

City of Monrovia

Focused General Plan Update

City Council/Planning Commission Study Session

April 20, 2021 6:30 pm



Agenda

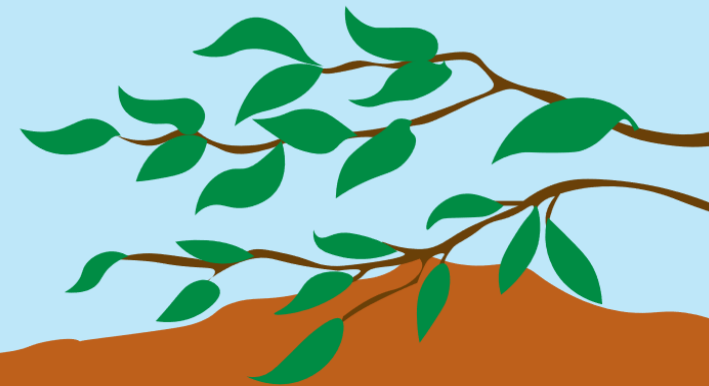
- Introductions/Meeting Format
- Focused General Plan Process
- General Plan Elements Update Overview
- What We Know
 - Housing Element
 - Safety Element
 - Environmental Justice
- Next Steps



City of Monrovia

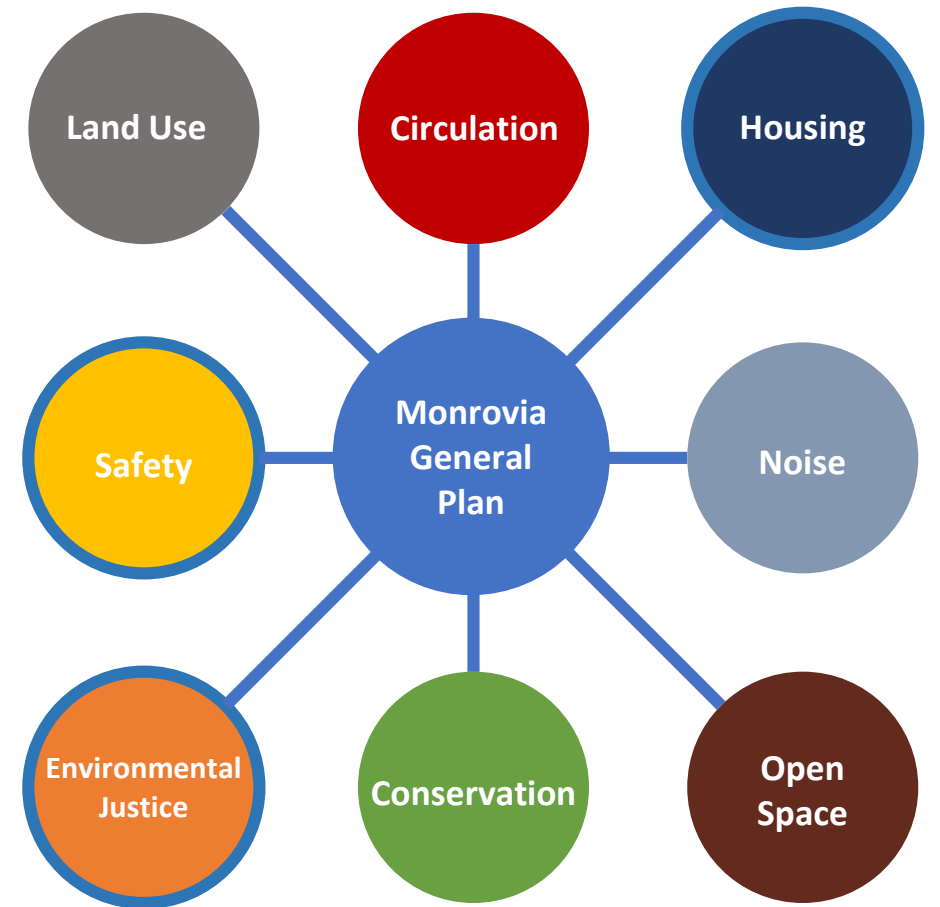
Focused General Plan Update

Three Elements • Environmental Review • Public Engagement



What is a General Plan?

- A visionary document for growth and development
- Plans for ± 20 years
- Required for all California cities and counties
- Document consists of eight sections, or “elements” each addresses a specific long range planning topic
- **Focused General Plan Update** revising two elements and creating a new one, Environmental Justice



8 Required Elements

Why Update Now?

- **Compliance with State law**
 - Housing Element needs an update every 8 years
 - Safety Element review/update required when Housing Element is updated.
 - Environmental Justice Element also required when two or more elements are updated and when a Disadvantaged Community is identified.
- **Focus – Recognize critical issues facing Monrovia**
 - Housing Availability and Affordability
 - Environmental Factors: Wildfire, Climate Adaptation, and Resiliency

Concurrent Updates

- **Housing Element:** Direction for housing-related needs and resources
- **Safety Element:** Direction for hazards including seismic, flooding, hazardous materials/waste, **wildfire, climate adaptation**
- **Environmental Justice Element:** Direction for a disadvantaged/environmental justice community to:
 - Addresses disproportionate share of negative environmental consequences of due to pollution exposure
 - Promotes civil engagement in public decision making
 - Prioritizes improvements and programs addressing the environmental justice community's needs.

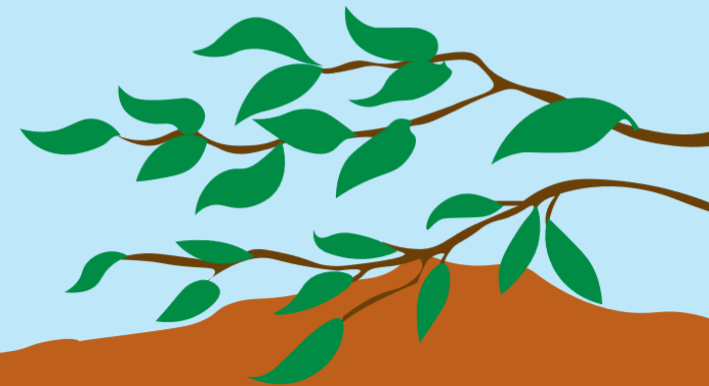
Where We Are Today

- **Technical Analyses**
- **Community Engagement**
 - Stakeholders' Interviews (Housing and Safety), January 21, 2021
 - Housing and Safety Element Survey, January 21, 2021 – February 19, 2021
 - **Environmental Justice Survey, April 15th – May 6th**
 - **Environmental Justice Workshop, April 29th 6:00 PM**



