



# **PLANNING COMMISSION STAFF REPORT**

**APPLICATION:** GPA2014-01

**AGENDA ITEM:** PH-3

**PREPARED BY:** Craig Jimenez  
Planning Division Manager

**MEETING DATE:** January 15, 2014

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**SUBJECT:** General Plan Amendment GPA2014-01; Planning Commission Resolution No. 2013-01; Planning Commission Resolution No. 2013-02 Housing Element Update 2014-2021

**REQUEST:** Consider recommending to City Council adoption of the update to the Housing Element of the General Plan for the 2014-2021 planning period and adoption of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

**APPLICANT:** City of Monrovia

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**BACKGROUND:** State law mandates that each city and county adopt a comprehensive, long-term general plan, which guides future growth and development for the jurisdiction. Monrovia's General Plan is the City's long range view of its future. There are seven mandated elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The purpose of the Housing Element is to establish policies and programs specifically to address Monrovia's existing and projected housing needs for all economic segments of the community.

The City's current Housing Element was adopted in 2003 and was certified by the state Department of Housing and Community Development (HCD). City Staff prepared a draft update in 2009. The draft document was submitted to HCD for review. Comments were received from HCD. However, during that timeframe the City instituted significant staff reductions and fiscal cutbacks and did not have the resources to finalize the document.

There is no mandatory timeframe to update or adopt new elements with the exception of the Housing Element. State law requires that local jurisdictions update their Housing Element on a regular basis. The current (5<sup>th</sup>) cycle of the Housing Element is for the planning period 2014-2021. In August, the City Council awarded a contract to Karen Warner Associates to prepare the update to the Housing Element; the preliminary work began immediately after the contract was approved.

## ***Public Input***

At the onset of the process, the City made a diligent effort to engage the community in the process through various methods. Part of this effort included a survey that was made available on the City's website, at all public counters and through the City's various electronic media and social networking sites; 123 surveys were received. The results provided insight

that was useful in ensuring City programs addressed the housing concerns of the community. The results of the survey are included in Appendix B of the draft Element.

Additionally, the Planning Commission held a community workshop on October 3, 2013 regarding the Housing Element. Although the meeting marked the formal kick off of Monrovia's Housing Element update, preliminary work began in mid-2011 with the development of the 2012 Regional Housing Needs Assessment (RHNA) allocation. The purpose of the meeting was two-fold: to provide the Planning Commission an overview of the purpose of the Housing Element and the regulations and process leading to adoption and to allow the Commission and the public at large to provide input on the City's housing needs and other issues that would be pertinent to the development of the Element.

### ***City Council Update***

Staff provided an update on the status of the Element to the City Council at their meeting of November 19, 2013. Although the draft Element does not propose considerable policy or regulatory changes, there were some modifications to existing programs and some new programs for consideration in the draft Element. These proposed changes are primarily based on three factors: numerous changes in state law, anticipated interpretation of requirements by HCD, and the impact on housing programs due to the loss of redevelopment. The policy considerations in the Element include programs to address the following:

- **Affordable Housing Development Assistance.** The Element must specifically facilitate housing for low- and very-low income households. As local funds for affordable housing have significantly been reduced due to the loss of redevelopment, the City's ability to directly participate in the development of new affordable housing has been greatly diminished. However, there are several strategies that can be considered including: reduction of development fees, flexible development standards, density bonuses, by-right development (no CUP), and the use of the Housing Asset Fund. These strategies could be offered in exchange for including affordable housing units especially in larger scale developments. A program to fully study these options for future consideration is proposed.
- **Evaluation of the City's second unit standards.** Often referred to as "granny flats", all local jurisdictions must allow second units by right in all residential zones. These second units are an important component in the mix of affordable housing opportunities. The City's current second unit regulations have been in place for 10 years and Staff has considerably more experience and understanding of the issues and proposes a program to re-evaluate these standards and make recommendations on changes that may encourage development and maintain or improve neighborhood compatibility.
- **Evaluation of multifamily development standards.** Most of the residential development standards in the Zoning Ordinance were established over 30 years ago, including parking and unit size standards. A program to re-evaluate these standards based on the success of recent development including Colorado Commons and Paragon is proposed.

As these represented potential changes in City policies and regulations, Staff requested preliminary feedback in finalizing the proposed programs to be included in the draft Housing Element. Based on comments from the City Council, the draft Element was then submitted to HCD for review.

**DISCUSSION/ANALYSIS:** Based on input of the community, Planning Commission and City Council, the draft Element is complete and the City is moving into the final stages of the process which includes public hearings between both the Planning Commission and the City Council.

Of all the requirements specified in state law, the Housing Element has the most specific regulation and criteria. The process begins with the establishment of the Regional Housing Needs Assessment.

***Regional Housing Needs Assessment (RHNA)***

The Regional Housing Needs Assessment (RHNA) is mandated by state law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during the specified planning periods. Regional councils of governments (COGs) are required to develop a method to distribute or *allocate* current and projected regional housing needs to the individual jurisdictions (cities and counties) within their planning area. The Southern California Association of Governments (SCAG) is responsible for developing RHNA allocations for this region.

The process of developing the RHNA allocations is very complex, time consuming, and often contentious. As stated previously, the RHNA process started over two years ago. The 5<sup>th</sup> cycle RHNA became final in November 2012 when it was approved by HCD.

Since the City of Monrovia did not adopt a 4<sup>th</sup> cycle Element, this Element must address the allocations in the following table, which are broken down into income categories.

|                | <b>Very Low</b> | <b>Low</b> | <b>Moderate</b> | <b>Above<br/>Moderate</b> | <b>Total</b> |
|----------------|-----------------|------------|-----------------|---------------------------|--------------|
| <b>Cycle 4</b> | 141             | 88         | 96              | 241                       | 567          |
| <b>Cycle 5</b> | 101             | 61         | 65              | 162                       | 389          |

It is important to note that the City is not responsible for the creation of these *allocated* housing units; it only needs to be able to show the ability to accommodate and/or facilitate the development of the specified allocation through its zoning regulations, policies and programs.

***Draft Housing Element***

The City of Monrovia 2014-2021 Housing Element consists of two components: 1) the Housing Element document; and 2) the Housing Element Background Report.

- **Housing Element** – Presents Monrovia's Housing Plan for the 2014-2021 planning period - its goals, policies and implementation programs relative to the maintenance, preservation, improvement and development of housing for all economic segments of the community.
- **Housing Element Background Report** – Includes all the detailed background information and analysis required under State Housing Element law, and provides the foundation for development of Monrovia's eight year Housing Plan.

All documents pertaining to the Housing Element have been available for public review since mid-November on the City's website ([www.cityofmonrovia.org/communitydevelopment](http://www.cityofmonrovia.org/communitydevelopment)) as well as at public counters.

### ***Negative Declaration***

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared that analyzed the potential impacts that the proposed project could have on the environment. The Initial Study identified no environmental impacts, therefore a Negative Declaration is proposed. The Housing Element is a policy statement and does not in and of itself initiate regulatory changes. There are several objectives that will ultimately result in actions that will be considered "projects" pursuant to CEQA such as the density bonus ordinance, modification in CUP requirements, and reasonable accommodation procedures. These actions will be fully evaluated at the time they are proposed, however, it is anticipated that they will have no impact on the environment, either individually or cumulatively.

CEQA requires a minimum review and comment period of 20 days for a Negative Declaration (ND) that does not have to be submitted to the State Clearinghouse. On December 19, 2013, a Notice of Intent (NOI) to adopt a Negative Declaration was sent to the County Clerk. On December 26, 2013, a public notice was published in the Monrovia Weekly. The documents were also posted on the City's website on December 19, 2013. Comments will be accepted through the close of the Planning Commission hearing on the project.

Staff prepared the ND and has determined that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment and that the requirements of CEQA have been met. Staff recommends that the Planning Commission consider the Negative Declaration in its deliberations and, in its independent judgment, make the same findings and recommend approval of the attached Negative Declaration (Data Sheet 5) to the City Council (PCR2014-01).

### ***Addenda***

Since the time the Commission was sent copies of the draft Housing Element and the Negative Declaration/Initial Study additional modifications and corrections have been made to both documents. Those changes are attached to the report for your information and will be included in the final documents that will be forwarded to the City Council. They are based on comments received by the state Department of Housing and Community Development (HCD) as well as additional modifications by Staff and the City Attorney's Office.

