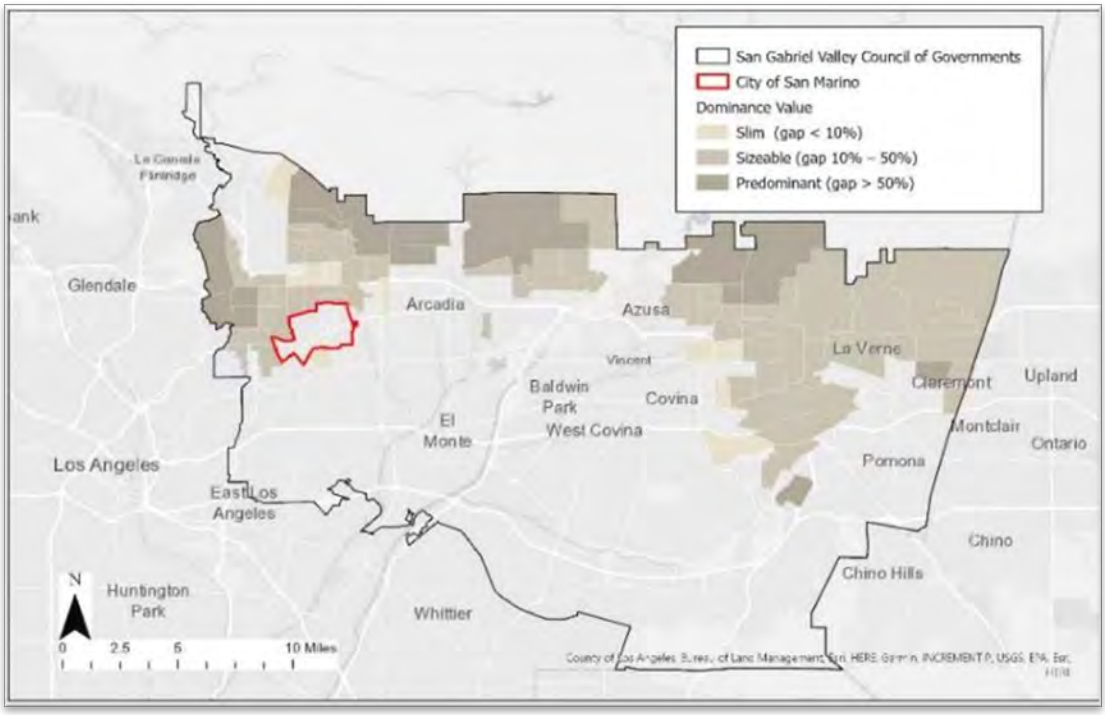
FIGURE 38: PREDOMINANT POPULATION NATIVE AMERICAN MAJORITY



Source: AFFH Data Viewer, HCD, 2021

There is no predominant White population in San Marino. Sub-regionally, the areas of highest White population predominance include census tracts in Claremont, Glendora, Monrovia, and Sierra Madre .

FIGURE 39: PREDOMINANT POPULATION WHITE MAJORITY



Source: AFFH Data Viewer, HCD, 2021

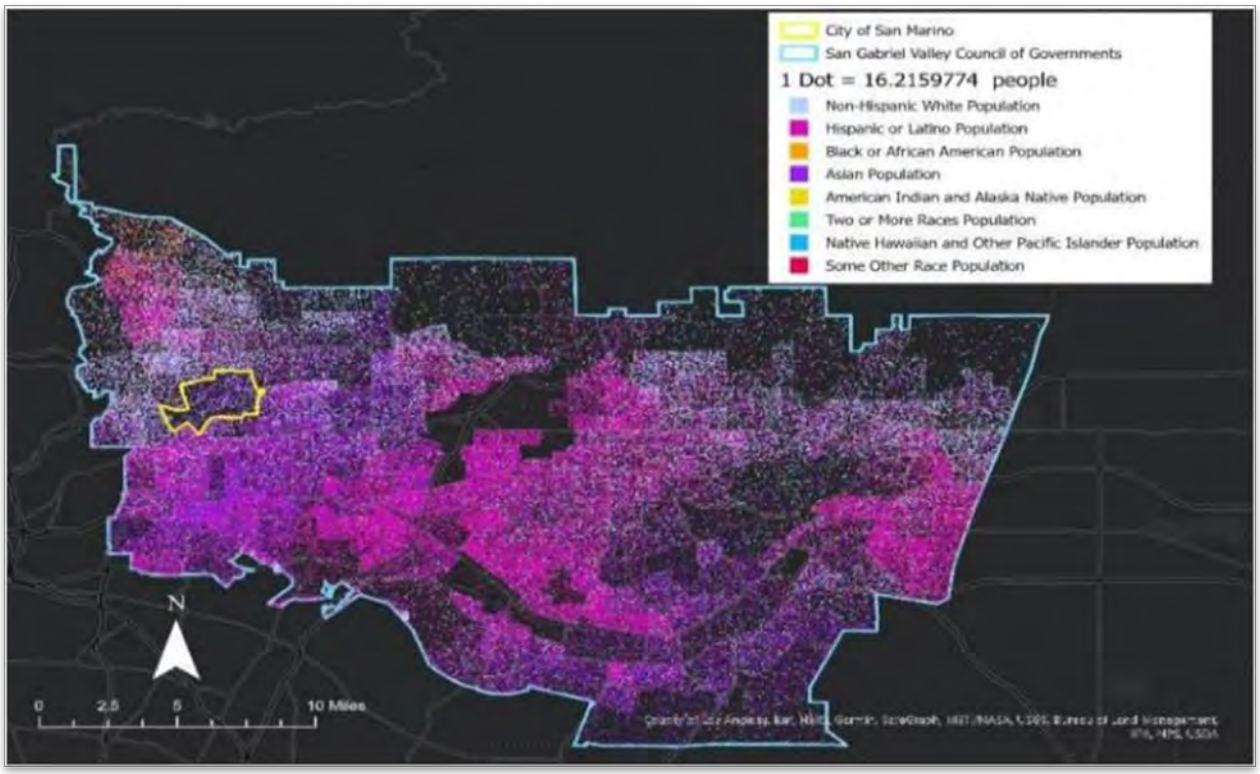
Racial dot maps provide an accessible visualization of geographic distribution, population density, and racial diversity of a population. Figures 40 and 41 show the racial dot density of the City and the surrounding region. As shown in Figures 40 and 41, the City's population is well integrated with a slightly higher Asian population when compared to the surrounding communities, which show higher rates of concentration of Asian and Hispanic or Latino populations.

FIGURE 40: RACIAL DOT DENSITY MAP OF SAN MARINO, CA



Source: ESRI, 2021

FIGURE 41: RACIAL DOT DENSITY MAP OF THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS



Source: ESRI, 2021

Dissimilarity and Diversity Indexes

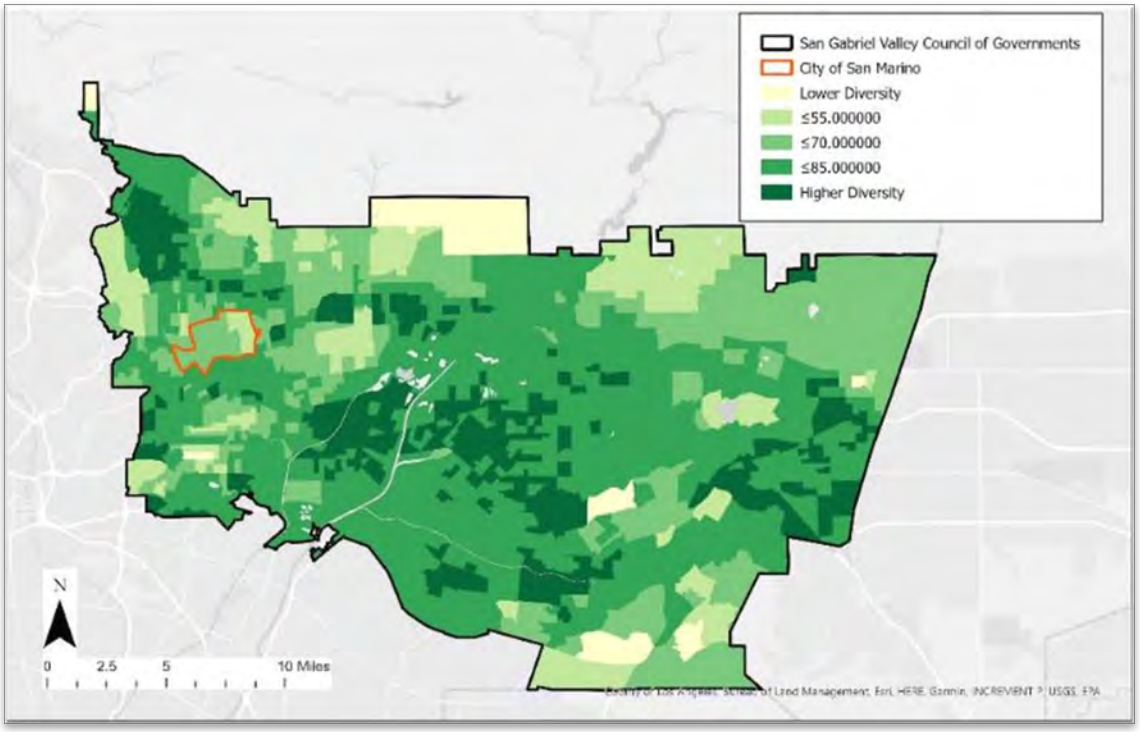
A Dissimilarity Index provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. Dissimilarity Indexes are also referred to as "exposure indices." This is because they show the exposure a given race group experiences with members of their own and each other race (as a percentage) in an average neighborhood of the city (or metropolitan area) being examined. The table below provides the diversity index values and descriptions

TABLE 35: DIVERSITY INDEX DEFINITIONS

Measure	Values	Description
Diversity Index [range 0-100]	<40	Low Diversity
	40-52	Moderate Diversity
	>55	High Diversity
Source: Brown University, Diversity and Disparities 2010		

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). Based on 2018 demographic estimates from ESRI, the average Diversity Index score for all block groups in San Marino is 56, meaning there is a 56 percent probability the two people randomly chosen would belong to different race or ethnic groups. As shown in Table 35 above, a Diversity Index score of 56 means that that the City has "High Diversity", making it more ethnically and racially diverse than other cities that are considered to have "Low" or "Moderate" diversity. As shown on Figure 42 below, the diversity in San Marino is lower than the surrounding cities in the San Gabriel Valley Council of Governments, which is due to a higher Asian population in the City.

FIGURE 42: 2018 DIVERSITY INDEX OF SAN GABRIEL VALLEY



Source: AFFH Data Viewer, HCD, 2021

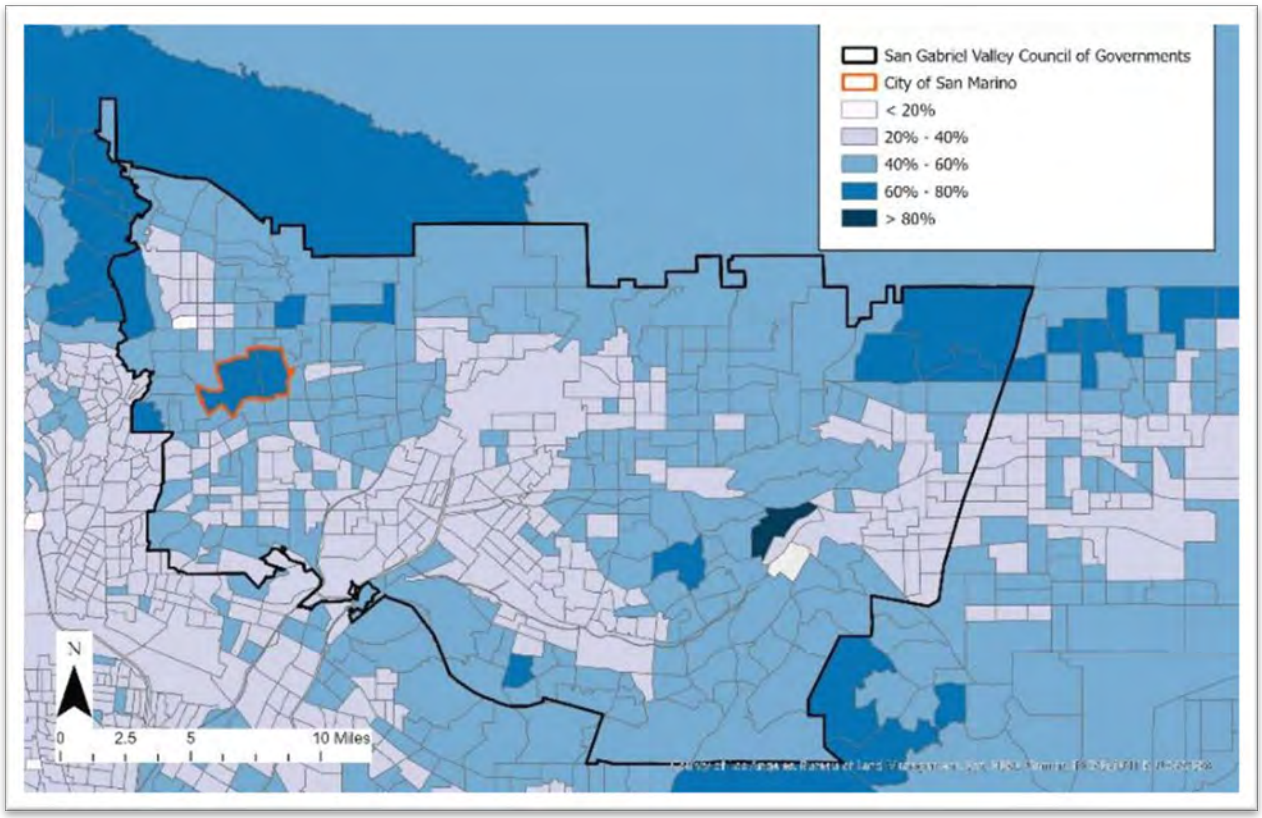
Given that there is a significantly higher Asian population in San Marino when compared to nearby areas, the City determined that the Asian population in San Marino experiences the highest levels of segregation. However, given that the City is still considered to have "High Diversity" based on its Diversity Index Score, the City determined that the degree of racial and ethnic segregation is less than the degree of segregation of other ethnic groups in other cities within the broader geographic area (see Figure 41).

Familial Status

It is important to analyze familial status to identify areas where a City might need to focus resources (i.e., single-person households, female-headed, large families, and/or elderly persons living alone).

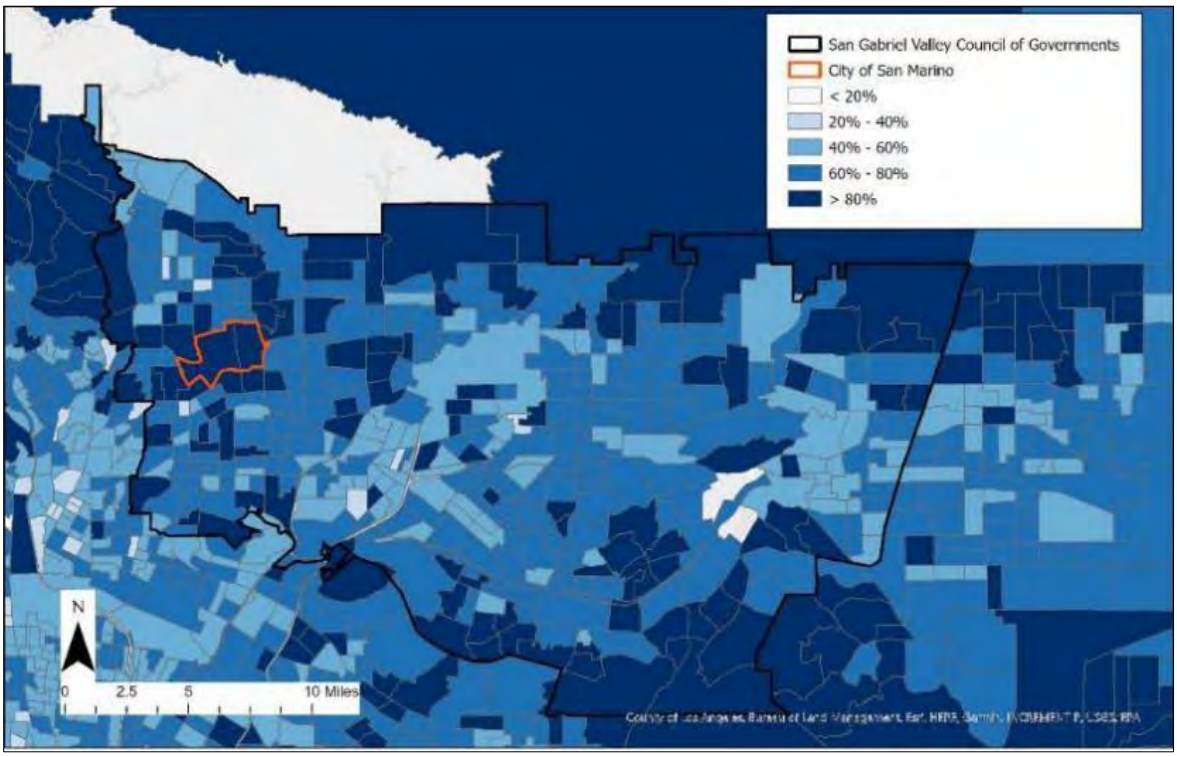
According to the 2019 ACS 5 -Year Estimates, there are no single-parent households with children under 6 years old in San Marino. As shown in Figure 43 below, 67.4% of San Marino's households consist of married couples, which is higher than most of the areas in the region. As shown in Figure 44 below, more than 80% of children in the City live in households with married parents. Within the context of the larger region, most areas consist of 60-80% of children living in households with married parents with some areas consisting of less than 60% of children living in households with married parents.

FIGURE 43: PERCENTAGE OF ADULTS LIVING WITH A SPOUSE BY CENSUS TRACT



Source: AFFH Data Viewer, HCD, 2021

FIGURE 44: PERCENTAGE OF CHILDREN LIVING IN A HOUSEHOLD WITH A MARRIED COUPLE BY CENSUS TRACT

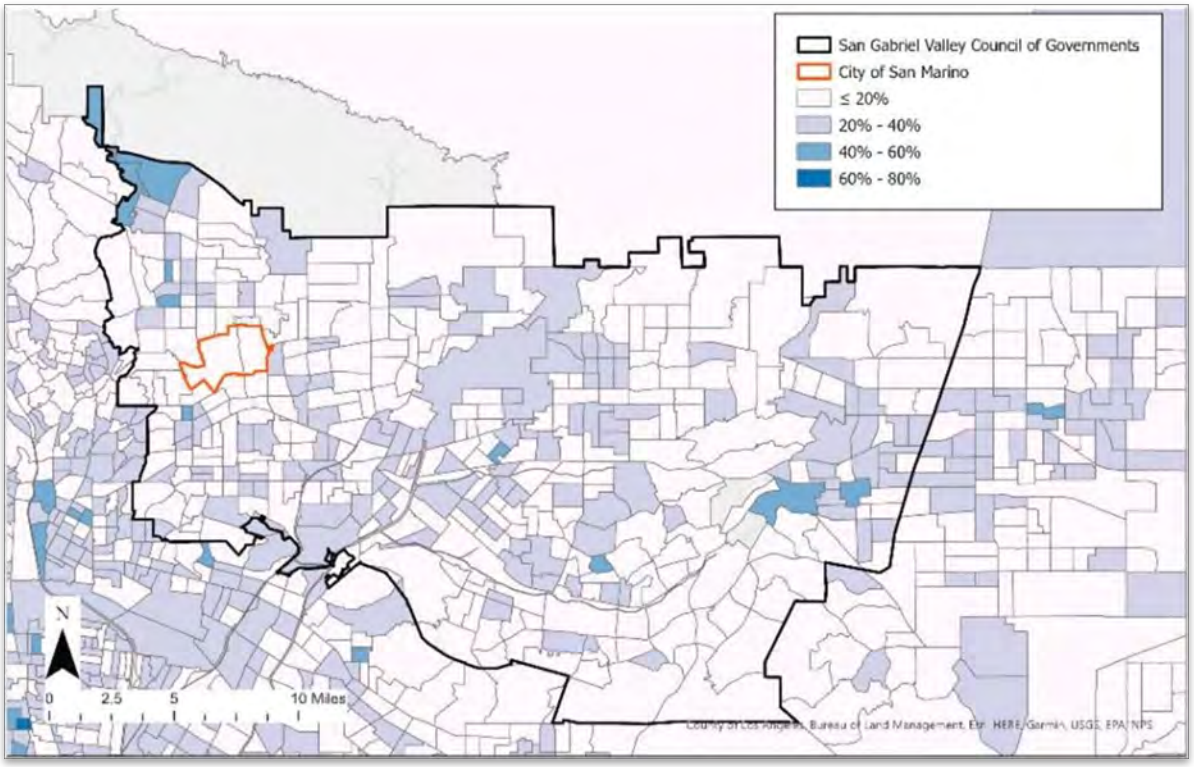


Source: AFFH Data Viewer, HCD, 2021

Of San Marino's 4,566 households, only 8.8% were female-headed (compared to 14.3% in the SCAG region); of those, just 3.9% had children at home and none had children under age six. San Marino and the majority of the surrounding communities in the subregion have low percentages of children living in Female Headed Households with no spouse or partner. Sub-regionally, census tracts in Northern Pasadena, South San Jose Hills, Baldwin Park, and Pomona have the highest percentages of Children in Female-Headed Households with no spouse or partner present.

The City also has a lower share of single-person households than the SCAG region overall. Of the City's 12.3% of single-person households, the majority (8.1%) are persons aged 65 or older.

FIGURE 45: PERCENTAGE OF CHILDREN LIVING IN FEMALE-HEADED HOUSEHOLDS WITH NO SPOUSE OR PARTNER PRESENT BY CENSUS TRACT



Source: AFFH Data Viewer, HCD, 2021

As discussed above, San Marino has a higher population of persons that are married and children with married parents when compared to most other areas in the region. As such, married couples and married couples with children in San Marino represent the familial groups that experience the highest levels of segregation when compared to the region. This pattern of segregation is expected as San Marino is developed with single-family neighborhoods and does not provide multi-family housing options. Single-family homes often provide more bedrooms, living space, and outdoor space, all of which are desired by married couples with children. Additionally, single-family homes are more expensive to own or rent, often requiring two incomes to be able to afford the higher housing costs. Furthermore, the lower concentration of single-person households and female-headed households in the City is likely due to the lack of smaller and more affordable housing options in the City, such as apartments.

Persons with Disabilities

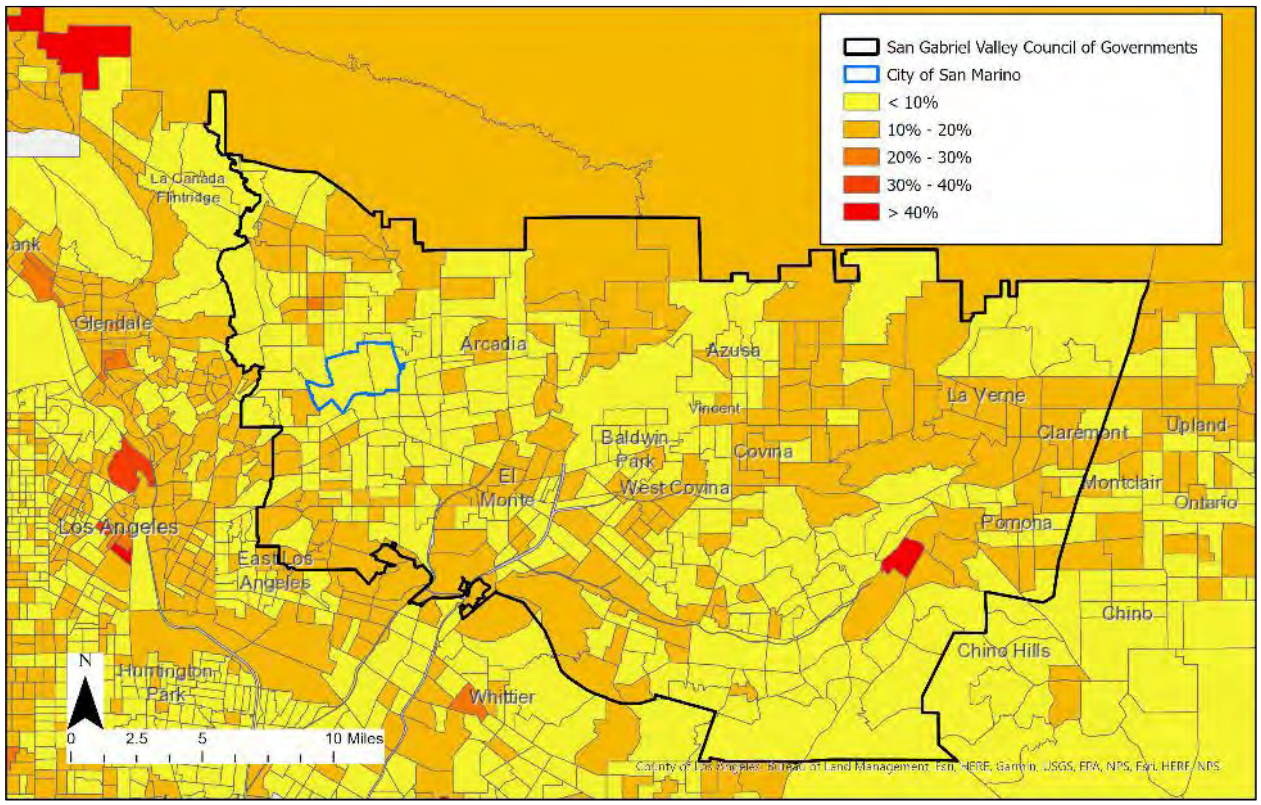
As seen in Table 36 below, there are fewer people living with disabilities in San Marino than in the County, State, or surrounding communities. There are no areas of concentration of disabled individuals in the City (see Figure 46 below). The City offers resources to disabled residents including their Wellness Check-in Call Program, where a member of City staff provides a weekly call to check-in, offer resources, and answer questions. The City participates in the Dial-A-Ride program for disabled residents whose disability prevents the use of regular public transit. The service is free for

eligible residents. Given that the City does not have a higher concentration of disabled persons when compared to other areas in the region, disabled persons in the City do not experience high levels of segregation.

TABLE 36: PERCENTAGE OF POPULATION WITH A DISABILITY 2019

Location	2019
San Marino	5.5%
Pasadena	7.9%
El Monte	9.9%
The County of Los Angeles	9.9%
California	10.6%
Source: 2019 ACS 5-Year Estimates, U.S Census Bureau	

FIGURE 46: PERCENT OF DISABLED POPULATION BY CENSUS TRACT 2015-2019



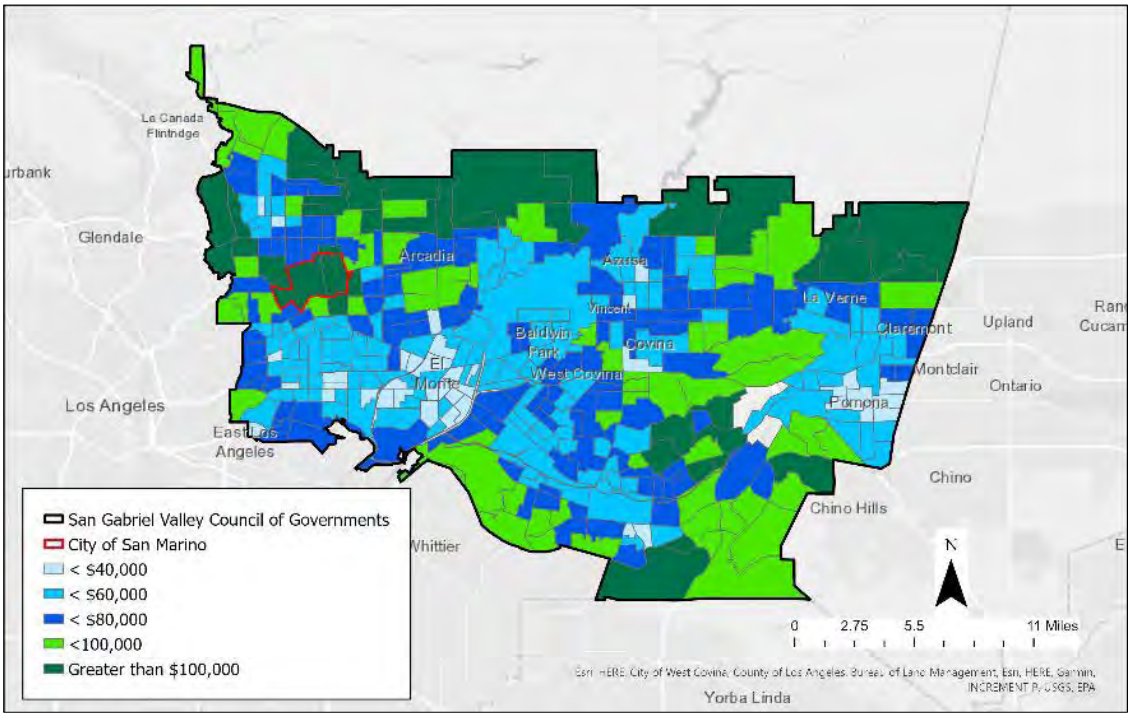
Source: AFFH Data Viewer, HCD, 2021

Income

As shown in Figures 47 and 48 below, median incomes are high and well dispersed throughout the City when compared to other areas in the region. Median incomes have risen throughout the San Gabriel Valley region in the last decade, particularly in Baldwin Park, La Puente, and El Monte (see Figure 48).

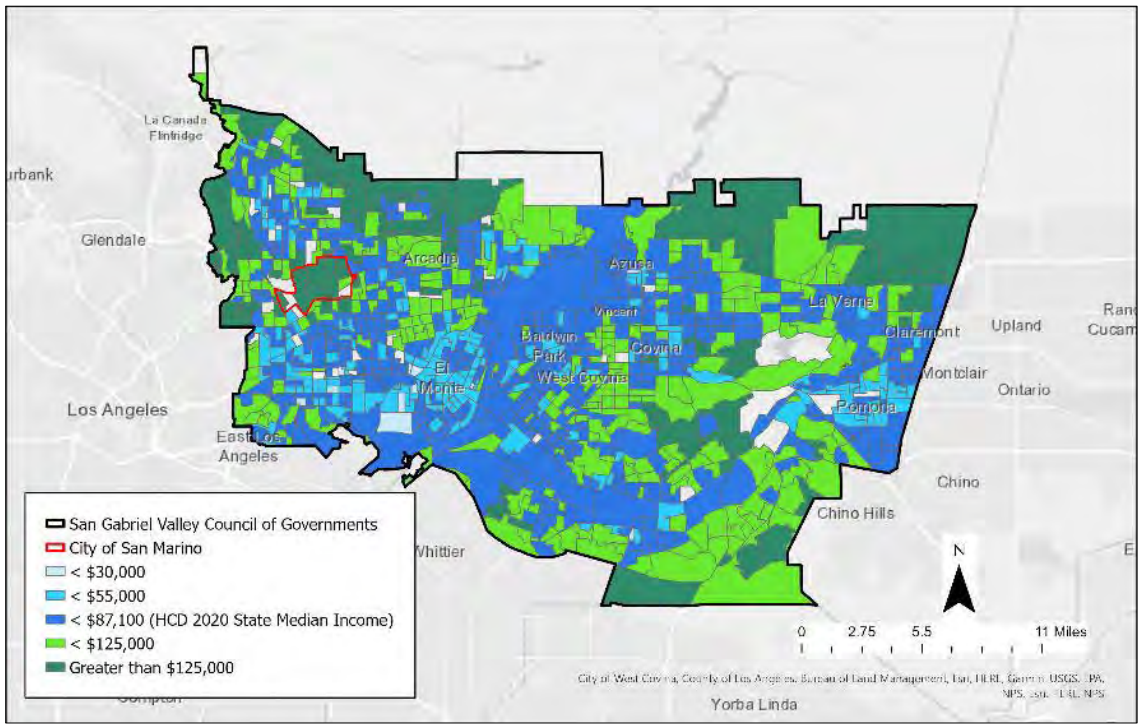
Additionally, median incomes in San Marino are well above the HCD 2020 State Median Income and are also higher than much of the surrounding area. Most census blocks in the San Gabriel Valley Region have incomes at or above the State Median Income.

FIGURE 47: MEDIAN INCOME BASED ON ACS 5-YEAR ESTIMATES 2010-2014



Source: AFFH Data Viewer, HCD, 2021 (Please note tracts in white have no available data)

FIGURE 48: MEDIAN INCOME BASED ON ACS 5-YEAR ESTIMATES 2015-2019



Source: AFFH Data Viewer, HCD, 2021 (Please note tracts in white have no available data)

Poverty

As shown previously in Figure 31, 6.1 percent of San Marino's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with a money income below $13,064/year while the threshold for a family consisting of 2 adults and 2 children was $25,465/year. Notably, half of households experiencing poverty in San Marino are Female-headed and almost 2% of households experiencing poverty are female-headed with children.

As discussed above, San Marino has a higher population of persons that have higher median incomes when compared to most other areas in the region. As such, households with higher incomes represents the income groups that experience the highest levels of segregation when compared to the region. Similar to the familial patterns in the City, this pattern of segregation is expected as San Marino is developed with single-family homes that are more expensive to own or rent when compared to multi-family housing options, which have not been permitted in the City. Furthermore, the lower population of persons with lower incomes in the City is likely due to the lack of more affordable housing options, such as apartments.

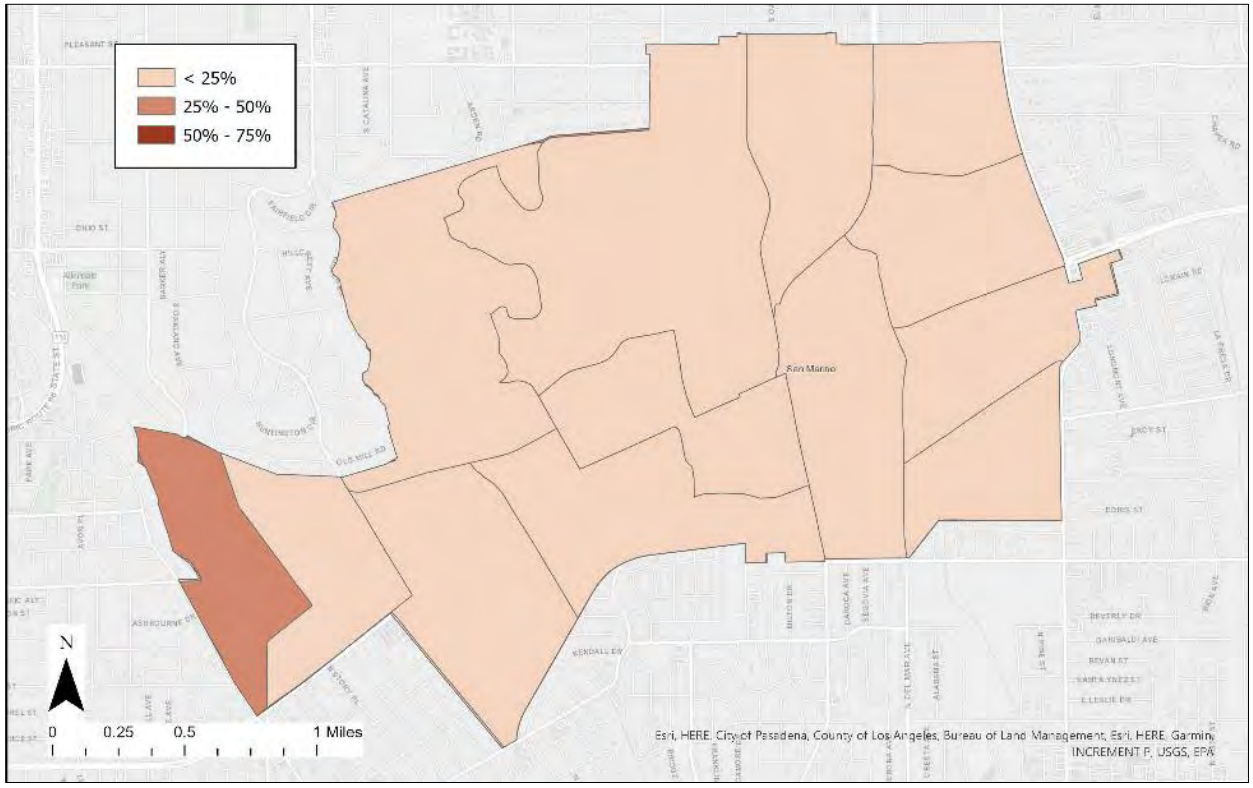
As discussed in Figure 49 below, the Westernmost block groups in the City has a higher concentration of low- to moderate- income households when compared to the rest of the City (ACS years 2011-2015). However, incomes can be low to moderate for many reasons and are not always associated with living in poverty, including retirees living on fixed incomes who own property or who have adequate savings. Additionally, as shown in Figures 47 and 48, the median income for households located in this block of the City is greater than $125,000 according to ACS data for years 2010-2014 and years 2015-2019. However, according to ACS data for years 2015-2019, the block

shown in light green in the southeastern portion of the City indicates a median income of less than $125,000 (see Figure 48); therefore, this area of the City may also have a higher concentration of low- to moderate-income households.

Subregionally, census block groups with higher percentages of low to moderate household incomes are located El Monte, Pomona, Pasadena, Baldwin Park, and San Gabriel.

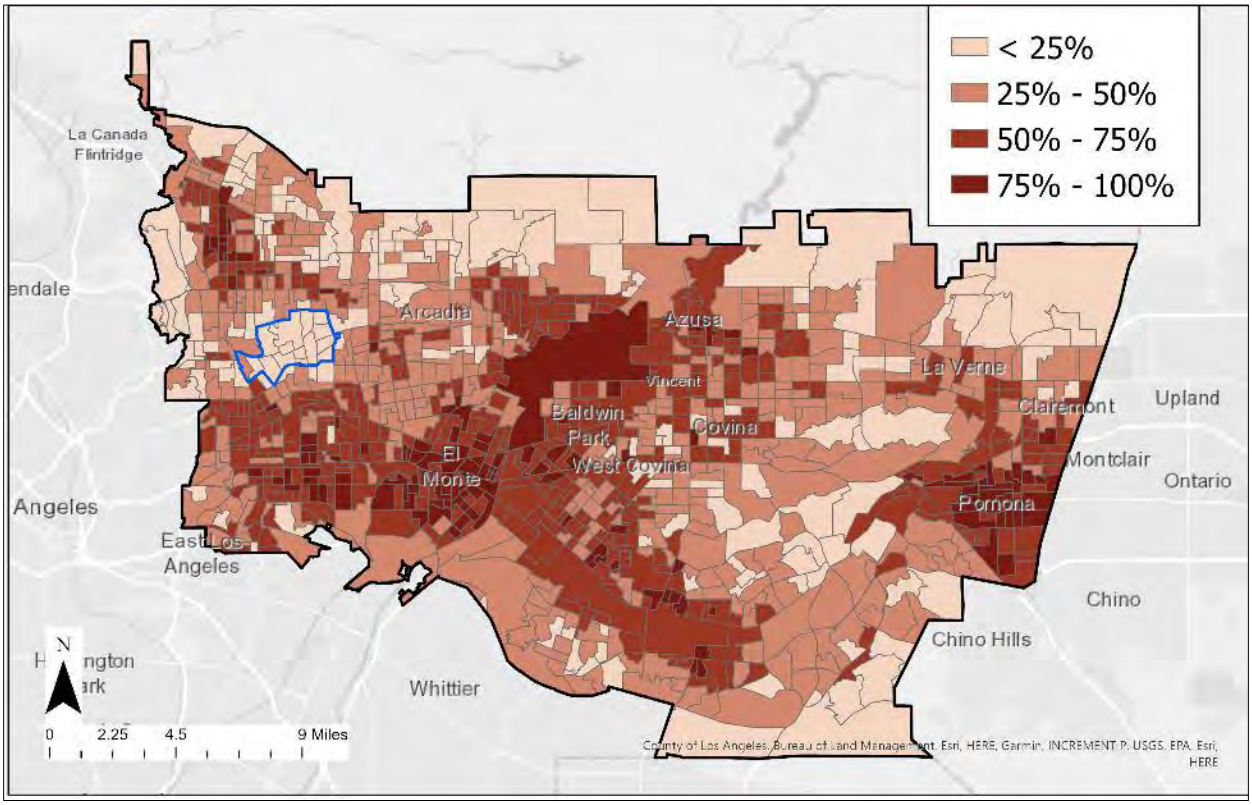
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FIGURE 49: LOW- AND MODERATE- INCOME HOUSEHOLDS IN SAN MARINO BY BLOCK GROUP 2011-2015



Source: AFFH Data Viewer, 2021

FIGURE 50: PERCENTAGE OF LOW- AND MODERATE- INCOME HOUSEHOLDS IN SAN GABRIEL VALLEY REGION BY BLOCK GROUP 2011-2015

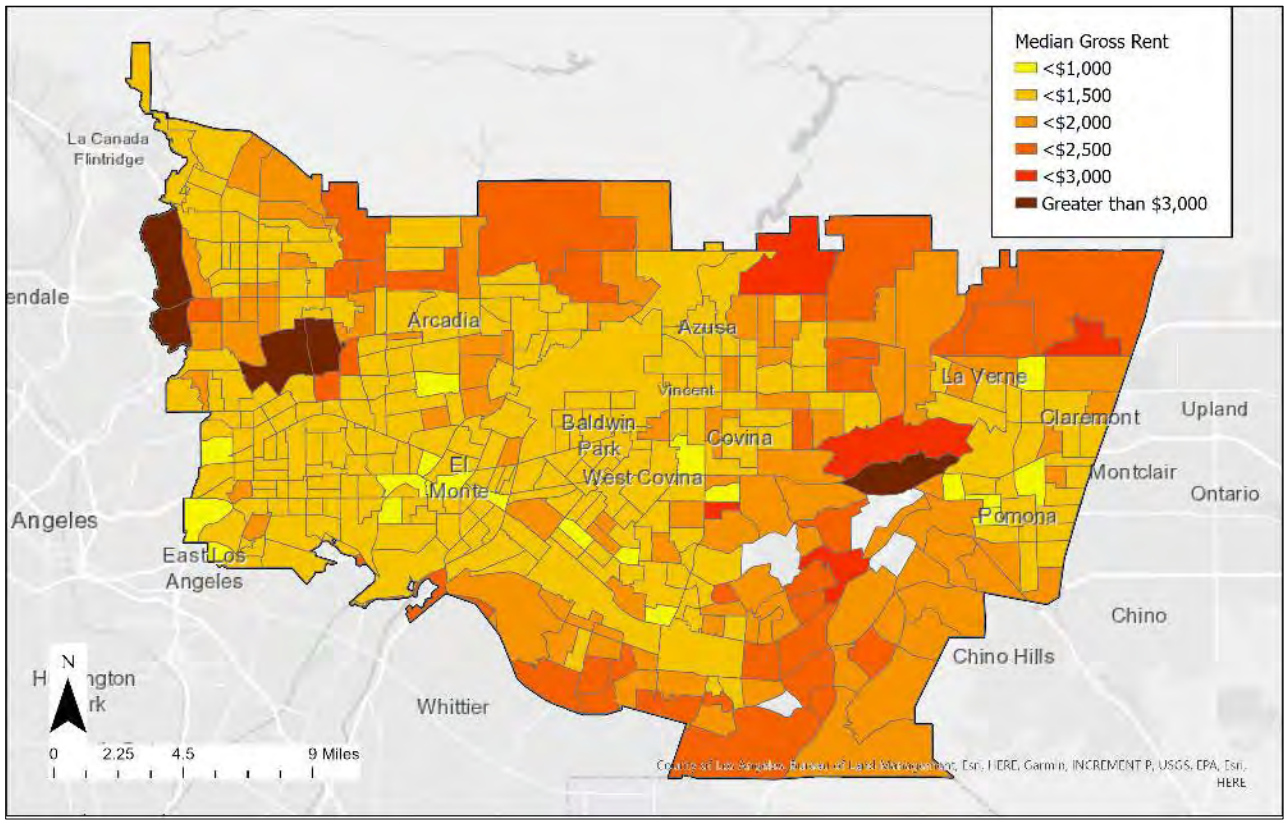


Source: AFFH Data Viewer, 2021

4.5.4 Areas of Concentration in Poverty and Affluence Across Racial/ Ethnic Groups

According to the metrics set forth by the California Fair Housing Task Force, the City of San Marino does not contain any areas of racial or ethnically concentrated areas of poverty (R/CAPs). However, the lack of concentrated poverty in the City is likely due to the high cost of housing in the City. The City is notably more expensive than the surrounding areas, with median gross rents above $3,000 per month and the majority of mortgages above $4,000 per month (see Figure 51 below). With the exception of one block group that has a median income of less than $125,000, the median income in the City is greater than $125,000 located in the southeastern portion of the City. However, there are no areas in the City where there is 80% or more of the population that is one ethnicity or race. As such, the City is not considered an area of concentrated affluence across racial or ethnic groups. Overall, there are no areas of racial or ethnic concentrated poverty or affluence in the City.