City of Monrovia

Housing Element

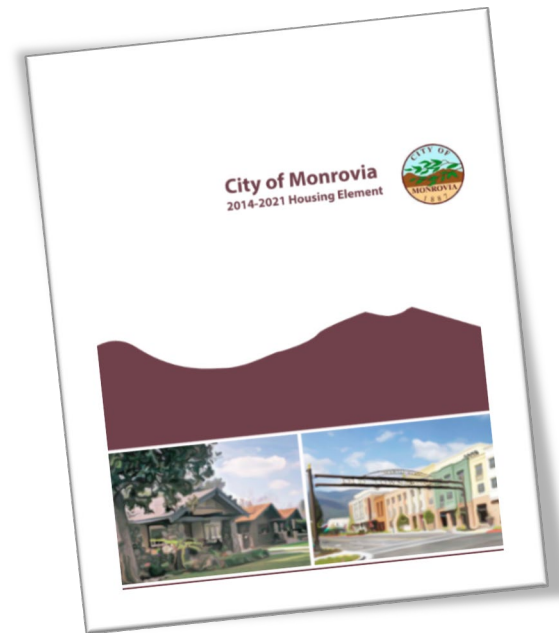


Housing Element Legislative Intent

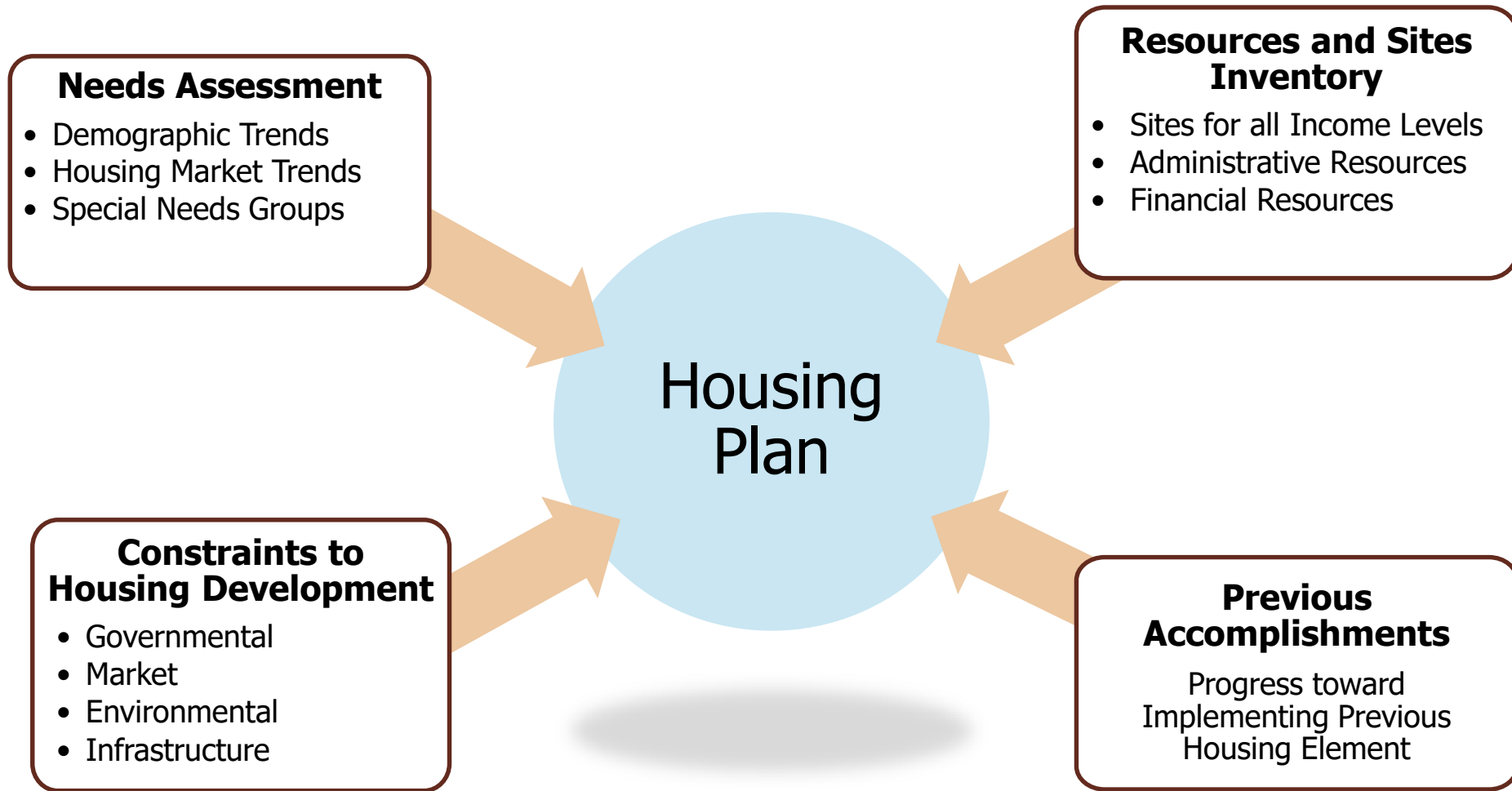
“The availability of housing is of **vital statewide importance**... local and state governments have a responsibility to... **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

What is a Housing Element?

- Requires regular updates (every 8 years)
- Needs State approval (HCD)
- Reviews “existing conditions” and “past performance”
- Lays out existing and future housing needs for all income levels
- Addresses how the City will meet State requirements
- Sets policy and implementing programs



Housing Element Content



What is Affordable Housing?

- **Affordable housing:** Household pays no more than 30% of its annual income on housing
- **Cost burden:** Monthly housing costs (including utilities) exceed 30% of monthly income

40% of all Monrovia households experience a cost burden
74% of Monrovia's lower-income households experience housing cost burden.