**RECOMMENDATION:** Staff recommends adoption of Planning Commission Resolution No. 2014-01 recommending adoption of the Negative Declaration to the City Council and adoption of Planning Commission Resolution No. 2014-02 recommending adoption of the Housing Element (GPA2014-01) to the City Council. If the Planning Commission concurs with this recommendation then, following the public hearing, the following motion is appropriate:

**Close the public hearing and adopt Planning Commission Resolutions No. 2014-01 and 2014-02**

**Initial Study Addenda**  
**GPA2014-01**

1. Section II – Agricultural and Forest Resources states that there are no forest resources within the City of Monrovia’s boundaries. While there are no agricultural resources, there are forest resources. However, the adoption of the Housing Element will have no impact on forest land (as defined in Public Resources Code §12220(g)) or timberland (as defined by Public Resources Code §4256). The Housing Element does not propose any changes in zoning or development standards for properties within or adjacent to forest or timberland. Since the policies apply to property that is already zoned for development, it will no impact or cause a loss of conversion of forest land.
2. Section VIII – Discussion/Conclusion section should indicate that the no impact applies to a) – h).
3. Section XIV – Discussion/Conclusion section should also state: “ e) The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City’s housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, adoption and implementation of the Housing Element would have no direct impact related to other public facilities, such as the library or other municipal operations.

**PLANNING COMMISSION RESOLUTION NO. 2014-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE NEGATIVE DECLARATION AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"), IN CONNECTION WITH THE APPROVAL OF GENERAL PLAN AMENDMENT GPA2014-01 ADOPTING AN UPDATE OF THE HOUSING ELEMENT FOR THE 2014-2021 PLANNING PERIOD**

**RECITALS**

(i) California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements and sets forth goals, policies and programs for the preservation, improvement and development of housing for all economic segments of the community and housing for persons with special needs.

(ii) In compliance with State law, the City has initiated this application for General Plan Amendment GPA2014-01 to update and revise the Housing Element of the General Plan for the 2014-2021 planning period.

(iii) On January 15, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2014-01 and the Draft 2014-2021 Housing Element. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

(iv) Environmental Review

(a) Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, an Initial Study was completed. On the basis of the Initial Study, City staff for the City of Monrovia, acting as Lead Agency, determined that there was no substantial evidence that the project could have a significant effect on the environment; as a result, City staff prepared a Negative Declaration for the project pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, provided a Notice of Intent to adopt a Negative Declaration (ND). State Clearinghouse review was not required.

(c) The proposed ND for the proposed project is comprised of the Initial Study and the draft ND and is attached hereto and incorporated herein as Exhibit "A".

(iv) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California 91016.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

**RESOLUTION**

**NOW, THEREFORE,** the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. The Planning Commission finds that the public has been afforded ample notice and opportunity to comment on the ND.
3. The Planning Commission finds that the additional information provided in the staff report accompanying the Project description, the ND, written comments received, and the evidence presented in written and oral testimony received at the above-referenced public hearing do not represent significant new information so as to require re-circulation of any portion of the ND pursuant to CEQA Guidelines 15073.5.
4. The Planning Commission has independently considered and reviewed the information in the ND, and any and all comments received regarding the ND, and based upon the whole record of the proceedings before it finds that the ND was prepared in compliance with CEQA and the City's local CEQA Guidelines, and that the findings contained therein represent the independent judgment and analysis of the Planning Commission.
5. The Planning Commission finds that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment.
6. Based on the findings and conclusions set forth above, the Planning Commission as the advisory body for the lead agency recommends to the City Council of the City of Monrovia that it takes all necessary actions to adopt the Negative Declaration for the project.
7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of January 2014.

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Carlos Parrague, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

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Steve Sizemore, Secretary  
Monrovia Planning Commission

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Gena M. Stinnett, Assistant City Attorney  
City of Monrovia

## PLANNING COMMISSION RESOLUTION NO. 2014-02

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA2014-01 ADOPTING AN UPDATE OF THE HOUSING ELEMENT OF THE MONROVIA GENERAL PLAN FOR THE 2014-2021 PLANNING PERIOD

#### RECITALS

(i) California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements and sets forth goals, policies and programs for the preservation, improvement and development of housing for all economic segments of the community and housing for persons with special needs.

(ii) In compliance with State law, the City has initiated this application for General Plan Amendment GPA2014-01 to update and revise the Housing Element of the General Plan for the 2014-2021 planning period. As a result of that application, the Draft 2014-2021 Housing Element was prepared and is attached as Exhibit "A" to this Resolution and incorporated by reference as though set forth in full.

(iii) On January 15, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2014-01, which will amend the General Plan by replacing the current Housing Element with the Draft 2014-2021 Housing Element. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

#### (iv) Environmental Review

(a) Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, an Initial Study was completed. On the basis of the Initial Study, City staff for the City of Monrovia, acting as Lead Agency, determined that there was no substantial evidence that the project could have a significant effect on the environment; as a result, City staff prepared a Negative Declaration for the project pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) The Planning Commission has adopted Resolution 2014-01 recommending that the City Council of the City of Monrovia take all necessary actions to adopt the Negative Declaration for the project.

(c) The Planning Commission has independently considered and reviewed the information in the Negative Declaration in making its recommendation on General Plan Amendment GPA2014-01 to adopt the Draft 2014-2021 Housing Element.

(v) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California 91016.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.



**RESOLUTION**

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. Adoption of General Plan Amendment GPA2014-01 will not have a significant effect on the environment.
3. The project is in conformance with the environmental goals and policies adopted by the City.
4. General Plan Amendment GPA2013-01 is consistent with, and necessary to carry out General Plan goals and policies set forth in the Land Use and other Elements of the General Plan, and to guide and direct orderly development of the City and sets forth goals, policies and programs for the preservation, improvement and development of housing for all economic segments of the community and housing for persons with special needs.
5. General Plan Amendment GPA2014-01 will not adversely affect the public health, safety, or welfare in that it will provide for the orderly and consistent development in the City.
6. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval of General Plan Amendment GPA2014-01, which will amend the General Plan by replacing the current Housing Element with the Draft 2014-2021 Housing Element as set forth in Exhibit "A", to the City Council
7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of January 2014.

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Carlos Parrague, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

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Steve Sizemore, Secretary  
Monrovia Planning Commission

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Gena M. Stinnett, Assistant City Attorney  
City of Monrovia



City of Monrovia  
Department of Community Development  
Planning Division

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION**

(626) 932-5565  
FAX (626) 932-5569

The City of Monrovia hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the Planning Staff has analyzed the following request:

**Housing Element Update 2014-2021/General Plan Amendment GPA2014-01**

**Project Description:** Amendment to the General Plan of the City of Monrovia for the update of the Housing Element for the planning period of 2014-2021. The Housing element is the comprehensive statement by the City of Monrovia of its current and future housing needs and contains the City's goals, policies and programs related to housing issues, including preserving and improving existing housing and encouraging the development of housing opportunities for all Monrovians.

After reviewing the Initial Study and any applicable mitigating measures for the project, the Planning Staff has determined that this project will not have a significant effect on the environment. Accordingly, a NEGATIVE DECLARATION has been prepared.

A public hearing will be held by the Monrovia Planning Commission to consider this proposed NEGATIVE DECLARATION on January 15, 2014 at 7:30 p.m. at Monrovia City Hall, Council Chambers, 415 South Ivy Avenue, Monrovia, CA 91016.

Public comments on the negative declaration will be received by the City through January 14, 2014.

Copies of all relevant material, including the project specifications and all documents referenced in the negative declaration, are available for public inspection at:

Monrovia City Hall  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Any information contained in a Hazardous Waste Substances Statement is attached to this Notice.

Date: November 21, 2013

By:   
Craig Jimenez, AICP, Planning Division Manager

Attachments:

- Initial Study/Environmental Information  
 Proposed Negative Declaration



## DATA SHEET 5

## Negative Declaration

**APPLICATION** General Plan Amendment GPA2014-01  
Housing Element Update 2014-2021

**APPLICANT/ADDRESS** City of Monrovia  
415 South Ivy Avenue  
Monrovia, CA 91016

**PROJECT LOCATION** Citywide

**PROJECT DESCRIPTION** Amendment of the General Plan of the City of Monrovia for the update of the Housing Element for the planning period 2014-2021. The Housing Element is the comprehensive statement by the City of Monrovia of its current and future housing needs and contains the City's goals, policies and programs related to housing issues, including preserving and improving existing housing and encouraging the development of housing opportunities for all Monroviaans.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the City of Monrovia, the Lead Agency has analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Lead Agency prepared this NEGATIVE DECLARATION.

The City of Monrovia has reviewed the initial study of environmental effects for the above described project and finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community
- B. The project will not have a significant effect on the environment.

A copy of the Initial Study, documenting reasons to support the finding, is on file in the Planning Division. Mitigation measures, if any, included in the project to avoid potentially significant effect are contained on the Data Sheets on file in the Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, CA 91016, (626) 932-5565.

A period of at least 20 days from the date of publication of the notice of the NEGATIVE DECLARATION will be provided to enable public review of the project specifications, the Initial Study and this document prior to the final adoption of the NEGATIVE DECLARATION by the Lead Agency. A copy of the project specifications is on file in the Office of Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, California.