FIGURE 51: LOCATION AFFORDABILITY INDEX



Source: AFFH Data Viewer, 2021

4.5.5 Disparities in Access to Opportunities

In accordance with HCD's guidance, this housing element must identify and analyze significant disparities in access to opportunity, including disparities in access to opportunity for persons with disabilities. Refer to Section 4.3.9 for the analysis of disparities in access to opportunity for persons with disabilities that specifically addresses the housing and community development needs of persons with disabilities.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The taskforce has created Opportunity Maps to identify resource levels across the state to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with Low Income Housing Tax Credits.

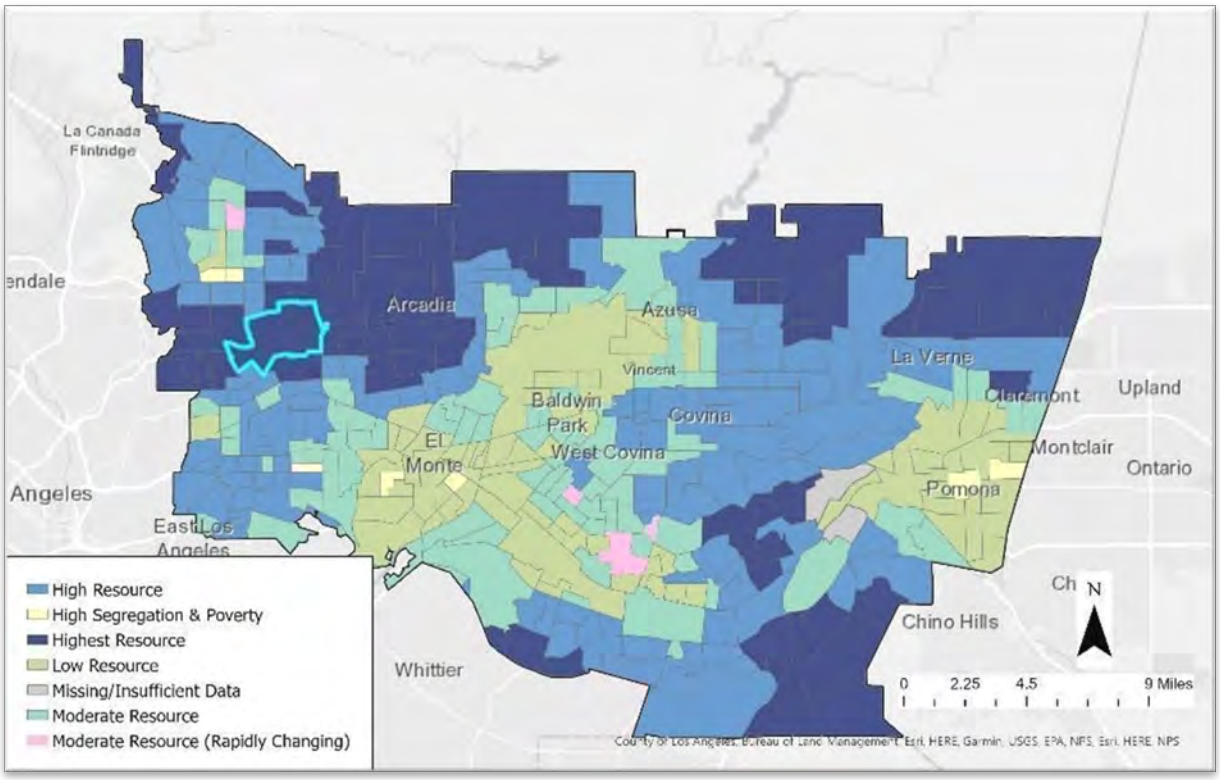
The Opportunity Maps measure the level of opportunity of a region, broken down by census tract, by considering levels of poverty or wealth, and degree of segregation. The model identifies indicators which are research based and represent neighborhood conditions and develops measures which can transform data to represent opportunity. These indicators are assigned to a set of domains (see Table 37 below), such as Education, Economics, and Health, which capture the extent of an individual's life outcomes, quality of life, and capabilities (*Source: Othering and Belonging Institute at UC Berkeley*).

TABLE 37: OPPORTUNITY MAP DOMAINS AND INDICATORS

Domain	Indicator
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 Pollution Indicators and Values
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rates
Source: TCAC, 2020	

The City has been given the designation of "Highest Resource Area of Opportunity" which is based on the consideration of factors affecting quality of life and health outcomes including educational enrollment and attainment, employment rates, lack of overcrowding in housing or overpayment for housing costs, transportation costs, and environmental health. The Tax Credit Allocation Committee (TCAC) Opportunity Area Index map is provided as Figure 52 below; the City of San Marino is outlined in black within a larger dark blue area; dark blue denotes the areas of highest resources. Adjacent cities are also areas of high or highest resources, and only one area (in nearby Pasadena) has high segregation and poverty. The individual opportunity variables, including access to opportunity for education, transportation, economic development, and environment are discussed below.

FIGURE 52: TCAC OPPORTUNITY AREA INDEX MAP



Source: AFFH Data Viewer, HCD, 2021

Education

The San Marino Unified School District is well known for its students' high levels of academic performance. In the 2018-2019 reporting year the district outperformed both the Los Angeles Unified District and the State in the California Assessment of Student Performance and Progress (Table 38).

TABLE 38: CALIFORNIA ASSESSMENT OF STUDENT PERFORMANCE AND PROGRESS

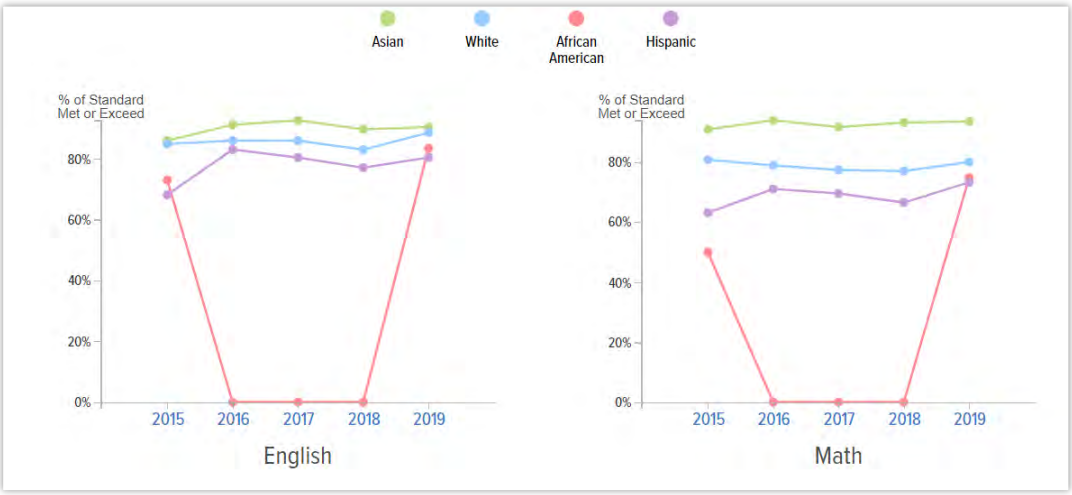
Achievement Level	State of California	Los Angeles Unified District	San Marino Unified District
Level 4: Standard Exceeded	22.48%	17.93%	64.41%
Level 3: Standard Met	28.62%	26.18%	24.82%
Level 2: Standard Nearly Met	22.28%	23.36%	6.83%
Level 1: Standard Not Met	26.63%	32.53%	3.94%

Source: caaspp-elpac.cde.ca.gov, 2021

There are slight disparities in performance between students of different races. It should be noted that White and Asian students slightly outperformed their Hispanic and Black peers, although this gap appears to be closing in recent years. These gaps in performance could be an indicator of educational disparities; however, the small and irregular sample size for these minority groups does not allow for this conclusion to be drawn with a high level of accuracy. As shown in Figure 54 below,

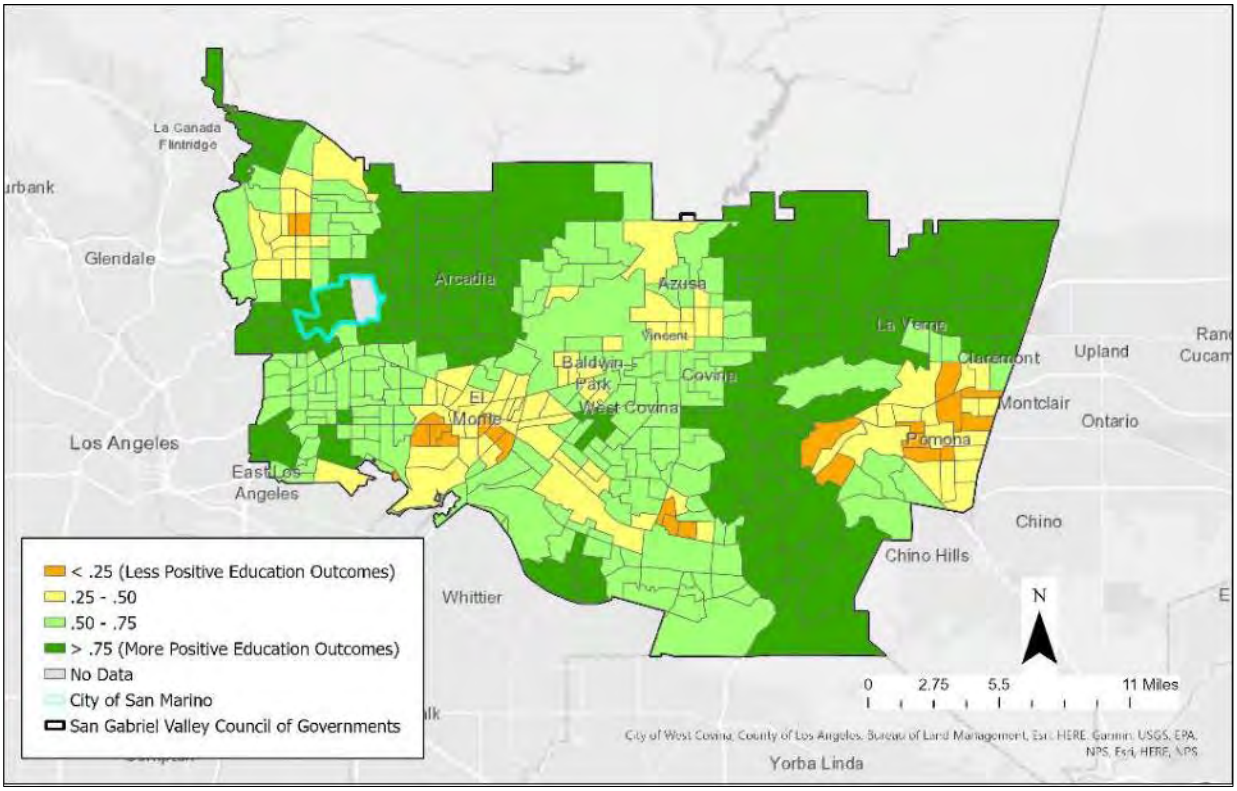
the areas in the City where data is available are designated as areas that have the highest educational opportunity index scores, meaning that students in these areas have more positive education outcomes.

FIGURE 53: ACHIEVEMENT GAP RESULTS RACIAL/DEMOGRAPHIC BREAKDOWN



Source: Edsource.org, 2021

FIGURE 54: EDUCATIONAL OPPORTUNITY INDEX SCORES IN SAN GABRIEL VALLEY REGION



Source: AFFH Data Viewer, HCD, 2021

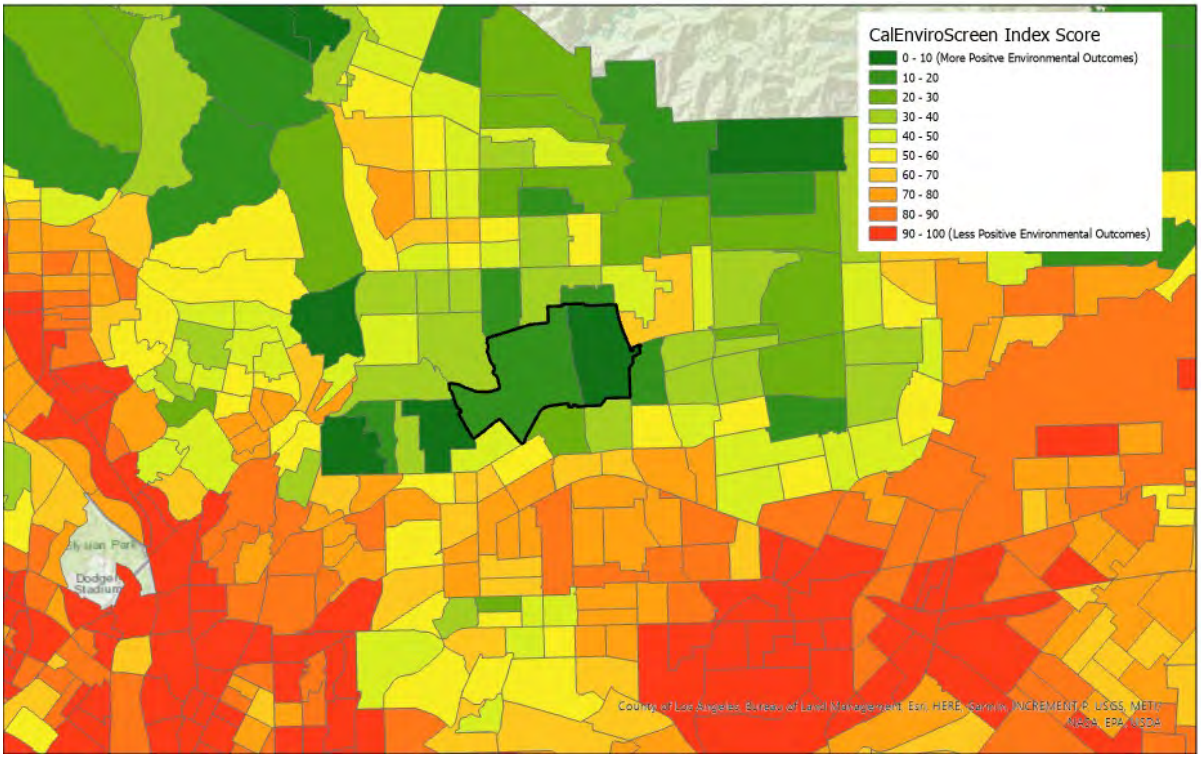
Environment

As shown on Figure 55 below, San Marino has low scores on the CalEnviroScreen Index, which means that San Marino is likely to have more positive environment outcomes based upon aggregate measurements of the following indicators:

- Exposure: Air Quality, Lead Risk in Housing, Diesel Particulate Matter, Drinking Water Contaminants, Pesticide Use, Toxic Releases from Facilities, Traffic Density
- Environmental Effects: Cleanup Sites, Groundwater Threats, Hazardous Waste Generators and Facilities, Impaired Water Bodies, Solid Waste Sites and Facilities
- Sensitive Populations: Asthma, Cardiovascular Disease, Low Birth Weight Infants
- Socioeconomic Factors: Educational Attainment, Housing Burden, Linguistic Isolation, Poverty, Unemployment

San Marino has two census tracts. The Western census tract scored in the top 12th percentile, and the Eastern census tract scored in the top 10th percentile for overall environmental health, meaning only 12 and 10 percent of other census tracts in the state had better overall composite scores. Of the individual indicators analyzed, the biggest factors for potential adverse environmental health outcomes in San Marino are pollution exposure, lead risk in housing, and contaminated drinking water.

FIGURE 55: CALENVIROSCREEN INDEX MAP OF SAN MARINO AND SURROUNDING AREAS



Source: California Office of Environmental Health Hazard Assessment, 2021

The Western San Marino census tract (seen in lighter green in Figure 55) scored in the 65th percentile for pollution burden, meaning that the tract had a higher pollution burden than 65% of other tracts in

the state. This tract was also in the 64th percentile for lead risk in housing, largely due to the age of San Marino's housing stock, and in the 93rd percentile for drinking water contaminants.

In comparison, the Eastern San Marino census tract (seen in dark green in Figure 55) scored in the 39th percentile, 66th percentile, and 79th percentile for pollution burden, lead risk, and drinking water contaminants, respectively.

Taken together, these specific outcomes are slightly above average for the Los Angeles region but are fairly consistent with adjacent cities. Drinking water contamination and pollution burden continue to be issues for most census tracts in the State. There were not significant differences within San Marino City limits and the City regularly monitors and reports conditions to remain in compliance with the U.S. Environmental Protection Agency and the State's Water Board Regulations.

Compared to the LA County region, San Marino has better environmental outcomes overall. Most of the San Fernando Valley and areas of Downtown Los Angeles contain disadvantaged communities, while San Marino does not.

Transportation

The LA Metro Bus Lines 179 Local and 487 Express service San Marino with connections to routes that give access to other areas in the region (see Figure 56 below). According to walkscore.com, the City has a Walk Score of 61 (out of 100) and is considered somewhat walkable with some errands able to be carried out on foot. The City has a Bike Score of 50, which means that there is some existing bike infrastructure. The City was not rated for transit. In comparison, the neighboring City of Pasadena was given Walk Score of 69, Bike Score of 70, and Transit Score of 71.

The City is part of a low-cost membership program for curb-to-curb ride services for seniors over 60 and for those under 60 with a disability. The service is available for residents who live in Pasadena, San Marino, Altadena, and unincorporated Los Angeles County areas within the service area.

The City has an AllTransit score of 5.6 which represents a "moderate combination of trips per week and number of jobs accessible enabling moderate number of people to take transit to work." In San Marino, only 2% of residents report using transit to commute to work.

Neighboring Pasadena has an AllTransit score of 8.3 which represents an "Excellent combination of trips per week and number of jobs accessible enabling numerous people to take transit to work." Figure 57 below shows the transit score in San Marino and neighboring communities.

Overall, San Marino has a lower transit score, walk score, and bike score when compared to the neighboring City of Pasadena. Additionally, San Marino has a lower transit score when compared most other areas in the region. However, given that LA Metro bus routes service San Marino and only 2% of residents report using transit to commute to work, it likely that most San Marino residents prefer using their vehicles to commute to and from work and that its lower transit score is not related to disparities in access to transit.

FIGURE 56: PUBLIC TRANSIT

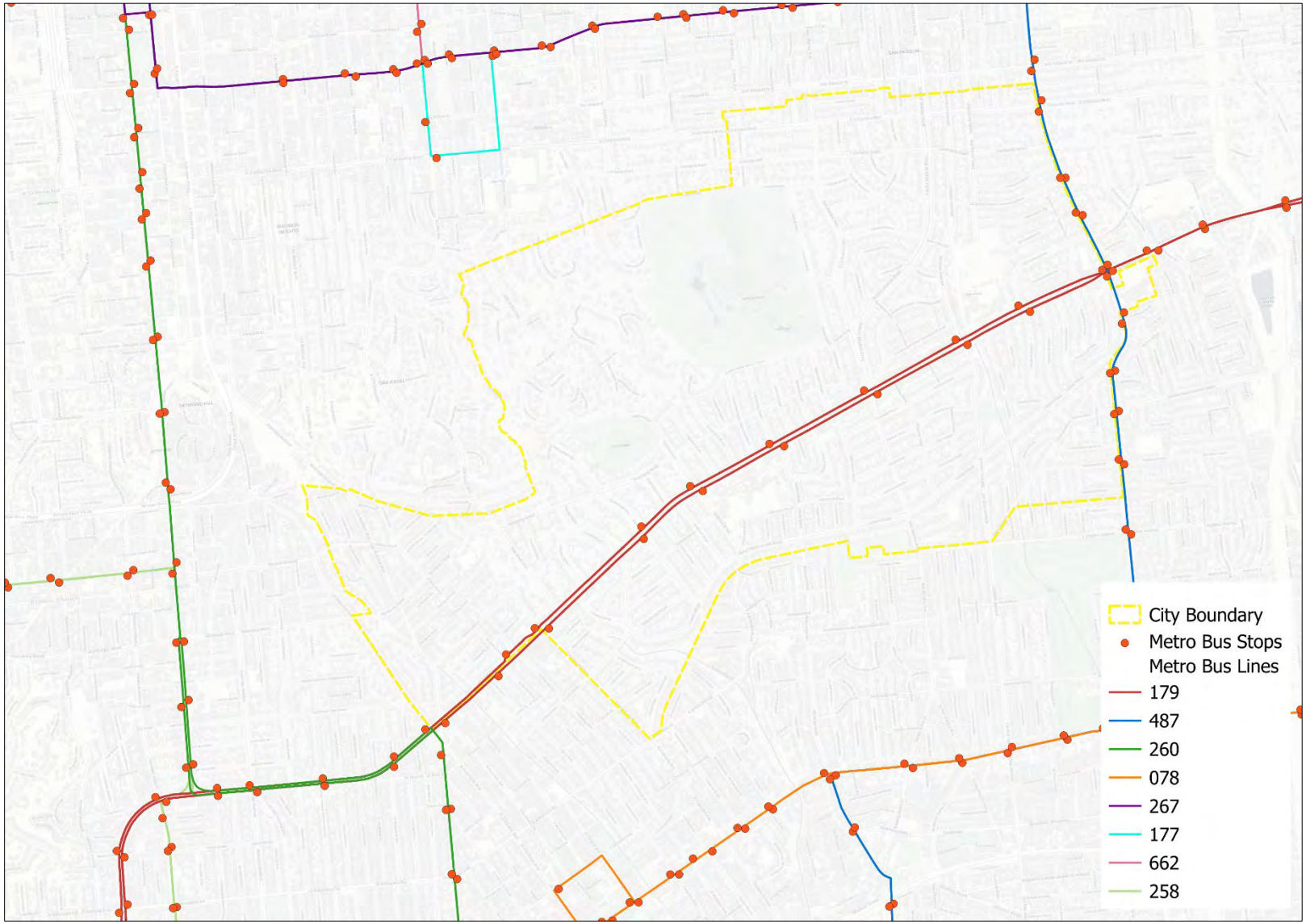


FIGURE 57: TRANSIT SCORE IN SAN MARINO AND NEIGHBORING COMMUNITIES



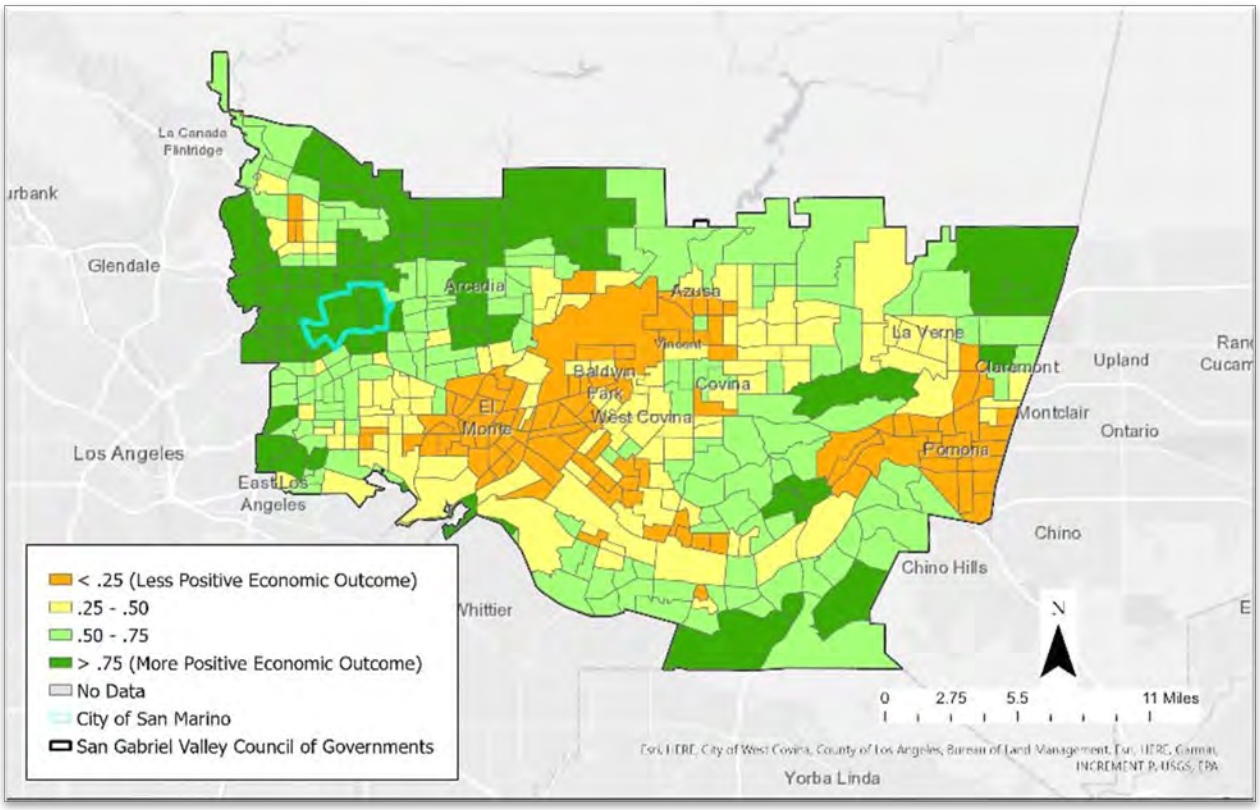
Source: AllTransit.com

Economic Development and Access to Jobs

As shown in Figure 58 below, the entire City is rated highly in terms of economic outcomes. San Marino's neighboring cities have similar positive outcome ratings on the index, while others in the region are rated considerably lower. The index is based on measurements of the following indicators:

- Poverty
- Adult Education
- Employment
- Job Proximity
- Median Home Values

FIGURE 58: ECONOMIC INDEX MAP OF SAN MARINO AND SURROUNDING AREAS



Source: AFFH Data Viewer, HCD, 2021

As discussed in Section 1.9.1, the City of San Marino's 2019 Insight Market Study (Appendix C) revealed that the number of higher paying white-collar jobs are higher in the San Marino area while blue-collar jobs were higher in the greater region. Additionally, median and average salaries were generally higher in San Marino and decreased with distance. The Insight Market Study found that adults are well educated in San Marino and have better educational attainment outcomes than the County, State, and surrounding communities (see Table **Error! Reference source not found.**38 below).

The Insight Market Study is based on the Market Outlook database and demographic data from Synergos Technologies, Inc. and based on the Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE); the US Census Bureau's monthly and annual Retail Trade (CRT); and Economic Census, with supporting data from PopStats data.

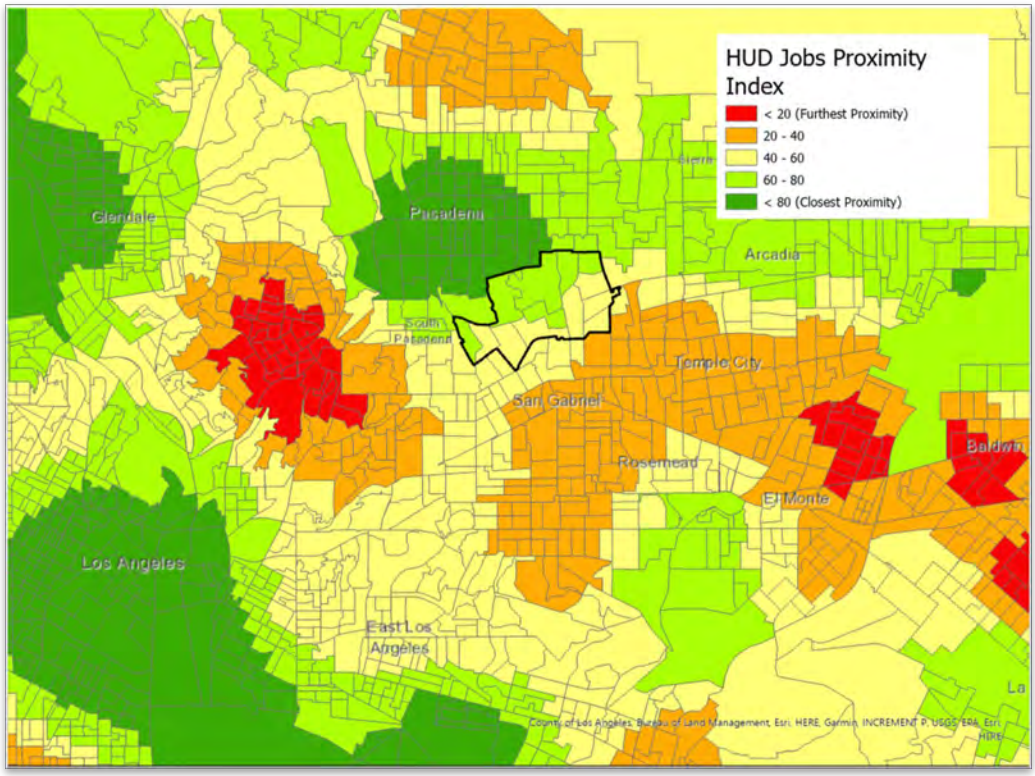
TABLE 39: EDUCATIONAL ATTAINMENT FOR ADULTS 25 AND OVER

Area	Highschool Graduate or Higher	Bachelor's Degree or Higher	Graduate or Professional Degree
San Marino	97.8%	78.1%	39.7%
Pasadena	88.3%	52.3%	24.0%
El Monte	63.3%	12.2%	2.4%
Los Angeles	79.1%	21.2%	11.3%
California	83.3%	33.9%	12.8%

Source: ACS 5-Year Estimates (2014-2019)

San Marino has a mid- to high-level rating on the HUD Jobs Proximity Index, which quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a statistical area. The scores in the region vary greatly.

FIGURE 59: HUD JOBS PROXIMITY INDEX MAP OF SAN MARINO AND SURROUNDING AREAS

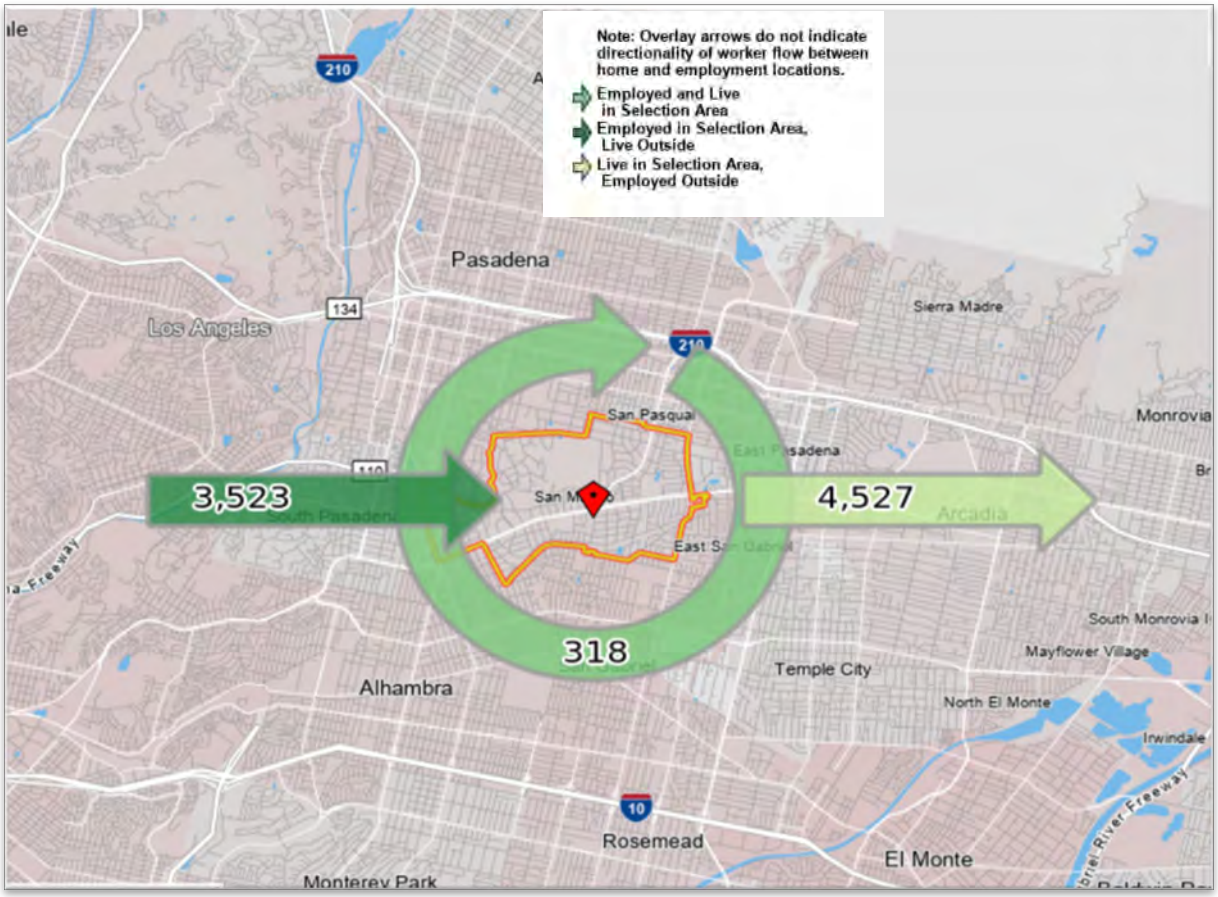


Source: AFFH Data Viewer, HCD, 2021

Data from the U.S. Census "OnTheMap" tool identifies the City as both an economic source and resource. As shown in Figure 60 below, approximately 3,523 people come to San Marino to work and approximately 4,527 San Marino residents leave the City to work in other places. According to the American Community Survey (2014-2018), approximately 5,474 residents are in the workforce. Therefore, using the ACS 2014-2018 workforce data, approximately 83% of San Marino residents travel outside the City limits to get to work. However, this data does not indicate how far outside of

the city these residents work. According to the 2022 American Community Survey, 59.5% of San Marino residents that commute to work have a commute of 30 minutes or less, while 40.5% of residents have a commute of more than 30 minutes. Therefore, even though a majority of San Marino residents commute for work outside of the city, the majority of residents have a commute that is reasonable in duration and distance, and therefore it is reasonable to conclude that the majority of San Marino's workforce lives in close proximity to their jobs.

FIGURE 60: INFLOW/ OUTFLOW ANALYSIS OF SAN MARINO



Source: OntheMap.ces.census.gov, 2021

4.5.6 Disproportionate Housing Needs Including Displacement

Cost Burden and Severe Cost Burden

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% being the usual threshold for 'cost burden' and 50% being the threshold for 'severe cost burden'. However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience a truer 'cost burden.'

Across San Marino's 620 renter households, 158 (25.5%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Another 101 renter households in

San Marino (16.3%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 86.4% of San Marino and 52.5% of the SCAG region. The data in Table 40 below indicates the number of owner-occupied households in San Marino by their income relative to the surrounding area and their share of income spent on housing.

TABLE 40: HOUSEHOLDS BY INCOME LEVEL AND SHARE OF INCOME SPENT ON HOUSING

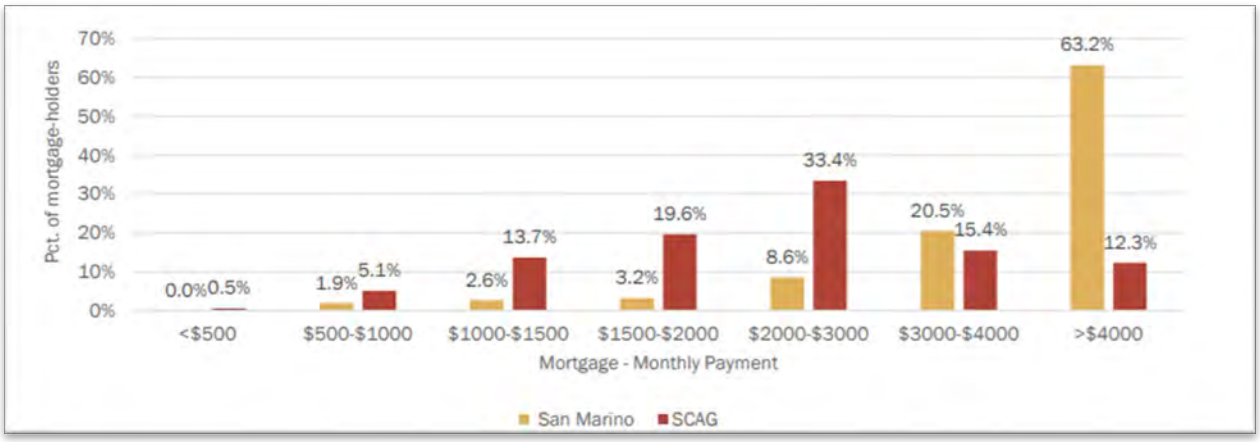
Income Level	<30%	30-50% (Cost Burdened)	>50% (Severely Cost Burdened)	Total Households by Income Level
<30% HAMFI	25	0	290	315
30-50% HAMFI	50	60	165	275
50-80% HAMFI	120	48	105	273
80-100% HAMFI	180	65	195	440
>100% HAMFI	2,375	520	249	3,114
Total Households	2,750	693	1,004	4,447

Source: HUD CHAS 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As shown in Tale 39 above, the majority of households in the City (approximately 62%) are not considered cost-burdened, approximately 16% of households are considered cost-burdened, and approximately 23% of households are considered severely cost burdened. The most commonly occurring mortgage payment in San Marino is >$4,000/month and the most commonly occurring mortgage payment in the SCAG region is $2,000-$3,000/month (Figure 61).

As previously discussed in Section 4.5.3, median incomes are high and well dispersed throughout the City. However, there is a higher concentration of low- and moderate- income households living in the westernmost block of the City, which also may exist in the southeastern block of the City. As such, low- and moderate-income households living in the westernmost block and southeastern block of the City are more likely to be cost burdened and severely cost burdened by housing costs than other blocks in the City. Additionally, elderly residents and female-headed households living in poverty may also be more likely to be cost burdened or severely cost burdened by housing costs.

FIGURE 61: MONTHLY OWNER COSTS FOR MORTGAGE HOLDERS

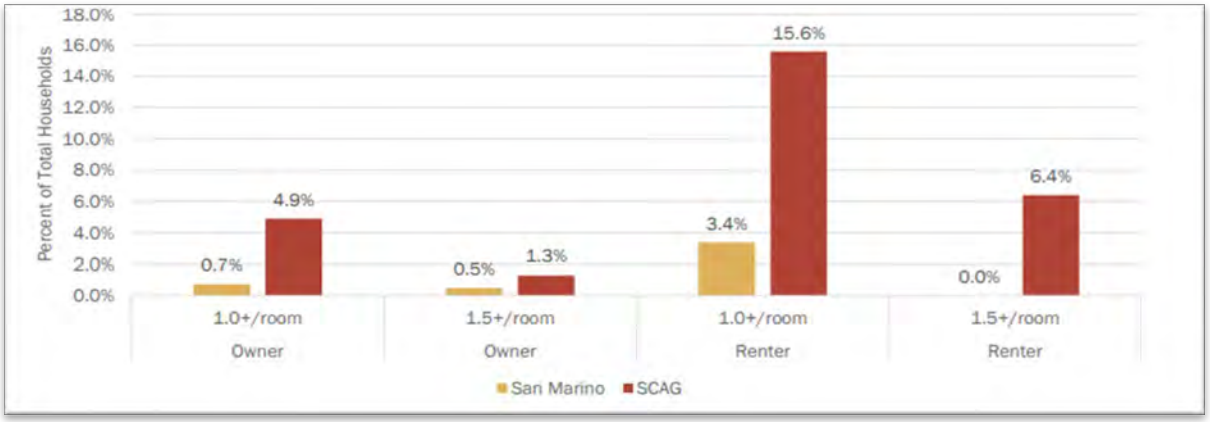


SOURCE: ACS 5-YEAR ESTIMATES (2014-2019)

Overcrowding

In San Marino, 29 owner-occupied and 21 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. Additionally, 19 owner-occupied households and renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding. As shown in Figure 62 below, overcrowding occurs in less than 1 percent of owner-occupied units and less than 4 percent of renter-occupied units, which is much lower than overcrowding rates experienced in the region. As such, overcrowding is not experienced within the City as a whole or within any specific area of the City.

FIGURE 62: CROWDING BY EXTENT AND TENURE



SOURCE: ACS 5-YEAR ESTIMATES (2014-2019)

Substandard Housing

The ACS includes surveys about three factors of what may be considered substandard housing, including no telephone service available, lacking plumbing facilities, and lacking complete kitchen facilities. In San Marino, 31 units (or 0.68%) lack telephone service, 20 units (or 0.44%) lack plumbing facilities, and 20 units (or 0.44%) lack complete kitchen facilities, which represents less than 1 percent of total units in the City and is lower than the regional rates for substandard housing.

According to the City's code enforcement department, the City's older housing stock is well maintained and the City has approximately 4 homes in need of rehabilitation or replacement. As such, substandard housing is not experienced within the City as a whole or within any specific area of the City.

FIGURE 63: SUBSTANDARD HOUSING



Source: ACS 5-Year Estimates (2014-2019)

Homelessness

The Los Angeles County Community Development Commission conducts bi-annual point-in-time surveys of homeless populations. San Marino is occasionally reported to have 1 unhoused person, but typically is reported to have zero unhoused persons. Services for homeless individuals are available in neighboring Pasadena. San Marino allows emergency shelters to be established in any commercially zoned property as a permitted use; however, no interest has been shown on the part of homeless service providers in initiating homeless services in San Marino. Additionally, Program 3.4 is included in this Housing Element to allow emergency shelters to be developed in any zone that allows multi-family residential uses. At this time, there are no homeless residents in the City or within any specific areas of the City.

As previously discussed in Section 4.3.9, the City has sufficient capacity to accommodate at least one emergency shelter should the need to accommodate homeless residents in the City arise in the future. Additionally, this Housing Element includes new Programs 3.7 and 3.11 to amend the City Code to permit transitional housing, including low barrier navigation centers, and permanent supportive housing by-right in zones that allow for multi-family uses.