Source: HUD Comprehensive Affordability Strategy (2013-2017 Estimates)

Affordable Housing Cost by Job



Source: LA County income data, Zillow.com mortgage data; Rent Jungle rent trend data October 2020

5th and 6th Cycle RHNA

		2013-2021			2021-2029
		RHNA	Building Permits Issued as of 12/2020	Remaining	RHNA
Income Group	% of AMI				
Very Low	<50%	101 (26%)	13	88	519 (31%)
Low	50-80%	61 (16%)	0	61	262 (16%)
Moderate	80-120%	65 (17%)	5	60	254 (15%)
Above Moderate	120%+	162 (42%)	760	-598	635 (38%)
Total		389	778		1,670

Source: City of Monrovia, 2020

Accommodating new housing need through comprehensive land use policy and planning (zoning) NOT CONSTRUCTION

Meeting the RHNA



Approved housing and mixed-use projects

Projects that will receive Certificate of Occupancy after June 30, 2021



Projects in the application pipeline



Potential Sites

*Vacant or Underutilized sites that could
redevelop
Accessory dwelling units (“granny flats”)*

What the Community Thinks

Monrovia Stakeholder Summary/Online Survey Summary

Results posted online!

- 324 completed entire survey / 25 interview participants
- 75% single family homeowners / 19% renters
- Choose to live in Monrovia - safe neighborhoods, proximity to recreational amenities, scenery, and family/friends
- Renters are challenged finding a home to purchase in their price range

What the Community Thinks

Top Important Community Issues:

- 1) Children who grow up in Monrovia not able to afford homes on their own as adults.
- 2) Not enough affordable housing for seniors, veterans, and/or persons with disabilities.
- 3) Not enough shelters and transitional housing locations for homeless families and individuals, along with services that help move people into permanent housing.

What the Community Thinks

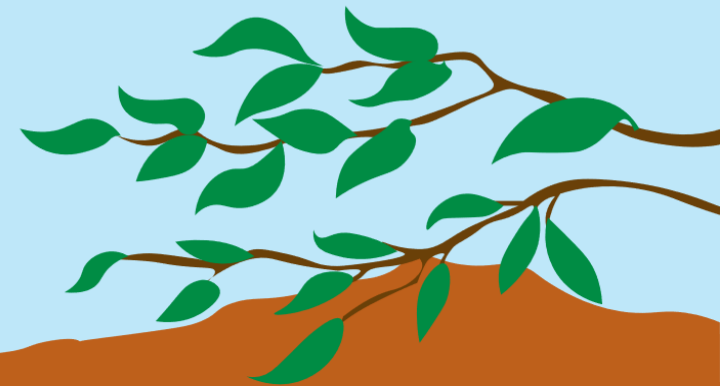
Would love to see:

- Affordable housing opportunities for very low- and low-income categories, seniors, young families, and veterans
- Inclusionary Housing Ordinance (20% set aside or in-lieu fee; Incentives include expedited plan check, lower building permit fees, increased density/height)
- Community Land Trusts
- Streamline ADU processing
- Safe Parking Program – On street parking permit issued to clients currently living in their car while awaiting affordable housing



City of Monrovia

Safety Element



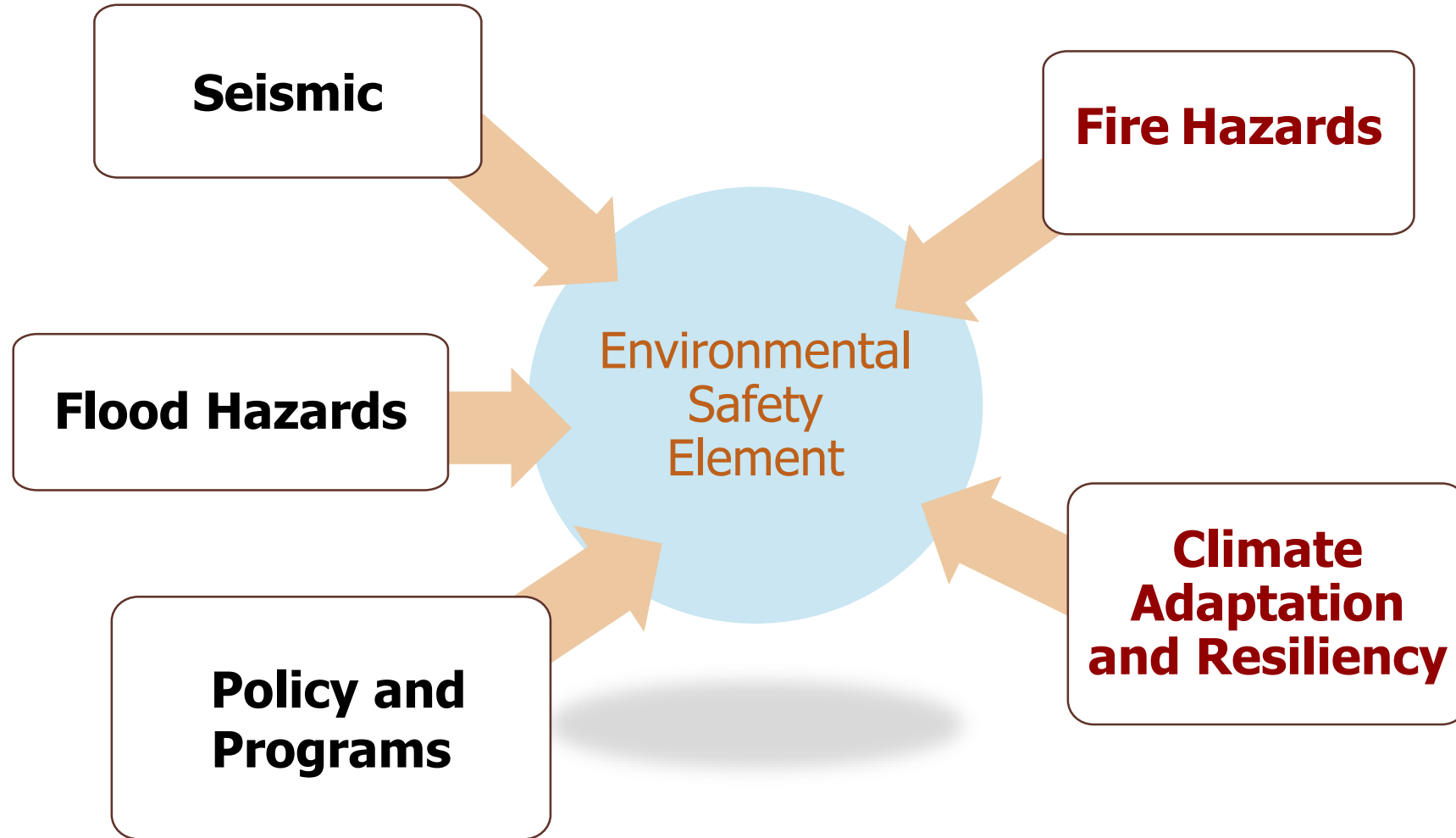
Safety Element Legislative Intent

Protection of the community from any unreasonable risks associated with:

- Geologic hazards
- Dam failure and flooding
- Wildland fires and urban fires
- Climate adaptation and resiliency



Safety Element Content

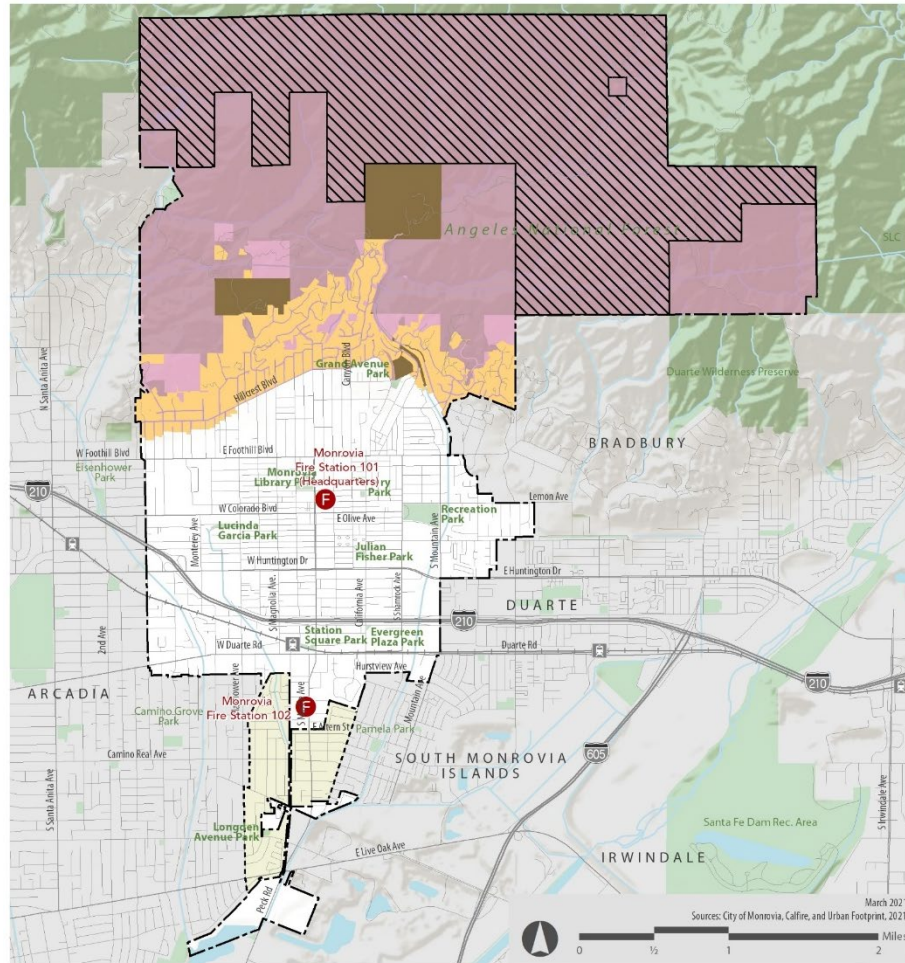


What the Community Thinks

Top two safety concerns in order of ranking:

- More frequent, more intense, and longer heatwaves;
- Extended droughts.
- Wildfire in the Monrovia Hills is an extreme risk (57%)
 - Managing vegetation and fuels by mowing or thinning or controlled burns is the best way to decrease fire hazards (60%)

Vulnerability Assessment



Wildfire Hazards: Severity Risk Zones

- Very High
- Federal Responsibility Areas (FRA)
- Fire Stations

All fire hazard severity zones within City of Monrovia limits are within the City of Monrovia Local Responsibility Area for fire emergency response. All other fire hazard severity zones illustrated in this map are within the State Responsibility Area or other Local Responsibility Areas.

Development and Infrastructure within Wildfire Risk Zones

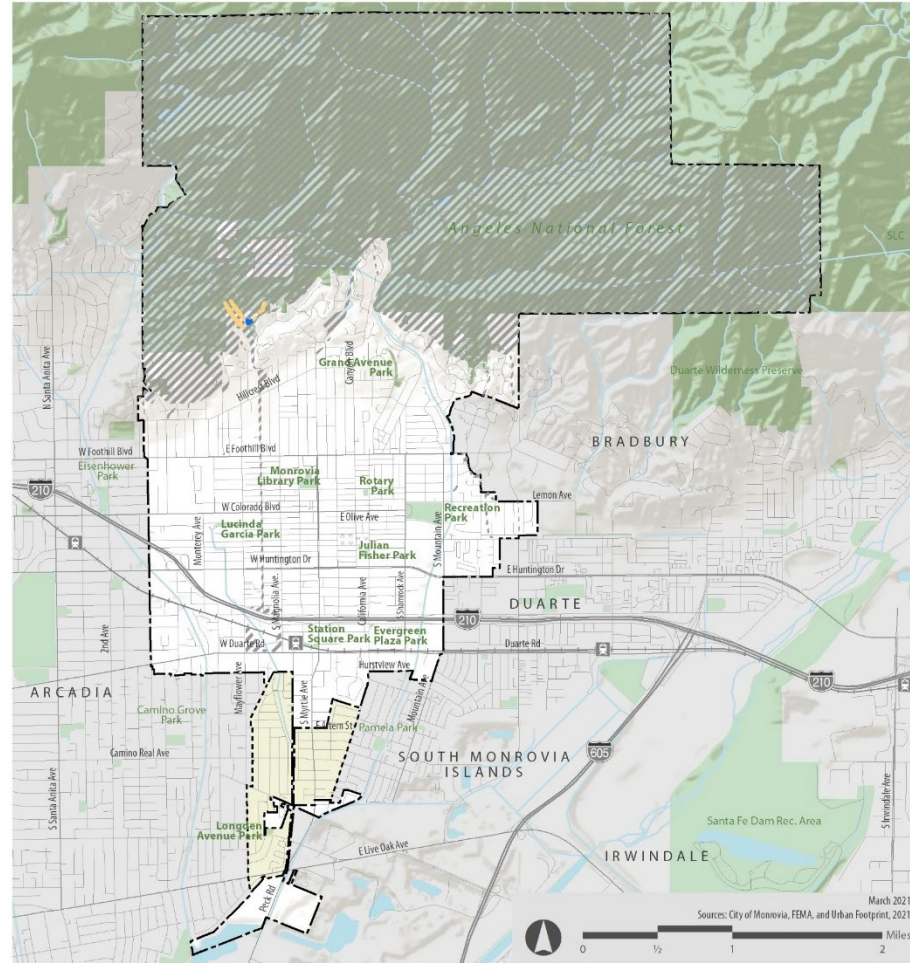
- Non-Residential Land Uses
- Residential Land Uses

Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies



Wildfire Hazards: At Risk Areas



FEMA Flood Risk Zones

- No Data Available
- 0.2% Annual Chance Flood Hazard (500-Year Flood Zone)

Development and Infrastructure within FEMA Flood Risk Zones

- Residential Land Uses

Base Map Features

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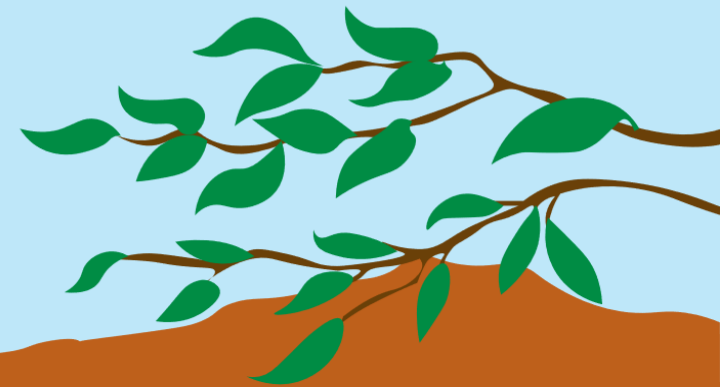


FEMA Flood Zones: At Risk Areas



City of Monrovia

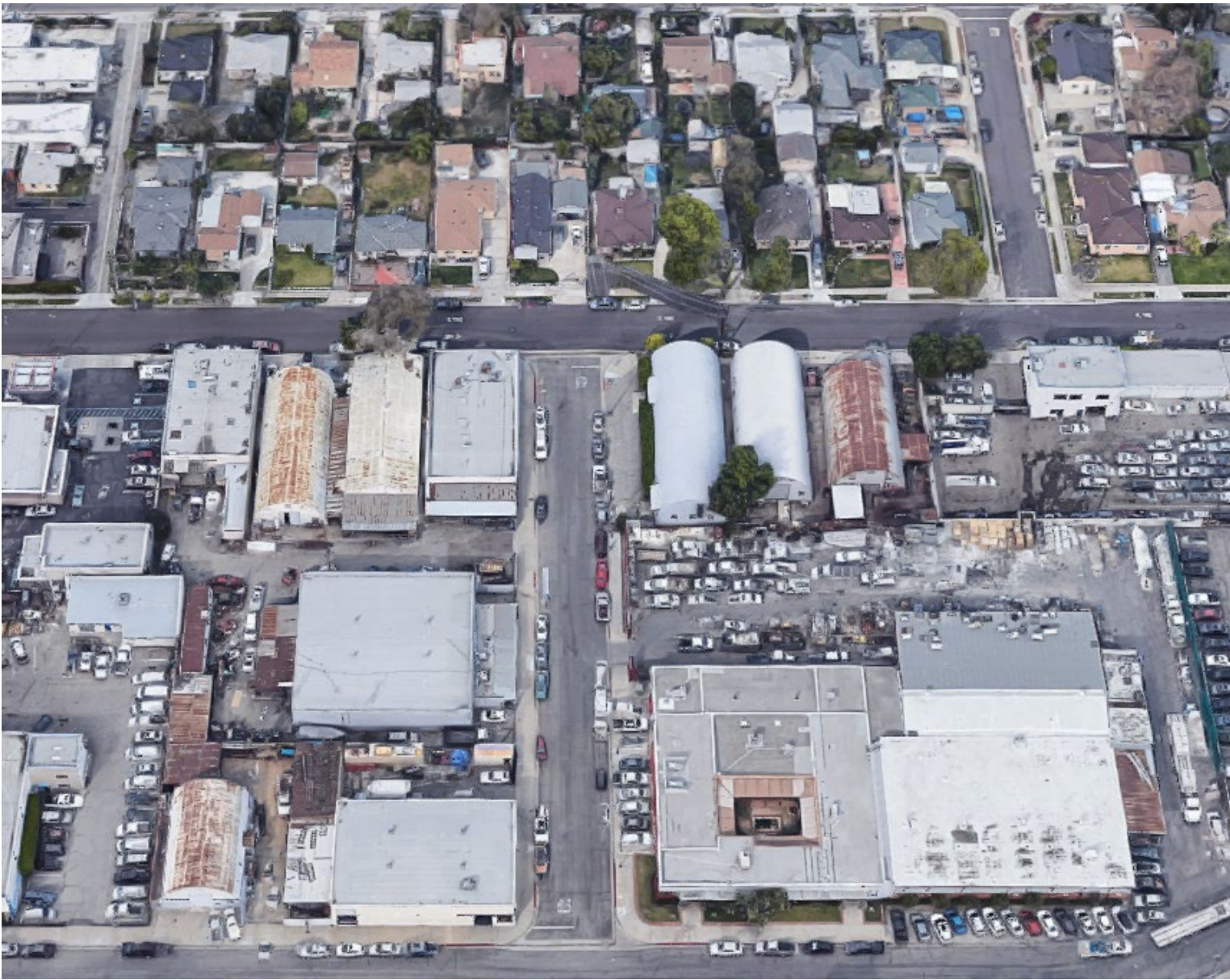
Environmental Justice Element



What is Environmental Justice?



- Some communities bear a disproportionate burden of pollution and health risks.
- Environmental justice seeks to correct this inequality.