Date

21 NOV 2013

By:

Craig Jimenez  
Planning Division Manager

# City of Monrovia

2014-2021 Housing Element  
Initial Study-Negative Declaration



Draft



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City of Monrovia  
Department of Community Development  
Planning Division

**Environmental Checklist Form  
Initial Study**

(626) 932-5565  
FAX (626) 932-5569

Application No. GPA 2014-01  
Project Title: 2014-2021 Housing Element  
Applicant: City of Monrovia  
Applicant Address: 415 S. Ivy Avenue, Monrovia, CA 91016  
Project Description: The proposed project is the 2014-2021 Housing Element of the Monrovia General Plan. The Housing Element is the comprehensive statement of the City's current and future housing needs. It contains the City's goals, policies and programs related to housing issues, including preserving and improving existing housing and encouraging the development of housing opportunities for all Monrovia residents.

The 2014-2021 Housing Element is a policy document that identifies strategies and programs focusing on:

- Preserving Housing and Neighborhood Assets
- Ensuring Housing Diversity
- Providing Housing Affordable to Monrovia residents
- Removing Governmental Constraints
- Equal Housing Opportunities and Special Needs
- Environmental Sustainability

Specific goals outlined in the 2014-2021 Housing Element include:

- **GOAL 1** - Preserve and improve the quality of existing housing and neighborhoods in Monrovia.
- **GOAL 2** - Provide adequate housing sites to facilitate the provision of a range of housing types to meet community needs.
- **GOAL 3** - Enhance housing affordability so that modest income households can remain an integral part of the Monrovia community.
- **GOAL 4** - Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
- **GOAL 5** - Promote equal housing opportunities for all residents, including Monrovia's special needs populations, so that residents can reside in the housing of their choice.
- **GOAL 6** - Promote a healthy and sustainable Monrovia through support of existing and new housing which minimizes reliance on natural resources and automobile use.

The Element also includes policies and programs to implement these goals, as well as quantified objectives for housing development during the 2014-2021 period. These objectives, as required by the Regional Housing Needs Assessment (RHNA), are shown in Table 1.

Monrovia updated its General Plan Land Use and Circulation Elements in 2008, increasing allowable densities and encouraging mixed-use development in areas that previously did not permit residential use. The residential sites analysis conducted for the Housing Element demonstrates the availability for development of approximately 3,100 units during the 2014-2021 Housing Element timeframe, including over 2,800 medium- and high-density (30+ du/acre) mixed use units. This residential development potential is more than adequate to address the City's 389-unit share of regional housing needs.

**Table 1  
Quantified Objectives 2014-2021**

| <b>Income Groups</b> | <b>New Construction</b> | <b>Rehabilitation</b> | <b>Conservation</b> |
|----------------------|-------------------------|-----------------------|---------------------|
| Extremely Low        | 50                      | --                    | --                  |
| Very Low             | 51                      | 28                    | 29                  |
| Low                  | 61                      | 56                    | --                  |
| Moderate             | 65                      | 28                    | --                  |
| Above Moderate       | 162                     | --                    | --                  |
| <b>Total</b>         | <b>389</b>              | <b>112</b>            | <b>29</b>           |

*New Construction: Goal reflects 2014-2021 RHNA. Of Monrovia's allocation for 101 very low income units, half is allocated to extremely low and half to very low income households.*

*Rehabilitation: Goal reflects 10 MAP grants and 4 CDBG Handyworker grants annually, for a total of 112 grants over the 8-year planning period. The income distribution is based on an estimated 25% of grants benefitting very low income households, 50% benefitting low income households, and 25% benefitting households earning moderate incomes.*

*Conservation: Goal reflects continued renewal and preservation of existing Section 8 contracts in Mayflower Arms and at 525 E. Walnut.*

The 80-acre Station Square Transit Village provides significant additional capacity for high density residential and mixed use development surrounding the new Metro Gold Line Station. Monrovia's General Plan identifies the opportunity for a transit-oriented, high-density development in this area, with renovation of the historic Santa Fe depot to "serve as the centerpiece of a transit center surrounded by a mix of retail, office, residential, hotel, and open space uses." The Station Square Transit Village Planned Development area (PD-Station Square Transit Village) provides for a range of housing types, with a minimum of 1,400 units and up to 3,600 units within the PD area, and no density cap on individual parcels.

Zoning/General Plan Designation: Multiple – citywide planning document

Description of project site: Not applicable – citywide planning document

The location of Monrovia within the region is shown on Figure 1. The City's General Plan land use map is presented on Figure 2.

Surrounding Land Uses and setting: Briefly describe the project's surroundings:

|       |                |      |                |
|-------|----------------|------|----------------|
| North | Not applicable | East | Not applicable |
| South | Not applicable | West | Not applicable |

Other public agencies whose approval is required: None

Is the proposed project consistent with:

|                                   |     |                                     |    |                          |     |                          |
|-----------------------------------|-----|-------------------------------------|----|--------------------------|-----|--------------------------|
| City of Monrovia General Plan     | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| City of Monrovia Zoning Ordinance | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| South Coast AQMP                  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Congestion Management Plan        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Regional Comprehensive Plan       | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |

**APPLICABILITY OF THE INITIAL STUDY**

Is the proposed action a "project" as defined by CEQA? Yes  No

If the project Categorical Exempt for the CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances?

Not Applicable  Yes  No

Does the project require a 30-day State Clearinghouse review? Yes  No



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/ Traffic  | <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR or NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR or NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
City of Monrovia  
Lead Agency

# Environmental Impacts

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>I. AESTHETICS</b> —would the project:  |                                |  |                              |                                     |
| a. Have a substantial adverse effect on a scenic vista?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

### Discussion/Conclusion

**a)-d) No impact.** Under the 2014-2021 Housing Element, new housing in Monrovia would be accommodated entirely on sites already designated/zoned for residential and mixed uses. Therefore, adoption and implementation of the Housing Element would not result in any residential development beyond that already allowed under the existing General Plan and Zoning Code. In addition, the Housing Element has policies and programs to help promote, protect, and restore the visual character of residential uses. For example, Policy 1.1 calls for the preservation of the character, scale and quality of established residential neighborhoods. Policy 1.2 calls for the City to ensure that new housing is well-designed and compatible with the neighborhood context in which it is located. Policy 1.3 supports the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs and Policy 1.4 specifies that important examples of historic or architecturally significant residences are to be identified and preserved. For the above reasons and because the Housing Element would not increase overall development potential in the City, no impact on aesthetics is anticipated.

Future residential development proposals in the City will undergo project-level environmental review as required by CEQA. Project-specific aesthetic impacts will be assessed at that time and any needed project-specific mitigation measures or conditions of approval will be identified. In addition, all new buildings will be required to submit for design review and the City will examine potential aesthetic, light, and glare effects, and ensure that features are incorporated into projects to avoid any adverse impacts.

## II. AGRICULTURE AND FOREST RESOURCES — There are no agriculture/forest resources within the City of Monrovia boundaries

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>III. AIR QUALITY</b> — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:   |                                |  |                              |                                     |
| a. Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

- d. Exposed sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

**Discussion/Conclusion**

**a)-c) No impact.** Monrovia is located within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD), within the South Coast Air Basin (SCAB). This area includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside counties. The Final 2012 Air Quality Management Plan (AQMP) was adopted by the AQMD Governing Board on December 7, 2012.

Monrovia is predominantly built out. The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City’s housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code.

The Housing Element also includes several policies aimed at environmental protection, including reduction of air pollutant emissions. For example, Policy 6.1 calls for “smart growth” that preserves open space, watersheds and environmental habitats, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile, allowing residents to use their cars less or not at all. Policy 6.2 calls for implementation of Monrovia’s Green Building Program to ensure that new development is energy and water efficient. Policy 6.3 calls for energy efficiency and the use of alternative energy sources. Policies 6.5 and 6.6 call for incorporation of transit and other transportation alternatives, including walking and bicycling, into the design of new development, encouraging a closer link between housing and jobs in the community.

Based on the above, the 2014-2021 Housing Element would not increase air pollutant emissions and includes various policies that would minimize air quality impacts associated with future development in the City. Therefore, adoption and implementation of the Housing Element would have no direct short- or long-term impact to local or regional air quality.

Future residential development proposals in the City will undergo project-level environmental review as required by CEQA. Project-specific air quality impacts, including both local and regional impacts, will be assessed at that time and any needed project-specific mitigation measures or conditions of approval will be identified.

**d) No impact.** Sensitive receptors are populations that are more susceptible to the effects of pollution than the population at large. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time and consequently could be exposed to pollutants for extended periods. However, as described above, the Housing Element does not include any physical development and would not result in any residential development beyond what could be developed under the current Land Use Element and Zoning Code. Moreover, housing would not generate emissions that expose existing sensitive receptors to substantial pollutant concentrations. Therefore, adoption and implementation of the Housing Element would have no impact relative to sensitive receptors.

**e) No impact.** Typically, residential uses do not create objectionable odors. Therefore, no impact is anticipated from adoption of the Housing Element.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>IV. BIOLOGICAL RESOURCES—would the project:</b>   |                                |  |                              |                                     |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of fish and game or US Fish and Wildlife Service?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**a)-e) No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would have no direct impact to biological resources.