Displacement

According to the Urban Displacement Project, there are no sensitive populations subject to displacement in San Marino. However, there are approximately 225 very low-income, elderly households in the City. Special attention should be given to these households, as aging in place may become difficult for people with fixed incomes given the prohibitive cost of living in San Marino. Additionally, female-headed households with very-low incomes are also vulnerable to displacement. As previously discussed, the westernmost block and the southeastern of the City have a higher

concentration of low-and moderate-income households and therefore may be more vulnerable to being displaced as housing costs continue to increase in the City. As previously discussed, in 2021, the median home sales price exceeds $2 million and median rental prices exceed $3,000. As such, young families and first-time homebuyers who may have grown up in the City and wish to remain in the City are also at risk of being displaced due to high housing costs. During the City's public outreach process, the City learned that many residents are concerned their adult-aged children will not be able to afford to live in the City.

4.5.7 Summary of Fair Housing Issues

Given the above assessment of each fair housing area, the City has determined that it's fair housing issues include: strong patterns of familial (e.g., married couples and married couples with children) and income (high median incomes) segregation, cost burden due to high housing costs in the City, and displacement of lower-income residents, including female-headed households, elderly residents, and younger residents who grew up in the City but cannot afford to purchase a home. While there have been no Fair Housing and Equal Opportunity complaints in the City, the City has determined that this may be due to a lack of awareness and education regarding fair housing issues and/or the proper training for code enforcement officials. As such, fair housing enforcement is also included as a fair housing issue in the City.

4.5.8 Sites Inventory and AFFH

As required by AB 686, the City is required to identify locations for affordable housing in a way that AFFH. To address this requirement, the City must evaluate the impact of where it plans to locate lower-income units and assess whether or not there is any isolation of the RHNA and if the location of units exacerbates or improves each of the fair housing issue areas, including segregation and integration, racially and ethnically concentrated areas of poverty, access to opportunity, and disproportionate housing needs, including displacement.

Location of Units by Income Group

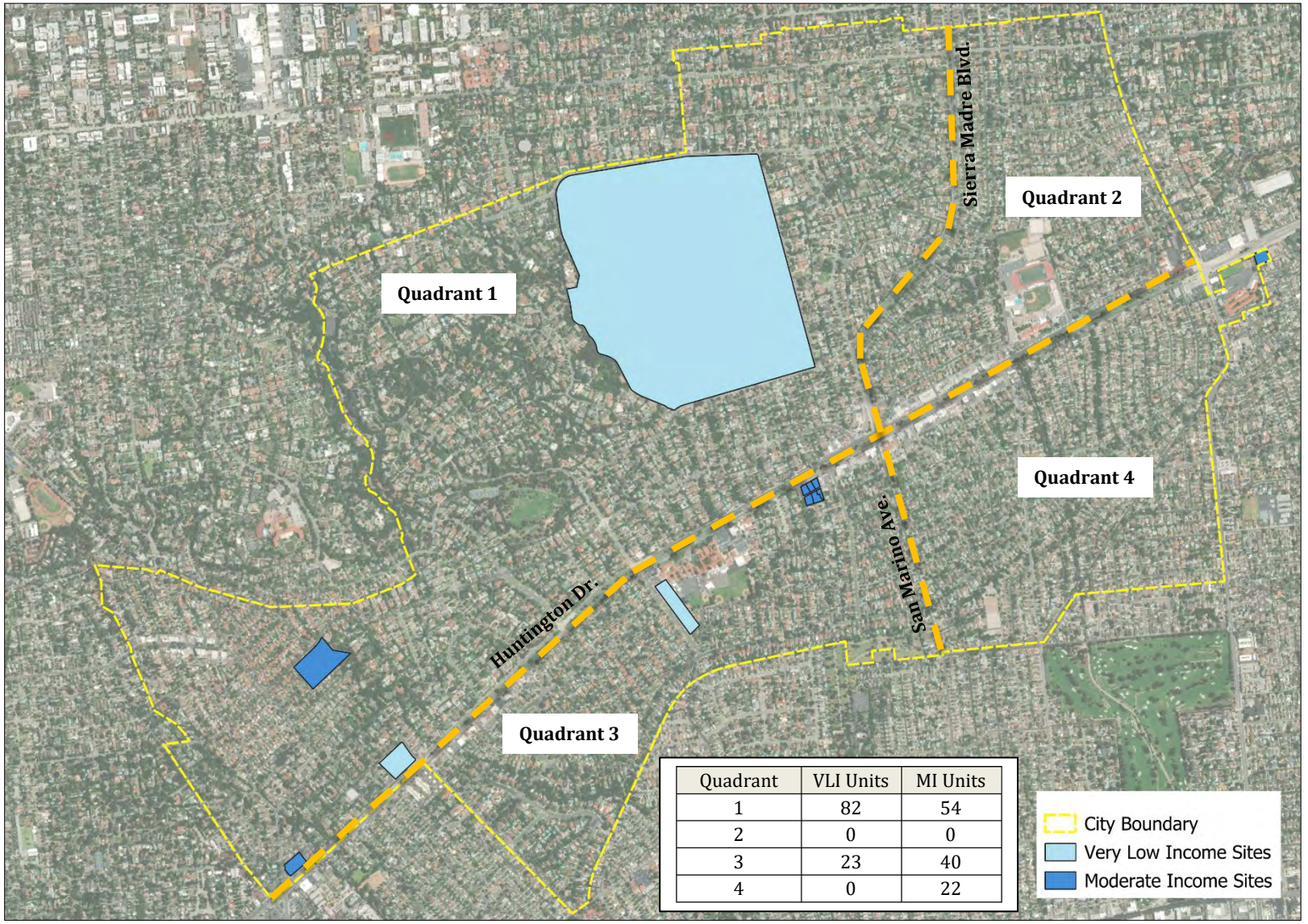
The City can be divided into 4 quadrants using the two main arterials in the City, including Huntington Drive which bisects the City east to west and Sierra Madre Boulevard/San Marino Avenue which bisects the City north to south (see Figure 64 below). The City's four quadrants are predominately developed with single-family residential uses, with commercial uses developed along Huntington Drive and three blocks of Mission Street, which is located in the northwestern portion of the City and within Quadrant 1. The City's two main open space areas (e.g., Lacy Park and The Huntington) are located in the northern portion of the City and within Quadrant 1. Access to local public transit routes with regional connections are provided by LACMTS Route 179 along Huntington Drive and 487 Express along N. San Gabriel Boulevard (see Figure 56).

The City anticipates to accommodate its low-income RHNA and above moderate-income RHNA with the development of ADUs within single-family neighborhoods. As discussed in Section 3.3, the City has approved 100 ADU permits during the 6th Cycle planning period (from October 15, 2021 to June 30, 2024), which are well dispersed throughout the City's residential neighborhoods and are not concentrated in one area of the City (see Figure 23). Additionally, as discussed in Section 3.3, ADUs will provide affordable housing and housing mobility opportunities for lower-income households,

smaller families, and residents with special housing needs, including elderly residents, female-headed households, and residents with disabilities.

In addition to ADU development, the City will accommodate its very low-income RHNA and moderate-income RHNA with implementation of Housing Element programs that facilitate the development of multi-family housing on 7 identified sites. Figure 64 below shows the location of the 7 sites that are anticipated to be developed with multi-family housing and quantifies the number of units by income category in each quadrant.

FIGURE 64: SITES INVENTORY AND AFFH



Quadrant	VLI Units	MI Units
1	82	54
2	0	0
3	23	40
4	0	22

Quadrant 1

As shown on Figure 64, Quadrant 1 contains 4 out of 7 of the City's identified sites. Quadrant 1 contains 2 sites that are anticipated to be developed with a total of 82 very low-income units, with one site (The Huntington) providing employee housing and the other site (Stoneman) providing multi-family housing for lower-income households, including families. Additionally, Quadrant 1 contains 2 sites that are anticipated to be developed with a total of 54 moderate-income units, with one site (Southwestern Academy) providing employee housing and the other site (MU Site 1) providing multi-family housing for moderate-income households, including families. While Quadrant 1 contains the most very low-income units when compared to the other quadrants, it also contains the most moderate-income units when compared to the other quadrants. Additionally, given the current development patterns of ADUs being evenly dispersed throughout the City (see Figure 23), the City anticipates a relatively equal share of the 128 low-income ADUs and 86 above moderate-income ADUs to be developed within Quadrant 1. As such, the City anticipates that the development of ADUs and the 4 identified sites within Quadrant 1 will not result in a substantial concentration of poverty or wealth in this area of the City during the planning period.

Quadrant 2

Quadrant 2 does not contain any of the City's identified sites to accommodate the City's very low-income or moderate-income RHNA. However, as shown in Figure 23, there are several approved ADUs located in Quadrant 2. Additionally, given the current development patterns of ADUs being evenly dispersed throughout the City, the City anticipates a relatively equal share of ADUs projected for each income category to be developed within Quadrant 2. As such, the City anticipates that the development of ADUs within Quadrant 2 will encompass all of the income categories and will not result in a substantial concentration of poverty or wealth in this area of the City during the planning period.

Quadrant 3

Quadrant 3 contains 2 of the City's identified sites, including the San Marino Community Church site, which is anticipated to be developed with a total of 23 very low-income units and MU Site 2, which is anticipated to be developed with a total of 40 moderate-income units. Additionally, given the current development patterns of ADUs being evenly dispersed throughout the City (see Figure23), the City anticipates a relatively equal share of the 128 low-income ADUs and 86 above moderate-income ADUs to be developed within Quadrant 3. As such, the City anticipates that the development of ADUs and the 2 identified sites within Quadrant 3 will not result in a substantial concentration of poverty or wealth in this area of the City during the planning period.

Quadrant 4

Quadrant 4 contains 1 of the City's identified sites (MU Site 3), which is anticipated to be developed with a total of 22 moderate-income units. Given the current development patterns of ADUs being evenly dispersed throughout the City (see Figure 23), the City anticipates a relatively equal share of ADUs projected for each income category to be developed within Quadrant 4. As such, the City anticipates that the development of ADUs and the 1 identified site within Quadrant 4 will not result in a substantial concentration of poverty or wealth in this area of the City during the planning period.

Based on the above analysis, the City does not anticipate the that the development of sites will result in a substantial concentration of poverty or wealth in a specific area of the City during the planning period. Additionally, the City anticipates that the development of sites will provide a range of housing types that are more affordable than single-family homes and better meet the diverse housing needs of its residents.

Sections 4.5.3 through 4.5.6 above provide an analysis of each of the fair housing issue areas to identify existing fair housing issues in the City, including integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk. The discussion below considers each component and evaluates whether or not the development of sites is anticipated to exacerbate or improve existing fair housing issues in the City.

Integration and Segregation Patterns and Trends

While there is a higher Asian population in San Marino when compared to other racial and ethnic groups in the City, the City is considered to have a "High Diversity" based on its Diversity Index Score. Therefore, the City does not consider its Asian population to be a strong pattern of racial segregation, especially when compared to segregation trends of other ethnic groups in other areas of the region. The City has a higher population of married couples and married couples with children when compared to other familial groups in the City, such as single-person households and female-headed households, which is most likely due to the lack of smaller and more affordable housing options in the City. The City also has a higher population of persons that have higher median incomes when compared to other areas in the region, which is most likely due to the fact that San Marino is developed with single-family homes and lacks housing options that are more affordable. While the City has strong familial and income segregation patterns, the City does not have segregation patterns related to persons with disabilities.

As discussed in the analysis above (location of units by income group), the City does not anticipate that the development of sites will result in a substantial concentration of poverty or wealth in a specific area of the City during the planning period. Additionally, development of the sites will provide a range of housing types that are more affordable than single-family homes and meet the diverse housing needs of its residents, including lower-income residents, single-person households, and female-headed households. Therefore, the City anticipates that the development of sites will better integrate the community and improve the City's existing patterns of familial and income segregation.

Racially or Ethnically Concentrated Areas of Poverty

As discussed in Section 4.5.4, the City is not considered an area of concentrated poverty or affluence across racial or ethnic groups. Additionally, as discussed in the analysis above (location of units by income group), the City does not anticipate that the development of sites will result in a substantial concentration of poverty or wealth in a specific area of the City during the planning period. Therefore, the development of sites will not exacerbate areas of concentrated poverty or affluence across racial or ethnic groups in the City.

Disparities in Access to Opportunity

As discussed in Section 4.5.5, the entire City has been given the designation of "Highest Resource Area of Opportunity," which is based on the consideration of factors affecting quality of life and health outcomes, including educational enrollment and attainment, employment rates, lack of overcrowding in housing or overpayment for housing costs, transportation costs, and environmental health. With respect to education, the City has the highest educational opportunity index scores, meaning that students in these areas have more positive education outcomes. San Marino has low scores on the CalEnviroScreen Index, which means that San Marino is likely to have more positive environment outcomes. Overall, San Marino has a lower transit score when compared to most other areas in the region. However, given that LA Metro bus routes service San Marino and only 2% of residents report using transit to commute to work, it is reasonable to conclude that most San Marino residents prefer using their own vehicles to commute to work and that its lower transit score is not related to disparities in access to transit. With respect to economic development and access to jobs, the entire City has the highest economic index score possible, which means that the entire City is more likely to have positive economic outcomes. Therefore, the sites inventory, including sites that are anticipated to be developed with lower-income units, are all located within areas that have overall access to opportunity, including each of the categories of access to opportunity, therefore, development of the identified sites will improve overall access to opportunity.

Disproportionate Housing Needs, including Displacement Risk

As discussed in Section 4.5.6, many households are cost burdened and severely cost burdened from high housing costs and the lack of more affordable housing options in the City. As a result, many of the City's lower-income residents, including the elderly, female-headed households, and younger adult-aged residents are more vulnerable to being displaced due to rising housing costs. The westernmost block and the southeastern block of the City have a higher concentration of low- and moderate- income households when compared to the rest of the City and therefore may be more likely to experience cost burden and displacement when compared to other areas of the City. One site, which is anticipated to be developed with 22 moderate-income units is located in the southeastern block. There are no sites located in the westernmost block of the City; however, there are three sites, which are anticipated to be developed with 61 moderate-income units and 42 very-low income units are located adjacent to this area of the City. As such, the development of these sites may provide cost burdened residents with more affordable housing options that are located near where they currently live, thereby reducing their risk of displacement. Issues related to overcrowding, substandard housing, or homelessness are not experienced within the City or within any specific area of the City.

As discussed in the analysis above (location of units by income group), the City does not anticipate that the development of sites will result in a substantial concentration of poverty or wealth in a specific area of the City during the planning period. Additionally, development of the sites inventory will provide a range of housing types that are more affordable than single-family homes and meet the diverse housing needs of its residents, including lower-income residents that are cost burdened and/or at risk for displacement. Therefore, the City anticipates that the development of identified sites will improve the City's existing issues of cost burden and displacement risk.

4.5.9 Identification and Prioritization of Contributing Factors

Given the assessment of each fair housing issue area, the City's fair housing issues are primarily found in the issue area of local and regional patterns in segregation and integration. Specifically, the City has strong familial and income segregation patterns that consist of a predominance of married couples and married couples with children and residents with higher median incomes when compared to other areas in the region. Additionally, higher housing costs have resulted in many residents being cost burdened or severely cost burdened, making them more vulnerable to displacement risk. Finally, the City has also included fair housing enforcement as a fair housing issue out of caution that the lack of fair housing complaints have been due to a lack of awareness of fair housing policies.

The following discussion identifies contributing factors to fair housing issues.

Exclusionary Zoning Practices

Segregation patterns and issues of cost burden and displacement are a result of exclusionary zoning practices in the City that have only allowed for the development of single-family homes. From the City's incorporation in 1913 until this 6th Cycle Housing Element, the City did not have a residential zone that allowed for the development of multi-family housing. Given that single-family homes are often more desirable for certain familial groups (e.g., married couples and married couples with children) and are more expensive to own or rent when compared to multi-family housing options, it makes sense that there are strong familial and income segregation patterns in the City. Furthermore, the City's lower populations of lower-income households, single-person households, and female-headed households are likely due to the lack of smaller and more affordable housing options, such as apartments. For these reasons, exclusionary zoning practices are considered to be the contributing factor with high priority. A discussion of the City's history of exclusionary zoning practices is provided below to provide more context of the City's exclusionary zoning practices and its consequences.

History of Exclusionary Zoning Practices

San Marino is almost entirely residential, with its built environment dominated by detached single-family homes constructed primarily between the 1920s and the 1960s. As of 2021, there were no areas zoned for multi-family residences, or for industry/manufacturing. Small areas on Huntington Drive and Mission Street are zoned for commercial use. While not intending to be exclusionary, San Marino's past prohibition of anything but single-family homes has had the effect of excluding persons who do not have incomes high enough to live in the City. Because poverty occurs most often with person of color, these practices may have resulted in the exclusion of protected classes.

San Marino's rich and varied past spans multiple eras of California history and is associated with cultural and social themes that were definitive in the history of Los Angeles County and Southern California. Since its incorporation in 1913, "the City envisioned itself as a residential enclave for people of means, with zoning that ensured minimal commercial development and no industry or multi-family residences" *(Source: San Marino Historic Resources Survey Report, October 2020)*. This exclusive designation has played out in the City's zoning practices since its establishment.

In its earliest days of development, zoning in San Marino was so strict that most commercial uses and even churches were restricted. To ensure that property valuation would remain high, developers

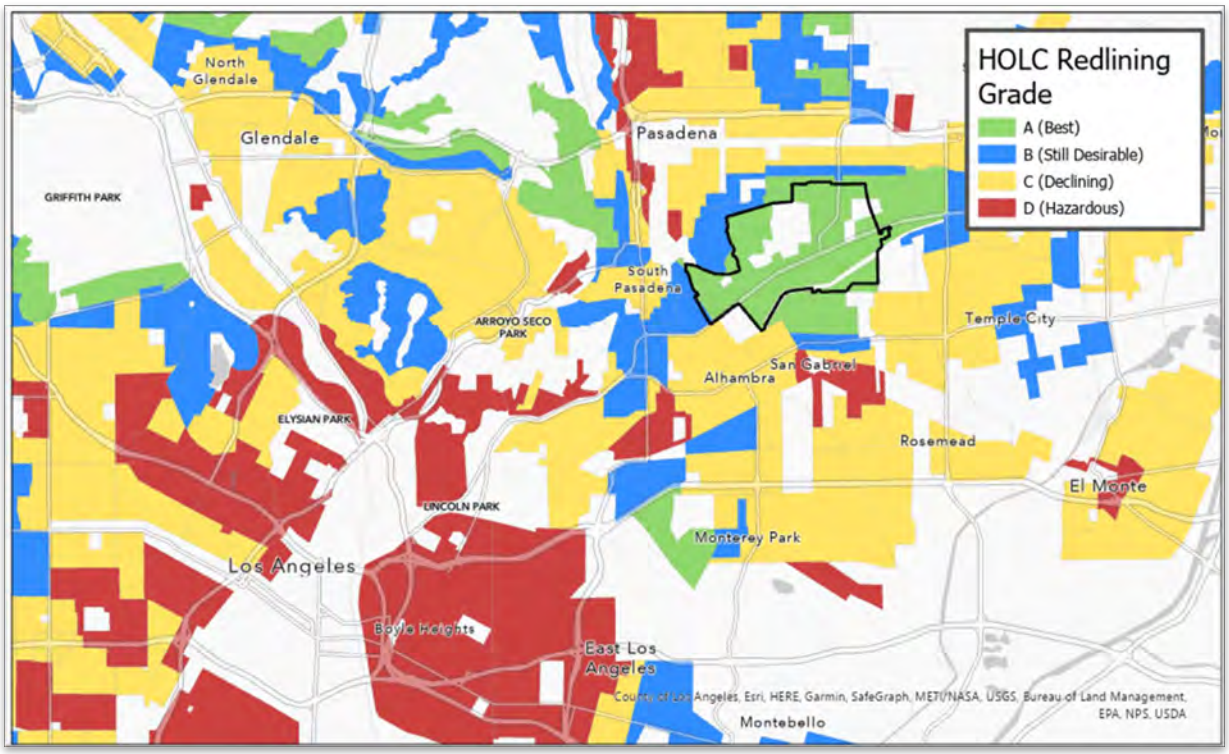
established expensive minimum home building costs, and racially restrictive covenants were incorporated into home deed sales – a practice that was common throughout Southern California and much of the country in the 1920s. These practices, coupled with the formation of the national Homeowner's Loan Corporation (HOLC) in 1933 and passage of the National Housing Act (NHA), established systemic redlining practices throughout the Los Angeles region, including San Marino. This practice led to the physical development pattern and exclusive single-family feel that is still experienced throughout the City today.

This practice illustrates how San Marino was graded "Best" by the Homeowner's Loan Corporation. This grade was given to upper- or upper-middle-class White neighborhoods that HOLC defined as posing minimal risk for banks and other mortgage lenders, as they were "ethnically homogeneous" and had room to be further developed. Banks received federal backing to lend money for mortgages based on these grades. Many banks simply refused to lend to areas with the lowest grade, making it impossible for people in many areas to become homeowners. While this type of neighborhood classification is no longer legal thanks to the Fair Housing Act of 1968, the effects of disinvestment due to redlining are still clearly observable today *(Source: University of Richmond's Digital Scholarship Lab, 2021).*

Throughout the City's development, it has prided itself on its exclusively single-family, affluent neighborhoods, with well-kept yards and beautiful parks. Apartments and duplexes had never been allowed. As recently as 2003, the City's General Plan included goals to protect its single-family neighborhoods and to discourage the division of lots. While the 2003 General Plan promoted a well-integrated community, it failed to promote or allow the variety of housing types that would enable integration. A 2006 City handout for new San Marino residents' notes:

"The principles upon which the first City Council established San Marino in 1913 have been followed through the ensuing ninety-three years. The founders of this city wished it to be uniquely residential - single-family homes on large lots surrounded by beautiful gardens, with wide streets and well-maintained parkways. There were to be no manufacturing districts, heavy business areas or any apartment houses or duplexes. To maintain these standards, the City Council has continued to pass and enforce strict zoning regulations."

FIGURE 65: 1930'S HOLC REDLINING GRADE



Source: University of Richmond's Digital Scholarship Lab, 2021

Community Opposition

Given that only single-family development has been allowed since the establishment of the City, the development patterns of the City over time are reflective of what the founders envisioned the City to be, which is a uniquely residential - single-family homes on large lots surrounded by beautiful gardens, with wide streets and well-maintained parkways. During the public outreach process, it was evident that many community members strive to maintain the City's current development pattern, which has generally resulted in community opposition to multi-family development. The opposition cited concerns regarding the environmental (e.g., Traffic, Noise, Crowding, Aesthetics) impacts associated with increased density in San Marino. Comments also cited concerns for the loss of the quality of life and the historic and open space areas that make up the San Marino community's character. For these reasons, community opposition is considered to be a contributing factor with high priority.

Lack of Developable Land

Given that only single-family development has been permitted in the City, the City's residentially zoned land is entirely built out with single-family homes. Additionally, other areas in the City that are zoned for non-residential uses are also nearly built out, resulting in a lack of vacant land available for residential development. The lack of available developable land is considered to be a contributing factor with high priority.

Lack of a Range of Housing Types

Given that only single-family development has been permitted in the City, there is a lack of a range of housing types to meet the diverse needs of its residents. Specifically, lower-income residents, elderly residents, single-person households, female-headed households, and disabled residents often have different housing needs that would be better accommodated with housing types that aren't single-family homes. The lack of a range of housing types is considered to be a contributing factor with high priority.

Lack of Affordable Housing Options

Given that only single-family development has been permitted in the City, there is a lack of housing options that are more affordable than single-family homes. Lower-income residents, including elderly residents, single-person households, female-headed households, disabled residents, and younger adult-aged residents are likely not able to afford to live in the City without being cost-burdened by high housing costs. The lack of affordable housing options is considered to be a contributing factor with high priority.

Lack of Awareness of Fair Housing Policies

While there have been no fair housing complaints in the City, the City determined that the lack of awareness of fair housing policies might be a contributing factor to the lack of complaints. As such, the lack of awareness of fair housing policies is considered to be a contributing factor with medium priority.

Lack of Fair Housing Training for Code Enforcement Officers

While there have been no fair housing complaints in the City, the City determined that the lack of training of fair housing issues for code enforcement officers might be a contributing factor to the lack of complaints. As such, the lack of training for code enforcement officers is considered to be a contributing factor with medium priority.

4.5.10 Meaningful Actions to AFFH

This Housing Element includes meaningful actions the City will take during the planning period to address the contributing factors identified above and AFFH during the planning period. Table 41 below identifies fair housing issues, contributing factors, meaningful actions, programs, and priority level. Refer to Section 2.1 for a complete description of AFFH programs, which include timelines and measurable outcomes (where applicable).

TABLE 41: FAIR HOUSING ISSUE, CONTRIBUTING FACTORS, AND MEANINGFUL ACTIONS

Fair Housing Issue	Contributing Factor(s)	Meaningful Action(s)	AFFH Program(s)	Priority
Familial Segregation Patterns Married couples and married couples with children. **Income Segregation Patterns** Residents with high-median incomes.	• Exclusionary zoning practices • Community opposition to multi-family development • Lack of affordable housing options • Lack of a range of housing types	• Establish new residential and mixed-use zones that permit multi-family development and rezone sites to new zones • Educate residents on the development process, which ensures that environmental impacts are reduced and open space areas and historic resources are protected • Remove design review process constraints for multi-family development through the adoption of objective design standards. • Facilitate other housing opportunities within the R-1 Zone, including ADUs and Homesharing.	• Program 1.2 • Program 1.3 • Program 1.5 • Program 1.7 • Program 1.8 • Program 1.9 • Program 1.11 • Program 1.17 • Program 3.12	**High**
Cost Burden Renters: 25.5% are cost burdened and 16.3% are severely cost burdened	• Lack of developable land for additional residential development • Lack of affordable housing options • Lack of a range of housing types	• Facilitate the development of lower-income housing units on undeveloped areas of developed sites (e.g., ADUs, Stoneman site, San Marino Community Church site) • Establish new residential and mixed-use zones that permit multi-family development and rezone sites to new zones	• Program 1.2 • Program 1.3 • Program 1.7 • Program 1.8 • Program 1.9 • Program 1.14 • Program 1.17 • Program 3.12	**High**

Fair Housing Issue	Contributing Factor(s)	Meaningful Action(s)	AFFH Program(s)	Priority
Homeowners: 16% are cost-burdened and 23% are severely cost burdened		• Facilitate homesharing as a housing opportunity		
Displacement	• Lack of affordable housing options	• Facilitate the development of very low-income units on the Stoneman site • Facilitate the development of lower-income ADUs • Increase opportunities for first-time homebuyers	• Program 1.2 • Program 1.3 • Program 1.7 • Program 1.14 • Program 2.6	**High**
Fair Housing Enforcement	• Lack of awareness of fair housing policies • Lack of fair housing training for code enforcement officers	• Publish fair housing information on the City's website with link to the fair housing service provider website. • Distribute fair housing information at City counters and other community locations • Train code enforcement officers on fair housing policies	• Program 2.1 • Program 3.2 • Program 3.3	**Medium**

APPENDIX A: SCAG LOCAL HOUSING DATA

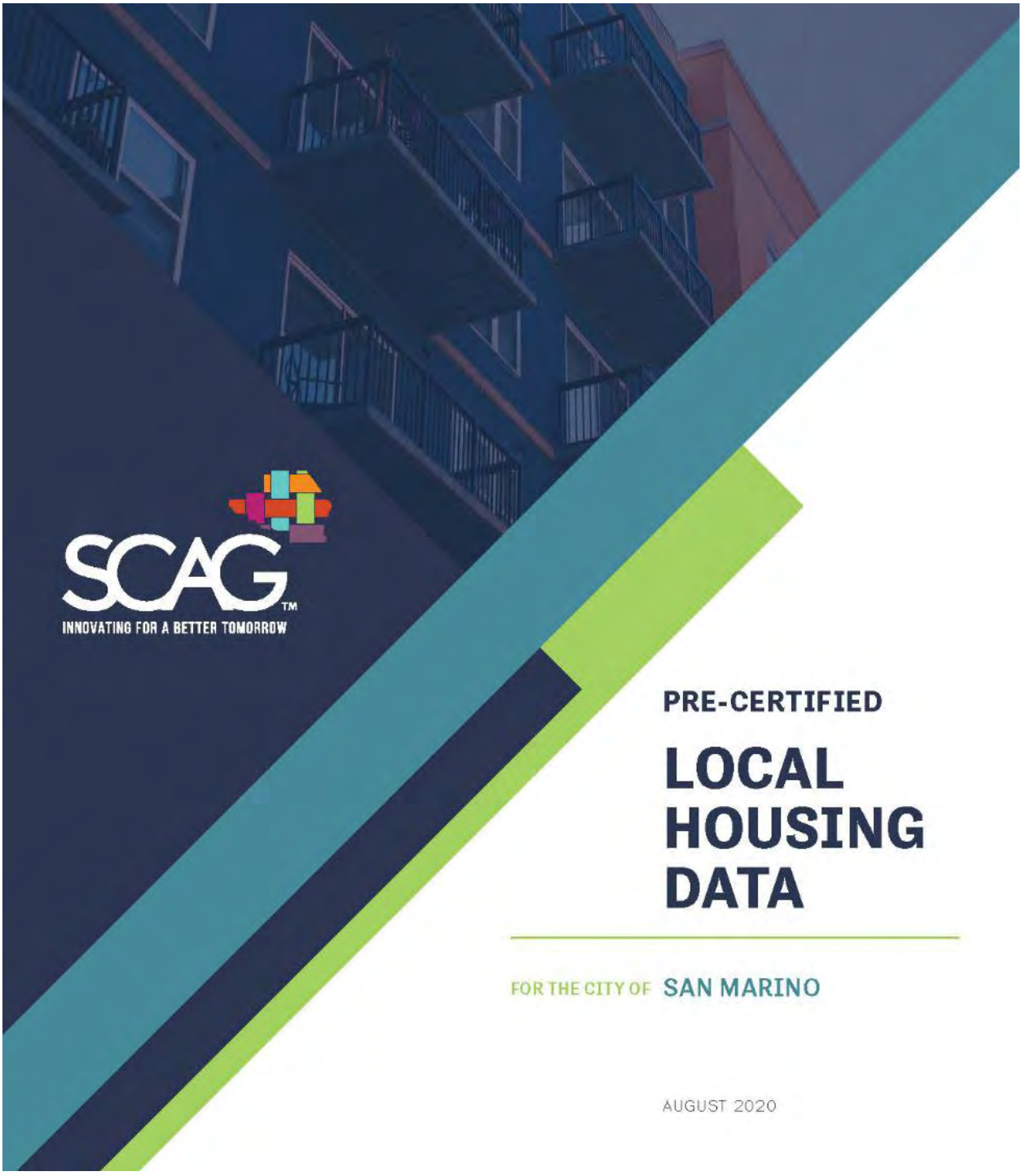


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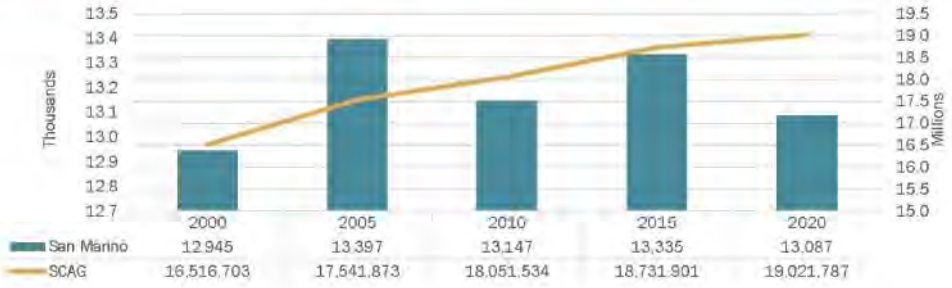
Pre-Certified Local Housing Data for San Marino

Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

This report contains a wide range of jurisdiction-level data elements intended to provide an understanding housing need experienced in San Marino as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

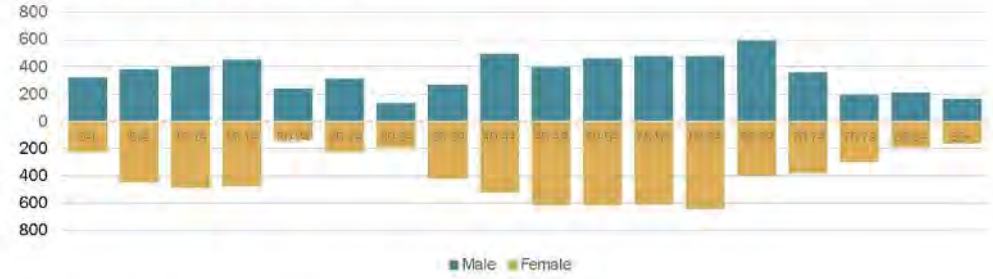
Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

San Marino has a 2020 total population of 13,087 including 81 living in group quarters according to the California Department of Finance. The chart above describes the population trend in San Marino from 2000 to 2020. Over this period San Marino had an annual growth rate of 0.1% compared to 0.7% for the region.

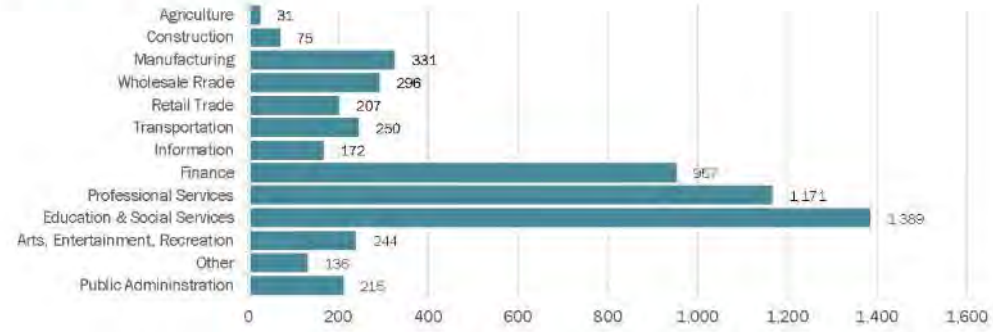
Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of San Marino is 47.4% male and 52.6% female. The share of the population of San Marino which is under 18 years of age is 22.9%, which is lower than the regional share of 23.4%. San Marino's seniors (65 and above) make up 22% of the population, which is higher than the regional share of 13%.

Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

San Marino has 5,474 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 1,389 employees (25.4% of total) and the second most prevalent industry is Professional Svcs. with 1,171 employees (21.4% of total).

Employment by Occupation



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

In addition to understanding the industries in which the residents of San Marino work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in San Marino is Management, in which 3,654 (66.8% of total) employees work. The second-most prevalent type of work is in Sales, which employs 1,307 (23.9% of total) in San Marino.

Farmworkers

Farmworkers by Occupation:

San Marino	Percent of total San Marino workers:	SCAG Total	
0	0.00%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.00%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

San Marino	Percent of total San Marino workers:	SCAG Total	
0	0.00%	73,778	Total in agriculture, forestry, fishing, and hunting
31	0.76%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

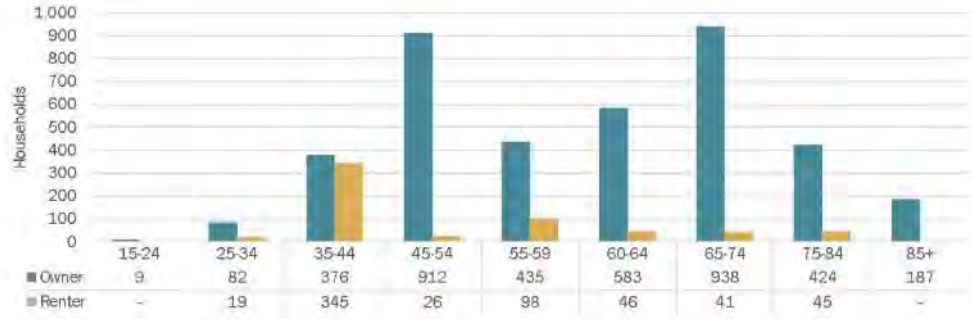
Housing Tenure



American Community Survey 2014-2018 5 year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. San Marino's housing stock consists of 4,566 total units, 3,946 of which are owner-occupied and 620 of which are renter-occupied. The share of renters in San Marino is lower than in the SCAG region overall.

Housing Tenure By Age



	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	9	82	376	912	435	583	938	424	187
Renter	-	19	345	26	98	46	41	45	-

American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In San Marino, the age group where renters outnumber owners the most is 35-44 (by 4.3%). The age group where owners outnumber renters the most is 15-24 (by 100%).

Housing Tenure by Year Moved to Current Residence

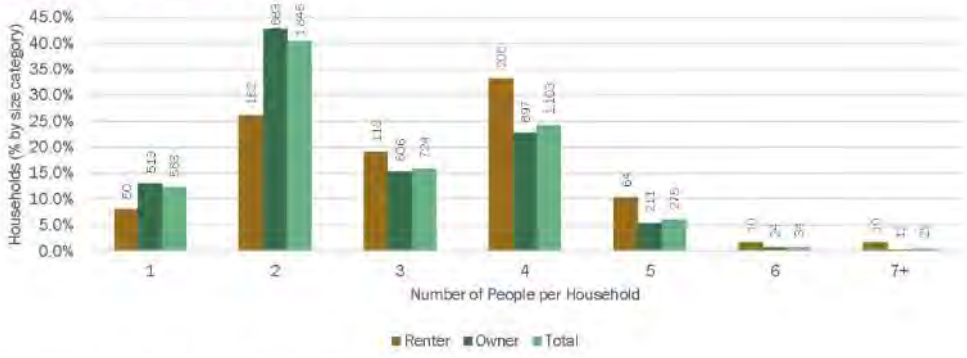


American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In San Marino, the period during which most people started living in their current residence was 2000-2009 (29.1%) followed by 1989 or earlier (28%).

II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED

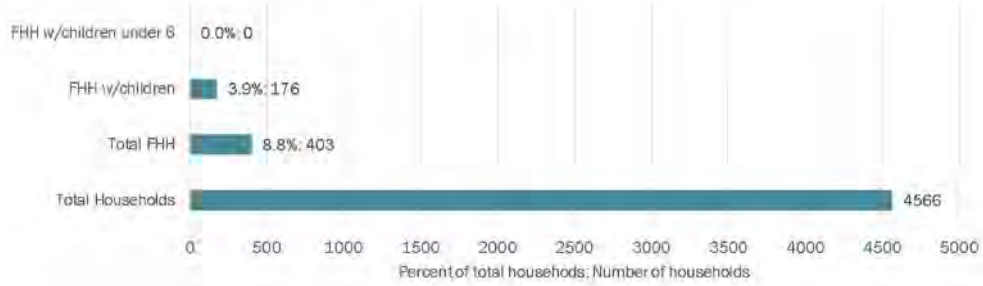
Households by Household Size



American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in San Marino for owners, renters, and overall. The most commonly occuring household size is of two people (40.4%) and the second-most commonly occuring household is of four people (24.2%). San Marino has a lower share of single-person households than the SCAG region overall (12.3% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.5% vs. 3.1%).

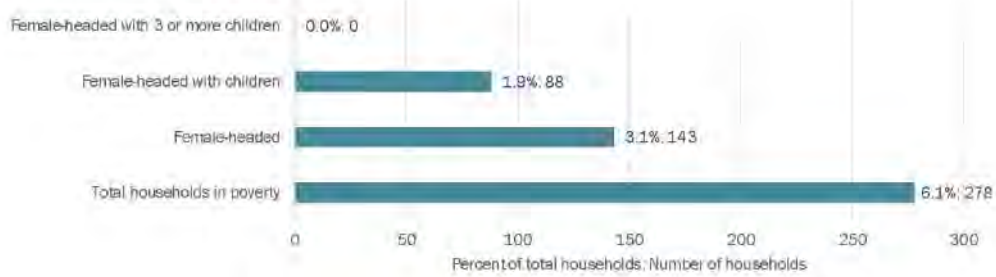
Female Headed Households (FHH)



American Community Survey 2014-2018 5 year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of San Marino's 4,566 total households, 8.8% are female-headed (compared to 14.3% in the SCAG region), 3.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 0% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

6.1 percent of San Marino's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below $13,064/year while the threshold for a family consisting of 2 adults and 2 children was $25,465/year.

Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	185	40	225	13.8%
	30-50% HAMFI	145	0	145	8.9%
	50-80% HAMFI	175	20	195	12.0%
	80-100% HAMFI	185	10	195	12.0%
	> 100% HAMFI	860	10	870	53.4%
	TOTAL	1,550	80	1,630	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of San Marino's 1,630 such households, 13.8% earn less than 30% of the surrounding area income, (comared to 24.2% in the SCAG region). 22.7% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS

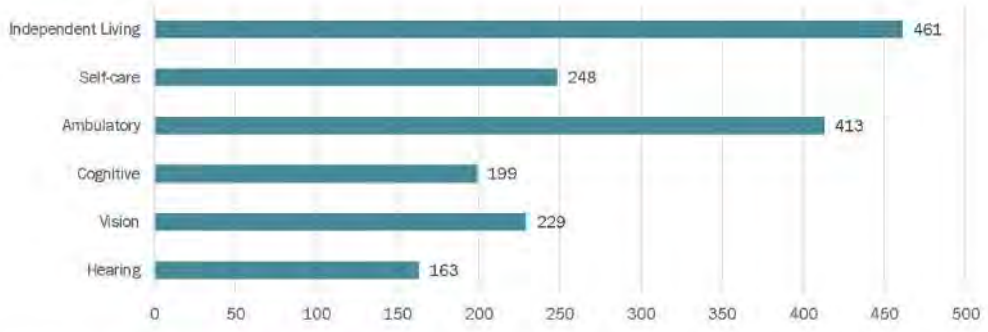


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not avialable in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

#N/A

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

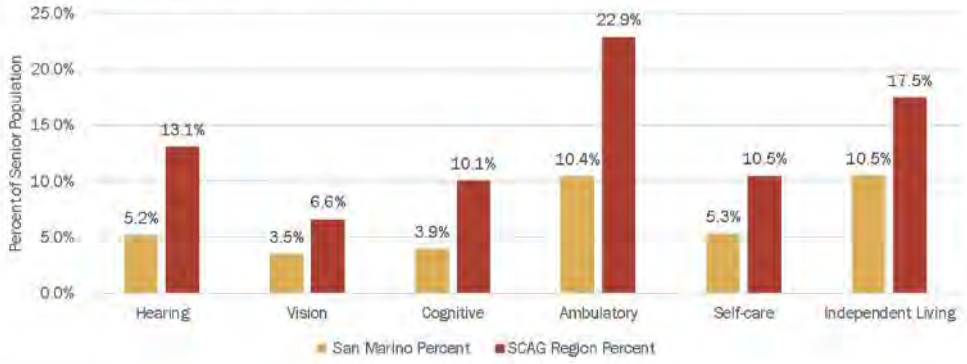
Disability by Type



American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

In San Marino, the most commonly occuring disability amongst seniors 65 and older was an independent living disability, experienced by 10.5% of San Marino's seniors (and 17.5% of seniors in the SCAG region).

Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	57	19%	4,541	65%
Unemployed	9	3%	139	2%
Not in Labor Force	239	78%	2,339	33%
TOTAL	305		7,019	

American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In San Marino, 18.7% of the population with a disability is employed, compared to 64.7% of the non-disabled population.