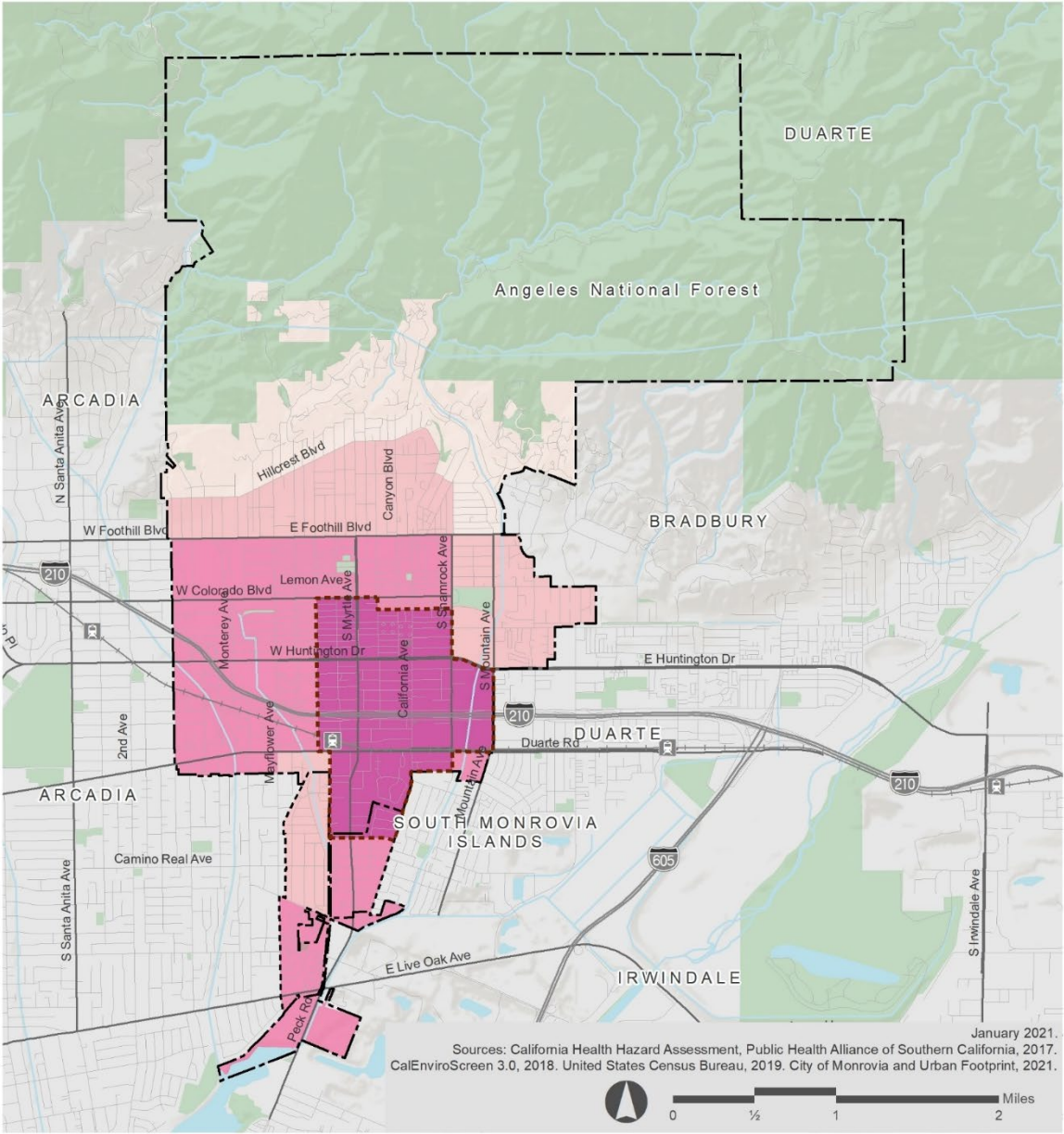
What is a Disadvantaged or Environmental Justice Community?

- High risk of exposure to pollution in the air, water, or soil
- Located near freeways, major roads, and/or industrial uses
- High lower-income population
- High rates of adverse health issues (asthma, heart disease)
- CalEnviroScreen percentile of 75% or more

Disadvantaged or Environmental Justice Communities Map

The percentile ranking for each census tract demonstrates the degree of burdens present in that tract relative to the rest of the State's census tracts.

Census tract 4311's 6,520 residents represents 18% Monrovia's 2010 population



Base Map Features

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- Disadvantaged Communities

Disadvantaged Communities (DAC)

- 24% or Lower
- 25% - 49%
- 50% - 74%
- 75% or Higher (DAC)

Environmental Justice Communities Comparison

City			75th Percentile					
	Census Tracts		Pollution Burden		Population Characteristics		Environmental Justice Communities	
	#	%	#	%	#	%	#	%
Monrovia	10	100%	7	70%	0	0%	1	10%
Arcadia	16	100%	4	25%	0	0%	1	6%
Azusa	16	100%	3	19%	1	6%	4	25%
Bradbury	1	100%	0	0%	0	0%	0	0%
Duarte	4	100%	3	75%	0	0%	1	25%
Irwindale	1	100%	1	100%	0	0%	1	100%
Pasadena	34	100%	11	32%	1	2%	1	2%
Sierra Madre	2	100%	0	0%	0	0%	0	0%