Potential housing sites in Monrovia lie within an urbanized area lacking native biological habitats. Thus, future housing development would not affect candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No federally protected wetlands (as defined by Section 404 of the Clean Water Act), riparian habitat, or other habitat is present within potential future housing sites. Thus, no impact to habitat or wildlife corridors would occur. All development within the City would be subject to Monrovia's Oak Tree Preservation Ordinance (Municipal Code § 17.20.040). Thus, no impact to biological resources would occur.

**f) No impact.** No portion of Monrovia is subject to an adopted habitat conservation plan (HCP) or natural community conservation plan (NCCP); thus, no conflict with either an HCP or NCCP would occur.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>V. CULTURAL RESOURCES—would the project:</b>   |                                |  |                              |                                     |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

**a)-b) No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing

needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. In addition, Housing Element Policy 1.4 specifies that important examples of historic or architecturally significant residences are to be identified and preserved. Consequently, adoption and implementation of the Housing Element would have no direct impact to historic or archaeological resources.

**c)-d) No impact.** No known archaeological or paleontological sites are known to exist within the City. Unknown archaeological sites, structures, or fossils could potentially be unearthed during excavation and grading activities for specific projects. In accordance with the 2008 Land Use update EIR, the potential for discovery of new resources has not been ruled out by the City. However, the 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in the development of any housing beyond what could occur under the current Land Use Element and Zoning Code. Consequently, adoption and implementation of the Housing Element would have no direct impact to paleontological resources or human remains. In addition, per Mitigation Measure CUL-A from the Monrovia General Plan Land Use and Circulation Elements EIR, project proponents proposing substantial grading or earthmoving in areas that might contain important paleontological and/or archaeological resources must conduct a pre-excavation field assessment and literature search to determine the potential for disturbance of paleontological and/or archaeological resources. If warranted, grading and other earthmoving is to be monitored by a qualified professional.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>VI. GEOLOGY AND SOILS—would the project:</b>  |                                |  |                              |                                     |
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                |  |                              |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

**a)-e) No impact.** According to maps published by the California Geological Survey, the Raymond Hill Fault zone is an Alquist-Priolo Earthquake Fault Zone, located in the northern part of Monrovia. As noted in the Safety Element of the General Plan, Segment D of the Sierra Madre Fault zone, known as the Duarte fault, is a segment from that regional fault located near Monrovia. Because Monrovia is located in a seismically

active area, projects developed pursuant to current and proposed Land Use and Circulation Element will expose additional people and structures to groundshaking hazards associated with earthquakes. Any groundshaking that will occur is expected to be similar throughout the City and is not considered an unusual or unique risk.

The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, adoption and implementation of the Housing Element would have no direct impact related to geologic hazards.

In accordance with City and State building codes, all new development in Monrovia will continue to be required to incorporate appropriate design and construction measures to guard against groundshaking hazards. The City requires geological and geotechnical investigations of all new development in seismic and geologic hazard areas, which would minimize the effect of geologic hazards on people and property.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>VII. GREENHOUSE GAS EMISSIONS – would the project:</b>  |                                |  |                              |                                     |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment       | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

Pursuant to the requirements of Senate Bill (SB) 97, the Resources Agency adopted amendments to the CEQA Guidelines for the analysis and mitigation of the effects of greenhouse gas (GHG) emissions. The adopted CEQA Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The vast majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution toward an impact is "cumulatively considerable." Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

**a) No impact.** Construction and operation of future residential developments facilitated by the 2014-2021 Housing Element would generate greenhouse gas (GHG) emissions through the burning of fossil fuels and other emissions of GHGs, thus potentially contributing to cumulative impacts related to global climate change. However, the Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, the Housing Element would have no direct impact related to GHG emissions or global climate change.

**b) No impact.** Senate Bill 375, signed in August 2008, requires the inclusion of sustainable communities' strategies (SCS) in regional transportation plans (RTPs) for the purpose of reducing GHG emissions. In response to this requirement, the Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in April 2012. SCAG's RTP/SCS includes a commitment to reduce emissions from transportation sources by promoting compact and infill development in order to comply with SB 375. A goal of the SCS is to "promote the development of better places to live and work through measures that encourage more compact development, varied housing options, bike and pedestrian improvements, and efficient transportation infrastructure."

The 2014-2021 Housing Element would facilitate infill residential development that would generally be located within walking distance to public transportation, commercial and recreation activities in Monrovia, thereby reducing vehicle trips and associated vehicle miles traveled. In particular, the 80-acre Station Square Transit Village provides capacity for high density residential and mixed use development surrounding the new Metro Gold Line Station. This area is intended to serve as the centerpiece of a transit center surrounded by a mix of retail, office, residential, hotel, and open space uses. Based on these facts, the 2014-2021 Housing Element would be consistent with the overall goal of the SCS.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>VIII. HAZARDS AND HAZARDOUS MATERIALS—would the project:</b>  |                                |  |                              |                                     |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

**a)-e) No impact.** The General Plan Circulation Element provides a map of truck routes through the City. The truck routes have been identified to minimize potential upsets in residential neighborhoods and provide for the safest and most efficient transport of materials through the City. Further, the current regulatory environment provides a high level of protection from hazardous materials manufactured within, transported to, and stored at commercial, industrial, and educational facilities within the City. The City will continue to enforce disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify hazardous materials that they store, use, or transport.

No public or private airports are located within or adjacent to Monrovia. The adopted General Plan Safety

Element includes the objectives and policies related to wildland fire hazards. Objective 3.1 requires hillside development policies and standards to include fire prevention measures. Policies 3.1.1 and 3.1.6 require the provision and maintenance of fire suppression access to natural chaparral areas and clearing of flammable chaparral, excluding mature trees, on lots within 200 feet of a home.

The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, adoption and implementation of the Housing Element would have no direct impact related to hazardous materials use, storage, or transport, emergency evacuation, airport-related hazards, or wildland fire.

Any new development that occurs on contaminated properties will include the clean up and/or remediation of the property in accordance with federal, state, and local requirements and regulations. No construction will occur at such locations until a "no further action" or similar determination is issued by the County Fire Department, the Department of Toxic Substances Control (DTSC), the Regional Water Quality Control Board (RWQCB), and/or other responsible agencies. Individual development proposals will continue to comply with existing City standards and practices regarding hazardous waste. Continued adherence to federal, state and local laws and ongoing City practices will minimize impacts related to hazardous materials. Housing development within areas subject to wildland fire hazards would be subject to the policies described above.

|            |  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|------------|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>IX.</b> | <b>HYDROLOGY AND WATER QUALITY—would the project:</b>  |                                |  |                              |                                     |
| a.         | Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b.         | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c.         | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d.         | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| e.         | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f.         | Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g.         | Place housing within a 100 year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h.         | Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| i.         | Expose people or structures to a significant risk of loss, injury  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |



or death involving flooding, including flooding as a result of the failure of a levee or dam?

- j. Inundation by seiche, tsunami, or mudflow?

**Discussion/Conclusion**

**a), f) No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, the Housing Element would have no direct impact on water quality.

All new housing development in Monrovia will be required to comply with existing water quality standards and waste discharge regulations set forth by the Regional Water Quality Control Board, Los Angeles region. Each individual development project pursuant to General Plan land use policy will be required to comply with National Pollution Discharge Elimination System (NPDES) permit requirements related to construction and operation measures to prevent erosion, siltation, and transport of urban pollutants. Compliance with existing regulations will ensure that water quality standards and waste discharge requirements are met.

**b) No impact.** The City of Monrovia operates its own water utility, which is managed by the Monrovia Utility Division. All water is obtained from five active wells located in the San Gabriel Groundwater Basin. In 2010, available supplies were estimated at 7,600 acre-feet per year (af/yr) and citywide water demand was estimated at 7,411 af/yr. By 2030, supplies are projected to drop to 7,000 af/yr, but citywide demand is forecast to fall to 6,847 af/yr due to reductions in per capita use (all from City of Monrovia Utilities Division, 2011). Because the 2014-2021 Housing Element would not accommodate any residential development beyond what could be developed under the current Land Use Element and Zoning Code, it would not increase water demand beyond the above forecasts. Therefore, it would not cause citywide demand to exceed available supplies and no impact to groundwater supplies would occur. Moreover, housing would not generate emissions that expose existing sensitive receptors to substantial pollutant concentrations. Future housing development would not interfere with groundwater recharge capabilities.

**c)-f) No impact.** Future housing development in Monrovia will be required to comply with modern National Pollutant Discharge Elimination System (NPDES), which will generally decrease impervious surface coverage and reduce runoff. Monrovia is also a participant in the Los Angeles County Storm Water Program, which regulates and controls storm water runoff and enforces NPDES requirements. Under the County's NPDES storm water permit requirements, development construction projects must implement at a minimum, Best Management Practices (BMPs) to reduce pollutants to the maximum extent practicable (MEP) for water quality protection. This includes sediment control, construction materials control, and erosion control to prevent storm water pollutants from leaving construction sites. Implementation of a Storm Water Pollution Prevention Plan (SWPPP) is required for projects with one acre or greater of soil disturbance. The SWPPP must be prepared before the project owner, developer, or contractor receives a grading or building permit and must be implemented year-round throughout construction. In the event soil is disturbed during the rainy season, generally defined as October 1 through April 15, construction projects must implement a Wet Weather Erosion Control Plan (WWECP). A WWECP must be prepared prior to each rainy season, and must be implemented throughout that rainy season.