Developmental Disabilities

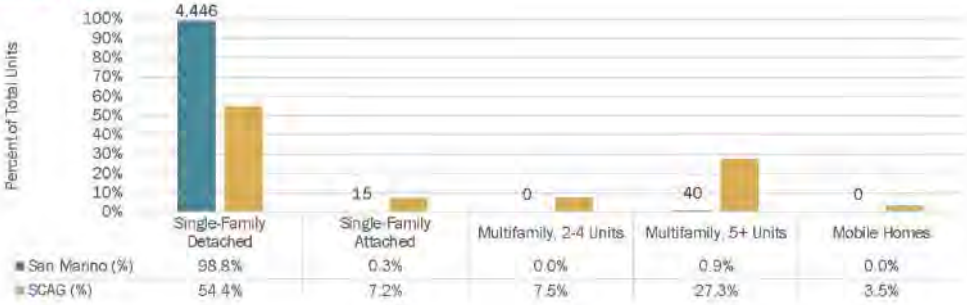
		San Marino
By Residence:	Home of Parent/Family/Guardian	85
	Independent/Supported Living	5
	Community Care Facility	0
	Intermediate Care Facility	0
	Foster/Family Home	0
	Other	5
By Age:	0 - 17 Years	95
	18+ Years	45
TOTAL		235

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdiction.

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

V. HOUSING STOCK CHARACTERISTICS

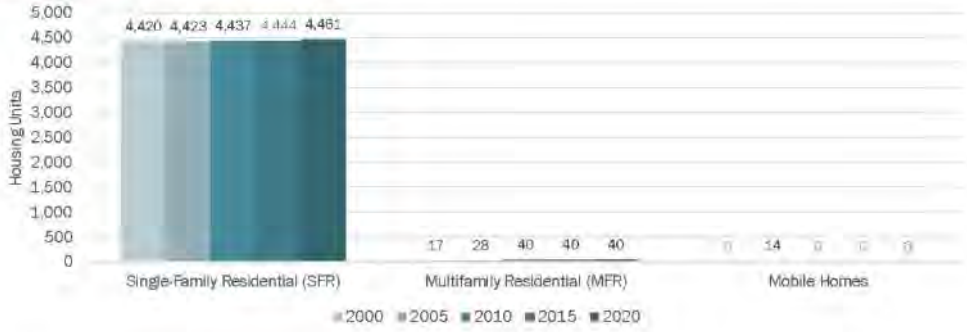
Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in San Marino, which has a total of 4,501 housing units. The most prevalent housing type in San Marino is single-family detached with 4,446 units. The share of all single-family units in San Marino is 99.1%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in San Marino, there are 4,294 occupied-units, which equates to a 4.6% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.029.

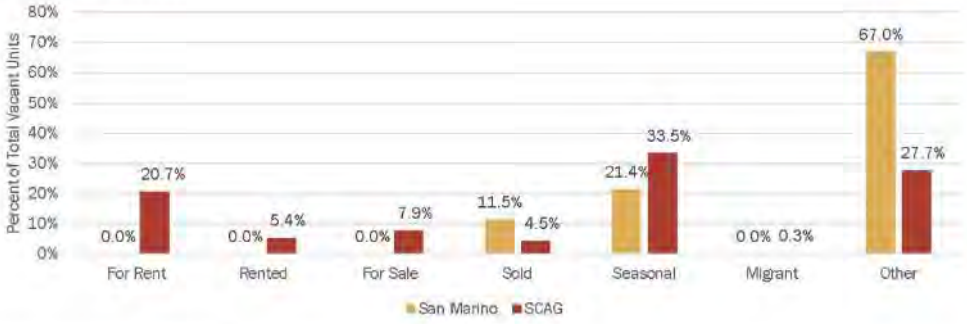
Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in San Marino. When comparing 2000 to 2020, SFR units increased by 41, MFR units increased by 23, and mobile homes decreased by .

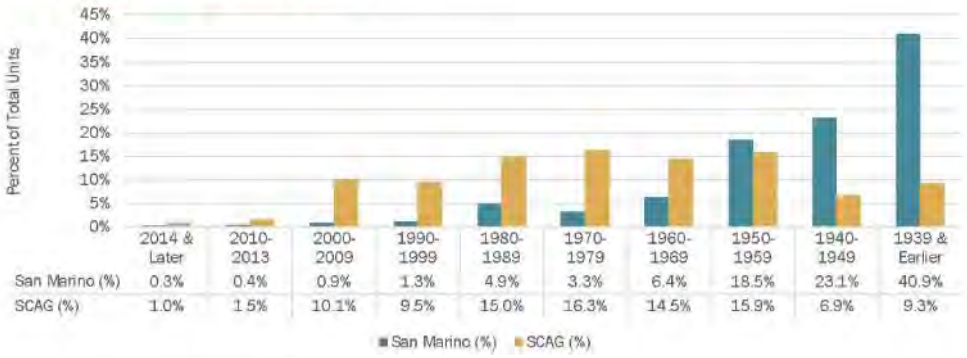
Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

The ACS provides additional detail on vacant housing units by category.

Housing Units by Year Structure Built



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
San Marino (%)	0.3%	0.4%	0.9%	1.3%	4.9%	3.3%	6.4%	18.5%	23.1%	40.9%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5 year estimates.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of San Marino's housing units were built is 1939 & Earlier, while in the SCAG region more units were built during 1970-1979 than any other period.

Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In San Marino, 31 units lack telephone service, 20 units lack plumbing facilities, and 20 units lack complete kitchen facilities.

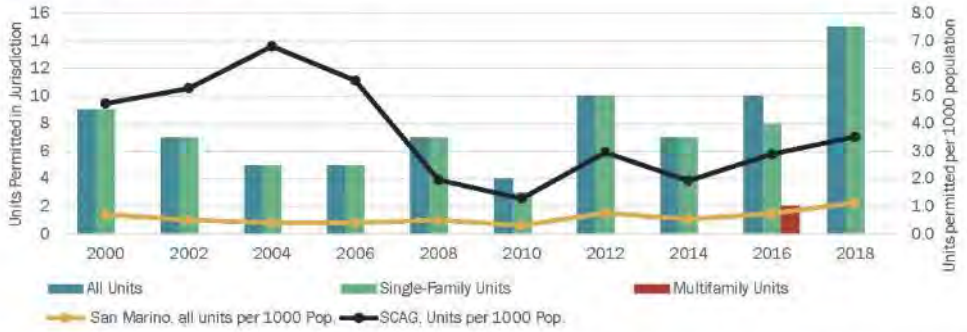
Median Home Sales Price for Existing Homes



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household weighted average of county medians.

Between 2000 and 2018, median home sales prices in San Marino increased 216% while prices in the SCAG region increased 151%. 2018 median home sales prices in San Marino were $2,117,500 and the highest experienced since 2000 was $2,244,000 in 2015. Prices in San Marino have ranged from a low of 242.9% of the SCAG region median in 2006 and a high of 518.9% in 2012.

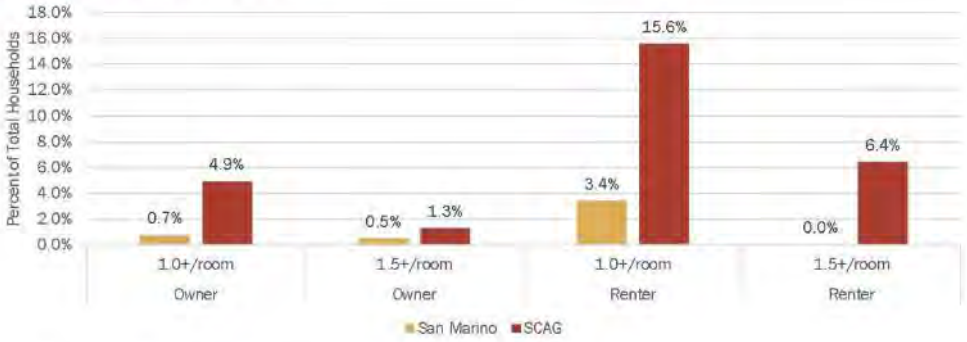
Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

In San Marino, 29 owner-occupied and 21 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 19 owner-occupied households and renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

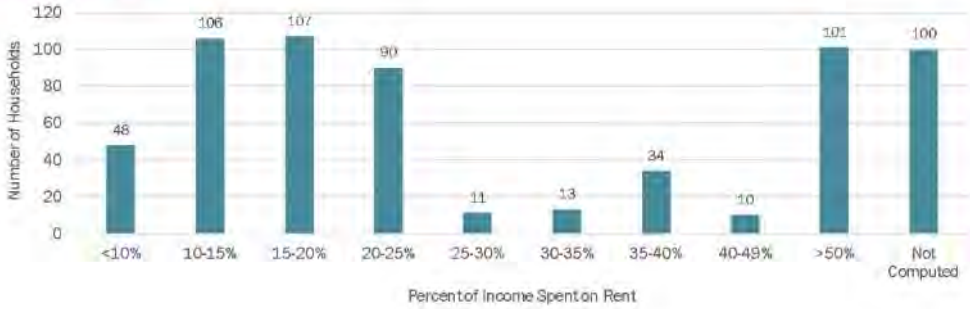
Cost Burden by Income

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	25	0	290
30-50% HAMFI	50	60	165
50-80% HAMFI	120	48	105
80-100% HAMFI	180	65	195
> 100% HAMFI	2,375	520	249
Total Households	2,750	693	1,004

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden.' These data indicate the number of households in San Marino by their income relative to the surrounding area and their share of income spent on housing.

Spending on Rent



Across San Marino's 620 renter households, 158 (25.5%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 101 renter households in San Marino (16.3%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Spending on Rent by Income

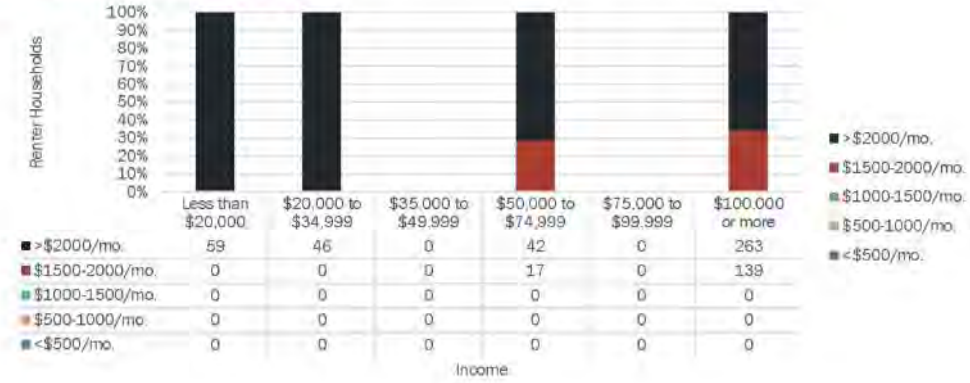


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	13	46	0	42	0	0
30-49%	0	0	0	17	0	40
20-29%	0	0	0	0	0	101
<20%	0	0	0	0	0	261

American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of San Marino's 520 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

Household Income by (Cash) Rent



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	59	46	0	42	0	263
$1500-2000/mo.	0	0	0	17	0	139
$1000-1500/mo.	0	0	0	0	0	0
$500-1000/mo.	0	0	0	0	0	0
<$500/mo.	0	0	0	0	0	0

American Community Survey 2014-2018 5-year estimates.

San Marino renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <$500/month (0% of San Marino renters) to >$2000/month (72.4% of San Marino renters). The most common rent category in San Marino is >$2000/month with 72.4% of renters.

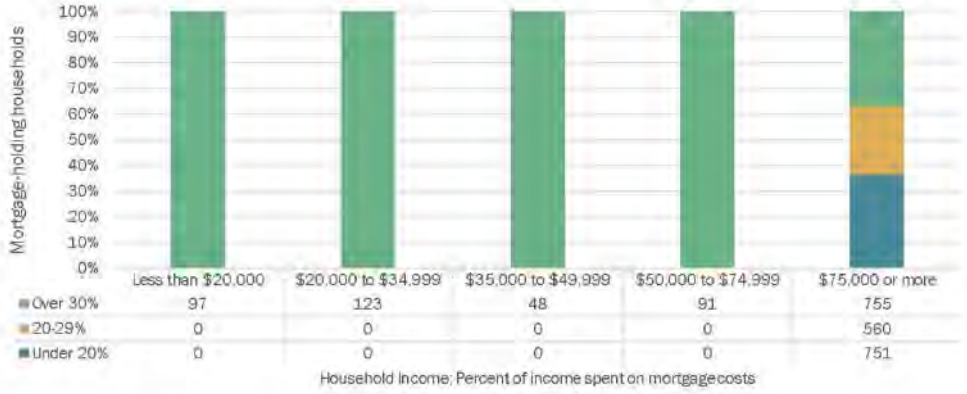
Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 86.4% of San Marino and 52.5% of the SCAG region. The most commonly occurring mortgage payment in San Marino is >$4000/month and the most commonly occuring mortgage payment in the SCAG region is $2000-$3000/mo.

Costs for Mortgage Holders by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	97	123	48	91	755
20-29%	0	0	0	0	560
Under 20%	0	0	0	0	751

Mortgage-holding households in San Marino can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing.The income category most prevalent amongst San Marino mortgage-holding households is $75,000 or more (2,066 households) and the most prevalent share of income spent on mortgage costs is over 30% (1,114 households).

Household Income by Home Value (for owned units)



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
Above $500,000	380	206	130	265	207	2621
$200,000 to $500,000	0	0	16	13	12	27
$100,000 to $200,000	9	18	0	0	0	24
Below $100,000	283	8	0	0	0	0

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in San Marino. The most commonly-occuring income category amongst owner households in San Marino is $100,000 or more (2,672 households) and the most commonly-occuring home value category is Above $500,000 (3,809 households).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,760	255	14.5%
Black, non-Hispanic	25	0	0.0%
Asian and other, non-Hispanic	2,629	265	10.1%
Hispanic	250	10	4.0%
TOTAL	**4,664**	**530**	**11.4%**
Renter-occupied	620	195	31.5%
Owner-occupied	4,040	340	8.4%
TOTAL	**4,660**	**535**	**11.5%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in San Marino. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in San Marino is White, non-Hispanic (14.5% compared to 11.4% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

Risk Level	Definition:	Low-income units in jurisdiction	Percent of county's low-income units
Very High	At-risk of converting to market rate within the next year	0	#DIV/0!
High	At-risk of converting to market rate in the next 1-5 years	0	#DIV/0!
Moderate	At-risk of converting to market rate in the next 5-10 years	0	#DIV/0!
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	0	#DIV/0!
TOTAL		**0**	**#DIV/0!**

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

VIII. REGIONAL HOUSING NEEDS ALLOCATION

6th Cycle Regional Housing Needs Allocation for San Marino:

	Units
Very-Low Income (<50% of AMI)	149
Low Income (50-80% of AMI)	91
Moderate Income (80-120% of AMI)	91
Above Moderate Income (>120% of AMI)	68
TOTAL	**399**

SCAG, 2020. Estimate based on final adopted RHNA methodology (3/5/20). Final RHNA allocation will be issued following the conclusion of the RHNA appeals process in early 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

MAJOR DATA SOURCES USED

	DESCRIPTION	FOR MORE INFORMATION, PLEASE SEE
ACS	American Community Survey 2014-2018 5-year estimates	www.data.census.gov
DOF	CA DOF E-5 Population and Housing Unit Estimates	www.dof.ca.gov/forecasting/demographics/
CHAS	HUD CHAS, 2012-2016	www.huduser.gov/portal/datasets/cp.html
CA DDS	California Department of Developmental Services	www.dds.ca.gov/transparency/
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx

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VENTURA COUNTY
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Camarillo, CA 93012
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Please recycle AI 2013

APPENDIX B: COMMUNITY ENGAGEMENT

Government Code §65583 (c)(7) requires local government to "Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort". The federal Affirmatively Further Fair Housing Final Rule also requires community participation in the City's Assessment of Fair Housing (AFH). Community engagement efforts undertaken for the 2021 Housing Element are summarized in **Section 1**.

Public Outreach Summary

Housing issues affect the entire community and can be confusing and contentious. State requirements about what Housing Elements must allow often seem at odds with long-standing community values. The public participation requirement of Housing Element law presents an opportunity to engage constituents in defining housing issues, and in creating solutions that both meet the needs of the community and the requirements of state law.

The ongoing restrictions on gatherings due to the COVID-19 pandemic have forced community outreach and engagement into a virtual world. While in some cases this has made it possible for more people to be engaged in the process, a digital divide often exists in cases where households may lack internet connections or may be unable to attend virtual meetings due to work obligations.

To ensure that community outreach during the pandemic has been as equitable as possible, the community outreach program was designed to provide participation opportunities via cell phone and at the convenience of the resident. San Marino's Housing Element Update has included the following public outreach efforts:

- **December 7, 2020**: City Council held a virtual Town Hall to introduce the Housing Element update and to present an overview of the Housing Element Update process and new laws.
- **December 29, 2020:** City developed and launched a webpage at http://cityofsanmarino.org/housingelement dedicated to the update of the Housing Element. The website includes a dedicated e-mail address for the Housing Element Update, a background on the Housing Element and its purpose; opportunities for participation; and links to meeting materials, presentations, and document drafts for public review. An outreach and notification list were developed and used throughout the update process.
- **November 2020- January 2021:** Community opinion surveys were conducted in English, Spanish, and Chinese. The surveys were structured to allow full participation via cell phone to overcome any digital divide. Survey results are provided in Section 4.
- **January-April 2021:** Stakeholder interviews conducted with responsive contacts representing for- and not-for-profit developers, advocacy groups, and service providers, including Southern California Non-profit Housing Association; Milestone Housing Development Corporation; the Chinese Club of San Marino; the Los Angeles County Economic Development Corporation; and the Pasadena-Foothills Association of Realtors.
- **February 24, 2021:** Planning Commission held a publicly noticed workshop on the Housing Element Update. The Commission discussed the challenges faced by the City, took public input, and provided policy direction to staff in formulating strategies for meeting the State Housing Element mandates and identifying adequate sites to meet the City's RHNA.

- **April 16, 2021:** City Council held a publicly noticed workshop on the Housing Element Update and reviewed the Draft Housing Strategy (Policies and Programs for the Housing Element) and a preliminary rezoning program to address the City's RHNA obligation. The City Council reviewed the draft set of policies and discussed options to meet the Housing Element requirements and community housing needs. The City Council provided feedback and direction on the preparation of a draft for review by the public and by the State Department of Housing and Community Development (HCD). Notices for this workshop were sent to the outreach and notification list, as well as to those who had provided contact information on the community surveys and those that had spoken at previous meetings.
- **July 17, 2021:** City Council held a publicly noticed workshop to review the Draft Housing Element for possible transmittal to the State.
- **July 21, 2021:** Public Review Draft Housing Element was released and made available on the established website. Notices of the release of the draft document were sent to the outreach and notification list, including those who had spoken at previous meetings.
- **August 3, 2021:** City Council held a publicly noticed meeting to receive public input regarding the Housing Element Update and provided further direction to staff and consultants regarding sites to include on the inventory lists to be considered for rezoning.
- **August 25, 2021:** City held a Town Hall to continue to receive public input on the Draft Housing Element and advise the community of future opportunities to comments on the update document or meet with a planner individually to discuss the update process. Announcements for this Town Hall were included in two weekly community newsletters, advertised on social media, and mailed to tenants and property owners of the sites added to the updated Sites Inventory list.
- **September 24, 2021:** The City Council held a duly noticed public meeting to take public comment and requested additional changes to be made to the Draft Housing Element.
- **October 29, 2021:** The City Council held a public meeting and authorized staff to transmit the Draft to HCD to begin their review.
- **November 1, 2021:** The Draft Housing Element and all public comments received to date were transmitted to HCD to begin their mandatory 60-day review period, during which time all interested parties were invited and encouraged to submit comments directly to HCD.
- **December31, 2021:** HCD responded with several changes needed for the Draft Housing Element to be compliant with State law. These changes were subsequently considered by the Planning Commission.
- **January 11, 2021:** Mitigated Negative Declaration released
- **January 26, 2022:** Planning Commission hearing on IS-ND and Draft Housing Element.
- **February 9, 2022: City** Council hearing to adopt IS-ND and Housing Element

Community Opinion Survey Results

Community opinion surveys were developed in three languages and have been distributed to residents in several ways: through the City website; through weekly community newsletter from the City Manager's office; through direct emails to the updated interested persons list from the 2014 Housing Element; to the seniors mailing list; by posting to the City's social media pages; and through distribution to the Chinese Club and local Realtors. The surveys are designed to elicit residents' opinions about housing needs and opportunities, both now and in the future, as well as their ideas about new housing types that might help to meet identified needs.

Survey results demonstrate that residents have given housing issues a lot of thought and have some good ideas for meeting housing needs while preserving the City's single-family neighborhoods and character. While some survey respondents indicated that all of San Marino's housing needs are being met, many also listed the need for less expensive housing choices including homes affordable to first-time buyers as a pressing need. About half of respondents agreed that San Marino had grown too expensive for their children to be able to afford a home here, and over 60 percent acknowledged that people who work in San Marino cannot afford to live here. Many respondents provided thoughtful ideas for different types of housing including studios, more ADUs, and both small apartment complexes and mixed-use development in the commercial zones.

Some indicated that existing homes could be divided to allow more than one household or generation to live in the same home. At the same time, most survey respondents agreed that it was important to preserve San Marino's existing neighborhoods and its beautiful architecture.

Complete survey results are provided as Attachment B-1. Some questions provided participants the opportunity to share their unique input; these questions and additional write-in comments are provided below in Table 1.

TABLE 1: PUBLIC COMMENTS AND INCORPORATION INTO HOUSING ELEMENT

Written Comments	Incorporation in Housing Element
Question: The biggest housing needs facing San Marino today are:	
"Homes without homeowners living in the country, rented or empty causing many homes lack of maintenance and lack of laws for city to take serious action"	Discussion and program to consider vacancy tax or other measures
"Do not need housing that sits empty because of LLC ownership. Don't allow LLC ownership & add a tax"	Discussion and program to consider vacancy tax or other measures
"Vacant homes have to be pulled into market. Vacant Homes have a lot of negative impact to our city. Crime, less property tax income, fewer families with school-aged kids, etic"	Discussion and program to consider vacancy tax or other measures
"need more housing - staying with an edict of only single-family house is unrealistic and bourgeoise. We have commercial spaces that are vacant and make the City downtown area look destitute. Mixed use will help bring vibrancy to our community, increase walkable retail spaces and open housing to people who work in our communities: educators, public safety, public service workers"	Programs included to allow multi-family housing in the new RM1 and MU zones (Programs 1.7 and 1.8).
"With-140 homes that are vacant, there is scant need for additionally housing"	Program to address vacant housing, otherwise comment not consistent with RHNA or statutory requirements
"No mixed-use commercial properties. The cost of housing in San Marino is due to our schools' academic standards. We need to make sure those standards are maintained. that makes homeowners participate in positive city participation"	Noted.

“San Marino needs to not just zone for the RHNA allocation but also zone enough capacity so it will be built. Since very new units have been built in recent years, I request a zoning buffer of 50% above the allocation”	With Housing Element programs, the City will be zoned to have a surplus buffer of 70%.
Question: San Marino’s housing needs in the coming 10 years will include:	
“City can ease the building requirement for building under 100 sq. ft., because now there are many children moving back into their parents' homes”	Assuming commenter meant 1,000 SF, the Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).
“ADUs are the appropriate way to provide less expensive housing”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).
“Adopt advanced zoning and planning concepts”	Comment not specific
“Updating and renovation will continue and meet future housing needs”	Comment is inconsistent with RHNA requirements for new units
“Our city attracts homeowners who want their children to be a part of our schools and that will always mean a better city and school system. Our housing prices are based on that”	Comment noted
“More ADUs for family members to live close by”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).
“Rental housing for young people and seniors. The rental to owner divide is not balanced”	New provisions and zoning will now allow multi-family rentals in San Marino (Programs 1.7 and 1.8). Additionally, Programs 1.1 through 1.5 support ADU development and Program 3.12 supports homesharing, both of which will benefit young residents and seniors.
Question: What are some unique features of San Marino that can be housing opportunities for the community? For example: unused office spaces that can be used as artist studio or work/live spaces; carriage houses that can be converted to caretaker facilities; large homes modified to accommodate more family members or multigenerational homes large lots perfect for tiny homes or cottages to be developed, etc. Your idea(s):	
“Large homes can be renovated to accommodate more family members or become multi-generation homes.”	Policy and program are included to allow development of detached or attached ADUs (Programs 1.1 through 1.5).
“Please quickly approve building of a second unit that is less than 1000 sq ft on existing home property, which would allow family members to come back and live there.”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).
“Large lots can be developed into smaller single-family homes, but the original appearance of San Marino should be the priority and not be affected”	Policies and Programs strive to protect the character and architecture of the City’s existing single-family neighborhoods while allowing additional housing units.

“Provide more convenient public facilities for seniors, such as caretaker facilities, and more public facilities for young adults and children”	Comment noted.
“Maintain the current situation”	Noted. Comment is inconsistent with the City’s RHNA obligation and state law.
“Carriage houses that can be converted to caretaker facilities”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5). Additionally, Program 3.12 promotes a homesharing program that can benefit seniors.
“The first item (ADUs)”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Program 1.1 through 1.5).
“Smaller houses at lower rent”	Housing Element contains multiple programs to encourage smaller units such as ADUs (Programs 1.1 through 1.5. Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“Agree with the creative repurposing ideas listed” (ADUs, conversions)	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5). Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“Downtown commercial facilities that can be converted to residential as well as commercial.”	Underutilized, commercially-zoned properties along the Huntington Drive corridor will be included in the City’s list of additional sites that could be added to the City’s Sites Inventory (Program 1.12).
“Allow for multifamily properties”	New provisions and zoning will now allow multi-family rentals in San Marino (Programs 1.7 and 1.8).
“Turn commercial space into low-income housing opportunities”	Underutilized, commercially-zoned properties along the Huntington Drive corridor will be included in the City’s list of additional sites that could be added to the City’s Sites Inventory (Program 1.12).
“Guest houses able to be occupied, developing areas belonging to SM that are by Carver School”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5). Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“Carriage houses”	Housing Element contains multiple policies and programs to encourage

	and promote ADUs (Programs 1.1 through 1.5). Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“None of these are a good idea”	Comment noted
“More multi-family/multi-unit housing”	New provisions and zoning will now allow multi-family rentals in San Marino (Programs 1.7 and 1.8).
“Like the idea of office spaces being used as artist studio or work/live spaces. This is appealing because it would not change the residential look of San Marino”	Opportunities exist for these spaces; objective design standards will be developed and adopted in 2024 (Program 1.5).
“There is no mixed use in our code, and it should stay that way. Right now, the code does not address the required separation for living space and other occupancies. That requires an entire separate section in the code (overlay zone). It would be very expensive to try to convert office space to living space; the only exception would be conversion of the whole building to residential, with fire sprinklers, exits, etc. and *limit it to one story*.”	Comment noted.
“Parking lots should be converted to housing. Allow people to park their cars on the street overnight which would free up driveway and garage space. Change the zoning from commercial/retail to residential. There do not need to be that many businesses in San Marino when there are plenty of commercial and retail spaces in larger, nearby cities.”	Underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City’s list of additional sites that could be added to the City’s Sites Inventory (Program 1.12).
“Whatever produces the least amount of density”	Comment noted. The City currently allows 4-6 dwelling units per acre. Since the City has limited vacant land and subdivision potential, the City needs to increase its allowable density to meet the City’s RHNA obligation and comply with state law.
“Easing up current restriction on home expansion and allowing homeowners to expand their house to meet their family needs”	Current ADU ordinance allows expansion and addition of living area without discretionary approval.
“High density homes, townhouses, duplex, multi-family condo or apartments, allow to convert empty commercial buildings to live/work studios along Huntington Dr.”	Housing Element contains policies and programs to permit missing multi-family housing (Programs 1.7 and 1.8).
“I would not like any of the suggestions in 4. to be considered. San Marino is not suited for things such as tiny homes. It is a city of single-family residences and should remain that way.”	Noted. Comment inconsistent with state housing element law.
“Multiple units on lots”	Program to promote ADUs (Programs 1.1 through 1.5) on single-family lots.
“Bungalow courts. Live/work above existing commercial units. Un/underutilized city properties that could be developed as affordable, multi-unit workforce housing for city and school district	Policies and Programs are included to permit multi-family development at densities up to 30 units per acre in the new MU zone (Program 1.8) The

staff (to reduce their commutes to San Marino, make it easier for their kids to attend local schools and be active in the community, and make city/district jobs more competitive with other cities)"	Housing Element also discusses the development of employee housing on The Huntington and Southwestern Academy properties (Program 1.9).
"To meet our affordable housing assessment, we should continue to pursue ADU development. Mixed use construction in the Huntington Dr business district could also be explored but ONLY if the state would allow the city to determine its own standards for development. If the state continues to limit local control, then the city should explore prohibiting any mixed use in the business districts."	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5). Underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City's list of additional sites that could be added to the City's Sites Inventory (Program 1.12).
"Large homes modified to accommodate more family members or multigenerational homes"	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5)
"Large lots for smaller cluster houses in gated community"	Policy and Program included to allow detached or attached ADU development in single-family neighborhoods (Programs 1.1 through 1.5).
"all of above, including mixed use for our commercial areas"	Underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City's list of additional sites that could be added to the City's Sites Inventory (Program 1.12).
"Allow mixed-use development in the commercial areas along Huntington Dr. and Mission St. and allowing housing above the ground retail/commercial spaces."	Underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City's list of additional sites that could be added to the City's Sites Inventory (Program 1.12).
"San Marino is an upscale housing option. Converting it to allow for greater density is abhorrent. What we need is to oust the idiots in Sacramento."	Noted.
"Why can't we let our elected city government decide the situations which the city can comfortably allow?"	Noted.
"Modular or pre-fabricated tiny homes (or container houses) that can be quickly erected and streamlined through permitting process"	Programs included to pre-approve ADU plans, could include smaller factory-built home types (Program 1.2).
"Convert Stoneman into condos/townhouses. Blend Carver and Valentine, and use the Carver property to develop more homes"	Stoneman is on sites inventory list. Carver was on sites inventory list but was subsequently removed due to strong opposition from property owner and the public.

“Granny housing on residential properties”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5). Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“As Pasadena develops and grows into the city, we think it will be become: a major city to the east of downtown drawing people from LA, we can fit the need of those that are looking for a smaller town feet but close proximity to the growing city of Pasadena”	Comment noted
“Reduce or eliminate emotionally and politically motivated restriction of development at the DRC and Planning Commission”	Comment noted
“all of above”	Most of the referenced programs are provided for in the updated housing element
“Lacy Park”	If desired by City, Lacy Park can be included on the Sites Inventory list (Program 1.12).
“Carriage houses for sublet to singles”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).
“convert larger homes to senior living (maximum 3 people) per home”	Housing Element contains Program 1.7 to allow affordable housing on the Stoneman Site. Additionally, Programs 1.1 through 1.5 promotes development of attached and detached ADUs on single-family properties. Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“like the carriage house idea”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5). Additionally, Program 3.12 promotes a homesharing program that will increase housing opportunities.
“Spaces above businesses could be used to construct studios”	Underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City’s list of additional sites that could be added to the City’s Sites Inventory (Program 1.12).
“Allow to reconvert big houses into few smaller houses”	Housing Element contains Programs 1.1 through 1.5 to promote development of attached and detached ADUs on single-family properties. . Additionally, Program

	3.12 promotes a homesharing program that will increase housing opportunities.
“Our commercial areas on Huntington and Mission should have more mixed-use buildings with living units above and retail and restaurants below. Our commercial arteries and dead or dying.”	Program 1.8 creates a new Mixed-Use zone along Huntington Drive to allow development of mixed-use buildings. Additionally, underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City’s list of additional sites that could be added to the City’s Sites Inventory (Program 1.12).
“I am concerned that condos, townhouses, and apartments were not in the list of new housing typologies? Re-zoning is needed”	Rezoning and zoning code changes to allow multi-family development, mixed-use development, and employee housing (Programs 1.7 through 1.9).
“Mixed use above existing and new Huntington Drive commercial”	Underutilized, commercially-zoned properties, including parking lots, along the Huntington Drive corridor will be included in the City’s list of additional sites that could be added to the City’s Sites Inventory (Program 1.12).
“I don’t think tiny houses are a good idea, especially for this community. It’ll be liken to trailer park homes. However, high-end apartment buildings on large lots might be a great way to expand housing and keep the integrity of San Marino.”	Tiny house comment noted. Rezoning to provide for high-density apartments will be accomplished concurrently with the adoption of the Housing Element.
“Change nothing. Preserve the home architecture and stop allowing for Orange County-style homes to build in San Marino”	Comment noted. Comment inconsistent with RHNA obligation and state law.
“ADUs and larger lots to accommodate more multigenerational homes”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).
“Small Cottages, maybe 2 ADUs on large lots”	Housing Element contains multiple policies and programs to encourage and promote ADUs (Programs 1.1 through 1.5).

Community Outreach Messaging

In addition to the community surveys and stakeholder interviews, phone calls were made, and emails sent to persons and companies that had participated in the 2014 Housing Element Update. The following sections provides the specific messaging sent to individuals and groups in the specified Tables.

November 5-9, 2020: Participants in Table 2 were emailed the following message:

> Good evening,
>
> The City of San Marino is updating their Housing Element for 2021-2029 and will correspondingly revise the public outreach list in the appendix of the City's current Housing Element certified by HCD in 2014. _____is included in this list but is missing a few details. I am reaching out to request the point of contact, email, and telephone number if at all possible. I appreciate the time it took to read this email and look forward to hearing from you.
>
> Thank you,
>
> Aundrea Cruz | Associate Planner | 4LEAF, Inc.
>
> Email: acruz@4leafinc.com

TABLE 2: HOUSING OUTREACH INFORMATIONAL UPDATE EMAIL CONTACTS

DATE OF CONTACT	ORGANIZATION	EMAIL ADDRESS
Special Needs		
11/05/2020	IDEPSCA	idepsca@idepsca.org
11/05/2020	Hope Through Housing Foundation	info@hthf.org
11/05/2020	Families Forward	info@FamiliesForwardLC.org
11/05/2020	Journey House	contact@journeyhouseyouth.org
11/05/2020	Outward Bound Adventures	cthomas@obainc.org
11/05/2020	Pacific Clinics	development@pacificclinics.org
11/06/2020	Victor Treatment Centers	kim.diep@victor.org

11/09/2020	Arthritis Club of San Gabriel Valley	info.sca.ocb@arthritis.org
11/09/2020	GLAD	gladboard@gmail.com
11/09/2020	Home Care1	info@innovativehhcare.com
11/05/2020	Better Living Homecare Services	info@betterlivinghc.com
Developer		
11/05/2020	San Gabriel Valley Habitat for Humanity	mvanlue@sgvhabitat.org fhardy@sgvhabitat.org
Realty/ Lending		
11/06/2020	Rate One Financial	info@rateonefinancial.com
11/09/2020	Prudential California Realty	marilynsimon@bhhscal.com nina@homesbynina.com
11/09/2020	REH Real Estate	info@REHrealestate.com

November 9, 2020: Potential stakeholders in Table 3 were emailed the following message:

> Good afternoon,
>
> The City of San Marino is updating their Housing Element for 2021-2029 and is building the public outreach list to alert interested parties on the progress of addressing the City's housing needs and mandates. One of the initial steps in this process is gaining input from community groups, non-profits, housing developers, service providers, environmental groups, citizen's groups, and residents. We are trying to gather as much feedback as possible before updating the Housing Element and would like to know _____would like to participate?
>
> Thank you,
>
> Aundrea Cruz | Associate Planner | 4LEAF, Inc.
>
> Email: acruz@4leafinc.com

TABLE 3: POTENTIAL LAND TRUST OUTREACH CONTACTS

ORGANIZATION	CONTACT	EMAILS	TELEPHONE
The Trust for Public Land	Robin Mark, Los Angeles Program Director	guillermo.rodriguez@tpl.org	(415) 495-4014
California Council of Land Trusts	Emailed	mail@calandtrusts.org	(916) 497-0272

Additional Telephone Outreach

Additional Telephone Outreach was conducted from November 2020- January 2021 to invite the following stakeholders to participate in the Update process and to confirm contact information (Table 4).

*** REPLIES INDICATED BELOW**

TABLE 4: ADDITIONAL TELEPHONE OUTREACH

Advocacy/ Service
Chinese Club of San Marino
*January 14, 2021 – February 1, 2021, correspondence between 4LEAF and Joanne Cheng confirmed the City of San Marino Chinese Club would be distributing Housing Element Update and Survey Information to members on their mailing List.
San Marino Chamber of Commerce
East San Gabriel Valley Coalition for the Homeless
Rotary Club of San Marino
South Pasadena-San Marino YMCA
Stepping Stones to Learning
Housing Rights Center
Crowell Public Library
Property Management
ICM Resources, Inc.
Realty/ Lending
Region 1 Realty
Bank of the West
East West Bank
Roycroft Realty/C I Management, Compass Real Estate
Soma Warna Real Estate Services
Dilbeck Realtors Christie's Great Estates
RE/MAX Premier Properties
Utilities
California American Water Company
*Cal Am responded 03/25/2021 with email response and current Urban Water Management Plan
Developers
A Community of Friends
San Gabriel Valley Habitat for Humanity
Special Needs
Care 4 You - In Home Care, Homecare Assistance
Silverado Senior Living
CHAP

Mothers' Club Family Learning Center, Families Forward Learning Center
Pacific Clinics
Peace Over Violence
Shelter Partnership, Inc.
Union Station Homeless Services

January 5-11, 2021: Potential stakeholders in Table 5 were emailed the following message:

Good afternoon! You are invited to participate in the City of San Marino's Housing Element Update. The City is preparing an update to its General Plan Housing Element to cover the period between 2021-2029. The Housing Element Update will include the following:

- An assessment of the City's housing needs and opportunities;
- A collection of policies and programs that will govern housing development in San Marino over the next 8 years;
- A land inventory to identify specific sites that are suitable for residential development in order for San Marino to meet its regional housing need;
- An assessment of actions needed to affirmatively further fair housing;
- An assessment of any special needs that San Marino residents have, and how those needs are being met; and
- Opportunities for stakeholders and the public to provide input through community engagement and outreach.

You may visit the project website here San Marino, CA (cityofsanmarino.org). If you would like to provide comments on the Housing Element update, please email: housingelement@cityofsanmarino.org

In order to develop a comprehensive housing strategy, we would like to interview housing providers, developers, and other professionals. You are invited to participate in one of the following ways:

- Attend a 1-hour meeting virtually via Zoom; see available times below.
- Schedule a date and time to speak over the phone:
  Call (707) 309-4775 with your available dates and times.
- Return this email with answers to the following questions:

1. Have you or your firm attempted to develop housing in San Marino? If yes, please answer 2-5 below. If no, please answer 5-7 below:

2. If you have developed or attempted to develop housing in San Marino, please briefly describe the development process and any obstacles or roadblocks that you faced:

3. What were the biggest constraints to development? Please select all that apply:

   a. High land costs
   b. Community opposition
   c. Lack of appropriately zoned land
   d. High construction costs
   e. Development fees and charges
   f. City requirements in general
   g. Other (please describe)

4. Do you see development opportunities in San Marino that the City is ignoring? If so, what are they?

5. In your professional opinion, are San Marino's housing needs being met? Why or why not?

6. What do you see as the main constraints or roadblocks to development in San Marino?

7. Why do you think there is no affordable rental housing in San Marino?

8. If you are a service provider, please tell us what needs you see in San Marino and whether those needs are being met.

Thank you for lending us your time and expertise. To arrange a phone interview, please contact Principal Planner Jane Riley, AICP at (707) 309-4775 with your available dates and times.

Zoom Sessions: If you would like to join a virtual meeting to discuss housing issues in San Marino, please accept our invitation to join one of the below:

Housing Developers & Real Estate Professionals: Monday, January 11th 1:00 – 2:00

https://rlink.re/l/9f49ebec/6746/4c91/9097/ce722dd8d61a

Meeting ID: 871 7637 1531 Passcode: Housing

Non-profits, service providers and housing advocacy groups: Wednesday, January 13th 4:00 – 5:00

https://rlink.re/l/6fc8eaff/7c35/4f71/8e74/e8ddfb42ce85

TABLE 5: HOUSING DEVELOPMENT STAKEHOLDER OUTREACH

* Replies indicated in Yellow

DATE OF CONTACT	ORGANIZATION	CONTACT	CITY, ZIP	EMAIL ADDRESS	PHONE
01/05/2021	Universal Home Design Inc.		Sherman Oaks, CA 91401	info@universalhomedesigninc.com	(818) 786-7776
01/05/2021	Accessible Construction	Adam Fine	Los Angeles, CA 90301	adam@accessibleconstruction.com	(310) 215-3332
01/05/2021	Abode Communities	Robin Hughes	Los Angeles, CA 90015	rhhughes@abodecommunities.org	(213) 225-2762
5/5/2021 (via Zoom)	California YIMBY	Jes McBride	Sacramento, CA 95814	info@cayimby.org	209-329-7545
01/05/2021	Frank D. Lanterman Regional Center	Melinda Sullivan	Los Angeles CA, 90010	Msullivan@lanterman.org	(213) 383-1300
01/05/2021	Easterseals	Angela F. Williams	Pasadena, CA 91106	angelawilliams@easterseals.com	(626) 793-7700
01/05/2021	Asians and Pacific Islanders with Disabilities of California (APIDC)	Patricia Kinaga	Los Angeles, CA 90021	pkinaga@kinagalawfirm.com	(213) 207-6838
01/05/2021	Dahl Architects Inc.	Steven P. Dahl	South Pasadena, CA 91030	steve@dahlarchitects.com	(626) 564-0011
01/05/2021	Kelly Sutherlin McLeod Architecture, Inc.	Kelly Sutherlin McLeod	Long Beach, CA 90807	kelly@ksmartarchitecure.com	(562) 427-6697
01/05/2021	Irwin Partners Architects	Greg Irwin	Costa Mesa, CA 92626	irwing@ipaoc.com	(714) 557-2448
01/05/2021	McKently Malak Architects		Pasadena, CA 91103	CONTACTS@MCKENTLY.COM	(626) 583-8348
01/05/2021	Hartman Baldwin Design/Build	Bill Baldwin	Pasadena, CA 91105	info@hartmanbaldwin.com	(626) 486-0510
01/05/2021	Architectural Resource Group	Katie Horak	Los Angeles, CA 90012	info_la@arg.-la.com	(626) 583-1401
01/05/2021	Ellinger Architects and Associates	William W. Ellinger III	Pasadena, CA 91101	ellinger.wm@sbcglobal.net	(626) 792-8539

01/11/2021	Ball Architecture	Stephen Ball	West Covina, CA 91791		(949) 338-2679
01/05/2021	Morley Brothers	Jan Karl	Santa Monica, CA 90405	jkarl@morleybuilders.com	(310) 399-1600
01/05/2021	Bridge Housing Corp	Timothy Van Scott II	Los Angeles, CA 90056	vscott@bridgehousing.com	(310) 422-2561
01/05/2021	Mercy House	Erika Villablance	Los Angeles CA, 90015	evillablanca@mercyhousing.org	(213) 743-5826
01/05/2021	Pkutzer Edgewood Realty Partners	Pete Kutzer	South Pasadena, CA 91030	pkutzer@edgewoodrealty.com	(626) 403-1469 ext 116
01/05/2021	Mur-Sol Construction Inc	Kevin Cole	Arcadia, CA 91006	kevin@mur-sol.com	(626) 802-8822
01/05/2021	Sunny Construction and Development	Sunny Chan	Arcadia, CA 91006	info@sunnyconstruction.com	(626) 574-8083
01/05/2021	Coldwell Banker	Cordelia Wong		cordeliaw@coldwellbanker.com	(626) 487-0837
01/05/2021	Berkshire Hathaway HomeServices California Properties	Janice Lee	San Marino, CA 91108	janicelee@bhhscal.com	(626) 449-5222
01/05/2021	Redstone Commercial Real Estate	Dan Alle	Pasadena, CA 91101	dalle@redstonecre.com	(626) 795-2255
01/05/2021	Sun Realtors	Eugene Sun	San Marino, CA 91108	esun@earthlink.net	(626) 458-0216
01/05/2021	Pasadena-Foothills Association of Realtors	Laura Olhasso	Pasadena, CA 91106	laura@pfar.org	(626) 795-2455
01/05/2021		Michael Chan		michaelbchan@gmail.com	(626) 625-5595

January 19, 2021: The following message was distributed to a City-provided mailing list of 128 seniors:

Good afternoon!