Pollution Burdens

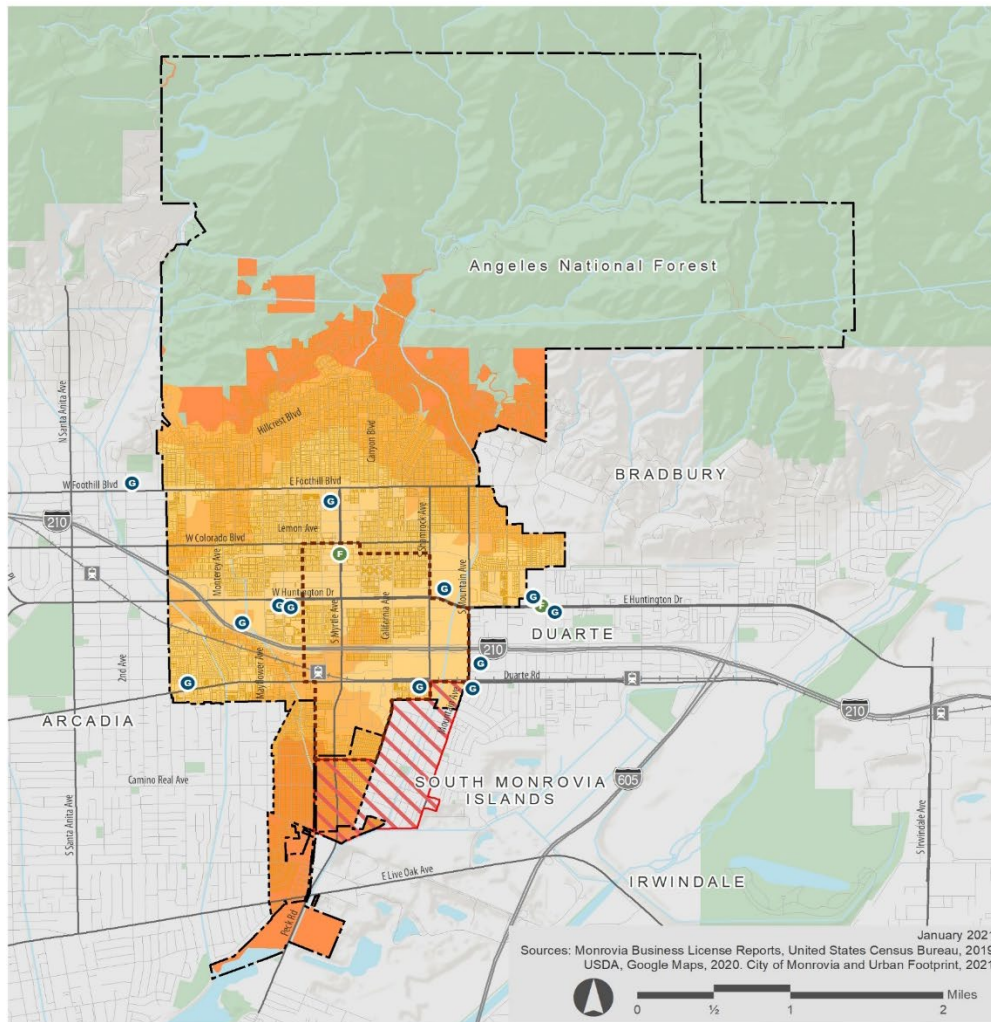
Census Tracts	Percentiles and Indicators												
	Pollution Burden	Cleanup Sites	Hazardous Waste	Groundwater Threats	Solid Waste Facilities	Toxic Release Inventory	PM2.5	Traffic	Diesel PM	Drinking Water	Ozone	Impaired Water Bodies	Pesticides
City of Monrovia													
4303.01	50	11	62	9	33	76	43	12	16	85	74	41	26
4303.02	49	20	62	15	10	77	53	25	18	84	74	41	0
4309.01	78	40	57	24	70	78	53	98	29	84	74	0	0
4309.02	75	39	19	9	62	80	53	98	58	84	74	0	0
4310.01	77	60	91	65	39	78	53	40	18	84	74	29	0
4310.02	73	64	94	78	53	81	54	34	16	45	74	29	0
Split between City and Sphere of Influence													
4311.00	95	74	94	82	88	83	54	84	47	63	74	29	0
4312.00	86	5	70	37	93	89	66	34	58	66	74	29	42
4313.00	77	33	51	22	83	85	54	32	58	90	74	29	0
4314.00	87	0	71	34	91	84	66	43	58	90	69	76	0

Population and Health Characteristics

Census Tracts	Percentiles and Indicators								
	Population Characteristics	Asthma	Low Birth Weight	Cardiovascular Disease	Education	Linguistic Isolation	Poverty	Unemployment	Housing Burden
City of Monrovia									
4303.01	11	26	47	35	9	25	2	6	6
4303.02	26	40	30	57	18	35	27	46	5
4309.01	48	40	42	58	47	64	41	67	35
4309.02	45	20	67	28	47	74	31	56	64
4310.01	50	32	51	46	49	43	56	81	58
4310.02	23	12	8	9	40	38	38	86	76
Split between City and Sphere of Influence									
4311.00	50	38	25	54	65	48	66	49	74
4312.00	49	29	58	20	81	73	52	50	59
4313.00	12	22	20	31	40	37	9	19	6
4314.00	41	5	84	13	48	81	50	38	54

Food Access Map

Most areas, including the EJ community, have access to healthy food within 1-mile. However, low income and low vehicle access area may have difficulty easily accessing healthy food.



Access to Healthy Food Store or Farmers' Market

- Within 1/2-Mile Distance
- Within 1-Mile Distance
- More than 1-Mile Distance
- Low Income/Low Vehicle Access

Land Use

- Healthy Food Store
- Farmers' Market (USDA)
- Residential Use

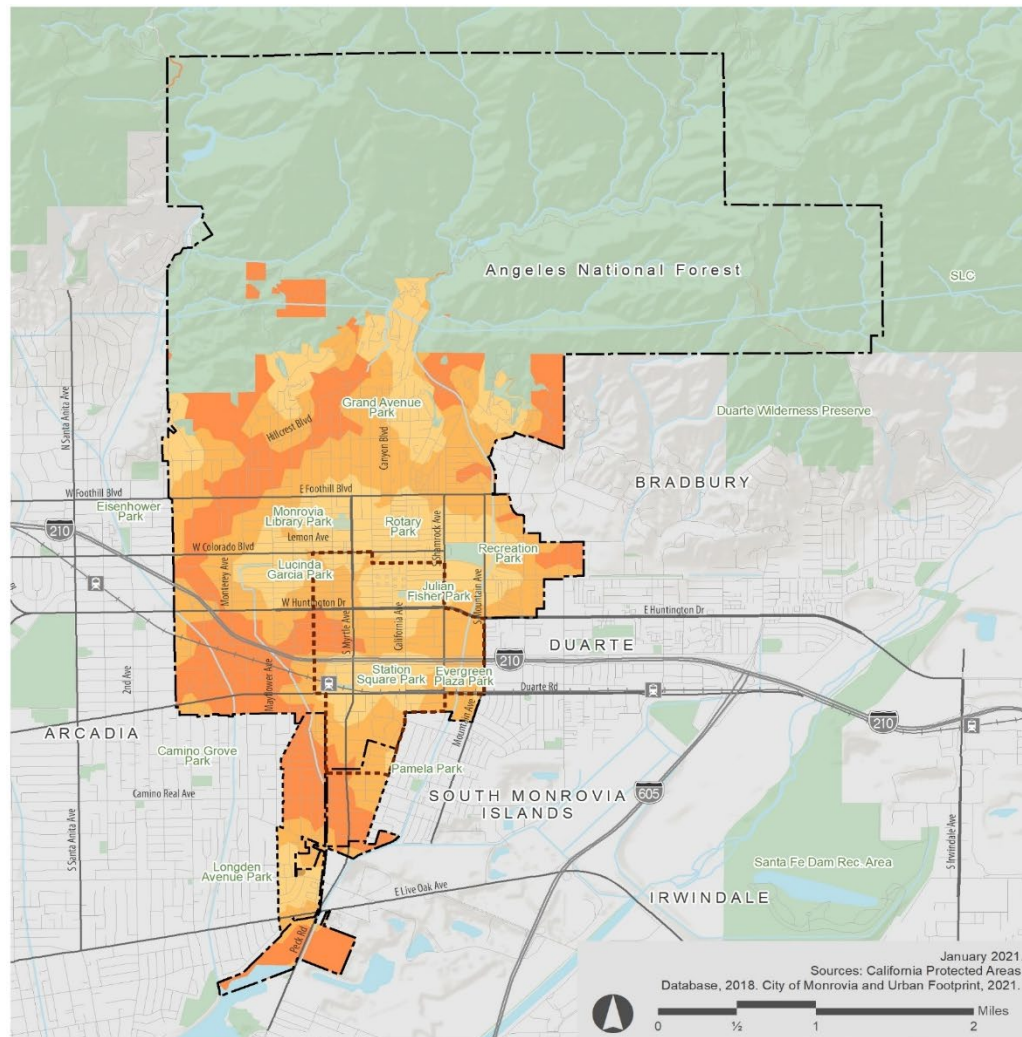
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- Disadvantaged Communities