The 2014-2021 Housing Element would not accommodate any residential development beyond what could be developed under the current Land Use Element and Zoning Code; therefore, it would have no impact beyond what could occur in the absence of the Element. All future residential development would be required to comply with the storm water regulations described above.

**g)-h) No impact.** Monrovia is not located within a FEMA Special Flood Hazard Area (SFHA). As stated in the General Plan Safety Element, the entire city is placed in Zone D and does not require a Flood Insurance Rate Map. Thus, future development pursuant to the 2014-2021 Housing Element would not place housing within a 100-year flood hazard area. The Sawpit Debris Basin and Santa Anita Dam have the potential for failure during strong seismic activity. However, the goals and policies in the Safety Element of the General Plan and the storm drain in the Hidden Valley area, along with the Los Angeles County Flood Control District system, provide the City with adequate flood control facilities. No impact would result.

**i)-j) No impact.** Monrovia is not exposed to tsunami hazards due to its inland location. In addition, no large water bodies exist in the City that would present seiche hazards. No impact would result.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>X. LAND USE AND PLANNING—would the project:</b>  |                                |  |                              |                                     |
| a. Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

**a)-c) No impact.** The 2014-2021 Housing Element does not involve any land use redesignations or rezonings and is, therefore, consistent with the Land Use Element that was adopted in January 2008. Future residential development in accordance with the Housing Element would not involve new roads or other facilities that would physically divide an established community. Finally, no portion of the City is subject to an adopted habitat conservation plan or natural community conservation plan. As a result no impact would occur.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>XI. MINERAL RESOURCES—would the project:</b>   |                                |  |                              |                                     |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

**a)-b) No impact.** Adoption of the 2014-2021 Housing Element and any future housing development in accordance with the Element would not result in the loss of known mineral resources, as no mineral resource areas have been designated in the City of Monrovia. No impact would result.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>XII. NOISE—would the project result in:</b>   |                                |  |                              |                                     |
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?              | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project expose people | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

residing or working in the project area to excessive noise levels?

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Discussion/Conclusion**

The existing noise environment in Monrovia is primarily characterized by vehicular traffic and noises typical of a dense urban area (e.g., landscaping activities, commercial activity and people conversing). Vehicular traffic, particularly from I-210, is the primary source of noise in the City. The Noise Element of the Monrovia General Plan has identified several noise control programs aimed at protecting residents and businesses in the City from the adverse effects of noise. These programs include the control of noise at its source as well as the attenuation of noise between the source and the receiver. In addition to the Noise Element, the City's Noise Ordinance, found in Title 9 (Public Peace, Morals and Welfare), Chapter 9.44 (Noise) of the City's Municipal Code, controls unnecessary and unwanted noise. Section 9.44.080 of the Noise Ordinance prohibits construction or demolition activities between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and between 6:00 p.m. and 9:00 a.m. on weekends and holidays.

a)-c) **No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, the Housing Element would have no direct noise impact.

Any future residential project in Monrovia will undergo project-level environmental review under CEQA. As part of such reviews, site-specific noise conditions will be assessed at that time and any needed mitigation measures or conditions of approval, including compliance with applicable policies and requirements of the General Plan Noise Element and City Noise Ordinance, will be identified.

d) **No impact.** Construction of future individual residential developments will result in temporary increases in ambient noise levels on an intermittent basis. Noise levels will fluctuate depending on construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. The increase in noise levels may result in temporary annoyance to nearby residents during construction.

As discussed above, the City regulates noise associated with construction activities through the enforcement of noise ordinance standards (e.g., days of the week and hours of operation). Strict enforcement of the City Noise Ordinance and other applicable regulations and limitation of construction hours will minimize the impact of construction noise on sensitive receptors. In addition, individual developments will be subject to mitigation measures contained in the Monrovia Land Use and Circulation Elements EIR aimed at addressing construction-related noise and vibration impacts (City of Monrovia, 2008). Finally, as appropriate, mitigation will be imposed on individual developments as appropriate in conjunction with future project-level environmental reviews pursuant to CEQA.

e)-f) **No impact.** There are no public or private airports in Monrovia. No impact would occur.

|                                      |   |                                    |              |
|--------------------------------------|---|------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>with Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|---|------------------------------------|--------------|

**XIII. POPULATION AND HOUSING—would the project:**

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**Discussion/Conclusion**

a) **No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Consequently, adoption and implementation of the Housing Element would have no direct impact related to population growth.

SCAG's 2012 Regional Transportation Plan Growth Forecast predicts that Monrovia's 2006 population of 36,300 will grow to 37,700 by 2020 and 39,400 by 2035. The City's 2006 housing stock (13,600 units) is predicted to grow to 14,300 units by 2020 and 14,800 units by 2035 (all from SCAG, 2012). Per the City's RHNA, the Housing Element's quantified housing objectives accommodate 389 units through 2021. This is within the 700-unit growth forecast by SCAG through 2020.

b)-c) **No impact.** The 2014-2021 Housing Element is specifically intended to meet the existing and projected housing needs of the City. Implementation of the Element is intended to increase the City's stock of housing, especially housing that meets the needs of low and moderate income households. Displacement of people and housing is not anticipated.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>XIV PUBLIC SERVICES</b>   |                                |  |                              |                                     |
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |  |                              |                                     |
| a. Fire protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Police protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Schools?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Parks?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. Other public facilities?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

a)-b) **No impact.** The Monrovia General Plan Proposed Land Use and Circulation Elements EIR (City of Monrovia, 2008) conducted an analysis of citywide buildout and determined that existing policies and programs were sufficient to reduce impacts to police and fire services. The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Therefore, the Housing Element would have no impact to police or fire services.

c) **No impact.** New residential development accommodated by the 2014-2021 Housing Element would generate new students at Monrovia Unified School District schools. However, no specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Therefore, no impact would occur.

The City is precluded by Senate Bill 50 (SB 50, also known as proposition 1A, codified in Government Code

Section 65995) from considering impacts related to school enrollment as significant impacts for the purposes of CEQA. SB 50 was enacted in 1988 to address how schools are financed and how development projects may be assessed for associated school impacts. SB 50 provides three ways to determine funding levels for school districts. The default method allows school districts to levy development fees to support school construction necessitated by that development and receive a 50 percent match from state bond money. The payment of development fees will be used to offset the cost to MUSD of providing education facilities to future students.

**d) No impact.** No impact to parks would occur. Please see Item XV, Recreation.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>XV. RECREATION</b>  |                                |  |                              |                                     |
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

a), b) **No impact.** The City of Monrovia maintains recreational facilities, including sport fields, a racquetball court, swimming pool, a skate park, a community center, a youth center, and other community facilities. The Monrovia Recreation Division maintains facilities and offers recreation classes and programs for residents of all ages. The following facilities are managed by the Recreation Division: Monrovia Community Center, Monrovia Historical Museum, Mary Wilcox Youth Center, Monrovia Skate Park, and Monrovia Canyon Park Nature Center and Cabin Conference Center. Monrovia residents are currently served by seven City parks, which have a combined land area of approximately 123 acres. The Monrovia public park system consists of neighborhood, community, wilderness, and small pocket parks.

The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. It does not involve new recreational facilities that might have an adverse effect on the environment.

No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City's housing needs; therefore, although future residential development in the City would increase overall demand for recreational facilities, adoption and implementation of the Housing Element would not result in the development of any housing beyond what could occur under the current Land Use Element and Zoning Code. Consequently, the Housing Element would have no direct impact related to parks or other recreation facilities.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>XVI. TRANSPORTATION/TRAFFIC—would the project:</b>   |                                |  |                              |                                     |
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

increase in traffic levels or a change in location that results in substantial safety risks?

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

**Discussion/Conclusion**

Monrovia is connected to the regional transportation network by I-210, which crosses the southern portion of the City in an east-west direction. I-210 runs between eastern and northern San Fernando Valley and San Bernardino County. I-210 has five lanes in each direction in the portion through Monrovia. A full interchange is located near the western edge of the City at Huntington Drive. Full interchanges are also located at Myrtle Avenue and at Mountain Avenue, and are connected by the one-way frontage roads of Evergreen Avenue and Central Avenue.

Interstate 605 (I-605) is a north-south freeway approximately 1.5 miles east of the City. This freeway runs between the northeastern San Gabriel Valley (Duarte) and Long Beach in southeast Los Angeles County. The segment of I-605 closest to Monrovia has four lanes in each direction. This freeway has a northern terminus at Huntington Drive and full connections to the eastbound and westbound I-210. A partial interchange is located at Live Oak Avenue and Arrow Highway.

a)-b) **No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City’s housing needs; therefore, adoption and implementation of the Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. As such, adoption and implementation of the Housing Element would have no direct impact with respect to consistency with local transportation plans or standards or with the congestion management program.