You are invited to participate in the City of San Marino's Housing Element Update. While developing a comprehensive housing strategy, we would like to ensure that the community has the housing that residents want and need. To encompass a variety of opinions, experience, and expertise, we would like to include your input! This can be done one in one of the following ways:

- Taking the Community Survey here: https://www.surveymonkey.com/r/7XGPV6K.
- Providing comments on the Housing Element or signing up for updates by emailing: housingelement@cityofsanmarino.org

- This update to the City's General Plan Housing Element will cover the period between 2021-2029. The Housing Element Update will include the following:
- An assessment of the City's housing needs and opportunities;
- A collection of policies and programs that will govern housing development in San Marino over the next 8 years;
- A land inventory to identify specific sites that are suitable for residential development in order for San Marino to meet its regional housing need;
- An assessment of actions needed to affirmatively further fair housing;
- An assessment of any special needs that San Marino residents have, and how those needs are being met; and
- Opportunities for stakeholders and the public to provide input through community engagement and outreach.

For more information, please visit the project website here: San Marino, CA (cityofsanmarino.org).

Responses to this outreach are as follows:

The above email was sent to 128 contacts on the City's Senior Contact list. Three responses were received:

1. An individual expressed their interest in participating in the update process via the public survey.
2. An individual expressed security concerns regarding the use of a third-party platform to conduct the outreach survey.
3. An individual expressed that they felt the City was compliant with State Law and should not pursue mixed-use to achieve unmet housing needs.

March 17, 2021- Educational stakeholders in Table 6 were emailed the following message:

Good evening,

As you may know, the City of San Marino is preparing an update to its General Plan Housing Element to cover the period between 2021-2029. 4LEAF is the consulting firm that has been hired by the City to complete this Housing Element update, and we would very much like to hear from you about the housing needs of your staff and faculty.

One of the things that a Housing Element must include are an assessment of the City's housing needs, including the needs of its workforce – like teachers.

Please assist us by responding to this email to briefly let us know two things:

1) Where (generally) do your school's staff and faculty live? Are they able to live in San Marino, or do they need to commute to work?
2) If the City permitted it, would you be interested in providing housing for your staff and/or teachers on-site? If no, why not?

Thank you for lending us your time and expertise. We would very much appreciate your response by Wednesday, March 24. If you would prefer to arrange a phone interview, please contact Associate Planner Aundrea Cruz at acruz@4leafinc.com with your available dates and times.

For more information on the Housing Element Update, please visit the project website here: San Marino, CA (cityofsanmarino.org).

This email is sent by 4LEAF staff. 4LEAF, Inc. is the consulting team that has been chosen to assist the City in the update of its Housing Element, as well as the City's Public Safety and Health Element. 4LEAF is a full-service firm that has been providing services to numerous public agencies across California for more than 20 years. You may find more information about 4LEAF here:

TABLE 6: EDUCATIONAL FACILITIES OUTREACH

* Replies indicated in Yellow

EDUCATIONAL FACILITY	PERSON OF CONTACT	EMAIL ADDRESS
Southwestern Academy	Robin Jarchow, Head of School	rjarchow@southwesternacademy.edu
Saints Felicitas and Perpetua School	Missy O'Neill, Principal	moneill@ssfp.org missyoneill@la-archdiocese.org
*St F & P School responded 3/17/2021- Indicated that there was no on-site housing for teachers and no room to place such housing. Most staff lived east of the cities in Arcadia, Monrovia, Azusa, Glendora, and La Verne. Several lived in San Gabriel, and only one lived in San Marino		
K.L Carver Elementary School (SMUSD)	Michael Lin, Principal	mlin@smusd.us
Henry E. Huntington Middle School (SMUSD)	Daryl Topalian, Vice Principal	dtopalian@smusd.us
W.L. Valentine Elementary School (SMUSD)	Alana Faure, Principal	afaure@smusd.us
San Marino High School (SMUSD)	Jason Kurtenbach, Principal	jkurtenbach@smusd.us

Stakeholder Interviews

Various interviews were held with interested parties including those who responded to initial contacts and those who attended the scheduled stakeholder meetings. These stakeholder interviews are summarized below in Table 7.

TABLE 7: STAKEHOLDER INTERVIEWS

ORGANIZATION/ INTERVIEWEE/ DATE OF INTERVIEW	INTERVIEW SUMMARY	INCORPORATION IN HOUSING ELEMENT
Frank D. Lanterman Regional Center Christian Irigoyen- Resource Developer of Community Services 01/08/2021	• Homes must be suitable for disabled individuals to be placed in them • Various Levels of Care determine suitability (Level 2 = Lower level of assistance needed, Level 4= Higher level of assistance needed) • Most homes in San Marino would be suitable for Level 2 care needs however, DDS encourages placement in smaller homes	Continue existing policies and support for community care facilities
Southern California Association of Non-Profit Housing (SCANPH) Jeanette Brown- Director of Public Affairs & Programs Alan Greenlee -Executive Director 01/22/2021	• Public opposition barrier to Project Roomkey Implementation • Suggested public/private partnerships for students like Orange Coast College • Mentioned Bill being used in City of Pasadena to encourage ADUs • Mentioned Oregon and Minnesota banning single-family zoning	Comments were regional or examples of national programs and were not directly applicable to San Marino.
Milestone Housing Marcus Griffin 02/19/2021	San Marino • High land values are barriers to development Suggestions: • Lot consolidation program • Public/Private Partnerships • Potential for mixed-income developments • Stoneman site is promising	Acknowledge high land prices Acknowledge difficulty in consolidating lots with different owners Stoneman Program Mixed-income assumptions made

Abundant Housing LA and Climate Resolve Leonora Camner- Executive Director Anthony Dedousis- Director of Policy and Research Chase Englehart- Climate Planning and Resilience Coordinator 02/25/2021	San Marino: • Exclusionary Zoning in the City is very similar to Historic Redlining Boundaries • Missing-middle housing is a low-cost solution; see examples of by-right 4-plexing in Sacramento • Suggestions: • Land Trusts and Community Ownership • Tax Increment Financing • Use revenue from greenfield land declared a park to fund Affordable Housing development • Real Estate Transfer Tax; see example in Culver City	Exclusionary history addressed Programs included to allow development of multi-family housing, mixed-use development, and employee housing. Formation of a Land Trust incorporated Program included to explore funding mechanisms
Pasadena-Foothills REALTORS (PFAR) Rian Barrett -Government Affairs and Leadership Development Director 04/12/2021	San Marino: • Low Housing Inventory • High median home values compared to neighboring Pasadena • Specific/niche market • Unaffordable to most 1st time homebuyer • Houses are on market ~21 days, previously on market ~41 days Suggestions: • Increase Density Bonuses to incentivize multi-family housing development • Lessen design requirements to make it easier to build in the City • Use Prop 19 to get more people to move to City	Program included to expand density bonus program Program included to adopt objective design & development standards to remove discretionary reviews

Summary of Community Comments of Draft Housing Element

On July 21, 2021, The City of San Marino published the Draft Version of the 6th Cycle Housing Element Update. In response, the City received 102 public comment letters and emails; of those, 81 were of similar format and substance: opposition to inclusion of the Carver School property on the list of sites to be considered for rezoning. The Carver School site was subsequently removed from the list.

Additional letters were received objecting to the public outreach not including each individual member of the community. One letter was received in support of multi-family housing, mixed-use zoning, and more practical design review standards.

All public comments received by the City have been provided to HCD upon submission of the Draft Housing Element Proposal.

Creation of the Initial Community Outreach List

In November of 2020, the City of San Marino provided the list of potential community stakeholders that had been utilized during the 5th Cycle Housing Element Update. 4LEAF consultants attempted to contact all individuals and organizations on the list via email and/or phone. Two weeks following attempted contact, including many cases where messages were left for named participants, non-responsive participants were removed from the list. The first edits are reflected as strikeouts in Table 8. The final outreach list is provided in Table 9. Additional outreach lists included the City's senior mailing list; the members of the Chinese Club; and any residents who requested the City to include them in subsequent informational items and notices.

TABLE 8: INITIAL COMMUNITY OUTREACH LIST WITH FIRST ROUND OF REVISIONS

TYPE	ORGANIZATION	CONTACT	EMAILS	PHONE
Developer	A Community of Friends	Dora Leong Gallo, Chief Executive Officer	info@ccsm.org.	(626) 796-5190
Developer	Abode Communities	Robin Hughes, President & CEO	stephen@ballarchitecture.com	(949) 338-2679
Special Needs	Arthritis Club of San Gabriel Valley, Arthritis Foundation	Krista Conti, Market Relations Coordinator		
Special Needs	Assisted Transition	Frank Cunningham	avgwinn@silverdaosenior.com	(626) 812-9777
Realty/ Lending	Bank of the West	~~Marlene Sanchez~~, Robert Wongso	marlene.sanchez@bankofthewest.com robert.wongso@bankofthewest	(626)568-8300
Special Needs	Better Living Homecare Services		tim.wang@ctbcbankusa.com	(626) 287-0716

TYPE	ORGANIZATION	CONTACT	EMAILS	PHONE
Special Needs	Bienvenidos	Ritchie L. Geisel, President and CEO	aaaivazian@cbbank.com	(626) 281-0083
Utilities	California American Water Company	Brian Barreto, Southern California Manager	anita.wong@eastwestbank.com	(626) 457-1333
Special Needs	California Drug Counseling, Inc.	Dr. Carl Rowe, Executive Director	aromero@owb.com	(626) 588 3760
Special Needs	Care 4 You - In Home Care, Homecare Assistance	Mark Barrett, Gaby Romero, Head of Operations	diana.feroyan@wellsfargo.com	(626) 795-3567
Advocacy/ Service	Catholic Big Brothers Big Sisters	Kenneth Martinet, President/CEO	isaac.hung@icmresources.com, info@sanmarinohistoricalsociety.org	(626) 255-8158 (626) 304-9375
Advocacy/ Service	Center For Community & Family Services			
Special Needs	CHAP	Margaret B. Martinez, CEO	devoncorlew@ymcaLA.org	(626) 799-9119
Realty/ Lending	Chinatrust Bank (U.S.A.)	TIm Wang		
Advocacy/ Service	Chinese Club of San Marino	~~Calvin Lo~~, Tony Chou, President	email@steppingstones.net	(626) 449-5986
Realty/ Lending	Citizens Business Bank	Anna Aivazian	gromero@homecareassistance.com	(909) 599-0555 (626) 609-9194
Realty/ Lending	Coldwell Banker	Carson English		
Realty/ Lending	Compass Real Estate Team/Keller Williams	Teri Barton, CEO		
Advocacy/ Service	Crowell Public Library	Ann Dallavalle		
Realty/ Lending	Diamond Point			
Realty/ Lending	Dilbeck Realtors Christie's Great Estates	Ray Hayes	ihung1026@gmail.com	(626) 255-8158
Realty/ Lending	Dilbeck Realtors/The Middleman Team	Meg Middleman		

TYPE	ORGANIZATION	CONTACT	EMAILS	PHONE
Realty/ Lending	Dolan & Knight Property Management			
Advocacy/ Service	East San Gabriel Valley Coalition for the Homeless	~~Olivia~~, Megan Ryan, Office Manager EAC		(626) 765-4140
Realty/ Lending	East West Bank	Anita Wong, Branch Manager	megmiddleman@gmail.com	
Realty/ Lending	First Capital Mortgage Corporation	Steve Kenilvort	marilynsimon@bhhscal.com	
Special Needs	Foothill Family Service	Helen Morran-Wolf, Steve Aallen CEO	esun@earthlink.net	(626) 309-0000
Advocacy/ Service	Friends of The Crowell Public Library	Maryann Seduski, Vice -President		(626) 705-0637
Special Needs	Greater Los Angeles Agency on Deafness, Inc.	Dr. Patricia Hughes, CEO	Swarna@socal.rr.com	(626) 394-6216
Special Needs	HomeCare 1			(626) 755-8383
Special Needs	Hope Through Housing Foundation	George Searcy, Executive Director	peteloeffler@remax.net	(626) 587-6711
Government	Housing Authority of the County of Los Angeles			
Advocacy/ Service	Housing Rights Center	Chancela Al-Mansour, Executive Director	superintendent@smusd.us	(626) 299-7000 Ext. 1310
Property Management	ICM Resources, Inc.	Isaac Hung, President		
Special Needs	IDEPSCA	Rebeca Ronquillo, Interim President	brian.barreto@amwater	(626) 614-2542
Special Needs	Journey House	Fred Wong, Board President	ronald.garcia@sce.com	(626) 303-8419
Realty/ Lending	Kennedy Capital	K. Kenji Tatsuno, President	esgvch@aol.com	(626) 333-7204
Special Needs	Mothers' Club Family Learning Center, Famiies Forward Learning Center	~~HECTOR LAFARGA, JR.,~~ Elva D. Sandoval, Executive Director		

TYPE	ORGANIZATION	CONTACT	EMAILS	PHONE
Property Management	NMN Enterprises	Bob Nuccio	calmansour@housingrightscenter.org	(213) 387-8400 ext. 1111
Realty/ Lending	One West Bank	Arlene Romero	dgallo@acof.org	(213) 480-0809
Special Needs	Outward Bound Adventures (OBA, Inc.)	Gabrielle Wood, Development Manager	rhughes@abodecommunities.org	
Special Needs	Pacific Clinics	~~Susan Mandel,~~ James J. Balla, President & CEO	rdelgado@hillsides.org	
Realty/ Lending	Pasadena Service Federal Credit Union	Dina Lopez		
Realty/ Lending	Pasadena-Foothills Assocation of Realtors		mmartinez@chapcare.org	(626) 993-1227
Special Needs	Peace Over Violence	Patricia Giggans, Executive Director		(951) 243-3837 ext. 231
Realty/ Lending	PNC Mortgage		kmartinet@catholicbigbrothers.org	(213) 251-9800
Realty/ Lending	Prudential California Realty	Nina Kirkendall,		(626) 577-8480
Realty/ Lending	Rate One Financial, Inc.		pasadenapreschoolacademy@gmail.com	
Realty/ Lending	RE/MAX Premier Properties	Pete & Lisa Loeffler		(626) 564-1613
Realty/ Lending	Real Estate Heaven	Paul Argueta, CEO		(951) 764-5827
Realty/ Lending	Region 1 Realty	Eugene Sun	mmcbride@sgvhabitat.org	(626) 387-6899
Special Needs	Rosemary Children's Services, Victor Treatment Centers	Greg Wessels, CEO		
Advocacy/ Service	Rotary Club of San Marino	Isaac Hung, Charities President	contact@journeyhouseyouth.org	(626) 798-9478
Realty/ Lending	Roycroft Realty/C I Management, Compass Real Estate	Dave Melford	elva@FamiliesForwardLC.org	(626-792-2687 ext 124
Developer	San Gabriel Valley Habitat for Humanity	Dr. Sonja Yates, Executive Director		(626) 564-0844

TYPE	ORGANIZATION	CONTACT	EMAILS	PHONE
		Marta McBride, Program Manager		
Advocacy/ Service	San Marino Chamber of Commerce	Joanna Jimenez, Sandra Troup, President	jballa@pacificclinics.org	(626) 254-5000
Advocacy/ Service	San Marino City Club	Andrew Yip	patti@peaceoverviolence.org <patti@peaceoverviolence.org>;	(626) 793-3385
Education	San Marino Unified School District	~~Loren Kleinrock~~, Dr. Jeff Wilson, Superintendent	rschwartz@shelterpartnership.org	(213) 688-2188
Special Needs	Shelter Partnership, Inc.	Ruth Schwartz, Executive Director		(626) 844-3033
Special Needs	Silverado Senior Living	Vita Gwinn, Regional Administrator	Jcoran@unionstationhs.org	(626) 240-4566
Advocacy/ Service	Simple Registration Services	Michael Frias		
Realty/ Lending	Soma Warna Real Estate Services	Soma Warna		
Advocacy/ Service	South Pasadena-San Marino YMCA	Susan Marasco, Devon Corlew, Senior Branch Executive Director	Kenji@kennedycorp.com	(626) 440-9430
Utilities	Southern California Edison	Ronald Garcia		
Special Needs	Step by Step			
Advocacy/ Service	Stepping Stones to Learning	Anna & George Hasbun		
Special Needs	The Center for Aging Resources	Vatche Kelartinian, CEO		
Special Needs	Union Station Homeless Services	Rabbi Marvin Gross, Jeremy J. Coran, Executive Assistant to Chief Programs Officer/ Interim Program Manager	kconti@arthritis.org	

TYPE	ORGANIZATION	CONTACT	EMAILS	PHONE
Realty/ Lending	W.J. Bradley Mortgage Captial			
Realty/ Lending	Wells Fargo Bank	Diana Feroyan, Branch Manager		

TABLE 9: FINAL REVISED COMMUNITY OUTREACH LIST

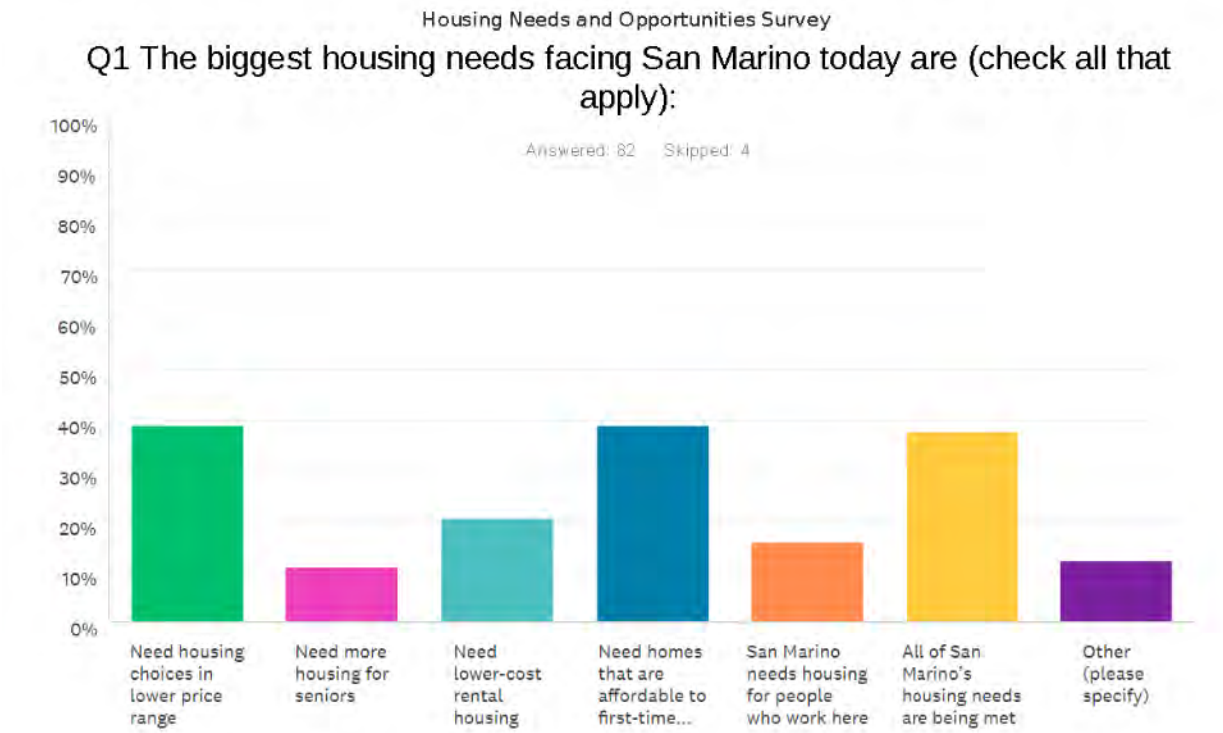
TYPE	ORGANIZATION	CONTACT	EMAILS	TELEPHONE
Architecture		Stephen Ball	stephen@ballarchitecture.com	(949) 338-2679
Developer	A Community of Friends	Dora Leong Gallo, Chief Executive Officer	dgallo@acof.org	(213) 480-0809
Realty/ Lending	Bank of the West	Robert Wongso	robert.wongso@bankofthewest	(626)568-8300
Utilities	California American Water Company	Brian Barreto, Southern California Manager	brian.barreto@amwater	(626) 614-2542
Advocacy/ Service	Catholic Big Brothers Big Sisters	Kenneth Martinet, President/CEO	kmartinet@catholicbigbrothers.org	(213) 251-9800
Special Needs	CHAP	Margaret B. Martinez, CEO	mmartinez@chapcare.org	(626) 993-1227
Advocacy/ Service	Chinese Club of San Marino	Joanne	cssmmanager@gmail.com	(626) 796-5190
Realty/ Lending	Compass Real Estate	Dave Melford		(626) 705-0637
Advocacy/ Service	East San Gabriel Valley Coalition for the Homeless	Megan Ryan, Office Manager EAC	esgvch@aol.com	(626) 333-7204
Realty/ Lending	East West Bank	Anita Wong, Branch Manager	anita.wong@eastwestbank.com	(626) 457-1333
Special Needs	Famiies Forward Learning Center	Elva D. Sandoval, Executive Director	elva@FamiliesForwardLC.org	(626-792-2687 ext 124

Educational Facility	Henry E. Huntington Middle School (SMUSD)	Daryl Topalian, Vice Principal	dtopalian@smusd.us	(626) 299-7060
Special Needs	Homecare Assistance	Gaby Romero, Head of Operations	gromero@homecareassistance.com	(909) 599-0555, (626) 609-9194
Advocacy/ Service	Housing Rights Center	Chancela Al-Mansour, Executive Director	calmansour@housingrightscenter.org	(213) 387-8400, ext. 1111
Property Management	ICM Resources, Inc.	Isaac Hung, President	ihung1026@gmail.com	(626) 255-8158
Educational Facility	K.L Carver Elementary School (SMUSD)	Michael Lin, Principal	mlin@smusd.us	(626) 299-7080
Realty/ Lending	One West Bank	Arlene Romero	aromero@owb.com	(626) 588 3760
Special Needs	Pacific Clinics	James J. Balla, President & CEO	jballa@pacificclinics.org	(626) 254-5000
Special Needs	Peace Over Violence	Patricia Giggans, Executive Director	patti@peaceoverviolence.org <patti@peaceoverviolence.org>;	(626) 793-3385
Realty/ Lending	RE/MAX Premier Properties	Pete & Lisa Loeffler	peteloeffler@remax.net	(626) 587-6711
Realty/ Lending	Region 1 Realty	Eugene Sun	esun@earthlink.net	(626) 309-0000
Advocacy/ Service	Rotary Club of San Marino	Isaac Hung, Charities President	isaac.hung@icmresources.com, info@sanmarinohistoricalsociety.org	(626) 255-8158, (626) 304-9375
Educational Facility	Saints Felicitas and Perpetua School	Missy O'Neill, Principal	missyoneill@la-archdiocese.org	(626) 796-8223
Developer	San Gabriel Valley Habitat for Humanity		mmcbride@sgvhabitat.org	(626) 387-6899
Educational Facility	San Marino High School (SMUSD)	Jason Kurtenbach, Principal	jkurtenbach@smusd.us	(626) 299-7020

Special Needs	Shelter Partnership, Inc.	Ruth Schwartz, Executive Director	rschwartz@shelterpartnership.org	(213) 688-2188
Special Needs	Silverado Senior Living	Vita Gwinn, Regional Administrator	avgwinn@silverdaosenior.com	(626) 812-9777
Realty/ Lending	Soma Warna Real Estate Services	Soma Warna	Swarna@socal.rr.com	(626) 394-6216
Advocacy/ Service	South Pasadena-San Marino YMCA	Devon Corlew, Senior Branch Executive Director	devoncorlew@ymcaLA.org	(626) 799-9119
Utilities	Southern California Edison	Ronald Garcia	ronald.garcia@sce.com	(626) 303-8419
Educational Facility	Southwestern Academy	Robin Jarchow, Head of School	rjarchow@southwesternacademy.edu	(626) 799-5010
Advocacy/ Service	Stepping Stones to Learning	Anna & George Hasbun	email@steppingstones.net	(626) 449-5986
Special Needs	Union Station Homeless Services	Jeremy J. Coran, Executive Asst Interim Program Manager	Jcoran@unionstationhs.org	(626) 240-4566
Educational Facility	W.L.Valentine Elementary School (SMUSD)	Alana Faure, Principal	afaure@smusd.us	(626) 299-7090
Realty/ Lending	Wells Fargo Bank	Diana Feroyan, Branch Manager	diana.feroyan@wellsfargo.com	(626) 795-3567

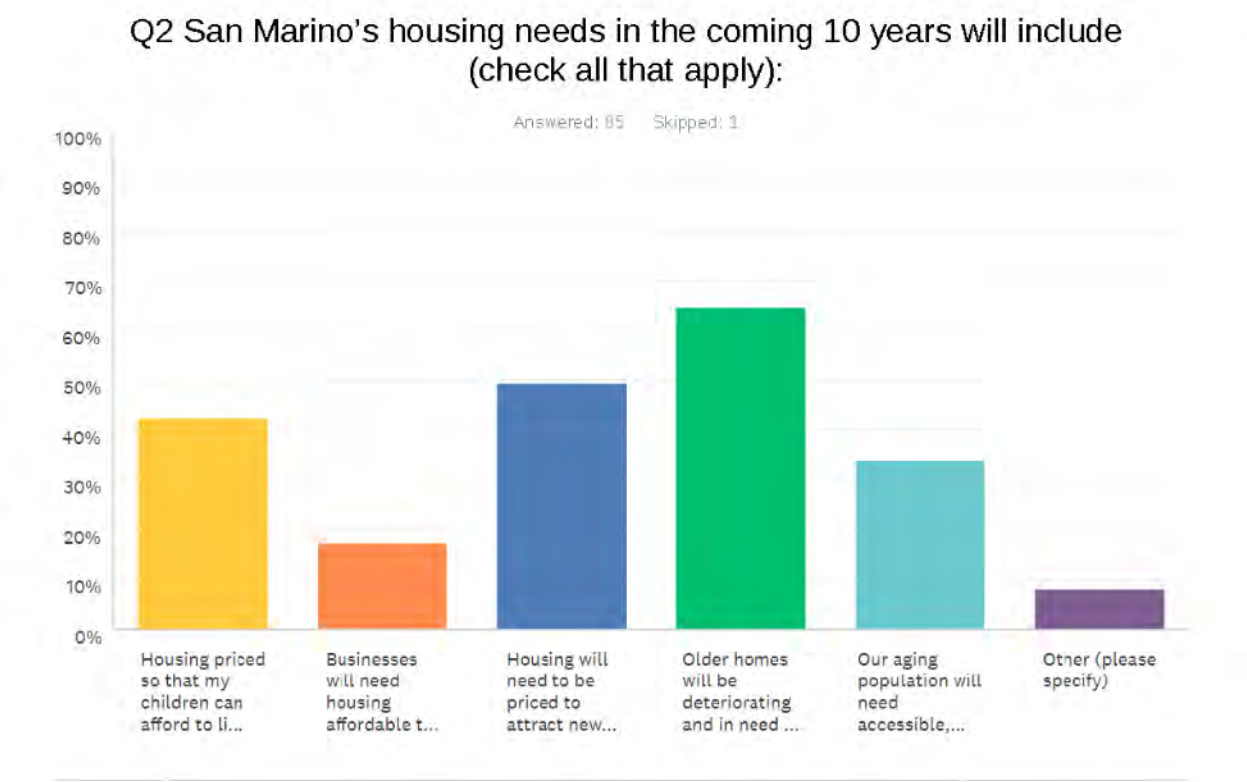
ATTACHMENT B-1: COMMUNITY SURVEY RESULTS

One part of the community outreach and engagement plan included the distribution of community opinion surveys about housing needs and opportunities in San Marino. These surveys were designed to that they could be accessed and completed via cell phone in order to ensure equal access to households without internet connections. The surveys were conducted in the City's three dominant languages (Chinese, English, and Spanish) to ensure that all residents had an opportunity to participate in the language that they felt most comfortable with. Multiple digital and social media platforms were used to facilitate the public input. Fill-in responses to questions are listed above, in Table 1: Public Comments and Incorporation into Housing Element. The remaining results of the community opinion surveys (all languages compiled) are presented here.



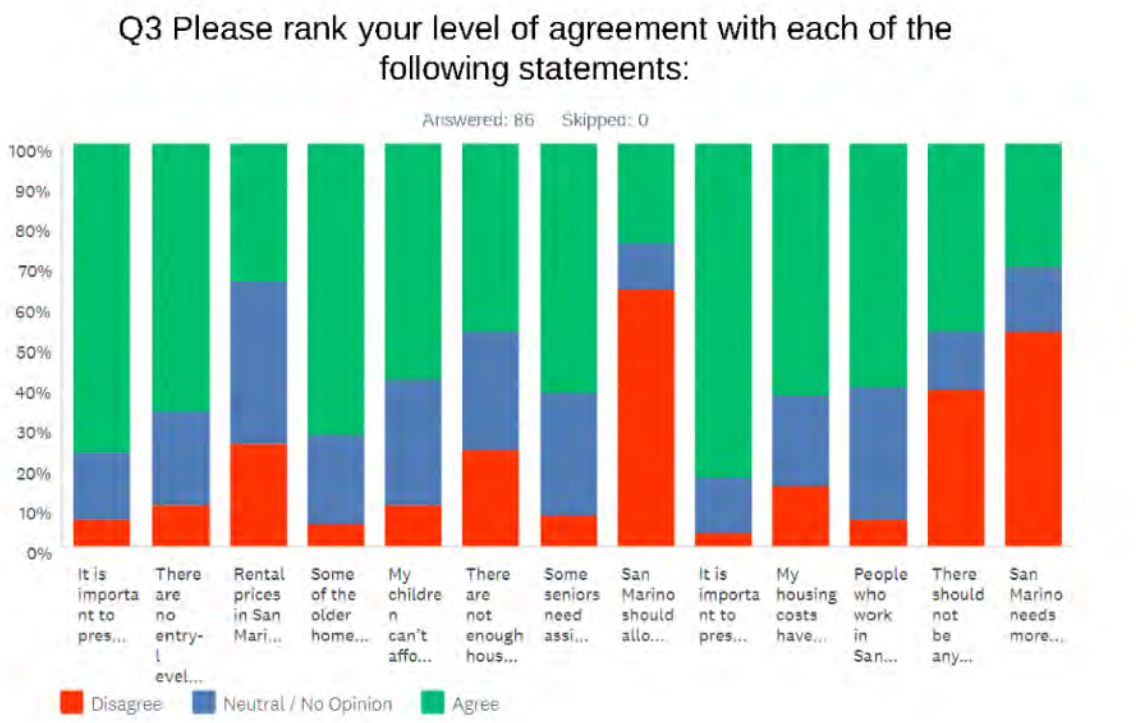
Q1 Answer Choice Responses:

Need housing choices in lower price range	39.02%	32
Need more housing for seniors	10.98%	9
Need lower-cost rental housing	20.73%	17
Need homes that are affordable to first-time homebuyers	39.02%	32
San Marino needs housing for people who work here	15.85%	13
All of San Marino's housing needs are being met	37.80%	31
Other (please specify)	12.20%	10



Q2 Answer Choice Responses:

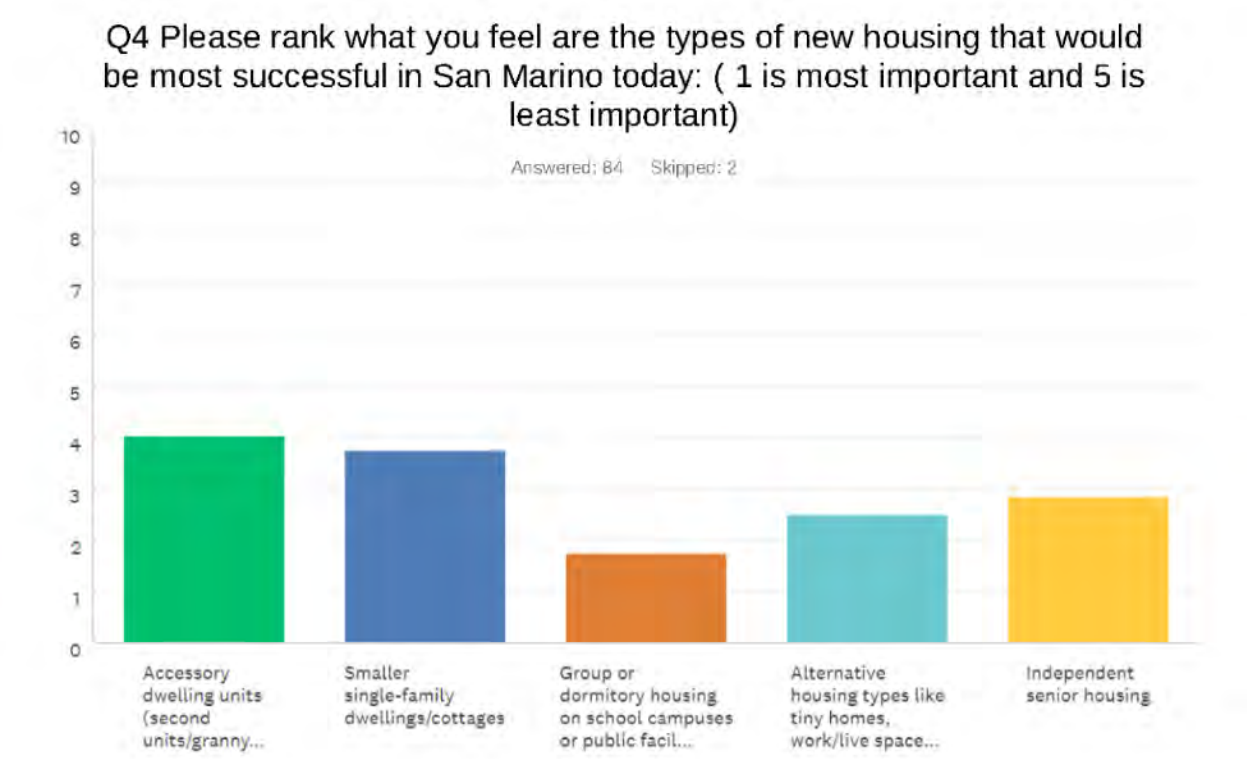
Housing priced so that my children can afford to live here	42.35%	36
Businesses will need housing affordable to their workers	17.65%	15
Housing will need to be priced to attract new families to San Marino	49.41%	42
Older homes will be deteriorating and in need of repair	64.71%	55
Our aging population will need accessible, well-designed housing options	34.12%	29
Other (please specify)	8.24%	7



Q3 Answer Choice Responses:

	Disagree	Neutral/ No Opinion	Agree
It is important to preserve San Marino's historic architecture	10.47% 9	23.26% 20	66.28% 57
There are no entry-level homes to purchase in San Marino Rental prices in San Marino are too high	25.88% 22	40.00% 34	34.12% 29
Some of the older homes in San Marino need rehabilitation	5.81% 5	22.09% 19	72.09% 62
My children can't afford to live here in San Marino	10.47% 9	31.40% 27	58.14% 50
There are not enough housing options in San Marino	24.42% 21	29.07% 25	46.51% 40
Some seniors need assistance to remain in their homes	8.14% 7	30.23% 26	61.63% 53
San Marino should allow some apartments to be built	63.95% 55	11.63% 10	24.42% 21
It is important to preserve San Marino's neighborhoods	3.49% 3	13.95% 12	82.56% 71
My housing costs have increased in the last 5 years	15.29% 13	22.35% 19	62.35% 53
People who work in San Marino can't afford to live here	7.06%	32.94%	60.00%

	Disagree	Neutral/ No Opinion	Agree
	6	28	51
There should not be any apartments in San Marino unless they look like our existing houses	39.29% 33	14.29% 12	46.43% 39
San Marino needs more housing options for all income levels	53.49% 46	16.28% 14	30.23% 26



Q4 Answer Choice Responses:

	1	2	3	4	5
Accessory dwelling units (second units/granny units/junior units)	29.41% 20	39.71% 27	16.18% 11	7.35% 5	7.35% 5
Smaller single-family dwellings/cottages	4.62% 3	3.08% 2	13.85% 9	18.46% 12	60.00% 39
Group or dormitory housing on school campuses or public facility properties	5.63% 4	9.86% 7	35.21% 25	26.76% 19	22.54% 16
Alternative housing types like tiny homes, work/live spaces, and intentional communities	15.19% 12	17.72% 14	21.52% 17	27.85% 22	17.72% 14
Independent senior housing	29.41% 20	39.71% 27	16.18% 11	7.35% 5	7.35% 5

Q5 What are some unique features of San Marino that can be housing opportunities for the community? For example: Unused office spaces that can be used as artist studio or work/live spaces Carriage houses that can be converted to caretaker facilities Large homes modified to accommodate more family members or multigenerational homes Large lots perfect for tiny homes or cottages to be developed Your idea(s):

Answered: 51 Skipped: 35





APPENDIX C: CITY OF SAN MARINO INSIGHT MARKET ANALYTICS, 2019.