January 2021.
Sources: Monrovia Business License Reports, United States Census Bureau, 2019.
USDA, Google Maps, 2020. City of Monrovia and Urban Footprint, 2021.

Park Access Map

Park and open space access can be key to a healthy lifestyle and improved physical and mental health. Many areas of Monrovia and the EJ community are within walking distance but not all.



Access to Parks

- Within 1/4-Mile Distance
- Within 1/2-Mile Distance
- More than 1/2-Mile Distance
- Residential Use

Base Map Features

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Environmental Justice Community Participation

Survey: Now – May 6th

English: <https://bit.ly/MonroviaEJSurvey>

Spanish: <https://bit.ly/MonroviaEJSurveyEsp>

Workshop- April 29th 6:00 PM

Register (English): <https://bit.ly/MonroviaEJWorkshopEng>

Register (Spanish): <https://bit.ly/MonroviaEJWorkshopEsp>

Outreach Efforts:

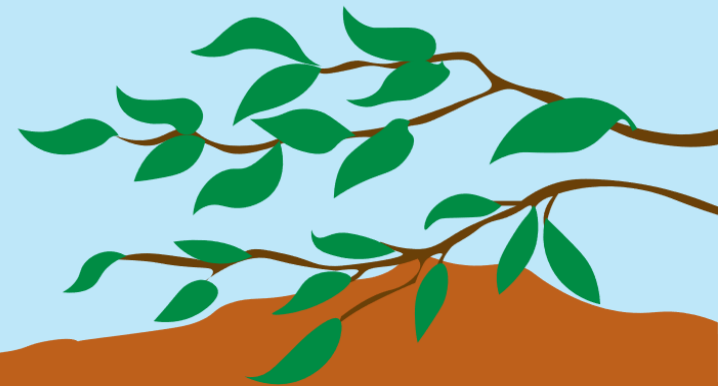
- Postcards, Food distribution flyers
- Interested party's email
- MAP, Coordinating Committee announcements
- Youtube, Facebook Alerts, City Manager's Newsletter
- City's Website
- YOU!





City of Monrovia

Next Steps



Next Steps

ENVIRONMENTAL JUSTICE SURVEY
NOW – MAY 6TH



ENVIRONMENTAL JUSTICE WORKSHOP
APRIL 29TH

DRAFT HOUSING, SAFETY,
AND ENVIRONMENTAL
JUSTICE ELEMENTS



SUMMER

JOINT STUDY SESSION
COUNCIL/COMMISSION



SUMMER

ENVIRONMENTAL
REVIEW



SUMMER/FALL

PUBLIC HEARING

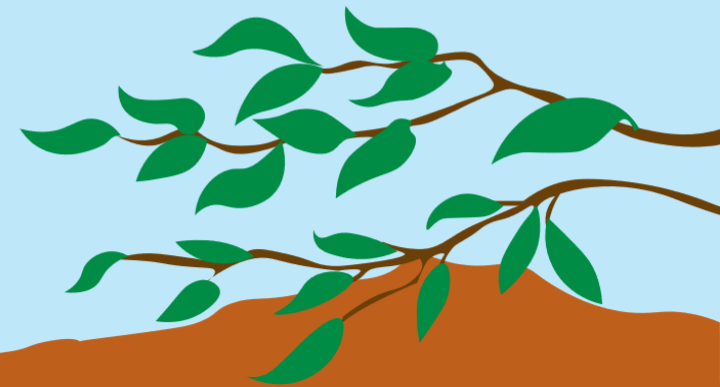


FALL



City of Monrovia

Additional Information



Additional Information

The screenshot shows the City of Monrovia website with a dark teal header. The top navigation bar includes links for Jobs, Meetings/Agendas, Pay Online, Contact Us, and Subscribe. The main navigation bar features categories: CITY SERVICES, DISCOVER MONROVIA, YOUR GOVERNMENT (highlighted), DOING BUSINESS HERE, and HOW TO... with a search icon. A left sidebar lists various city services, with 'Community Development' expanded to show 'Planning'. The main content area is titled 'GENERAL PLAN' and includes a quote by Yogi Berra: "If you don't know where you're going, you'll wind up somewhere else." It also features a section for 'Focused General Plan Update' with a paragraph explaining the update process and a list of elements: Land Use, Circulation, Housing, Noise, Safety, Open Space, and Conservation. A new element, Environmental Justice, is also mentioned.



www.cityofmonrovia.org/generalplan



planning@ci.monrovia.ca.us
sbermejo@ci.monrovia.ca.us

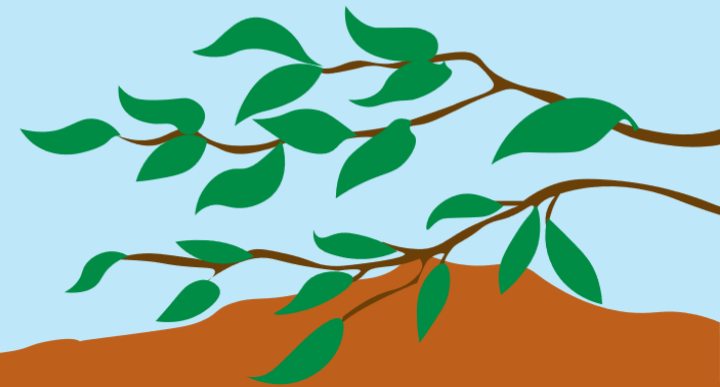


(626) 932-5565
(626) 932-5539



City of Monrovia

Questions/Comments



City of Monrovia

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