Future residential development proposals in Monrovia will undergo project-level environmental review as required by CEQA. Project-specific transportation impacts will be assessed at that time and any needed project-specific mitigation measures or conditions of approval will be identified.

c) **No impact.** There are no public or private airports in Monrovia. The 2014-2021 Housing Element would have no impact relative to air traffic patterns.

d)-e) **No impact.** The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City’s housing needs. Future housing development will undergo project-level environmental review as required by CEQA. Project-specific impacts will be assessed at that time and any improvements needed to address traffic hazards and emergency access will be identified.

f) **No impact.** Monrovia is served by various Metro and Foothill Transit bus lines, Monrovia Transit, and the new Metro Gold Line Station (2016). The 2014-2021 Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no redesignation or rezoning of properties is required to meet the City’s housing needs. Therefore, no impact would occur. In addition, the Housing Element includes several policies aimed at enhancing access to transit. For example, Policy 2.1 calls for the City to provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability. Policy 2.2 encourages the development of mixed use and high density residential development in specified areas (e.g. Station Square, Old Town Extension).

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>XVII UTILITIES AND SERVICE SYSTEMS</b> —would the project:   |                                |  |                              |                                     |
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion**

a), c) **No impact.** As discussed under item IX.c)-f), Hydrology and Water Quality, future housing development in the City would not create the need for new or expanded storm water drainage facilities and all development would comply with applicable regulations pertaining to storm water quality. No impact would occur.

b), e) **No impact.** The local wastewater collection and treatment system is owned and operated by the City. The City's location in the foothills allows the sewer system to operate primarily via gravity flow. The City's wastewater infrastructure consists of 8-inch mains. Wastewater generated in Monrovia is carried by the local pipe system to trunk sewers operated by the County Sanitation Districts of Los Angeles County (Sanitation Districts). Wastewater is treated at the Whittier Narrows Reclamation Plant, the San Jose Creek Water Reclamation Plant, and the Los Coyotes Water Reclamation Plant. Whittier Narrows has a design capacity of 15 million gallons per day (gpd) of wastewater and processes an average flow of 7.6 million gpd. San Jose Creek has a design capacity of 100 million gpd and processes an average flow of 89.1 million gpd. Los Coyotes has a design capacity of 37.5 million gpd and processes an average flow of 31.6 million gpd.

According to the Monrovia General Plan Proposed Land Use and Circulation Elements EIR (City of Monrovia, 2008), new development pursuant to the proposed Land Use and Circulation Elements will generate approximately 7 million gallons of wastewater per day in 2025. The Whittier Narrows, San Jose Creek, and Los Coyotes Water Reclamation Plants, which treat the City's wastewater, process a total of approximately 128.3 million gpd. Monrovia would therefore account for no more than 0.3 percent of the reclamation plants' daily treated wastewater. The 2014-2021 Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Therefore, no impact would occur.

d) **No impact.** As discussed under item IX.b), Hydrology and Water Quality, current and future water supplies are adequate to meet demands associated with planned future housing development. No impact would occur.

f)-g) **No impact.** All solid waste generated within the City of Monrovia's residential areas are collected by Athens Services. Monrovia offers residential and commercial recycling programs, yard waste programs, hazardous household waste recycling, used oil collection programs, and bulky item pickups. Solid waste collected in the City is transferred to one of the following landfills: Bakersfield Metropolitan (BENA) Sanitary Landfill, Chiquita Canyon Sanitary Landfill, El Sobrante Landfill, Fontana Reuse Disposal Site,

Frank R. Bowerman Sanitary Landfill, Olinda Alpha Sanitary Landfill, Simi Valley Landfill – Recycling Center, Sunshine Canyon Sanitary Landfill County Extension, Sunshine Canyon/North Valley Landfill, and Waste Management of Lancaster Sanitary Landfill. Some refuse is transported to the Commerce Refuse-to-Energy Facility.

According to the Monrovia General Plan Proposed Land Use and Circulation Elements EIR (City of Monrovia, 2008) Monrovia is anticipated to send approximately 61.7 tons per day (123,400 pounds per day) to area landfills at buildout of the General Plan. Monrovia’s daily trash generation would account for less than 1 percent of daily capacity of landfills serving the City in 2030. As such, the anticipated increase in solid waste generated by City pursuant to the proposed Land Use Element will not exceed the capacity of area landfills. The 2014-2021 Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code. Therefore, no impact would occur.

|                                      |  |                                    |              |
|--------------------------------------|--|------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|------------------------------------|--------------|

**MANDATORY FINDINGS OF SIGNIFICANCE**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) **No impact.** As discussed under items IV and V, the 2014-2021 Housing Element would have no impact to either biological or cultural resources beyond what could already occur under the adopted General Plan Land Use Element and Zoning Code. Existing federal, state, and local policies and programs would address any potential impacts associated with future housing development proposals in the City.

b) **No impact.** As discussed in items I through XVII, adoption and implementation of the 2014-2021 Housing Element would have no environmental impact beyond what could already occur under the adopted General Plan Land Use Element and Zoning Code. Therefore, the Housing Element would not contribute to any cumulative impacts.

c) **No impact.** As discussed under items III, VI, VIII, and XII, the 2014-2021 Housing Element would not increase exposure of human beings to air pollutants, geologic hazards, hazardous materials, or noise beyond what could already occur under the adopted General Plan Land Use Element and Zoning Code. No impact would occur. Existing federal, state, and local policies and programs would address any potential impacts associated with future housing development proposals in the City.



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[http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Monrovia,%20City%20of/urban\\_water\\_plan\\_2010%20-%202011%20final%205%2017.pdf](http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Monrovia,%20City%20of/urban_water_plan_2010%20-%202011%20final%205%2017.pdf).

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**EVALUATION OF ENVIRONMENTAL IMPACTS:**

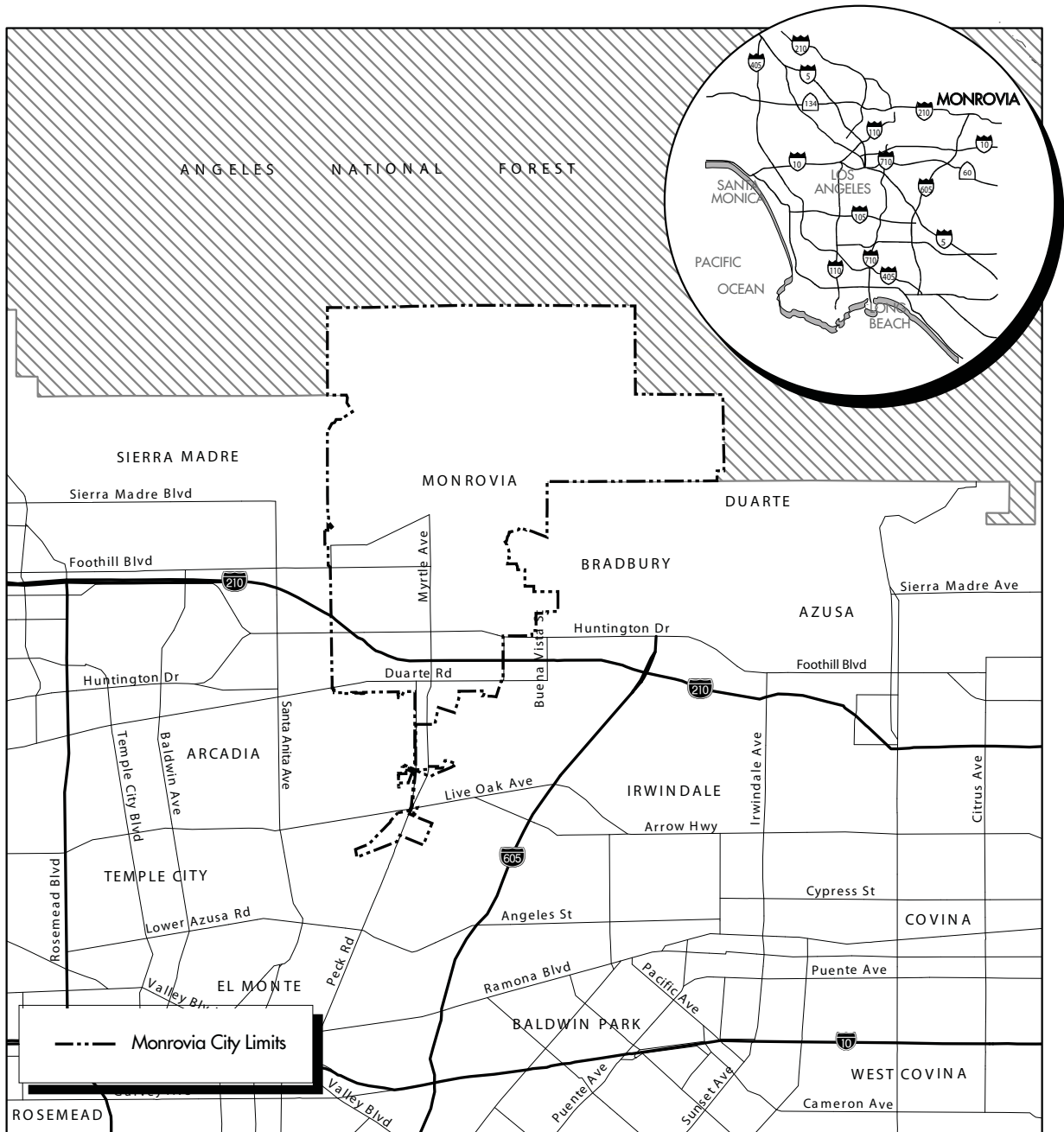
A brief explanation is required for all answers except "No Impact" answers, further a "No Impact" answer should be explained where it is based on project-specific factors as well as general standards. The explanation of each issue should identify the significance criteria or threshold, if any used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance.