CITY OF SAN MARINO, CA

INSIGHT

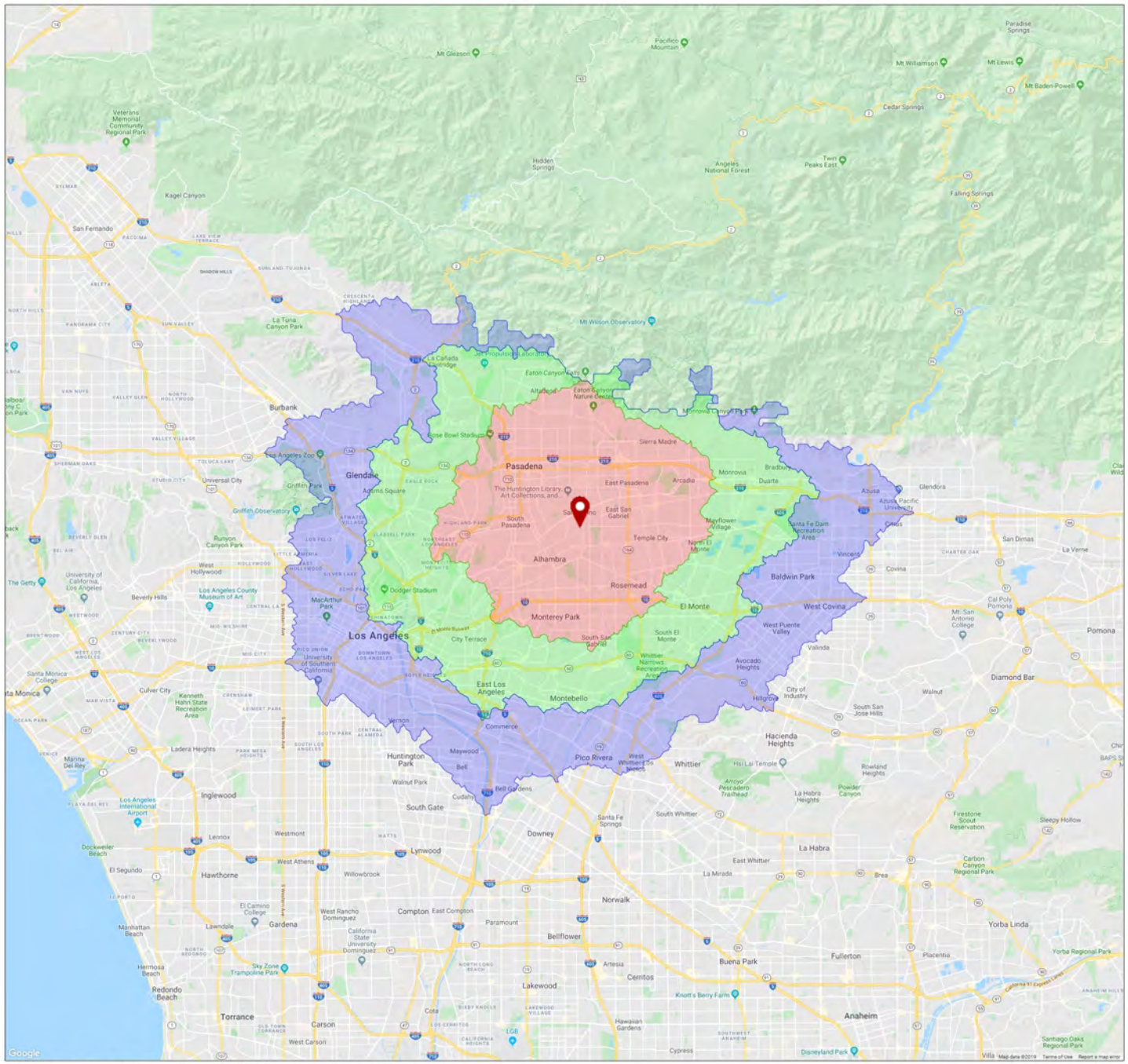
MARKET ANALYTICS

HdL ECONSolutions

Submitted by:
ECONSolutions by HdL
120 S. State College Blvd., Suite 200
Brea, CA 92821
www.hdlcompanies.com

Contact:
Barry Foster
714-879-5000
bfoster@hdlcompanies.com

Huntington Dr and San Marino Ave



INSIGHT
MARKET ANALYTICS
Hdt2 ECONSolutions

Drive Time: 10, 15, 20 Mins

Scale In Miles:

0 3 5 8 11 14

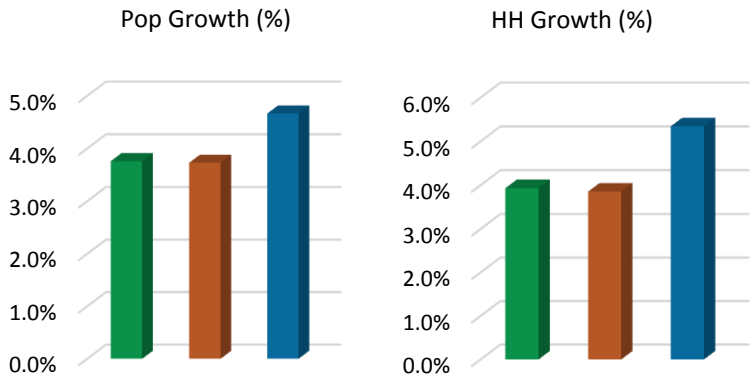
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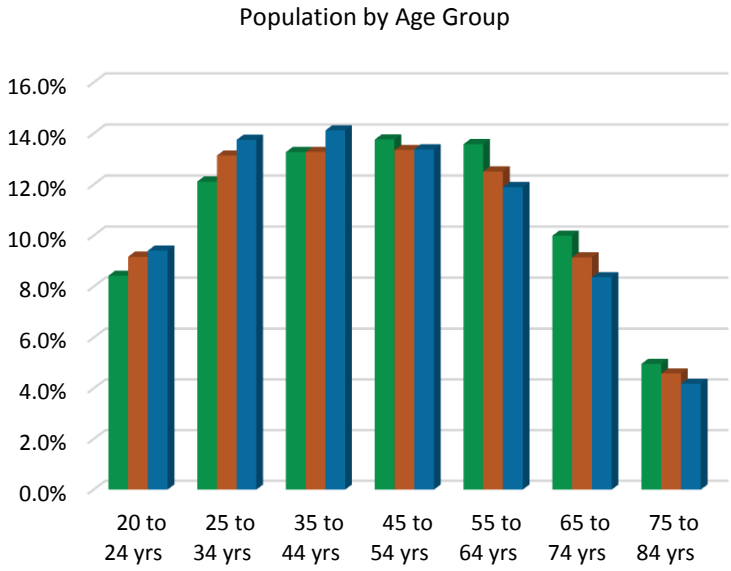
Consumer Demographic Profile

Site: Huntington Dr and San Marino Ave
Address: Huntington Dr and San Marino Ave | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Market Stats						
Population	630,923	---	1,363,302	---	2,511,263	---
5 Year Projected Pop	654,639	---	1,414,151	---	2,628,385	---
Pop Growth (%)	3.8%	---	3.7%	---	4.7%	---
Households	218,997	---	434,460	---	805,304	---
5 Year Projected HHs	227,608	---	451,203	---	848,348	---
HH Growth (%)	3.9%	---	3.9%	---	5.3%	---
Census Stats						
2000 Population	612,874	---	1,343,967	---	2,452,443	---
2010 Population	619,913	---	1,340,863	---	2,440,150	---
Pop Growth (%)	1.1%	---	-0.2%	---	-0.5%	---
2000 Households	208,850	---	416,528	---	751,609	---
2010 Households	214,822	---	426,675	---	776,066	---
HH Growth (%)	2.9%	---	2.4%	---	3.3%	---
Total Population by Age						
Average Age	40.8		39.5		38.7	
19 yrs & under	137,843	21.8%	313,239	23.0%	583,629	23.2%
20 to 24 yrs	53,162	8.4%	125,028	9.2%	236,303	9.4%
25 to 34 yrs	76,439	12.1%	179,075	13.1%	345,339	13.8%
35 to 44 yrs	83,738	13.3%	180,962	13.3%	354,635	14.1%
45 to 54 yrs	86,835	13.8%	182,034	13.4%	335,903	13.4%
55 to 64 yrs	85,693	13.6%	170,561	12.5%	298,829	11.9%
65 to 74 yrs	63,037	10.0%	124,660	9.1%	210,081	8.4%
75 to 84 yrs	31,355	5.0%	62,562	4.6%	105,059	4.2%
85 + yrs	12,822	2.0%	25,181	1.8%	41,485	1.7%
Population Bases						
20-34 yrs	129,601	20.5%	304,103	22.3%	581,642	23.2%
45-64 yrs	172,528	27.3%	352,595	25.9%	634,732	25.3%
16 yrs +	505,859	80.2%	1,081,338	79.3%	1,985,254	79.1%
25 yrs +	439,918	69.7%	925,035	67.9%	1,691,331	67.3%
65 yrs +	107,213	17.0%	212,403	15.6%	356,625	14.2%
75 yrs +	44,177	7.0%	87,743	6.4%	146,544	5.8%
85 yrs +	12,822	2.0%	25,181	1.8%	41,485	1.7%





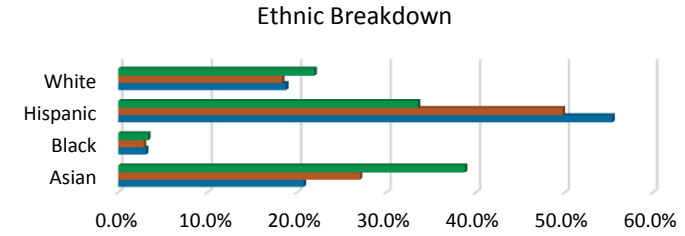
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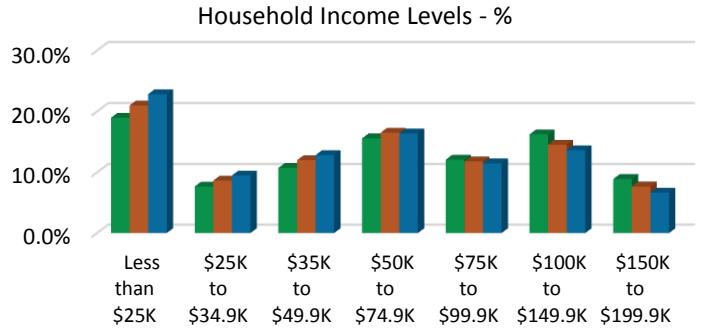
Consumer Demographic Profile

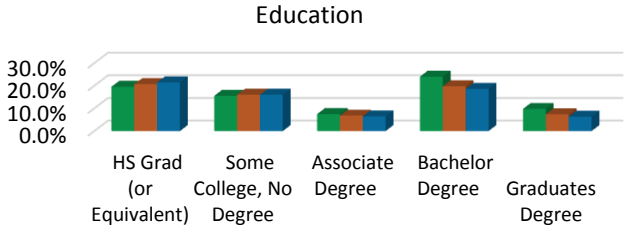
Site: Huntington Dr and San Marino Ave
Address: Huntington Dr and San Marino Ave | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Population by Race						
White	138,489	22.0%	249,817	18.3%	471,623	18.8%
Hispanic	211,602	33.5%	678,509	49.8%	1,391,442	55.4%
Black	21,207	3.4%	39,367	2.9%	78,153	3.1%
Asian	244,670	38.8%	368,507	27.0%	520,979	20.7%
Ancestry						
American Indian (ancestry)	956	0.2%	2,116	0.2%	4,339	0.2%
Hawaiin (ancestry)	413	0.1%	847	0.1%	1,747	0.1%
Household Income						
Per Capita Income	$34,548	---	$28,611	---	$26,623	---
Average HH Income	$99,530	---	$89,779	---	$83,022	---
Median HH Income	$69,809	---	$61,995	---	$57,012	---
Less than $25K	41,584	19.0%	91,219	21.0%	183,999	22.8%
$25K to $34.9K	16,786	7.7%	37,599	8.7%	76,401	9.5%
$35K to $49.9K	23,503	10.7%	52,141	12.0%	103,532	12.9%
$50K to $74.9K	34,172	15.6%	71,857	16.5%	132,094	16.4%
$75K to $99.9K	26,501	12.1%	51,314	11.8%	92,456	11.5%
$100K to $149.9K	35,582	16.2%	63,316	14.6%	109,998	13.7%
$150K to $199.9K	19,503	8.9%	33,325	7.7%	53,748	6.7%
$200K +	21,366	9.8%	33,689	7.8%	53,076	6.6%
Education	439,918		925,035		1,691,331	
Less than 9th Grade	49,929	11.3%	148,086	16.0%	292,514	17.3%
Some HS, No Diploma	30,082	6.8%	87,682	9.5%	178,253	10.5%
HS Grad (or Equivalent)	86,071	19.6%	191,555	20.7%	363,381	21.5%
Some College, No Degree	68,525	15.6%	148,211	16.0%	271,415	16.0%
Associate Degree	32,931	7.5%	62,829	6.8%	108,644	6.4%
Bachelor Degree	105,695	24.0%	182,599	19.7%	314,918	18.6%
Graduates Degree	42,961	9.8%	68,587	7.4%	107,050	6.3%







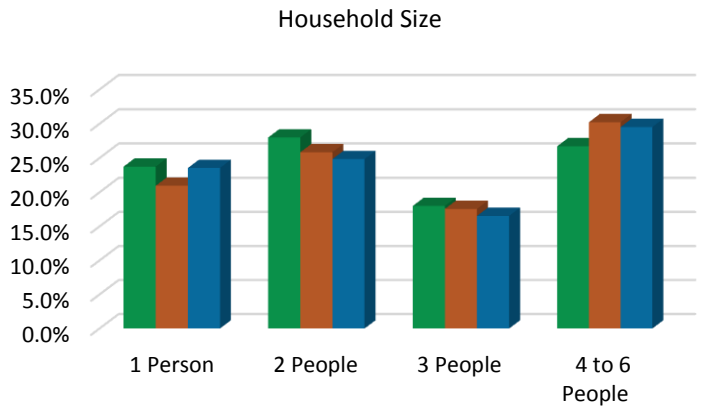
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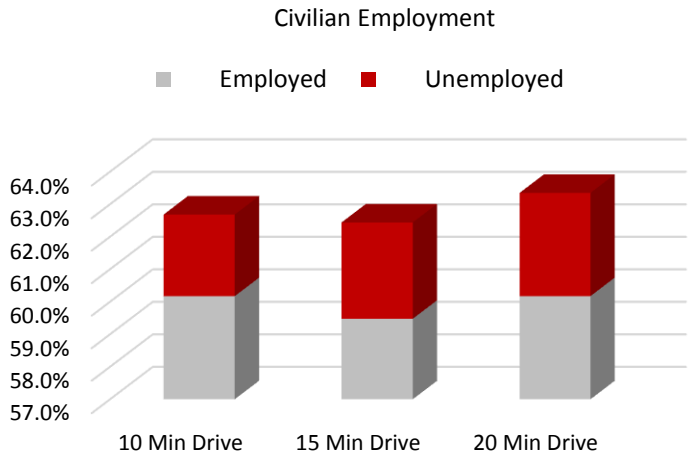
Consumer Demographic Profile

Site: Huntington Dr and San Marino Ave
Address: Huntington Dr and San Marino Ave | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Family Structure	151,998		314,847		553,395	
Single - Male	9,402	6.2%	22,213	7.1%	40,524	7.3%
Single - Female	19,864	13.1%	41,931	13.3%	74,171	13.4%
Single Parent - Male	4,585	3.0%	11,324	3.6%	21,894	4.0%
Single Parent - Female	11,229	7.4%	28,304	9.0%	55,529	10.0%
Married w/ Children	45,030	29.6%	89,473	28.4%	155,591	28.1%
Married w/out Children	61,887	40.7%	121,602	38.6%	205,686	37.2%
Household Size						
1 Person	52,008	23.7%	91,024	21.0%	189,630	23.5%
2 People	61,325	28.0%	112,301	25.8%	200,083	24.8%
3 People	39,430	18.0%	76,336	17.6%	133,285	16.6%
4 to 6 People	58,514	26.7%	131,347	30.2%	237,756	29.5%
7+ People	7,720	3.5%	23,452	5.4%	44,550	5.5%
Home Ownership	218,997		434,460		805,304	
Owners	107,551	49.1%	207,316	47.7%	332,418	41.3%
Renters	111,446	50.9%	227,144	52.3%	472,886	58.7%
Components of Change						
Births	6,843	1.1%	15,853	1.2%	29,750	1.2%
Deaths	5,173	0.8%	10,399	0.8%	17,709	0.7%
Migration	-712	-0.1%	-2,420	-0.2%	-2,174	-0.1%
Employment (Pop 16+)	505,859		1,081,338		1,985,254	
Armed Services	138	0.0%	271	0.0%	517	0.0%
Civilian	317,067	62.7%	675,166	62.4%	1,257,598	63.3%
Employed	304,379	60.2%	643,131	59.5%	1,194,571	60.2%
Unemployed	12,688	2.5%	32,035	3.0%	63,027	3.2%
Not in Labor Force	188,654	37.3%	405,901	37.5%	727,139	36.6%
Employed Population	304,379		643,131		1,194,571	
White Collar	209,970	69.0%	398,253	61.9%	700,276	58.6%
Blue Collar	94,409	31.0%	244,878	38.1%	494,295	41.4%





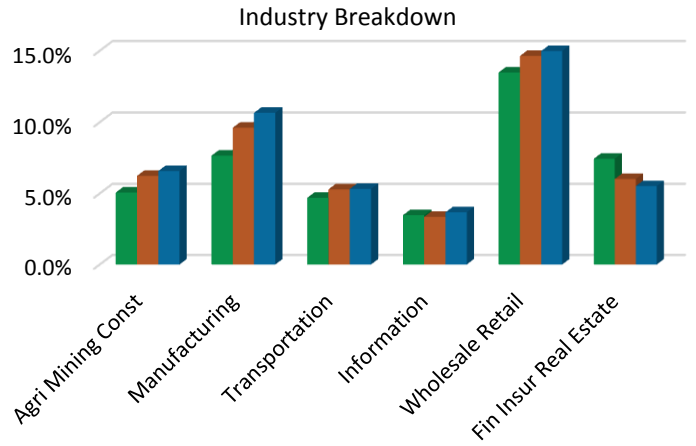
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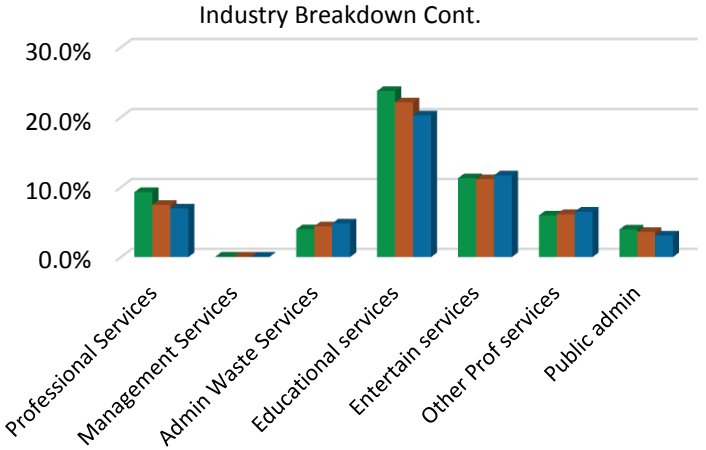
Consumer Demographic Profile

Site: Huntington Dr and San Marino Ave
Address: Huntington Dr and San Marino Ave | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Employment By Occupation	304,379		643,131		1,194,571	
White Collar	209,970	69.0%	398,253	61.9%	700,276	58.6%
Managerial executive	52,103	17.1%	89,245	13.9%	148,781	12.5%
Prof specialty	78,007	25.6%	141,065	21.9%	243,692	20.4%
Healthcare support	5,772	1.9%	13,288	2.1%	23,807	2.0%
Sales	32,600	10.7%	66,969	10.4%	126,679	10.6%
Office Admin	41,487	13.6%	87,686	13.6%	157,317	13.2%
Blue Collar	94,409	31.0%	244,878	38.1%	494,295	41.4%
Protective	4,708	1.5%	10,707	1.7%	19,562	1.6%
Food Prep Serving	19,277	6.3%	40,100	6.2%	79,308	6.6%
Bldg Maint/Cleaning	9,715	3.2%	25,736	4.0%	57,796	4.8%
Personal Care	16,551	5.4%	35,229	5.5%	63,737	5.3%
Farming/Fishing/Forestry	533	0.2%	2,065	0.3%	4,767	0.4%
Construction	17,065	5.6%	47,166	7.3%	92,372	7.7%
Production Transp	26,561	8.7%	83,875	13.0%	176,753	14.8%
Employment By Industry	304,379		643,131		1,194,571	
Agri Mining Const	15,397	5.1%	40,110	6.2%	78,586	6.6%
Manufacturing	23,306	7.7%	61,811	9.6%	127,249	10.7%
Transportation	14,276	4.7%	34,017	5.3%	63,454	5.3%
Information	10,557	3.5%	21,544	3.3%	43,837	3.7%
Wholesale Retail	41,045	13.5%	94,107	14.6%	178,945	15.0%
Fin Insur Real Estate	22,635	7.4%	38,642	6.0%	65,861	5.5%
Professional Services	28,263	9.3%	47,980	7.5%	83,118	7.0%
Management Services	182	0.1%	314	0.0%	560	0.0%
Admin Waste Services	12,083	4.0%	28,205	4.4%	57,469	4.8%
Educational services	72,252	23.7%	142,305	22.1%	241,957	20.3%
Entertain services	34,327	11.3%	71,506	11.1%	139,424	11.7%
Other Prof services	18,090	5.9%	39,480	6.1%	77,346	6.5%
Public admin	11,966	3.9%	23,110	3.6%	36,765	3.1%





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Household Segmentation Profile

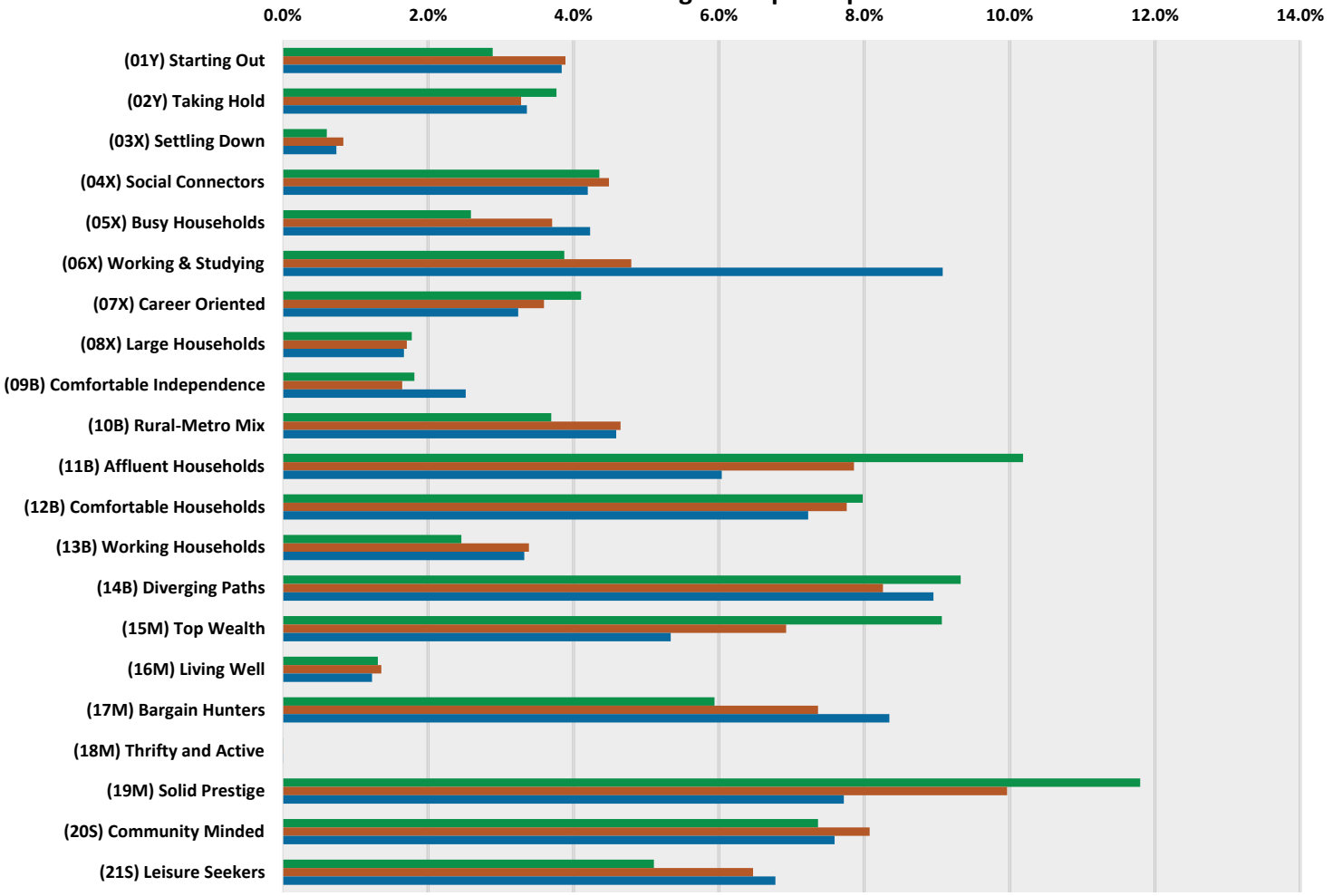
Site: Huntington Dr and San Marino Ave

Address: Huntington Dr and San Marino Ave | San Marino CA

Date: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

Household Lifestage Group Comparison



	Trade Area 1: 10 Min Drive		Trade Area 2: 15 Min Drive		Trade Area 3: 20 Min Drive	
Total Households	**217,016**	**100%**	**428,847**	**100%**	**788,502**	**100%**

Rank *	Cluster	Lifestage Group	Households	%	Households	%	Households	%
1	33- Urban Diversity	(14B) Diverging Paths	16,261	7.5%	27,308	6.4%	53,275	6.8%
2	09- Busy Schedules	(19M) Solid Prestige	12,039	5.5%	19,940	4.6%	28,032	3.6%
3	36- Persistent & Productive	(20S) Community Minded	11,699	5.4%	25,822	6.0%	45,560	5.8%
4	02- Established Elite	(15M) Top Wealth	11,522	5.3%	17,070	4.0%	24,101	3.1%
5	04- Top Professionals	(11B) Affluent Households	10,472	4.8%	15,713	3.7%	21,715	2.8%
6	01- Summit Estates	(11B) Affluent Households	9,605	4.4%	14,477	3.4%	19,998	2.5%
7	13- Work & Play	(12B) Comfortable Households	9,330	4.3%	17,178	4.0%	28,611	3.6%
8	08- Solid Surroundings	(19M) Solid Prestige	8,918	4.1%	15,243	3.6%	21,696	2.8%
9	03- Corporate Connected	(15M) Top Wealth	8,155	3.8%	12,623	2.9%	17,992	2.3%
10	53- Metro Strivers	(10B) Rural-Metro Mix	8,011	3.7%	19,881	4.6%	36,086	4.6%

**** Rank is based on Trade Area 1 cluster size***

Uses the Personicx household segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.

Household Segmentation Profile

Market: Huntington Dr and San Marino Ave | San Marino CA

Date: 10/31/2019

INSIGHT MARKET ANALYTICS
Hdl ECONSolutions

Lifestage Group	Cluster Name	10 Min Drive		15 Min Drive		20 Min Drive	
TOTAL HOUSEHOLDS		**217,016**	**100%**	**428,847**	**100%**	**788,502**	**100%**
(01Y) Starting Out		**6,270**	**2.9%**	**16,688**	**3.9%**	**30,270**	**3.8%**
	39- Setting Goals	1,493	0.7%	5,085	1.2%	9,172	1.2%
	45- Offices & Entertainment	1,639	0.8%	3,450	0.8%	5,986	0.8%
	57- Collegiate Crowd	1,801	0.8%	3,985	0.9%	7,772	1.0%
	58- Outdoor Fervor	0	0.0%	3	0.0%	16	0.0%
	67- First Steps	1,338	0.6%	4,165	1.0%	7,324	0.9%
(02Y) Taking Hold		**8,170**	**3.8%**	**14,065**	**3.3%**	**26,481**	**3.4%**
	18- Climbing the Ladder	346	0.2%	651	0.2%	1,048	0.1%
	21- Children First	1,542	0.7%	3,165	0.7%	5,248	0.7%
	24- Career Building	5,897	2.7%	9,392	2.2%	18,633	2.4%
	30- Out & About	385	0.2%	857	0.2%	1,552	0.2%
(03X) Settling Down		**1,312**	**0.6%**	**3,566**	**0.8%**	**5,828**	**0.7%**
	34- Outward Bound	0	0.0%	6	0.0%	10	0.0%
	41- Rural Adventure	1	0.0%	18	0.0%	73	0.0%
	46- Rural & Active	1,311	0.6%	3,542	0.8%	5,745	0.7%
(04X) Social Connectors		**9,452**	**4.4%**	**19,240**	**4.5%**	**33,096**	**4.2%**
	42- Creative Variety	1,348	0.6%	3,151	0.7%	5,357	0.7%
	52- Stylish & Striving	4,135	1.9%	7,948	1.9%	13,175	1.7%
	59- Mobile Mixers	3,970	1.8%	8,141	1.9%	14,564	1.8%
(05X) Busy Households		**5,622**	**2.6%**	**15,896**	**3.7%**	**33,331**	**4.2%**
	37- Firm Foundations	2,146	1.0%	5,628	1.3%	9,712	1.2%
	62- Movies & Sports	3,476	1.6%	10,268	2.4%	23,619	3.0%
(06X) Working & Studying		**8,405**	**3.9%**	**20,566**	**4.8%**	**71,594**	**9.1%**
	61- City Life	5,446	2.5%	12,620	2.9%	57,250	7.3%
	69- Productive Havens	551	0.3%	1,708	0.4%	3,048	0.4%
	70- Favorably Frugal	2,408	1.1%	6,238	1.5%	11,296	1.4%
(07X) Career Oriented		**8,911**	**4.1%**	**15,416**	**3.6%**	**25,527**	**3.2%**
	06- Casual Comfort	2,172	1.0%	3,630	0.8%	6,193	0.8%
	10- Careers & Travel	1,022	0.5%	1,817	0.4%	2,828	0.4%
	20- Carving Out Time	434	0.2%	949	0.2%	1,632	0.2%
	26- Getting Established	5,282	2.4%	9,020	2.1%	14,874	1.9%
(08X) Large Households		**3,850**	**1.8%**	**7,315**	**1.7%**	**13,137**	**1.7%**
	11- Schools & Shopping	836	0.4%	1,468	0.3%	2,684	0.3%
	12- On the Go	1,223	0.6%	2,274	0.5%	3,989	0.5%
	19- Country Comfort	29	0.0%	46	0.0%	130	0.0%
	27- Tenured Proprietors	1,762	0.8%	3,527	0.8%	6,334	0.8%
(09B) Comfortable Independence		**3,927**	**1.8%**	**7,040**	**1.6%**	**19,840**	**2.5%**
	29- City Mixers	2,202	1.0%	3,076	0.7%	13,667	1.7%
	35- Working & Active	883	0.4%	1,984	0.5%	3,080	0.4%
	56- Metro Active	842	0.4%	1,980	0.5%	3,093	0.4%
(10B) Rural-Metro Mix		**8,015**	**3.7%**	**19,928**	**4.6%**	**36,163**	**4.6%**
	47- Rural Parents	1	0.0%	32	0.0%	43	0.0%
	53- Metro Strivers	8,011	3.7%	19,881	4.6%	36,086	4.6%
	60- Rural & Mobile	3	0.0%	15	0.0%	34	0.0%

Uses the Personicx household life stage segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.

Household Segmentation Profile

Market: Huntington Dr and San Marino Ave | San Marino CA

Date: 10/31/2019

INSIGHT MARKET ANALYTICS
Hdl² ECONSolutions

Lifestage Group	Cluster Name	10 Min Drive		15 Min Drive		20 Min Drive	
TOTAL HOUSEHOLDS		**217,016**	**100%**	**428,847**	**100%**	**788,502**	**100%**
(11B) Affluent Households		**22,104**	**10.2%**	**33,699**	**7.9%**	**47,617**	**6.0%**
	01- Summit Estates	9,605	4.4%	14,477	3.4%	19,998	2.5%
	04- Top Professionals	10,472	4.8%	15,713	3.7%	21,715	2.8%
	07- Active Lifestyles	2,027	0.9%	3,509	0.8%	5,904	0.7%
(12B) Comfortable Households		**17,316**	**8.0%**	**33,274**	**7.8%**	**56,988**	**7.2%**
	13- Work & Play	9,330	4.3%	17,178	4.0%	28,611	3.6%
	17- Firmly Established	7,986	3.7%	16,096	3.8%	28,377	3.6%
(13B) Working Households		**5,336**	**2.5%**	**14,522**	**3.4%**	**26,209**	**3.3%**
	38- Occupational Mix	5,336	2.5%	14,515	3.4%	26,197	3.3%
	48- Farm & Home	0	0.0%	7	0.0%	12	0.0%
(14B) Diverging Paths		**20,241**	**9.3%**	**35,411**	**8.3%**	**70,605**	**9.0%**
	16- Country Enthusiasts	1	0.0%	9	0.0%	13	0.0%
	22- Comfortable Cornerstones	373	0.2%	889	0.2%	1,594	0.2%
	31- Mid-Americana	1,194	0.6%	2,679	0.6%	4,083	0.5%
	32- Metro Mix	2,412	1.1%	4,526	1.1%	11,640	1.5%
	33- Urban Diversity	16,261	7.5%	27,308	6.4%	53,275	6.8%
(15M) Top Wealth		**19,677**	**9.1%**	**29,693**	**6.9%**	**42,093**	**5.3%**
	02- Established Elite	11,522	5.3%	17,070	4.0%	24,101	3.1%
	03- Corporate Connected	8,155	3.8%	12,623	2.9%	17,992	2.3%
(16M) Living Well		**2,843**	**1.3%**	**5,816**	**1.4%**	**9,690**	**1.2%**
	14- Career Centered	2,367	1.1%	4,587	1.1%	7,392	0.9%
	15- Country Ways	0	0.0%	5	0.0%	8	0.0%
	23- Good Neighbors	476	0.2%	1,224	0.3%	2,290	0.3%
(17M)Bargain Hunters		**12,895**	**5.9%**	**31,583**	**7.4%**	**65,820**	**8.3%**
	43- Work & Causes	1,592	0.7%	3,482	0.8%	5,493	0.7%
	44- Open Houses	1,910	0.9%	4,305	1.0%	6,792	0.9%
	55- Community Life	1,601	0.7%	4,228	1.0%	6,737	0.9%
	63- Staying Home	6,778	3.1%	16,830	3.9%	41,369	5.2%
	68- Staying Healthy	1,014	0.5%	2,738	0.6%	5,429	0.7%
(18M) Thrifty & Active		**1**	**0.0%**	**20**	**0.0%**	**28**	**0.0%**
	40- Great Outdoors	0	0.0%	3	0.0%	5	0.0%
	50- Rural Community	1	0.0%	9	0.0%	13	0.0%
	54- Work & Outdoors	0	0.0%	8	0.0%	10	0.0%
(19M) Solid Prestige		**25,605**	**11.8%**	**42,731**	**10.0%**	**60,861**	**7.7%**
	05- Active & Involved	4,647	2.1%	7,548	1.8%	11,133	1.4%
	08- Solid Surroundings	8,918	4.1%	15,243	3.6%	21,696	2.8%
	09- Busy Schedules	12,039	5.5%	19,940	4.6%	28,032	3.6%
(20S) Community Minded		**15,982**	**7.4%**	**34,632**	**8.1%**	**59,873**	**7.6%**
	25- Clubs & Causes	1,610	0.7%	3,673	0.9%	5,989	0.8%
	28- Community Pillars	2,672	1.2%	5,137	1.2%	8,324	1.1%
	36- Persistent & Productive	11,699	5.4%	25,822	6.0%	45,560	5.8%
(21S) Leisure Seekers		**11,082**	**5.1%**	**27,746**	**6.5%**	**53,451**	**6.8%**
	49- Home & Garden	2,383	1.1%	5,590	1.3%	9,848	1.2%
	51- Role Models	1,858	0.9%	4,611	1.1%	7,517	1.0%
	64- Practical & Careful	1,735	0.8%	4,234	1.0%	7,862	1.0%
	65- Hobbies & Shopping	1,919	0.9%	4,909	1.1%	8,044	1.0%
	66- Helping Hands	3,188	1.5%	8,402	2.0%	20,180	2.6%

Uses the Personicx household life stage segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.

INSIGHT MARKET ANALYTICS

HdL ECONSolutions

Employment Profile

Site: Huntington Dr and San Marino Ave

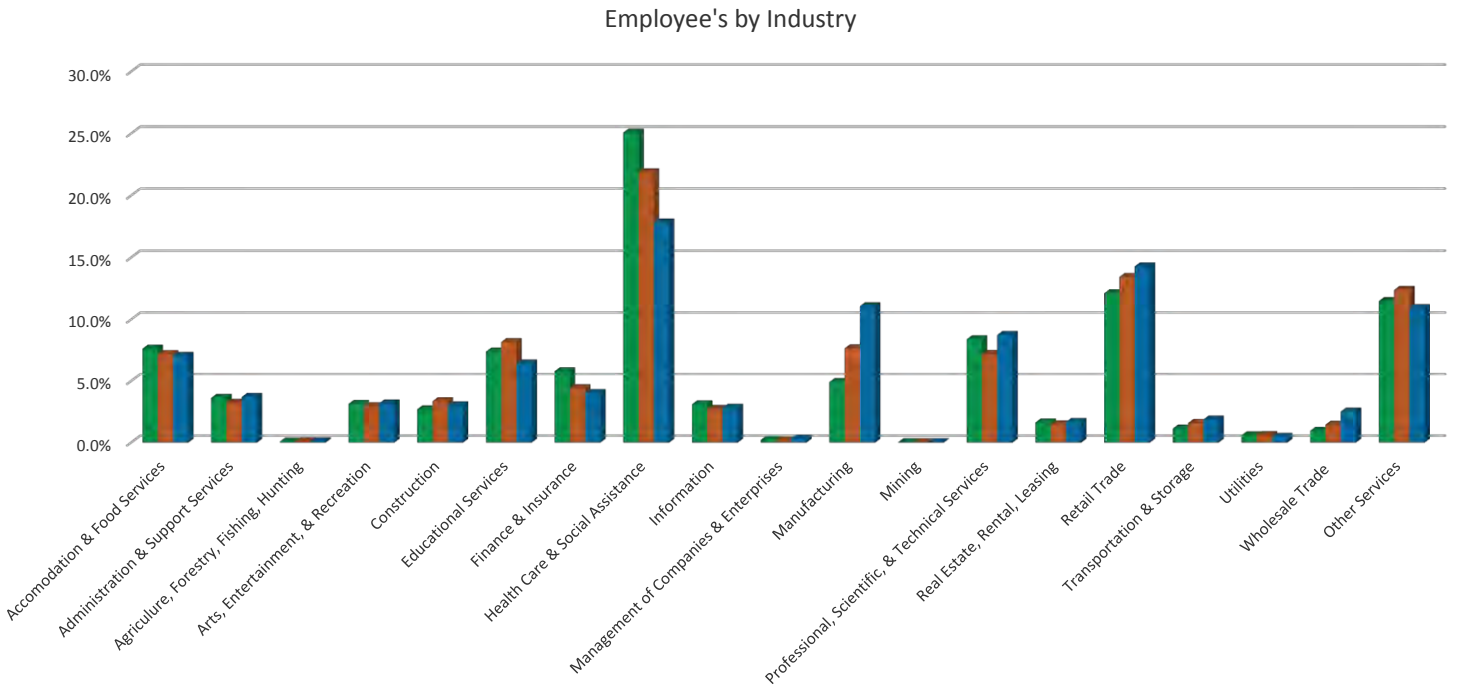
Address: Huntington Dr and San Marino Ave | San Marino CA

Date Report Created: 10/31/2019

	10 Min Drive	15 Min Drive	20 Min Drive
Daytime Population	675,920	1,421,489	2,886,878
Student Population	171,854	396,726	794,659
Median Employee Salary	50,826	50,213	48,590
Average Employee Salary	59,201	58,002	56,981

Wages	#		#		#	
Salary/Wage per Employee per Annum						
Under $15,000 CrYr	5,572	2.1%	12,626	2.5%	34,520	3.0%
15,000 to 30,000 CrYr	35,622	13.3%	67,964	13.2%	164,780	14.2%
30,000 to 45,000 CrYr	69,682	26.0%	138,477	27.0%	317,179	27.3%
45,000 to 60,000 CrYr	52,530	19.6%	98,505	19.2%	218,952	18.9%
60,000 to 75,000 CrYr	32,342	12.1%	63,218	12.3%	138,673	12.0%
75,000 to 90,000 CrYr	27,063	10.1%	53,396	10.4%	112,942	9.7%
90,000 to 100,000 CrYr	7,763	2.9%	13,708	2.7%	30,039	2.6%
Over 100,000 CrYr	37,404	14.0%	65,669	12.8%	142,625	12.3%

Industry Groups



	Establishments		Employee's		Establishments		Employee's		Establishments		Employee's	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	**20,133**	**100%**	**267,978**	**100%**	**35,281**	**100%**	**513,563**	**100%**	**73,160**	**100%**	**1,159,710**	**100%**
Accomodation & Food Services	1,228	6.1%	20,444	7.6%	2,205	6.2%	36,858	7.2%	4,452	6.1%	81,630	7.0%
Administration & Support Services	587	2.9%	9,727	3.6%	970	2.7%	16,634	3.2%	1,918	2.6%	42,953	3.7%
Agriculture, Forestry, Fishing, Hunting	37	0.2%	211	0.1%	84	0.2%	574	0.1%	145	0.2%	1,125	0.1%
Arts, Entertainment, & Recreation	458	2.3%	8,420	3.1%	760	2.2%	15,124	2.9%	1,501	2.1%	36,847	3.2%
Construction	718	3.6%	7,247	2.7%	1,436	4.1%	17,223	3.4%	2,657	3.6%	35,000	3.0%
Educational Services	602	3.0%	19,799	7.4%	1,059	3.0%	41,933	8.2%	1,809	2.5%	74,540	6.4%
Finance & Insurance	1,394	6.9%	15,525	5.8%	2,023	5.7%	22,673	4.4%	3,693	5.0%	46,554	4.0%
Health Care & Social Assistance	4,567	22.7%	67,213	25.1%	7,202	20.4%	112,322	21.9%	12,584	17.2%	206,649	17.8%
Information	397	2.0%	8,333	3.1%	671	1.9%	14,069	2.7%	1,446	2.0%	32,748	2.8%
Management of Companies & Enterprises	17	0.1%	564	0.2%	24	0.1%	954	0.2%	66	0.1%	3,792	0.3%
Manufacturing	596	3.0%	13,171	4.9%	1,553	4.4%	39,313	7.7%	4,135	5.7%	128,409	11.1%
Mining	5	0.0%	55	0.0%	9	0.0%	123	0.0%	25	0.0%	383	0.0%
Professional, Scientific, & Technical Services	2,478	12.3%	22,482	8.4%	3,545	10.0%	36,946	7.2%	7,864	10.7%	101,370	8.7%
Real Estate, Rental, Leasing	682	3.4%	4,368	1.6%	1,111	3.1%	7,578	1.5%	2,372	3.2%	19,389	1.7%
Retail Trade	2,459	12.2%	32,444	12.1%	5,087	14.4%	68,960	13.4%	12,427	17.0%	165,618	14.3%
Transportation & Storage	141	0.7%	3,055	1.1%	362	1.0%	8,144	1.6%	887	1.2%	21,658	1.9%
Utilities	23	0.1%	1,576	0.6%	58	0.2%	3,094	0.6%	94	0.1%	5,435	0.5%
Wholesale Trade	370	1.8%	2,559	1.0%	999	2.8%	7,456	1.5%	3,335	4.6%	29,141	2.5%
Other Services	3,373	16.8%	30,783	11.5%	6,123	17.4%	63,585	12.4%	11,750	16.1%	126,469	10.9%

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INSIGHT MARKET ANALYTICS

HdL ECONSolutions

Employment Profile

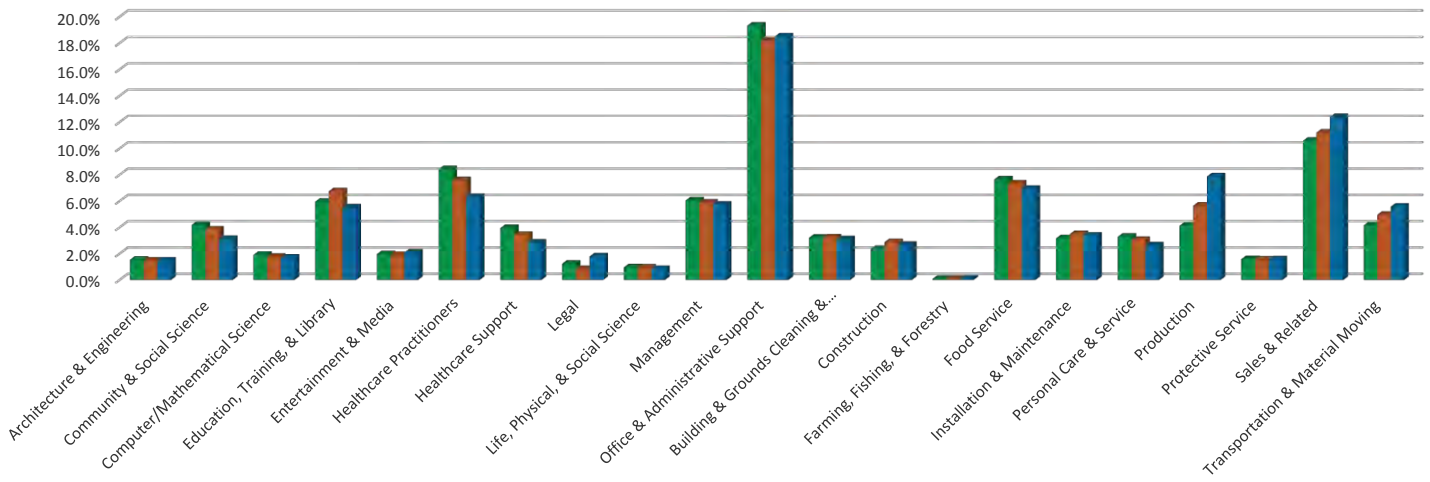
Site: Huntington Dr and San Marino Ave

Address: Huntington Dr and San Marino Ave | San Marino CA

Date Report Created: 10/31/2019

Occupations	10 Min Drive # of Employee's		15 Min Drive # of Employee's		20 Min Drive # of Employee's	
White Collar	158,842	59.3%	288,020	56.1%	618,443	53.3%
Architecture & Engineering	4,102	1.5%	7,556	1.5%	17,035	1.5%
Community & Social Science	11,206	4.2%	19,655	3.8%	36,060	3.1%
Computer/Mathematical Science	5,096	1.9%	9,003	1.8%	19,581	1.7%
Education, Training, & Library	15,948	6.0%	34,616	6.7%	63,945	5.5%
Entertainment & Media	5,254	2.0%	9,724	1.9%	24,140	2.1%
Healthcare Practitioners	22,573	8.4%	38,906	7.6%	73,071	6.3%
Healthcare Support	10,573	3.9%	17,559	3.4%	32,877	2.8%
Legal	3,287	1.2%	4,224	0.8%	20,606	1.8%
Life, Physical, & Social Science	2,552	1.0%	4,825	0.9%	9,566	0.8%
Management	16,209	6.0%	30,210	5.9%	66,465	5.7%
Office & Administrative Support	51,779	19.3%	93,409	18.2%	214,526	18.5%
Blue Collar	107,634	40.2%	222,732	43.4%	535,149	46.1%
Building & Grounds Cleaning & Maintenance	8,602	3.2%	16,571	3.2%	35,790	3.1%
Construction	6,308	2.4%	14,739	2.9%	30,979	2.7%
Farming, Fishing, & Forestry	204	0.1%	394	0.1%	1,027	0.1%
Food Service	20,502	7.7%	37,646	7.3%	80,321	6.9%
Installation & Maintenance	8,478	3.2%	17,908	3.5%	39,012	3.4%
Personal Care & Service	8,794	3.3%	15,622	3.0%	30,393	2.6%
Production	11,046	4.1%	28,999	5.6%	91,251	7.9%
Protective Service	4,227	1.6%	7,937	1.5%	18,093	1.6%
Sales & Related	28,341	10.6%	57,489	11.2%	143,676	12.4%
Transportation & Material Moving	11,132	4.2%	25,427	5.0%	64,607	5.6%
Military Services	1,502	0.6%	2,811	0.5%	6,118	0.5%

Employee's by Occupation



Employee Totals and History	#	#	#
Current	267,978	513,563	1,159,710
2019 Q1	273,170	523,750	1,182,247
2018 Q4	271,509	520,859	1,176,923
2018 Q3	259,992	493,093	1,127,534
2018 Q2	271,720	518,371	1,174,283
2018 Q1	279,747	534,740	1,212,312
2017 Q4	282,433	539,522	1,221,346
2017 Q3	268,937	508,982	1,165,196
2017 Q2	279,974	534,982	1,206,977