See discussions after each individual checklist section for an explanation of checklist answers.

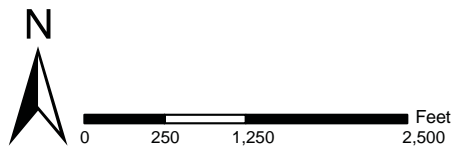
Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

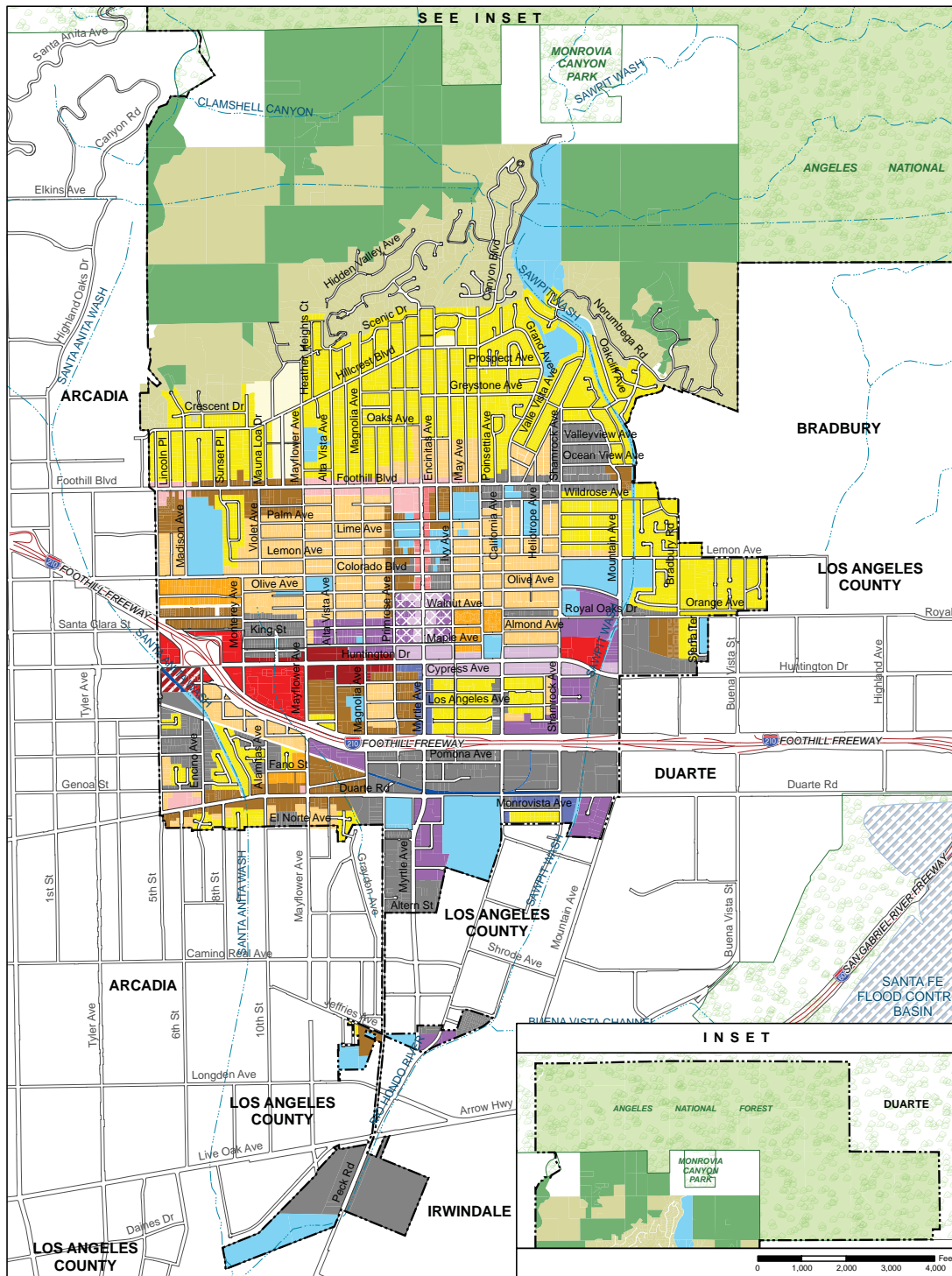
This initial study was prepared by: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_  
Name and Title



Source: City of Monrovia, and Los Angeles County, GIS 2006.





**LEGEND**

**LAND USE DESIGNATION**

- Residential Foothill (1du/ac)
- Residential Estate (2du/ac)
- Residential Low (E 9 du/ac)
- Residential Medium-High (5.8-54 du/ac)
- Residential High (54 du/ac)
- Neighborhood Commercial
- Historic Commercial Downtown
- Regional/Subregional Commercial
- Retail Corridor Commercial
- Retail Corridor Mixed Use
- Office/Research and Development/Light Manufacturing
- Manufacturing
- Business Enterprise
- Public/Quasi-Public
- Hillside Wilderness Area
- Angeles National Forest
- Planned Development
- Specific Plan/Planned Development Overlay

**BASE FEATURES**

- City Boundary
- Major Road
- Freeway
- Stream or Channel
- Flood Control Basin
- Forest/Recreational Area

Source: City of Monrovia, and Los Angeles County, GIS 2006.

0 0.25 0.50 1 Miles

## Site Capacity within Existing Zoning

As detailed in the 2014-2021 Sites Inventory section which follows, Monrovia has developed a thorough and realistic approach to identifying vacant and underutilized sites suitable for development during the planning period. Through this more refined site inventory analysis, the City is able to demonstrate sufficient site capacity zoned at appropriate densities to accommodate its RHNA for both the prior (2008-2014) and current (2014-2021) planning periods. Monrovia's Land Use Element Update, adopted on January 15, 2008, increased the City's development capacity by over 3,700 higher density units, establishing the zoning to provide sufficient site capacity at the start of the 2008-2014 planning period.

As summarized in Table 31 (and provided in greater detail in Table 34), sites have been identified in Monrovia's residential and commercial districts suitable to accommodate 2,825 units affordable to very low and low income households, and 150 units affordable to moderate income households. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, Monrovia falls within the default density of 30 units/acre for providing sites affordable to very low and low income households. For moderate income households, based on several moderate income projects developed in the City, the City has chosen a threshold of 12 units/acre to reflect a reasonable density with which moderate income development can be achieved. Allocating Monrovia's residential sites inventory based on these density thresholds results in the allocation of sites by targeted income group as presented in Table 31.

## B. Sites to Accommodate the 2014-2021 RHNA

This section documents the availability of sites for future development and the adequacy of these sites to address Monrovia's regional housing needs for the 2014-2021 planning period. The City plans to fulfill its share of regional housing needs through:

- Residential projects with development entitlements with occupancy post 12/31/13
- Vacant and underutilized sites currently zoned for residential and mixed use development.

Each of these two components is described in the narrative which follows.

### Projects in Process

A variety of residential projects with development entitlements will contribute towards addressing Monrovia's housing needs. Projects range in size from the 154 unit apartment development at 5<sup>th</sup> and Huntington, to a 21 unit planned unit development in the Cherry/Montana neighborhood, and several smaller 1 to 4 unit projects.

three areas, as well as the Cherry/Montana neighborhood which has been transitioning to higher multi-family densities. In order to narrow the updated Housing Element sites inventory to those properties that have the most realistic development potential in the near future, several filtering criteria were applied to the City's 2008 sites inventory based on the Los Angeles County Assessor online property database:

**Commercial Areas<sup>4</sup> - Old Town Extension and Station Square**

- Age of improvements on site minimum of 30 years old (except where value of improvement < 20% total assessed property value)
- Low building structure value, generally minimum 60% ratio of assessed land value to total assessed property value
- Low ratio of existing building floor area to parcel size (FAR), generally 0.50 or less
- Not listed on City's list of approved projects

**Residential Areas - Cherry/Montana Neighborhoods**

- Existing improvements developed pre-1965
- Site can yield at least 2 units
- Low building structure value, as measured by minimum 50% ratio of assessed land value to total assessed property value (except where parcel can yield at least double the existing units)
- Not listed on City's list of approved projects

The above criteria was applied to parcels from the City's 2008 inventory, and combined with site visits (to assess the physical condition of existing buildings, characteristics of commercial tenants and building vacancies), resulted in a narrowing down of the inventory to those sites most suitable for development during the 2014-2021 planning period. In comparison to the 3,973 unit potential identified in the City's 2008 inventory, the updated inventory identifies the near term development potential for 2,975 units, distributed among the three areas as presented in Table 34. A parcel-specific sites inventory is included in Attachment 1, identifying the zoning and detailed site characteristics of each parcel.