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INSIGHT MARKET ANALYTICS
HdL ECONSolutions

Consumer Demand & Market Supply Assessment

Site: Huntington Dr and San Marino Ave
Address: Huntington Dr and San Marino Ave | San Marino CA
Date Report Created: 10/31/2019

	10 Min Drive	15 Min Drive	20 Min Drive
Demographics			
Population	630,923	1,363,302	2,511,263
5-Year Population estimate	654,639	1,414,151	2,628,385
Population Households	623,289	1,347,631	2,463,669
Group Quarters Population	7,634	15,671	47,594
Households	218,997	434,460	805,304
5-Year Households estimate	227,608	451,203	848,348
WorkPlace Establishments	20,133	35,281	73,160
Workplace Employees	267,978	513,563	1,159,710
Median Household Income	$69,809	$61,995	$57,012

By Establishments	10 Min Drive Consumer Demand	10 Min Drive Market Supply	10 Min Drive Opportunity Gap/Surplus		15 Min Drive Consumer Demand	15 Min Drive Market Supply	15 Min Drive Opportunity Gap/Surplus		20 Min Drive Consumer Demand	20 Min Drive Market Supply	20 Min Drive Opportunity Gap/Surplus	
Other Motor Vehicle Dealers	$131,148,310	$29,347,087	($101,801,223)	-78%	$277,499,390	$80,256,163	($197,243,227)	-71%	$500,221,858	$369,820,406	($130,401,452)	-26%
Lawn/Garden Equipment/Supplies Stores	$75,391,639	$30,290,560	($45,101,079)	-60%	$160,741,501	$75,190,847	($85,550,654)	-53%	$290,478,138	$150,775,369	($139,702,769)	-48%
Beer/Wine/Liquor Stores	$97,674,360	$50,127,654	($47,546,706)	-49%	$207,243,440	$148,250,779	($58,992,661)	-28%	$375,688,471	$337,714,118	($37,974,353)	-10%
Building Material/Supplies Dealers	$643,550,363	$369,225,581	($274,324,781)	-43%	$1,377,566,162	$1,223,103,523	($154,462,639)	-11%	$2,496,963,000	$2,280,816,242	($216,146,758)	-9%
Automotive Parts/Accessories/Tire	$179,338,962	$106,953,447	($72,385,515)	-40%	$385,883,990	$317,923,050	($67,960,940)	-18%	$701,745,104	$606,119,538	($95,625,566)	-14%
Other General Merchandise Stores	$1,201,414,882	$724,874,226	($476,540,656)	-40%	$2,566,595,952	$1,712,605,714	($853,990,238)	-33%	$4,662,605,707	$4,200,321,520	($462,284,187)	-10%
Electronics/Appliance	$210,895,537	$162,365,641	($48,529,896)	-23%	$433,345,371	$330,233,072	($103,112,299)	-24%	$832,418,616	$717,090,317	($115,328,299)	-14%
Jewelry/Luggage/Leather Goods	$70,816,823	$55,313,369	($15,503,453)	-22%	$150,794,842	$138,497,291	($12,297,551)	-8%	$272,636,514	$543,898,854	$271,262,340	99%
Direct Selling Establishments	$57,013,204	$45,482,897	($11,530,307)	-20%	$122,161,118	$94,959,431	($27,201,687)	-22%	$221,969,206	$249,344,016	$27,374,810	12%
Shoe Stores	$70,674,183	$58,553,009	($12,121,174)	-17%	$149,206,595	$156,532,897	$7,326,302	5%	$268,716,409	$380,103,429	$111,387,020	41%
Furniture Stores	$125,595,185	$104,590,341	($21,004,844)	-17%	$266,006,005	$232,096,265	($33,909,740)	-13%	$479,700,697	$391,390,217	($88,310,480)	-18%
Department Stores	$277,712,560	$234,764,998	($42,947,561)	-15%	$591,975,115	$499,721,325	($92,253,790)	-16%	$1,072,415,954	$1,279,641,283	$207,225,329	19%
Electronic Shopping/Mail Order Houses	$1,636,844,271	$1,403,505,034	($233,339,237)	-14%	$3,452,798,556	$1,987,551,476	($1,465,247,080)	-42%	$6,399,642,592	$3,986,357,489	($2,413,285,103)	-38%
Bar/Drinking Places (Alcoholic Beverages)	$40,197,489	$36,368,696	($3,828,793)	-10%	$78,009,378	$57,166,369	($20,843,009)	-27%	$165,404,860	$149,681,488	($15,723,372)	-10%
Vending Machine Operators (Non-Store)	$70,636,343	$69,389,816	($1,246,526)	-2%	$150,235,305	$117,718,659	($32,516,646)	-22%	$274,488,360	$278,881,112	$4,392,752	2%
Health/Personal Care Stores	$623,592,773	$633,518,990	$9,926,217	2%	$1,341,574,497	$1,319,760,980	($21,813,517)	-2%	$2,438,130,480	$3,016,051,501	$577,921,021	24%
Sporting Goods/Hobby/Musical Instrument	$126,094,273	$133,029,764	$6,935,491	6%	$267,955,302	$240,497,728	($27,457,574)	-10%	$484,309,625	$614,440,006	$130,130,381	27%
Office Supplies/Stationary/Gift	$59,374,688	$63,059,810	$3,685,121	6%	$124,885,833	$126,838,222	$1,952,389	2%	$229,973,198	$281,569,113	$51,595,915	22%
Automotive Dealers	$2,077,880,969	$2,254,797,636	$176,916,667	9%	$4,400,070,440	$4,660,989,095	$260,918,655	6%	$7,939,803,863	$7,078,767,022	($861,036,841)	-11%
Grocery Stores	$1,159,214,236	$1,268,102,375	$108,888,139	9%	$2,478,042,643	$2,709,372,717	$231,330,074	9%	$4,497,642,280	$5,583,579,709	$1,085,937,429	24%
Clothing Stores	$516,612,662	$583,322,689	$66,710,028	13%	$1,098,069,905	$984,503,749	($113,566,156)	-10%	$1,983,057,757	$4,750,322,067	$2,767,264,310	140%
Special Food Services	$125,730,314	$143,598,092	$17,867,778	14%	$254,959,805	$277,878,853	$22,919,048	9%	$495,814,333	$655,052,726	$159,238,393	32%
Specialty Food Stores	$68,412,532	$79,825,370	$11,412,838	17%	$146,228,099	$174,918,933	$28,690,834	20%	$265,461,113	$418,712,659	$153,251,546	58%
Limited-Service Eating Places	$602,145,864	$723,795,450	$121,649,585	20%	$1,221,554,250	$1,295,108,801	$73,554,551	6%	$2,374,114,829	$2,701,853,826	$327,738,997	14%
Home Furnishing Stores	$116,014,083	$139,592,989	$23,578,906	20%	$247,552,113	$238,632,095	($8,920,018)	-4%	$448,071,420	$514,211,228	$66,139,808	15%
Used Merchandise Stores	$38,753,119	$47,990,632	$9,237,514	24%	$82,338,419	$89,356,272	$7,017,853	9%	$148,653,002	$174,173,401	$25,520,399	17%
Full-Service Restaurants	$624,563,622	$811,325,562	$186,761,940	30%	$1,244,210,488	$1,323,267,148	$79,056,660	6%	$2,506,789,409	$2,654,058,962	$147,269,553	6%
Florists/Misc. Store Retailers	$15,888,113	$21,165,056	$5,276,943	33%	$33,891,484	$44,514,854	$10,623,370	31%	$61,259,887	$113,475,144	$52,215,257	85%
Other Misc. Store Retailers	$165,578,034	$222,446,022	$56,867,988	34%	$351,459,505	$387,140,300	$35,680,795	10%	$633,996,126	$1,124,247,622	$490,251,496	77%
Gasoline Stations	$846,771,248	$1,226,049,015	$379,277,767	45%	$1,810,459,416	$2,783,667,019	$973,207,603	54%	$3,285,712,054	$5,265,340,256	$1,979,628,202	60%
Book/Periodical/Music Stores	$36,321,997	$54,908,891	$18,586,895	51%	$77,556,991	$97,740,093	$20,183,102	26%	$141,278,370	$179,043,612	$37,765,242	27%
Consumer Demand/Market Supply Index	**$12,091,852,636**	**$11,887,680,702**	**102**		**$25,550,871,910**	**$23,925,993,720**	**107**		**$46,949,163,232**	**$51,046,854,252**	**92**	

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INSIGHT MARKET ANALYTICS
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Consumer Demand & Market Supply Assessment

Site: Huntington Dr and San Marino Ave
Address: Huntington Dr and San Marino Ave | San Marino CA
Date Report Created: 10/31/2019

By Major Product Lines	10 Min Drive				15 Min Drive				20 Min Drive			
	Consumer Demand	Market Supply	Opportunity Gap/Surplus		Consumer Demand	Market Supply	Opportunity Gap/Surplus		Consumer Demand	Market Supply	Opportunity Gap/Surplus	
Dimensional Lumber/Other Building Materials	$259,677,840	$157,427,426	($102,250,415)	-39%	$555,798,953	$516,006,549	($39,792,404)	-7%	$1,007,577,740	$966,257,304	($41,320,436)	-4%
Paints/Sundries/Wallpaper/Wall Coverings	$46,922,125	$28,846,301	($18,075,824)	-39%	$100,833,312	$94,072,623	($6,760,689)	-7%	$183,269,254	$177,128,740	($6,140,514)	-3%
Hardware/Tools/Plumbing/Electrical Supplies	$179,562,011	$118,274,985	($61,287,027)	-34%	$386,590,138	$350,639,416	($35,950,722)	-9%	$702,955,450	$671,819,637	($31,135,813)	-4%
Pets/Pet Foods/Pet Supplies	$109,901,673	$72,580,360	($37,321,313)	-34%	$229,897,397	$133,933,628	($95,963,769)	-42%	$411,336,788	$361,439,883	($49,896,905)	-12%
Lawn/Garden/Farm Equipment/Supplies	$191,572,559	$135,951,064	($55,621,495)	-29%	$409,213,278	$319,921,072	($89,292,206)	-22%	$740,134,046	$661,148,268	($78,985,778)	-11%
Furniture/Sleep/Outdoor/Patio Furniture	$324,187,516	$239,086,352	($85,101,165)	-26%	$686,595,049	$455,391,250	($231,203,799)	-34%	$1,238,018,512	$930,529,684	($307,488,828)	-25%
Automotive Tires/Tubes/Batteries/Parts	$357,946,184	$266,265,918	($91,680,266)	-26%	$771,428,785	$615,657,176	($155,771,609)	-20%	$1,404,148,445	$1,101,985,780	($302,162,665)	-22%
Footwear, including Accessories	$174,662,705	$143,837,196	($30,825,509)	-18%	$368,576,515	$295,153,484	($73,423,031)	-20%	$663,687,022	$878,927,522	$215,240,500	32%
Jewelry (including Watches)	$106,512,278	$88,820,450	($17,691,828)	-17%	$227,013,739	$187,155,008	($39,858,731)	-18%	$410,702,807	$674,739,366	$264,036,559	64%
Drugs/Health Aids/Beauty Aids/Cosmetics	$1,393,346,982	$1,166,599,548	($226,747,434)	-16%	$3,000,530,135	$2,189,195,120	($811,335,015)	-27%	$5,455,503,409	$4,970,640,438	($484,862,971)	-9%
Packaged Liquor/Wine/Beer	$213,552,832	$181,757,408	($31,795,424)	-15%	$452,651,905	$417,659,688	($34,992,217)	-8%	$817,168,952	$906,813,873	$89,644,921	11%
Major Household Appliances	$45,487,387	$38,916,397	($6,570,990)	-14%	$94,495,211	$92,004,047	($2,491,164)	-3%	$168,013,650	$190,477,408	$22,463,758	13%
Automotive Lubricants (incl Oil, Greases)	$45,487,387	$38,916,397	($6,570,990)	-14%	$94,495,211	$92,004,047	($2,491,164)	-3%	$168,013,650	$190,477,408	$22,463,758	13%
Groceries/Other Food Items (Off Premises)	$1,806,508,306	$1,607,063,566	($199,444,740)	-11%	$3,866,732,996	$3,468,784,483	($397,948,513)	-10%	$7,007,284,141	$7,553,716,860	$546,432,719	8%
Floor/Floor Coverings	$91,520,556	$81,811,503	($9,709,053)	-11%	$197,293,683	$173,758,886	($23,534,797)	-12%	$359,109,057	$353,953,180	($5,155,877)	-1%
Computer Hardware/Software/Supplies	$302,979,736	$272,050,127	($30,929,609)	-10%	$584,599,823	$424,094,462	($160,505,361)	-27%	$1,266,530,529	$874,835,810	($391,694,719)	-31%
Womens/Juniors/Misses Wear	$449,559,821	$423,046,479	($26,513,342)	-6%	$956,978,741	$719,758,905	($237,219,836)	-25%	$1,728,049,738	$2,894,368,666	$1,166,318,928	67%
Retailer Services	$360,412,335	$341,751,613	($18,660,722)	-5%	$757,593,268	$705,879,083	($51,714,185)	-7%	$1,359,376,531	$1,300,823,452	($58,553,079)	-4%
All Other Merchandise	$465,255,064	$447,966,191	($17,288,874)	-4%	$988,320,678	$791,201,320	($197,119,358)	-20%	$1,782,750,364	$1,903,856,770	$121,106,406	7%
Soaps/Detergents/Household Cleaners	$57,231,699	$55,897,150	($1,334,548)	-2%	$122,337,695	$126,976,969	$4,639,274	4%	$221,425,121	$284,147,564	$62,722,443	28%
Paper/Related Products	$50,034,780	$49,535,185	($499,594)	-1%	$107,674,282	$108,705,709	$1,031,427	1%	$195,582,272	$253,110,468	$57,528,196	29%
Kitchenware/Home Furnishings	$142,521,385	$141,971,514	($549,871)	0%	$303,820,318	$252,565,160	($51,255,158)	-17%	$549,767,467	$631,044,626	$81,277,159	15%
Mens Wear	$173,136,464	$180,479,052	$7,342,588	4%	$366,000,851	$313,350,764	($52,650,087)	-14%	$659,300,580	$1,175,875,029	$516,574,449	78%
Small Electric Appliances	$25,381,932	$26,464,764	$1,082,832	4%	$54,051,858	$48,198,641	($5,853,217)	-11%	$97,750,809	$106,747,038	$8,996,229	9%
Alcoholic Drinks Served at the Establishment	$298,569,965	$312,089,714	$13,519,749	5%	$576,785,326	$510,980,129	($65,805,197)	-11%	$1,233,568,994	$1,061,369,113	($172,199,881)	-14%
Autos/Cars/Vans/Trucks/Motorcycles	$1,825,954,696	$1,922,550,504	$96,595,808	5%	$3,864,525,306	$3,982,696,349	$118,171,043	3%	$6,973,032,897	$6,181,835,306	($791,197,591)	-11%
Optical Goods (incl Eyeglasses, Sunglasses)	$25,237,547	$27,257,615	$2,020,069	8%	$53,875,074	$55,791,962	$1,916,888	4%	$97,476,218	$135,483,600	$38,007,382	39%
Audio Equipment/Musical Instruments	$67,749,787	$73,405,767	$5,655,980	8%	$144,887,411	$125,214,003	($19,673,408)	-14%	$262,729,244	$272,090,943	$9,361,699	4%
Cigars/Cigarettes/Tobacco/Accessories	$135,952,472	$149,080,698	$13,128,226	10%	$297,054,497	$315,500,731	$18,446,234	6%	$544,690,119	$721,377,668	$176,687,549	32%
Sporting Goods (incl Bicycles/Sports Vehicles)	$104,545,667	$115,538,688	$10,993,021	11%	$222,033,769	$199,399,904	($22,633,865)	-10%	$401,369,685	$482,747,273	$81,377,588	20%
Curtains/Draperies/Slipcovers/Bed/Coverings	$54,218,312	$61,812,444	$7,594,132	14%	$113,645,971	$114,462,592	$816,621	1%	$203,528,572	$267,514,472	$63,985,900	31%
Televisions/VCR/Video Cameras/DVD etc	$76,791,481	$88,027,635	$11,236,154	15%	$164,555,400	$166,990,617	$2,435,217	1%	$298,747,000	$371,876,334	$73,129,334	24%
Photographic Equipment/Supplies	$12,919,445	$14,844,641	$1,925,196	15%	$27,482,179	$28,258,711	$776,532	3%	$49,683,758	$62,454,751	$12,770,993	26%
Household Fuels (incl Oil, LP gas, Wood, Coal)	$21,948,883	$25,581,526	$3,632,643	17%	$47,459,060	$54,800,579	$7,341,519	15%	$86,293,016	$136,926,935	$50,633,919	59%
Toys/Hobby Goods/Games	$59,212,800	$71,152,058	$11,939,258	20%	$126,747,927	$127,551,231	$803,304	1%	$230,089,332	$316,159,462	$86,070,130	37%
Sewing/Knitting Materials/Supplies	$5,075,306	$6,119,758	$1,044,452	21%	$10,701,471	$11,289,656	$588,185	5%	$19,298,209	$27,966,508	$8,668,299	45%
Childrens Wear/Infants/Toddlers Clothing	$72,624,359	$88,659,002	$16,034,642	22%	$154,611,438	$157,401,384	$2,789,946	2%	$280,689,199	$602,293,857	$321,604,658	115%
Meats/Nonalcoholic Beverages	$1,159,099,664	$1,448,397,830	$289,298,166	25%	$2,352,549,925	$2,547,413,448	$194,863,523	8%	$4,566,736,759	$5,328,492,891	$761,756,132	17%
Books/Periodicals	$48,960,250	$65,898,693	$16,938,442	35%	$105,060,215	$112,160,010	$7,099,795	7%	$190,738,548	$219,654,121	$28,915,573	15%
Automotive Fuels	$774,895,365	$1,132,406,543	$357,511,178	46%	$1,656,130,708	$2,572,362,752	$916,232,044	55%	$3,001,288,457	$4,953,218,161	$1,951,929,704	65%

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Data for this report is provided via the Market Outlook database from Synergos Technologies, Inc (STI).

Market Outlook is based on the following -

- the Consumer Expenditure Survey (CE), a program of the Bureau of Labor Statistics (BLS);
- the U.S. Census Bureau's monthly and annual Retail Trade (CRT) reports;
- the Census Bureau's Economic Census; with supporting demographic data from STI: PopStats data and STI: WorkPlace.

Market Outlook data covers 31 leading retail segments and 40 major product and service lines.

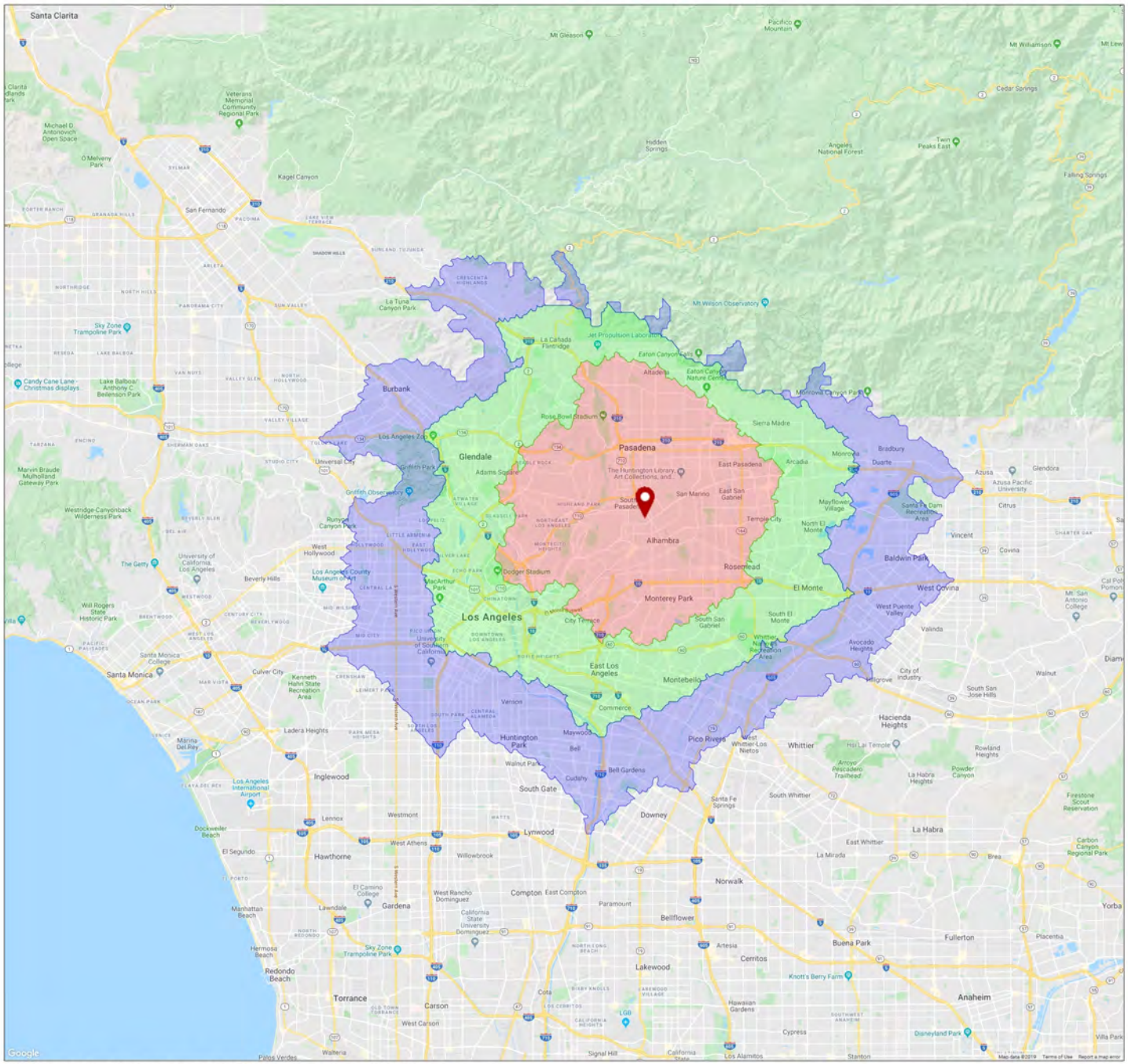
The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet cited on the Market Outlook report for the specified trade area or reporting geography. When the demand is greater than (or less than) the supply, there is an opportunity gap (or surplus) for that retail outlet. In other words, a negative value signifies an opportunity gap where the Consumer Demand is higher than the Market Supply, while a positive value signifies a surplus.

Consumer Demand/Market Supply Index:

n = 100 (Equilibrium)
n > 100 suggests demand is not being fully met within the market, consumers are leaving the area to shop
n < 100 suggests supply exceeds demand, attracting consumers from outside the defined area

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Euclid Ave and Mission St



INSIGHT
MARKET ANALYTICS
Hdt2 ECONSolutions

Drive Time: 10, 15, 20 Mins

Scale In Miles:

0 3 5 8 11 14

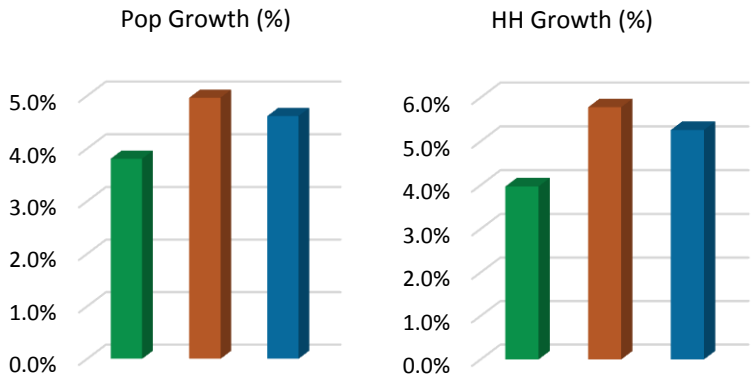
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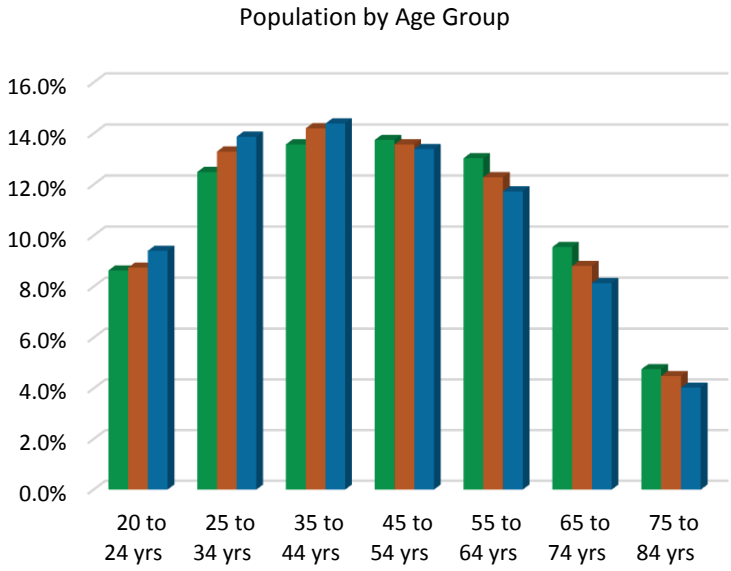
Consumer Demographic Profile

Site: Euclid Ave and Mission St
Address: Euclid Ave and Mission St | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Market Stats						
Population	686,022	---	1,703,642	---	2,999,863	---
5 Year Projected Pop	712,135	---	1,788,203	---	3,138,334	---
Pop Growth (%)	3.8%	---	5.0%	---	4.6%	---
Households	234,600	---	571,533	---	974,362	---
5 Year Projected HHs	243,914	---	604,566	---	1,025,614	---
HH Growth (%)	4.0%	---	5.8%	---	5.3%	---
Census Stats						
2000 Population	670,598	---	1,641,346	---	2,928,956	---
2010 Population	673,042	---	1,647,494	---	2,918,203	---
Pop Growth (%)	0.4%	---	0.4%	---	-0.4%	---
2000 Households	223,561	---	523,951	---	913,158	---
2010 Households	229,832	---	547,241	---	940,153	---
HH Growth (%)	2.8%	---	4.4%	---	3.0%	---
Total Population by Age						
Average Age	40.2		39.4		38.4	
19 yrs & under	152,873	22.3%	388,324	22.8%	704,149	23.5%
20 to 24 yrs	59,206	8.6%	148,942	8.7%	282,109	9.4%
25 to 34 yrs	85,695	12.5%	226,403	13.3%	416,223	13.9%
35 to 44 yrs	93,111	13.6%	241,935	14.2%	431,720	14.4%
45 to 54 yrs	94,303	13.7%	231,230	13.6%	401,700	13.4%
55 to 64 yrs	89,387	13.0%	209,272	12.3%	351,855	11.7%
65 to 74 yrs	65,515	9.6%	150,038	8.8%	244,096	8.1%
75 to 84 yrs	32,653	4.8%	76,460	4.5%	120,900	4.0%
85 + yrs	13,280	1.9%	31,038	1.8%	47,111	1.6%
Population Bases						
20-34 yrs	144,901	21.1%	375,345	22.0%	698,332	23.3%
45-64 yrs	183,689	26.8%	440,502	25.9%	753,555	25.1%
16 yrs +	547,294	79.8%	1,352,374	79.4%	2,365,057	78.8%
25 yrs +	473,943	69.1%	1,166,376	68.5%	2,013,605	67.1%
65 yrs +	111,448	16.2%	257,536	15.1%	412,107	13.7%
75 yrs +	45,933	6.7%	107,498	6.3%	168,011	5.6%
85 yrs +	13,280	1.9%	31,038	1.8%	47,111	1.6%





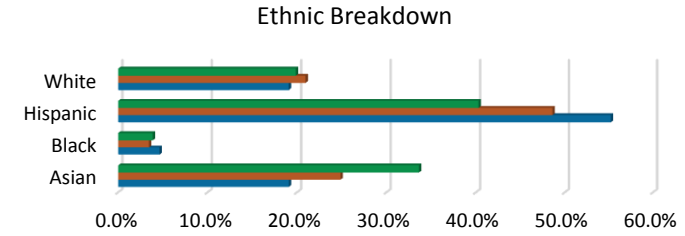
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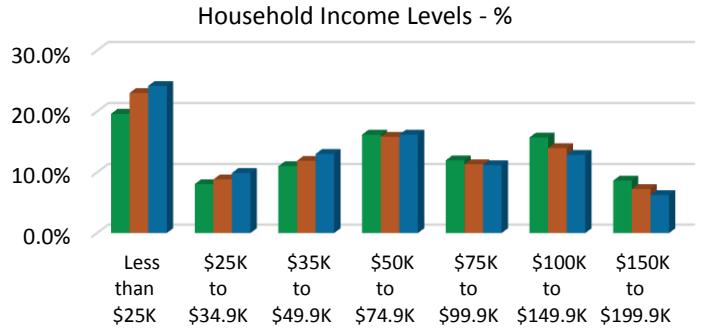
Consumer Demographic Profile

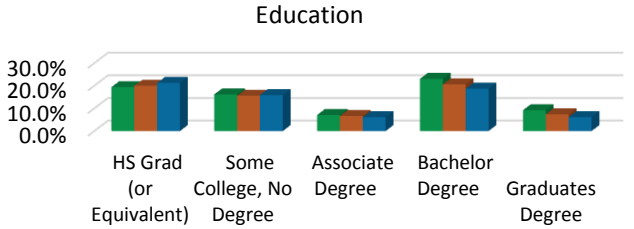
Site: Euclid Ave and Mission St
Address: Euclid Ave and Mission St | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Population by Race						
White	136,327	19.9%	356,985	21.0%	572,326	19.1%
Hispanic	276,378	40.3%	827,920	48.6%	1,656,342	55.2%
Black	26,578	3.9%	58,788	3.5%	138,569	4.6%
Asian	230,775	33.6%	423,496	24.9%	572,939	19.1%
Ancestry						
American Indian (ancestry)	1,134	0.2%	2,867	0.2%	4,880	0.2%
Hawaiin (ancestry)	417	0.1%	1,131	0.1%	1,967	0.1%
Household Income						
Per Capita Income	$32,670	---	$29,474	---	$26,249	---
Average HH Income	$95,535	---	$87,857	---	$80,816	---
Median HH Income	$66,887	---	$59,214	---	$54,281	---
Less than $25K	46,041	19.6%	131,734	23.0%	235,747	24.2%
$25K to $34.9K	18,904	8.1%	50,430	8.8%	96,406	9.9%
$35K to $49.9K	25,824	11.0%	68,057	11.9%	126,976	13.0%
$50K to $74.9K	38,058	16.2%	90,586	15.8%	157,914	16.2%
$75K to $99.9K	28,121	12.0%	64,748	11.3%	108,993	11.2%
$100K to $149.9K	36,949	15.7%	80,057	14.0%	125,562	12.9%
$150K to $199.9K	20,267	8.6%	41,419	7.2%	61,096	6.3%
$200K +	20,434	8.7%	44,502	7.8%	61,668	6.3%
Education	473,943		1,166,376		2,013,605	
Less than 9th Grade	58,784	12.4%	188,996	16.2%	361,024	17.9%
Some HS, No Diploma	36,450	7.7%	112,872	9.7%	219,917	10.9%
HS Grad (or Equivalent)	91,937	19.4%	232,625	19.9%	427,726	21.2%
Some College, No Degree	76,806	16.2%	181,791	15.6%	320,021	15.9%
Associate Degree	33,564	7.1%	77,760	6.7%	123,248	6.1%
Bachelor Degree	109,274	23.1%	240,162	20.6%	375,942	18.7%
Graduates Degree	43,516	9.2%	86,430	7.4%	123,391	6.1%







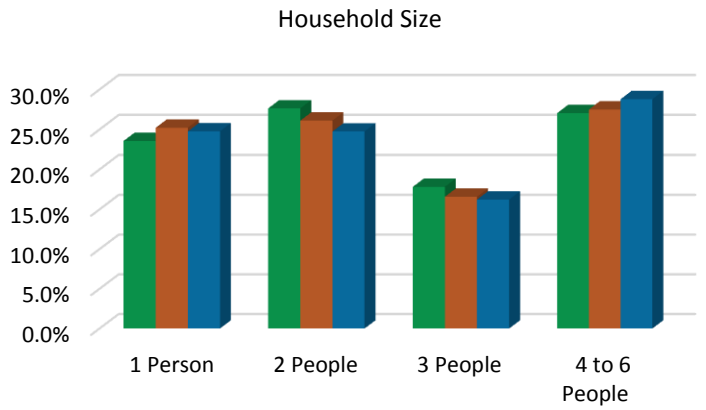
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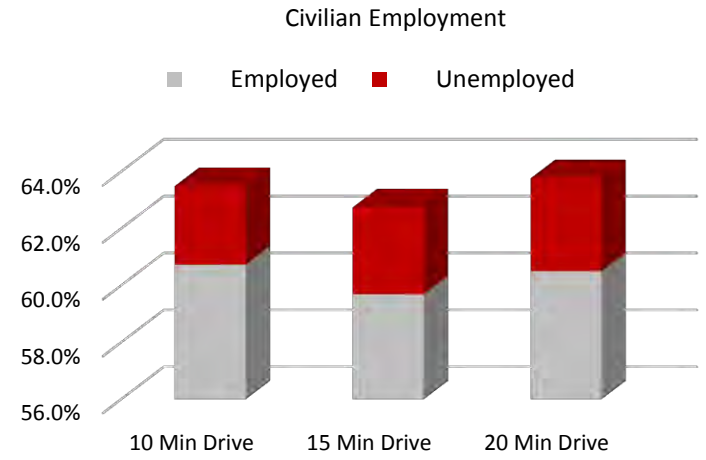
Consumer Demographic Profile

Site: Euclid Ave and Mission St
Address: Euclid Ave and Mission St | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Family Structure	161,805		382,860		653,442	
Single - Male	10,403	6.4%	27,093	7.1%	48,465	7.4%
Single - Female	22,142	13.7%	51,237	13.4%	88,565	13.6%
Single Parent - Male	5,263	3.3%	14,295	3.7%	27,841	4.3%
Single Parent - Female	13,218	8.2%	36,337	9.5%	70,823	10.8%
Married w/ Children	46,068	28.5%	106,630	27.9%	181,141	27.7%
Married w/out Children	64,712	40.0%	147,268	38.5%	236,607	36.2%
Household Size						
1 Person	55,291	23.6%	144,140	25.2%	241,328	24.8%
2 People	64,837	27.6%	149,241	26.1%	241,181	24.8%
3 People	41,804	17.8%	94,826	16.6%	158,187	16.2%
4 to 6 People	63,470	27.1%	157,224	27.5%	280,598	28.8%
7+ People	9,197	3.9%	26,102	4.6%	53,068	5.4%
Home Ownership	234,600		571,533		974,362	
Owners	112,632	48.0%	236,756	41.4%	367,079	37.7%
Renters	121,968	52.0%	334,777	58.6%	607,283	62.3%
Components of Change						
Births	7,602	1.1%	19,419	1.1%	35,729	1.2%
Deaths	5,448	0.8%	12,776	0.7%	20,503	0.7%
Migration	-1,303	-0.2%	777	0.0%	-4,181	-0.1%
Employment (Pop 16+)	547,294		1,352,374		2,365,057	
Armed Services	167	0.0%	392	0.0%	542	0.0%
Civilian	347,461	63.5%	848,509	62.7%	1,508,097	63.8%
Employed	332,380	60.7%	807,218	59.7%	1,430,837	60.5%
Unemployed	15,081	2.8%	41,291	3.1%	77,260	3.3%
Not in Labor Force	199,666	36.5%	503,473	37.2%	856,418	36.2%
Employed Population	332,380		807,218		1,430,837	
White Collar	222,406	66.9%	500,522	62.0%	825,105	57.7%
Blue Collar	109,974	33.1%	306,696	38.0%	605,732	42.3%





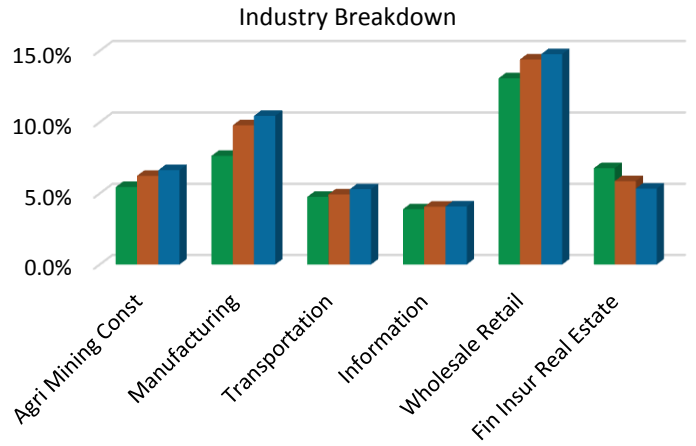
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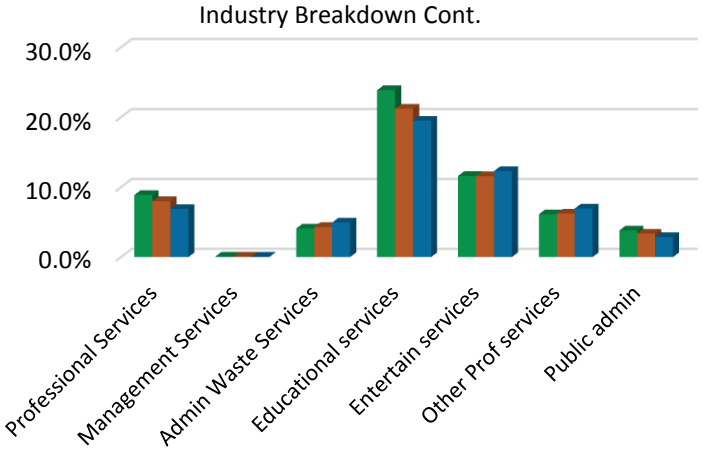
Consumer Demographic Profile

Site: Euclid Ave and Mission St
Address: Euclid Ave and Mission St | San Marino CA
Date Report Created: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

	10 Min Drive		15 Min Drive		20 Min Drive	
	#	%	#	%	#	%
Employment By Occupation	332,380		807,218		1,430,837	
White Collar	222,406	66.9%	500,522	62.0%	825,105	57.7%
Managerial executive	52,771	15.9%	112,432	13.9%	174,880	12.2%
Prof specialty	84,288	25.4%	183,013	22.7%	286,543	20.0%
Healthcare support	6,851	2.1%	15,578	1.9%	28,561	2.0%
Sales	33,572	10.1%	84,841	10.5%	151,663	10.6%
Office Admin	44,924	13.5%	104,658	13.0%	183,458	12.8%
Blue Collar	109,974	33.1%	306,696	38.0%	605,732	42.3%
Protective	5,306	1.6%	13,193	1.6%	23,310	1.6%
Food Prep Serving	21,611	6.5%	50,909	6.3%	98,781	6.9%
Bldg Maint/Cleaning	12,183	3.7%	33,649	4.2%	74,329	5.2%
Personal Care	18,138	5.5%	43,142	5.3%	77,602	5.4%
Farming/Fishing/Forestry	681	0.2%	2,726	0.3%	5,549	0.4%
Construction	20,686	6.2%	56,934	7.1%	111,102	7.8%
Production Transp	31,370	9.4%	106,143	13.1%	215,059	15.0%
Employment By Industry	332,380		807,218		1,430,837	
Agri Mining Const	18,107	5.4%	50,349	6.2%	94,923	6.6%
Manufacturing	25,392	7.6%	78,964	9.8%	149,431	10.4%
Transportation	15,800	4.8%	39,798	4.9%	75,723	5.3%
Information	12,917	3.9%	32,764	4.1%	58,288	4.1%
Wholesale Retail	43,451	13.1%	116,194	14.4%	211,231	14.8%
Fin Insur Real Estate	22,511	6.8%	47,353	5.9%	76,365	5.3%
Professional Services	29,537	8.9%	64,581	8.0%	98,558	6.9%
Management Services	251	0.1%	479	0.1%	709	0.0%
Admin Waste Services	13,546	4.1%	34,766	4.3%	70,654	4.9%
Educational services	79,318	23.9%	171,296	21.2%	279,075	19.5%
Entertain services	38,535	11.6%	93,288	11.6%	175,841	12.3%
Other Prof services	20,361	6.1%	50,294	6.2%	99,235	6.9%
Public admin	12,656	3.8%	27,092	3.4%	40,804	2.9%





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Household Segmentation Profile

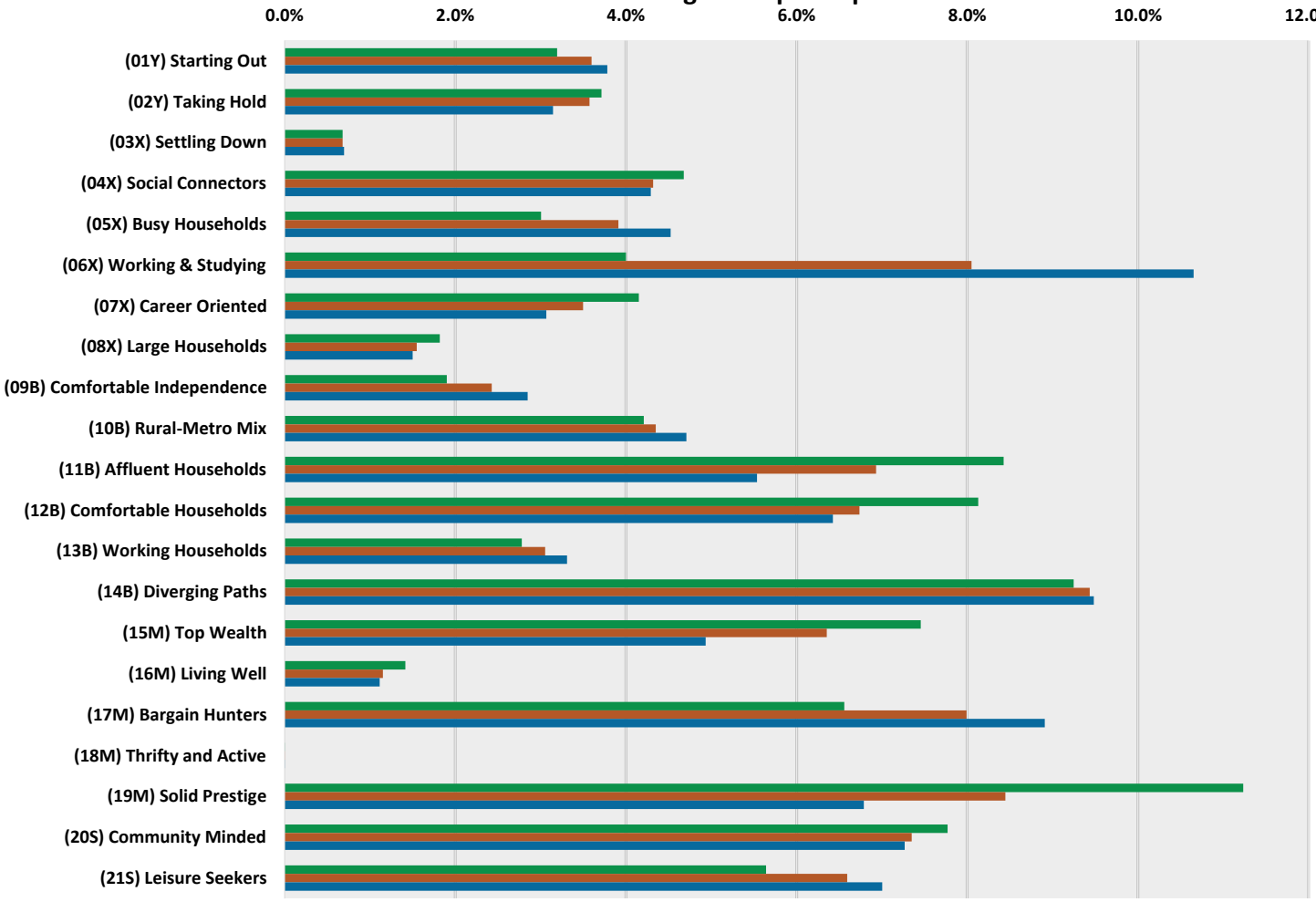
Site: Euclid Ave and Mission St

Address: Euclid Ave and Mission St | San Marino CA

Date: 10/31/2019

INSIGHT MARKET ANALYTICS
HdL ECONSolutions

Household Lifestage Group Comparison



	Trade Area 1: 10 Min Drive		Trade Area 2: 15 Min Drive		Trade Area 3: 20 Min Drive	
Total Households	**231,651**	**100%**	**557,044**	**100%**	**954,541**	**100%**

Rank *	Cluster	Lifestage Group	Households	%	Households	%	Households	%
1	33- Urban Diversity	(14B) Diverging Paths	16,968	7.3%	40,494	7.3%	68,157	7.1%
2	36- Persistent & Productive	(20S) Community Minded	13,155	5.7%	31,036	5.6%	53,599	5.6%
3	09- Busy Schedules	(19M) Solid Prestige	12,218	5.3%	22,024	4.0%	29,992	3.1%
4	13- Work & Play	(12B) Comfortable Households	10,136	4.4%	20,106	3.6%	32,016	3.4%
5	53- Metro Strivers	(10B) Rural-Metro Mix	9,740	4.2%	24,197	4.3%	44,872	4.7%
6	02- Established Elite	(15M) Top Wealth	9,681	4.2%	20,585	3.7%	27,129	2.8%
7	04- Top Professionals	(11B) Affluent Households	9,574	4.1%	17,340	3.1%	23,915	2.5%
8	08- Solid Surroundings	(19M) Solid Prestige	9,339	4.0%	16,490	3.0%	22,633	2.4%
9	17- Firmly Established	(12B) Comfortable Households	8,696	3.8%	17,427	3.1%	29,330	3.1%
10	01- Summit Estates	(11B) Affluent Households	7,872	3.4%	17,047	3.1%	22,329	2.3%

**** Rank is based on Trade Area 1 cluster size***

Uses the Personicx household segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.

Household Segmentation Profile

Market: Euclid Ave and Mission St | San Marino CA

Date: 10/31/2019

INSIGHT MARKET ANALYTICS
Hdl ECONSolutions

Lifestage Group / Cluster Name	10 Min Drive		15 Min Drive		20 Min Drive	
TOTAL HOUSEHOLDS	**231,651**	**100%**	**557,044**	**100%**	**954,541**	**100%**
(01Y) Starting Out	**7,400**	**3.2%**	**20,038**	**3.6%**	**36,099**	**3.8%**
39- Setting Goals	1,855	0.8%	5,967	1.1%	11,785	1.2%
45- Offices & Entertainment	1,845	0.8%	4,102	0.7%	6,826	0.7%
57- Collegiate Crowd	1,965	0.8%	5,165	0.9%	8,508	0.9%
58- Outdoor Fervor	2	0.0%	9	0.0%	18	0.0%
67- First Steps	1,733	0.7%	4,795	0.9%	8,962	0.9%
(02Y) Taking Hold	**8,601**	**3.7%**	**19,902**	**3.6%**	**30,041**	**3.1%**
18- Climbing the Ladder	393	0.2%	696	0.1%	1,081	0.1%
21- Children First	1,669	0.7%	3,478	0.6%	5,680	0.6%
24- Career Building	6,130	2.6%	14,818	2.7%	21,613	2.3%
30- Out & About	409	0.2%	910	0.2%	1,667	0.2%
(03X) Settling Down	**1,575**	**0.7%**	**3,784**	**0.7%**	**6,665**	**0.7%**
34- Outward Bound	0	0.0%	4	0.0%	11	0.0%
41- Rural Adventure	2	0.0%	31	0.0%	53	0.0%
46- Rural & Active	1,573	0.7%	3,749	0.7%	6,601	0.7%
(04X) Social Connectors	**10,840**	**4.7%**	**24,051**	**4.3%**	**40,963**	**4.3%**
42- Creative Variety	1,651	0.7%	3,616	0.6%	6,306	0.7%
52- Stylish & Striving	4,711	2.0%	10,122	1.8%	16,082	1.7%
59- Mobile Mixers	4,478	1.9%	10,313	1.9%	18,575	1.9%
(05X) Busy Households	**6,960**	**3.0%**	**21,788**	**3.9%**	**43,198**	**4.5%**
37- Firm Foundations	2,666	1.2%	6,452	1.2%	11,544	1.2%
62- Movies & Sports	4,294	1.9%	15,336	2.8%	31,654	3.3%
(06X) Working & Studying	**9,266**	**4.0%**	**44,836**	**8.0%**	**101,667**	**10.7%**
61- City Life	5,706	2.5%	34,995	6.3%	82,683	8.7%
69- Productive Havens	680	0.3%	2,073	0.4%	4,431	0.5%
70- Favorably Frugal	2,880	1.2%	7,768	1.4%	14,553	1.5%
(07X) Career Oriented	**9,614**	**4.2%**	**19,486**	**3.5%**	**29,278**	**3.1%**
06- Casual Comfort	2,171	0.9%	4,578	0.8%	6,806	0.7%
10- Careers & Travel	1,174	0.5%	2,170	0.4%	3,149	0.3%
20- Carving Out Time	480	0.2%	979	0.2%	1,663	0.2%
26- Getting Established	5,790	2.5%	11,759	2.1%	17,660	1.9%
(08X) Large Households	**4,215**	**1.8%**	**8,631**	**1.5%**	**14,342**	**1.5%**
11- Schools & Shopping	889	0.4%	1,858	0.3%	3,061	0.3%
12- On the Go	1,351	0.6%	2,721	0.5%	4,376	0.5%
19- Country Comfort	28	0.0%	88	0.0%	173	0.0%
27- Tenured Proprietors	1,947	0.8%	3,964	0.7%	6,732	0.7%
(09B) Comfortable Independence	**4,404**	**1.9%**	**13,530**	**2.4%**	**27,195**	**2.8%**
29- City Mixers	2,217	1.0%	9,129	1.6%	20,154	2.1%
35- Working & Active	1,149	0.5%	2,229	0.4%	3,451	0.4%
56- Metro Active	1,038	0.4%	2,172	0.4%	3,590	0.4%
(10B) Rural-Metro Mix	**9,748**	**4.2%**	**24,233**	**4.4%**	**44,958**	**4.7%**
47- Rural Parents	3	0.0%	15	0.0%	46	0.0%
53- Metro Strivers	9,740	4.2%	24,197	4.3%	44,872	4.7%
60- Rural & Mobile	5	0.0%	21	0.0%	40	0.0%

Uses the Personicx household life stage segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.

Household Segmentation Profile

Market: Euclid Ave and Mission St | San Marino CA

Date: 10/31/2019

INSIGHT MARKET ANALYTICS
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		10 Min Drive		15 Min Drive		20 Min Drive	
TOTAL HOUSEHOLDS		**231,651**	**100%**	**557,044**	**100%**	**954,541**	**100%**
Lifestage Group	**Cluster Name**						
(11B) Affluent Households		**19,521**	**8.4%**	**38,604**	**6.9%**	**52,847**	**5.5%**
	01- Summit Estates	7,872	3.4%	17,047	3.1%	22,329	2.3%
	04- Top Professionals	9,574	4.1%	17,340	3.1%	23,915	2.5%
	07- Active Lifestyles	2,076	0.9%	4,217	0.8%	6,603	0.7%
(12B) Comfortable Households		**18,832**	**8.1%**	**37,533**	**6.7%**	**61,346**	**6.4%**
	13- Work & Play	10,136	4.4%	20,106	3.6%	32,016	3.4%
	17- Firmly Established	8,696	3.8%	17,427	3.1%	29,330	3.1%
(13B) Working Households		**6,437**	**2.8%**	**17,013**	**3.1%**	**31,605**	**3.3%**
	38- Occupational Mix	6,437	2.8%	17,010	3.1%	31,592	3.3%
	48- Farm & Home	0	0.0%	3	0.0%	13	0.0%
(14B) Diverging Paths		**21,416**	**9.2%**	**52,559**	**9.4%**	**90,501**	**9.5%**
	16- Country Enthusiasts	2	0.0%	6	0.0%	14	0.0%
	22- Comfortable Cornerstones	461	0.2%	849	0.2%	1,499	0.2%
	31- Mid-Americana	1,381	0.6%	2,753	0.5%	4,302	0.5%
	32- Metro Mix	2,605	1.1%	8,457	1.5%	16,529	1.7%
	33- Urban Diversity	16,968	7.3%	40,494	7.3%	68,157	7.1%
(15M) Top Wealth		**17,271**	**7.5%**	**35,389**	**6.4%**	**47,107**	**4.9%**
	02- Established Elite	9,681	4.2%	20,585	3.7%	27,129	2.8%
	03- Corporate Connected	7,590	3.3%	14,804	2.7%	19,978	2.1%
(16M) Living Well		**3,275**	**1.4%**	**6,417**	**1.2%**	**10,653**	**1.1%**
	14- Career Centered	2,681	1.2%	5,266	0.9%	8,507	0.9%
	15- Country Ways	0	0.0%	4	0.0%	9	0.0%
	23- Good Neighbors	594	0.3%	1,147	0.2%	2,137	0.2%
(17M)Bargain Hunters		**15,190**	**6.6%**	**44,508**	**8.0%**	**85,046**	**8.9%**
	43- Work & Causes	1,949	0.8%	3,880	0.7%	6,274	0.7%
	44- Open Houses	2,348	1.0%	4,815	0.9%	8,062	0.8%
	55- Community Life	1,942	0.8%	4,389	0.8%	7,313	0.8%
	63- Staying Home	7,764	3.4%	27,726	5.0%	55,732	5.8%
	68- Staying Healthy	1,187	0.5%	3,698	0.7%	7,665	0.8%
(18M) Thrifty & Active		**7**	**0.0%**	**13**	**0.0%**	**29**	**0.0%**
	40- Great Outdoors	0	0.0%	0	0.0%	5	0.0%
	50- Rural Community	5	0.0%	7	0.0%	14	0.0%
	54- Work & Outdoors	2	0.0%	6	0.0%	10	0.0%
(19M) Solid Prestige		**26,018**	**11.2%**	**47,058**	**8.4%**	**64,794**	**6.8%**
	05- Active & Involved	4,461	1.9%	8,544	1.5%	12,169	1.3%
	08- Solid Surroundings	9,339	4.0%	16,490	3.0%	22,633	2.4%
	09- Busy Schedules	12,218	5.3%	22,024	4.0%	29,992	3.1%
(20S) Community Minded		**17,994**	**7.8%**	**40,944**	**7.4%**	**69,356**	**7.3%**
	25- Clubs & Causes	1,899	0.8%	3,853	0.7%	6,380	0.7%
	28- Community Pillars	2,940	1.3%	6,055	1.1%	9,377	1.0%
	36- Persistent & Productive	13,155	5.7%	31,036	5.6%	53,599	5.6%
(21S) Leisure Seekers		**13,068**	**5.6%**	**36,727**	**6.6%**	**66,851**	**7.0%**
	49- Home & Garden	2,811	1.2%	6,591	1.2%	11,185	1.2%
	51- Role Models	2,230	1.0%	5,013	0.9%	8,766	0.9%
	64- Practical & Careful	1,948	0.8%	5,775	1.0%	9,970	1.0%
	65- Hobbies & Shopping	2,310	1.0%	5,570	1.0%	9,638	1.0%
	66- Helping Hands	3,769	1.6%	13,778	2.5%	27,292	2.9%

Uses the Personicx household life stage segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.

INSIGHT MARKET ANALYTICS

HdL ECONSolutions

Employment Profile

Site: Euclid Ave and Mission St

Address: Euclid Ave and Mission St | San Marino CA

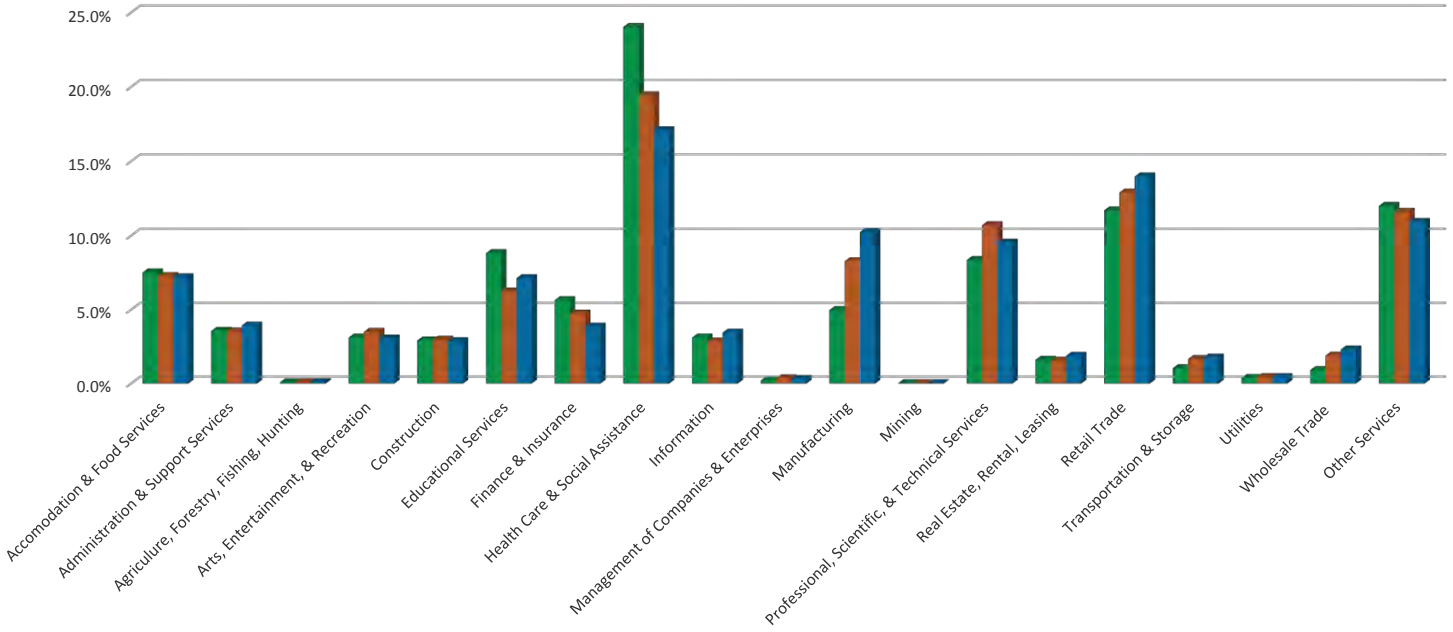
Date Report Created: 10/31/2019

	10 Min Drive	15 Min Drive	20 Min Drive
Daytime Population	729,479	1,934,231	3,390,190
Student Population	204,771	481,643	905,399
Median Employee Salary	51,054	49,872	48,871
Average Employee Salary	59,182	58,355	57,078

Wages	#		#		#	
Salary/Wage per Employee per Annum						
Under $15,000 CrYr	5,789	2.1%	20,937	2.6%	39,595	2.9%
15,000 to 30,000 CrYr	35,736	13.2%	110,385	13.6%	197,112	14.3%
30,000 to 45,000 CrYr	70,204	25.9%	215,184	26.6%	372,906	27.1%
45,000 to 60,000 CrYr	53,070	19.6%	153,377	18.9%	260,449	18.9%
60,000 to 75,000 CrYr	33,333	12.3%	98,969	12.2%	163,178	11.9%
75,000 to 90,000 CrYr	27,765	10.2%	80,961	10.0%	137,230	10.0%
90,000 to 100,000 CrYr	7,661	2.8%	23,214	2.9%	37,474	2.7%
Over 100,000 CrYr	37,615	13.9%	107,429	13.3%	167,524	12.2%

Industry Groups

Employee's by Industry



	Establishments		Employee's		Establishments		Employee's		Establishments		Employee's	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	**19,391**	**100%**	**271,174**	**100%**	**54,132**	**100%**	**810,456**	**100%**	**84,783**	**100%**	**1,375,468**	**100%**
Accomodation & Food Services	1,236	6.4%	20,388	7.5%	3,245	6.0%	58,943	7.3%	5,270	6.2%	98,938	7.2%
Administration & Support Services	566	2.9%	9,658	3.6%	1,386	2.6%	28,571	3.5%	2,244	2.6%	54,030	3.9%
Agriculture, Forestry, Fishing, Hunting	37	0.2%	224	0.1%	106	0.2%	773	0.1%	161	0.2%	1,255	0.1%
Arts, Entertainment, & Recreation	445	2.3%	8,443	3.1%	1,153	2.1%	28,341	3.5%	1,860	2.2%	41,849	3.0%
Construction	700	3.6%	7,906	2.9%	1,911	3.5%	24,078	3.0%	3,031	3.6%	39,471	2.9%
Educational Services	587	3.0%	23,921	8.8%	1,328	2.5%	50,476	6.2%	2,078	2.5%	98,084	7.1%
Finance & Insurance	1,293	6.7%	15,295	5.6%	2,974	5.5%	38,377	4.7%	4,228	5.0%	53,047	3.9%
Health Care & Social Assistance	4,259	22.0%	65,165	24.0%	9,897	18.3%	157,463	19.4%	14,465	17.1%	235,040	17.1%
Information	395	2.0%	8,439	3.1%	1,084	2.0%	23,072	2.8%	1,913	2.3%	47,414	3.4%
Management of Companies & Enterprises	16	0.1%	550	0.2%	51	0.1%	2,809	0.3%	73	0.1%	4,177	0.3%
Manufacturing	573	3.0%	13,498	5.0%	2,548	4.7%	67,141	8.3%	4,584	5.4%	140,878	10.2%
Mining	5	0.0%	55	0.0%	14	0.0%	184	0.0%	25	0.0%	371	0.0%
Professional, Scientific, & Technical Services	2,370	12.2%	22,684	8.4%	6,616	12.2%	86,722	10.7%	9,270	10.9%	130,966	9.5%
Real Estate, Rental, Leasing	656	3.4%	4,355	1.6%	1,744	3.2%	12,552	1.5%	2,927	3.5%	25,733	1.9%
Retail Trade	2,416	12.5%	31,734	11.7%	8,566	15.8%	104,549	12.9%	14,118	16.7%	192,224	14.0%
Transportation & Storage	140	0.7%	2,826	1.0%	561	1.0%	13,455	1.7%	976	1.2%	24,195	1.8%
Utilities	19	0.1%	1,020	0.4%	59	0.1%	3,534	0.4%	99	0.1%	5,902	0.4%
Wholesale Trade	351	1.8%	2,472	0.9%	2,038	3.8%	15,325	1.9%	3,567	4.2%	31,716	2.3%
Other Services	3,327	17.2%	32,542	12.0%	8,851	16.4%	94,091	11.6%	13,894	16.4%	150,178	10.9%

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INSIGHT MARKET ANALYTICS

HdL ECONSolutions

Employment Profile

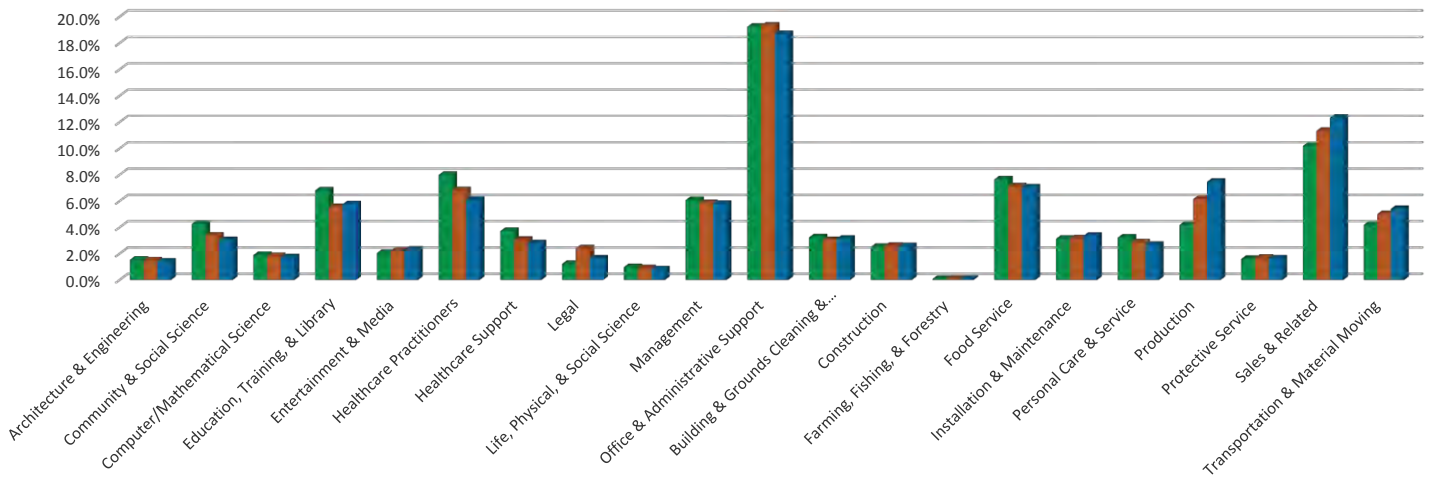
Site: Euclid Ave and Mission St

Address: Euclid Ave and Mission St | San Marino CA

Date Report Created: 10/31/2019

Occupations	10 Min Drive # of Employee's		15 Min Drive # of Employee's		20 Min Drive # of Employee's	
White Collar	161,233	59.5%	457,889	56.5%	740,679	53.8%
Architecture & Engineering	4,153	1.5%	12,006	1.5%	19,091	1.4%
Community & Social Science	11,518	4.2%	27,222	3.4%	41,605	3.0%
Computer/Mathematical Science	5,117	1.9%	14,679	1.8%	23,686	1.7%
Education, Training, & Library	18,456	6.8%	44,892	5.5%	79,202	5.8%
Entertainment & Media	5,539	2.0%	17,931	2.2%	31,532	2.3%
Healthcare Practitioners	21,655	8.0%	55,311	6.8%	83,772	6.1%
Healthcare Support	10,078	3.7%	24,756	3.1%	38,228	2.8%
Legal	3,311	1.2%	19,504	2.4%	22,350	1.6%
Life, Physical, & Social Science	2,635	1.0%	7,139	0.9%	10,947	0.8%
Management	16,472	6.1%	47,315	5.8%	79,483	5.8%
Office & Administrative Support	52,170	19.2%	156,600	19.3%	257,022	18.7%
Blue Collar	108,363	40.0%	348,323	43.0%	627,554	45.6%
Building & Grounds Cleaning & Maintenance	8,775	3.2%	24,513	3.0%	42,964	3.1%
Construction	6,789	2.5%	20,996	2.6%	35,189	2.6%
Farming, Fishing, & Forestry	195	0.1%	635	0.1%	1,136	0.1%
Food Service	20,728	7.6%	57,673	7.1%	96,707	7.0%
Installation & Maintenance	8,489	3.1%	25,561	3.2%	46,118	3.4%
Personal Care & Service	8,732	3.2%	23,100	2.9%	36,673	2.7%
Production	11,341	4.2%	49,890	6.2%	102,583	7.5%
Protective Service	4,320	1.6%	13,554	1.7%	22,367	1.6%
Sales & Related	27,639	10.2%	91,835	11.3%	169,581	12.3%
Transportation & Material Moving	11,356	4.2%	40,566	5.0%	74,236	5.4%
Military Services	1,577	0.6%	4,244	0.5%	7,235	0.5%

Employee's by Occupation



Employee Totals and History	#	#	#
Current	271,174	810,456	1,375,468
2019 Q1	276,726	824,062	1,403,606
2018 Q4	275,100	820,498	1,397,492
2018 Q3	260,860	787,133	1,334,778
2018 Q2	275,335	817,824	1,395,036
2018 Q1	283,299	843,573	1,440,451
2017 Q4	285,695	849,717	1,451,723
2017 Q3	268,732	812,100	1,382,156
2017 Q2	282,415	839,897	1,436,588

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INSIGHT MARKET ANALYTICS
HdL ECONSolutions

Consumer Demand & Market Supply Assessment

Site: Euclid Ave and Mission St
Address: Euclid Ave and Mission St | San Marino CA
Date Report Created: 10/31/2019

	10 Min Drive	15 Min Drive	20 Min Drive
Demographics			
Population	686,022	1,703,642	2,999,863
5-Year Population estimate	712,135	1,788,203	3,138,334
Population Households	677,081	1,668,912	2,942,971
Group Quarters Population	8,942	34,730	56,892
Households	234,600	571,533	974,362
5-Year Households estimate	243,914	604,566	1,025,614
WorkPlace Establishments	19,391	54,132	84,783
Workplace Employees	271,174	810,456	1,375,468
Median Household Income	$66,887	$59,214	$54,281

By Establishments	10 Min Drive Consumer Demand	10 Min Drive Market Supply	10 Min Drive Opportunity Gap/Surplus		15 Min Drive Consumer Demand	15 Min Drive Market Supply	15 Min Drive Opportunity Gap/Surplus		20 Min Drive Consumer Demand	20 Min Drive Market Supply	20 Min Drive Opportunity Gap/Surplus	
Other Motor Vehicle Dealers	$141,497,896	$37,282,065	($104,215,831)	-74%	$340,401,046	$121,133,304	($219,267,742)	-64%	$592,970,281	$242,052,593	($350,917,688)	-59%
Lawn/Garden Equipment/Supplies Stores	$81,526,143	$30,071,202	($51,454,941)	-63%	$197,671,332	$68,695,304	($128,976,028)	-65%	$345,496,969	$147,626,013	($197,870,956)	-57%
Vending Machine Operators (Non-Store)	$76,211,129	$32,232,490	($43,978,639)	-58%	$186,841,274	$234,035,908	$47,194,634	25%	$326,892,595	$362,965,869	$36,073,274	11%
Beer/Wine/Liquor Stores	$105,418,950	$56,926,059	($48,492,890)	-46%	$255,715,958	$207,493,848	($48,222,110)	-19%	$446,446,215	$421,284,054	($25,162,161)	-6%
Automotive Parts/Accessories/Tire	$194,630,563	$105,486,032	($89,144,531)	-46%	$475,395,499	$351,680,330	($123,715,169)	-26%	$836,991,562	$763,317,618	($73,673,944)	-9%
Building Material/Supplies Dealers	$697,067,235	$380,252,206	($316,815,028)	-45%	$1,695,856,300	$1,450,741,695	($245,114,605)	-14%	$2,974,184,613	$2,787,664,296	($186,520,317)	-6%
Other General Merchandise Stores	$1,299,635,828	$730,149,613	($569,486,216)	-44%	$3,168,982,941	$2,513,560,962	($655,421,979)	-21%	$5,554,136,855	$4,838,891,330	($715,245,525)	-13%
Jewelry/Luggage/Leather Goods	$76,572,198	$51,682,540	($24,889,658)	-33%	$185,415,380	$488,076,793	$302,661,413	163%	$324,188,794	$581,656,048	$257,467,254	79%
Electronics/Appliance	$223,055,591	$161,284,580	($61,771,011)	-28%	$570,709,671	$434,193,262	($136,516,409)	-24%	$987,964,776	$870,848,441	($117,116,335)	-12%
Department Stores	$300,282,447	$223,465,714	($76,816,734)	-26%	$729,206,718	$875,840,168	$146,633,450	20%	$1,276,164,004	$1,615,069,429	$338,905,425	27%
Shoe Stores	$76,184,630	$57,030,952	($19,153,678)	-25%	$183,101,109	$253,234,692	$70,133,583	38%	$318,638,989	$397,700,809	$79,061,820	25%
Furniture Stores	$135,524,890	$102,503,410	($33,021,480)	-24%	$326,651,971	$304,898,579	($21,753,392)	-7%	$569,373,689	$754,157,296	$184,783,607	32%
Clothing Stores	$558,097,162	$454,703,165	($103,393,997)	-19%	$1,349,457,482	$2,160,601,436	$811,143,954	60%	$2,357,249,738	$5,376,342,010	$3,019,092,272	128%
Electronic Shopping/Mail Order Houses	$1,757,447,877	$1,453,421,013	($304,026,864)	-17%	$4,360,862,139	$3,113,005,311	($1,247,856,828)	-29%	$7,614,648,584	$4,335,248,177	($3,279,400,407)	-43%
Bar/Drinking Places (Alcoholic Beverages)	$41,092,209	$36,024,229	($5,067,980)	-12%	$114,580,010	$118,108,869	$3,528,859	3%	$195,788,146	$236,951,989	$41,163,843	21%
Office Supplies/Stationary/Gift	$63,717,881	$57,748,256	($5,969,625)	-9%	$156,970,290	$202,647,550	$45,677,260	29%	$273,299,483	$342,756,813	$69,457,330	25%
Sporting Goods/Hobby/Musical Instrument	$136,261,985	$127,010,745	($9,251,240)	-7%	$329,462,814	$379,311,104	$49,848,290	15%	$575,626,338	$712,631,384	$137,005,046	24%
Direct Selling Establishments	$61,726,042	$58,877,001	($2,849,041)	-5%	$150,845,723	$164,490,163	$13,644,440	9%	$264,614,887	$261,371,844	($3,243,043)	-1%
Health/Personal Care Stores	$676,563,664	$646,024,834	($30,538,830)	-5%	$1,653,227,445	$2,040,831,188	$387,603,743	23%	$2,908,734,711	$3,655,828,889	$747,094,178	26%
Home Furnishing Stores	$125,505,395	$129,270,551	$3,765,156	3%	$304,609,755	$302,622,826	($1,986,929)	-1%	$533,386,616	$657,047,683	$123,661,067	23%
Automotive Dealers	$2,243,091,306	$2,325,768,719	$82,677,413	4%	$5,394,471,569	$5,104,513,741	($289,957,828)	-5%	$9,407,058,507	$8,130,147,875	($1,276,910,632)	-14%
Specialty Food Stores	$74,014,467	$80,135,722	$6,121,254	8%	$180,509,543	$264,427,394	$83,917,851	46%	$316,356,185	$462,424,418	$146,068,233	46%
Special Food Services	$132,141,864	$144,413,752	$12,271,889	9%	$340,714,479	$468,443,412	$127,728,933	37%	$586,891,958	$809,491,187	$222,599,229	38%
Grocery Stores	$1,254,301,467	$1,386,170,009	$131,868,542	11%	$3,057,670,791	$3,692,094,349	$634,423,558	21%	$5,359,245,213	$6,459,956,644	$1,100,711,431	21%
Used Merchandise Stores	$41,855,589	$47,602,451	$5,746,862	14%	$101,253,440	$114,516,093	$13,262,653	13%	$176,718,991	$201,019,189	$24,300,198	14%
Limited-Service Eating Places	$633,006,043	$725,167,800	$92,161,757	15%	$1,631,255,356	$1,848,306,876	$217,051,520	13%	$2,810,254,307	$3,162,544,131	$352,289,824	13%
Full-Service Restaurants	$649,067,657	$775,635,886	$126,568,229	20%	$1,728,404,265	$1,954,694,541	$226,290,276	13%	$2,967,202,503	$3,157,566,945	$190,364,442	6%
Florists/Misc. Store Retailers	$17,183,531	$21,297,853	$4,114,322	24%	$41,684,753	$64,282,463	$22,597,710	54%	$72,873,707	$134,449,944	$61,576,237	84%
Other Misc. Store Retailers	$178,776,304	$239,348,387	$60,572,083	34%	$431,885,191	$716,808,738	$284,923,547	66%	$753,626,600	$1,288,592,717	$534,966,117	71%
Gasoline Stations	$916,843,784	$1,256,506,877	$339,663,093	37%	$2,228,326,483	$3,824,422,369	$1,596,095,886	72%	$3,908,770,255	$5,938,378,693	$2,029,608,438	52%
Book/Periodical/Music Stores	$39,267,375	$54,792,212	$15,524,837	40%	$95,942,360	$141,097,461	$45,155,101	47%	$168,327,878	$203,258,804	$34,930,926	21%
Consumer Demand/Market Supply Index	**$13,007,569,103**	**$11,988,286,325**	**109**		**$31,968,083,087**	**$33,978,810,729**	**94**		**$55,804,123,949**	**$59,309,243,132**	**94**	

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INSIGHT MARKET ANALYTICS
HdL ECONSolutions

Consumer Demand & Market Supply Assessment

Site: Euclid Ave and Mission St
Address: Euclid Ave and Mission St | San Marino CA
Date Report Created: 10/31/2019

By Major Product Lines	10 Min Drive				15 Min Drive				20 Min Drive			
	Consumer Demand	Market Supply	Opportunity Gap/Surplus		Consumer Demand	Market Supply	Opportunity Gap/Surplus		Consumer Demand	Market Supply	Opportunity Gap/Surplus	
Dimensional Lumber/Other Building Materials	$281,348,735	$162,061,640	($119,287,095)	-42%	$684,208,021	$614,207,754	($70,000,267)	-10%	$1,199,967,404	$1,180,391,422	($19,575,982)	-2%
Paints/Sundries/Wallpaper/Wall Coverings	$50,896,174	$29,682,915	($21,213,259)	-42%	$124,164,281	$112,518,984	($11,645,297)	-9%	$218,435,934	$216,178,188	($2,257,746)	-1%
Hardware/Tools/Plumbing/Electrical Supplies	$194,847,261	$121,644,073	($73,203,189)	-38%	$476,619,553	$432,058,612	($44,560,941)	-9%	$839,099,222	$812,711,466	($26,387,756)	-3%
Pets/Pet Foods/Pet Supplies	$118,062,477	$77,050,398	($41,012,079)	-35%	$281,373,582	$230,889,291	($50,484,291)	-18%	$486,565,322	$415,303,454	($71,261,868)	-15%
Lawn/Garden/Farm Equipment/Supplies	$207,295,790	$139,681,749	($67,614,041)	-33%	$503,426,581	$402,191,392	($101,235,189)	-20%	$880,763,252	$753,246,951	($127,516,301)	-14%
Furniture/Sleep/Outdoor/Patio Furniture	$349,824,289	$236,125,771	($113,698,518)	-33%	$842,985,434	$657,145,584	($185,839,850)	-22%	$1,469,356,667	$1,350,230,256	($119,126,411)	-8%
Automotive Tires/Tubes/Batteries/Parts	$388,711,259	$270,353,569	($118,357,690)	-30%	$950,663,457	$714,484,909	($236,178,548)	-25%	$1,675,559,684	$1,313,425,800	($362,133,884)	-22%
Footwear, including Accessories	$188,251,893	$133,285,546	($54,966,347)	-29%	$452,250,844	$519,635,544	$67,384,700	15%	$786,854,500	$969,804,378	$182,949,878	23%
Jewelry (including Watches)	$115,214,796	$83,064,198	($32,150,598)	-28%	$279,179,003	$534,515,975	$255,336,972	91%	$488,468,452	$737,646,375	$249,177,923	51%
Womens/Juniors/Misses Wear	$485,663,745	$360,012,681	($125,651,063)	-26%	$1,175,701,067	$1,449,465,195	$273,764,128	23%	$2,055,285,511	$3,289,779,034	$1,234,493,523	60%
Drugs/Health Aids/Beauty Aids/Cosmetics	$1,512,283,640	$1,193,004,835	($319,278,804)	-21%	$3,697,898,912	$3,396,810,643	($301,088,269)	-8%	$6,509,983,927	$5,831,480,271	($678,503,656)	-10%
Floor/Floor Coverings	$99,371,471	$78,989,048	($20,382,423)	-21%	$243,307,873	$218,953,993	($24,353,880)	-10%	$428,807,572	$442,801,363	$13,993,791	3%
Major Household Appliances	$48,736,337	$39,130,639	($9,605,699)	-20%	$115,366,811	$121,177,333	$5,810,522	5%	$197,997,286	$231,621,871	$33,624,585	17%
Automotive Lubricants (incl Oil, Greases)	$48,736,337	$39,130,639	($9,605,699)	-20%	$115,366,811	$121,177,333	$5,810,522	5%	$197,997,286	$231,621,871	$33,624,585	17%
Mens Wear	$186,757,861	$157,595,386	($29,162,475)	-16%	$449,431,388	$609,742,849	$160,311,461	36%	$782,112,927	$1,335,206,602	$553,093,675	71%
Packaged Liquor/Wine/Beer	$230,515,949	$195,277,216	($35,238,733)	-15%	$556,363,275	$590,820,690	$34,457,415	6%	$970,156,568	$1,072,960,241	$102,803,673	11%
Groceries/Other Food Items (Off Premises)	$1,955,936,251	$1,671,652,731	($284,283,520)	-15%	$4,763,455,574	$4,947,205,836	$183,750,262	4%	$8,352,422,201	$8,753,849,089	$401,426,888	5%
Kitchenware/Home Furnishings	$154,123,380	$137,363,946	($16,759,433)	-11%	$373,906,312	$391,928,752	$18,022,440	5%	$654,454,343	$744,195,932	$89,741,589	14%
Computer Hardware/Software/Supplies	$307,904,017	$278,713,127	($29,190,889)	-9%	$878,083,625	$638,816,748	($239,266,877)	-27%	$1,501,847,800	$984,926,995	($516,920,805)	-34%
Retailer Services	$387,685,297	$351,098,290	($36,587,007)	-9%	$929,166,481	$870,549,721	($58,616,760)	-6%	$1,609,915,129	$1,468,839,760	($141,075,369)	-9%
All Other Merchandise	$502,483,648	$456,882,145	($45,601,503)	-9%	$1,214,894,545	$1,278,502,285	$63,607,740	5%	$2,119,272,141	$2,159,967,217	$40,695,076	2%
Soaps/Detergents/Household Cleaners	$61,926,761	$58,243,670	($3,683,091)	-6%	$150,631,287	$181,696,504	$31,065,217	21%	$263,790,786	$332,741,700	$68,950,914	26%
Paper/Related Products	$54,270,542	$51,117,153	($3,153,389)	-6%	$132,770,786	$160,809,727	$28,038,941	21%	$233,507,930	$295,044,385	$61,536,455	26%
Childrens Wear/Infants/Toddlers Clothing	$78,679,136	$76,193,646	($2,485,490)	-3%	$190,664,406	$308,509,895	$117,845,489	62%	$333,956,631	$690,879,757	$356,923,126	107%
Small Electric Appliances	$27,434,638	$26,675,757	($758,881)	-3%	$66,422,801	$72,150,809	$5,728,008	9%	$116,201,865	$125,067,104	$8,865,239	8%
Alcoholic Drinks Served at the Establishment	$304,354,188	$300,351,856	($4,002,332)	-1%	$855,169,573	$785,652,053	($69,517,520)	-8%	$1,460,106,795	$1,315,969,930	($144,136,865)	-10%
Optical Goods (incl Eyeglasses, Sunglasses)	$27,296,344	$27,331,037	$34,693	0%	$66,226,277	$87,538,362	$21,312,085	32%	$115,983,813	$161,068,956	$45,085,143	39%
Autos/Cars/Vans/Trucks/Motorcycles	$1,971,017,605	$1,986,773,958	$15,756,353	1%	$4,735,804,329	$4,381,249,503	($354,554,826)	-7%	$8,257,392,521	$7,003,005,946	($1,254,386,575)	-15%
Sporting Goods (incl Bicycles/Sports Vehicles)	$112,992,563	$114,303,224	$1,310,661	1%	$273,054,941	$314,175,047	$41,120,106	15%	$477,022,852	$547,981,051	$70,958,199	15%
Audio Equipment/Musical Instruments	$73,358,446	$74,357,546	$999,099	1%	$178,409,264	$187,570,746	$9,161,482	5%	$312,965,311	$313,372,352	$407,041	0%
Curtains/Draperies/Slipcovers/Bed/Coverings	$58,284,122	$60,625,988	$2,341,866	4%	$139,334,667	$170,930,273	$31,595,606	23%	$241,143,947	$320,408,954	$79,265,007	33%
Cigars/Cigarettes/Tobacco/Accessories	$148,294,077	$155,716,347	$7,422,270	5%	$367,669,492	$478,384,751	$110,715,259	30%	$653,921,095	$830,157,587	$176,236,492	27%
Televisions/VCR/Video Cameras/DVD etc	$83,225,011	$88,789,568	$5,564,557	7%	$202,466,870	$242,971,145	$40,504,275	20%	$355,721,237	$435,736,842	$80,015,605	22%
Photographic Equipment/Supplies	$13,970,676	$14,905,496	$934,820	7%	$33,779,006	$40,536,413	$6,757,407	20%	$59,004,842	$73,645,161	$14,640,319	25%
Sewing/Knitting Materials/Supplies	$5,461,859	$5,947,764	$485,905	9%	$13,099,594	$17,578,439	$4,478,845	34%	$22,818,262	$32,471,774	$9,653,512	42%
Toys/Hobby Goods/Games	$64,179,001	$69,926,823	$5,747,823	9%	$156,099,832	$204,193,390	$48,093,558	31%	$274,044,961	$365,658,766	$91,613,805	33%
Meats/Nonalcoholic Beverages	$1,218,914,006	$1,425,207,439	$206,293,434	17%	$3,137,483,826	$3,756,430,696	$618,946,870	20%	$5,405,416,235	$6,315,161,629	$909,745,394	17%
Books/Periodicals	$53,055,660	$66,581,769	$13,526,109	25%	$129,288,779	$166,702,740	$37,413,961	29%	$227,456,978	$248,217,893	$20,760,915	9%
Household Fuels (incl Oil, LP gas, Wood, Coal)	$23,832,736	$31,909,871	$8,077,135	34%	$58,585,849	$90,815,193	$32,229,344	55%	$103,133,601	$145,305,643	$42,172,042	41%
Automotive Fuels	$839,124,300	$1,161,808,115	$322,683,815	38%	$2,034,748,451	$3,546,770,639	$1,512,022,188	74%	$3,567,941,736	$5,597,164,308	$2,029,222,572	57%

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Data for this report is provided via the Market Outlook database from Synergos Technologies, Inc (STI).

Market Outlook is based on the following -

- the Consumer Expenditure Survey (CE), a program of the Bureau of Labor Statistics (BLS);
- the U.S. Census Bureau's monthly and annual Retail Trade (CRT) reports;
- the Census Bureau's Economic Census; with supporting demographic data from STI: PopStats data and STI: WorkPlace.

Market Outlook data covers 31 leading retail segments and 40 major product and service lines.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet cited on the Market Outlook report for the specified trade area or reporting geography. When the demand is greater than (or less than) the supply, there is an opportunity gap (or surplus) for that retail outlet. In other words, a negative value signifies an opportunity gap where the Consumer Demand is higher than the Market Supply, while a positive value signifies a surplus.

Consumer Demand/Market Supply Index:

n = 100 (Equilibrium)
n > 100 suggests demand is not being fully met within the market, consumers are leaving the area to shop
n < 100 suggests supply exceeds demand, attracting consumers from outside the defined area

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