**Table 34: Vacant and Underutilized Sites Inventory Summary**

| Area                        | Total Vacant/<br>Underutilized<br>Acreage | Maximum<br>Density | Realistic<br>Density | Realistic Unit<br>Capacity |
|-----------------------------|---|--------------------|----------------------|----------------------------|
| Old Town Extension          | 19.02 acres                               | 54 du/ac           | 40 du/ac             | 761                        |
| Station Square <sup>1</sup> | 27.7 acres                                | No maximum         | 90 du/ac             | 2,064                      |
| Cherry/Montana <sup>2</sup> | 9.9 acres                                 | 54 du/ac           | 17 - 40 du/ac        | 150                        |
| <b>Total</b>                | <b>57.9 acres</b>                         |                    |                      | <b>2,975</b>               |

<sup>1</sup> The 80 acre Station Square Planning Area permits up to 3,600 dwelling units. The Plan establishes unit capacities by block, with no maximum densities per parcel. The assumed density of 90 units/acre is based on two previously entitled projects within the Plan Area.

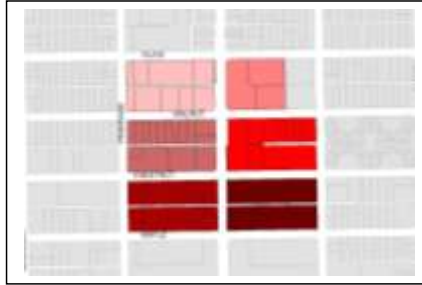
<sup>2</sup> Realistic densities vary based on parcel size, as described in Cherry/Montana narrative.

<sup>4</sup> The Huntington Drive Corridor growth area was not included in the updated suitable sites inventory due to the uncertainty of near-term residential development in this area.

## Residential Growth Areas

The following summarizes the characteristics and realistic development potential within each of the three identified growth areas, with the detailed sites inventory and maps included in Attachment 1 to the Element.

**Old Town Extension:** This 6 block area is the northernmost section of the larger South Myrtle Avenue Corridor Planning Area. The General Plan's vision for this area is to expand the success of Monrovia's Old Town by expanding Myrtle Avenue's pedestrian orientation south of Olive Avenue to Maple Avenue through the introduction of higher density housing opportunities. The Old Town Extension is designated Specific Plan/Planned Development Overlay (SP/PD Overlay), providing for a mix of residential and office uses to be built as integrated, cohesive developments. Parcels facing Myrtle are required to have ground floor commercial uses, with either residential or office uses on the floors above. Parcels without Myrtle Avenue frontage may be developed exclusively with residential uses.



Existing uses are primarily light industrial and warehousing, with a limited number of older, single-story offices and a few scattered non-conforming single family homes. As indicated in the parcel-specific sites inventory table (refer to Attachment 1), many adjacent parcels in this area are under single-ownership, facilitating lot consolidation and development potential. The General Plan and RH zoning provides for densities of 54 dwelling units per acre, with building heights of up to four stories. For purposes of estimating realistic development capacity, an average density of 40 units/acre was assumed, yielding 761 high density units on the 53 parcels which met the underutilized site criteria previously defined. The first project to implement the new General Plan in this area - Paragon at 700 South Myrtle Avenue - redeveloped previous light industrial uses to provide 163 apartment units on 3 acres (54 du/ac); the City granted a parking reduction to help facilitate the project.

**Station Square Transit Village:** The primary factor driving the City's vision for conversion of the older industrial uses south of the I-210 freeway into a mixed use Transit Village is the opening of a Metro Gold Line Station in this location in 2016. The General Plan identifies the opportunity for a true transit-oriented, high-density development in this area, with renovation of the historic Santa Fe depot to "serve as the centerpiece of a transit center surrounded by a mix of retail, office, residential, hotel, and open space uses."



The General Plan establishes the Station Square Transit Village Planned Development area (PD-Station Square Transit Village) as the land use designation for this approximately 80 acre area, also serving as the zoning. The PD designation is purposely designed to allow maximum flexibility in the intensity and location of development in response to market conditions. The Transit Village provides for a range of housing types, with a minimum of 1,400 units up to 3,600 units within the PD area, but no density cap on individual parcels. Units can be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development above retail uses. Residential uses, however, are not permitted immediately adjacent to the I-210 Freeway.

The area west of Myrtle Avenue, surrounding the future Metro Gold Line light rail station and the bus terminal, will consist of high-density development that supports the transit-oriented nature of this sub-district. Residential development east of Myrtle Avenue will vary in densities that are most appropriate to the market at the time of development.

The City has been actively working to facilitate the redevelopment of this area. The former Monrovia Redevelopment Agency (MRA) has acquired over 5 acres in the Station Square area, and has transferred 2.8 acres of cleared and graded land to a developer; the developer's preliminary concept plan depicts 248 apartment units (89 units/acre). To the east of this site, the City previously (2009) entitled a 337 unit mixed use project on 3.4 acres (100 units/acre). Based on these prior development applications, the Housing Element sites analysis utilizes an average density of 90 units/acre in three blocks, with 70 units/acre utilized on two blocks based on various site factors. Applying these density factors to the 51 parcels within the Station Square Transit Village PD which meet the Housing Element underutilized sites criteria yields 2,064 high density units, towards the low end of the 1,400 - 3,600<sup>5</sup> unit range provided for in the General Plan.

**West Cherry/Montana:** The West Cherry/Montana neighborhood is an older, predominately lower density neighborhood that has been planned and zoned Residential High Density (54 units/acre) to facilitate infill development and revitalization. This is an area that is experiencing residential recycling, with 25 new units added since 2003, and an additional 21 units which began construction in 2013.



The overwhelming majority of the lots are less than 10,000 square feet (typical of the entire City). Due to lot size constraints, conservative potential density estimates were used, consistent with the typical density range of recent infill residential redevelopment projects:

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<sup>5</sup> Subsequent to adoption of the City's Land Use Element, approximately 25 acres on the east end of the Transit Village PD was acquired by the Gold Line Construction Authority for the Gold Line Operations Campus. This area, Phase 3 of the Transit Village, was previously envisioned as a mix of residential and commercial/office uses in the Land Use Element, contributing to the reduced unit potential under the Housing Element.



In summary, Monrovia has provided more than adequate sites to fulfill its regional housing needs by income category. The City will further encourage and facilitate production of affordable units on these sites through regulatory incentives, including: flexible development standards and parking reductions; reduction/ deferral of development fees; and by-right development for small multi-family infill projects, and projects with affordable units.

### **Availability of Infrastructure and Public Services**

As an urbanized community, the majority of Monrovia already has in place all of the necessary infrastructure to support future development. All areas identified for residential development have direct access to roads, water and sewer lines, communications lines, and electricity. The City's Capital Improvement Program has been updated to implement new programs specific to the redevelopment of the Station Square Transit Village based on measures identified in the Land Use Element EIR.

The residential build out analysis conducted in the City's 2008 Land Use Element EIR documents adequate infrastructure and public services to accommodate future growth. As the 2014-2021 Housing Element residential sites inventory is a subset of build out under the Land Use Element, the City has determined there are no public facilities or services constraints that would impede the development of housing units to meet its RHNA allocation for 389 new units. The following are more detailed discussions of water and wastewater capacities as documented in the Housing Element negative declaration.

The City of Monrovia operates its own water utility, with all water obtained from five active wells located in the San Gabriel Groundwater Basin. In 2010, available supplies were estimated at 7,600 acre-feet per year (af/yr) and citywide water demand was estimated at 7,411 af/yr. By 2030, supplies are projected to drop to 7,000 af/yr, but citywide demand is forecast to fall to 6,847 af/yr due to reductions in per capita use (City of Monrovia Utilities Division, 2011). Because the 2014-2021 Housing Element would not accommodate any residential development beyond what could be developed under the current Land Use Element and Zoning Code, it would not increase water demand beyond the above forecasts.

New development pursuant to the Land Use Element will generate approximately 7 million gallons of wastewater per day in 2025. The Whittier Narrows, San Jose Creek, and Los Coyotes Water Reclamation Plants, which treat the City's wastewater, process a total of approximately 128.3 million gpd. Monrovia would therefore account for no more than 0.3 percent of the reclamation plants' daily treated wastewater. The 2014-2021 Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Monrovia will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

**Table 38: Residential Development Standards**

| Zone  | Density   | Min. Lot Size (sq ft) <sup>3</sup> | Min. Unit Size (sq ft)  | Max FAR <sup>1</sup>   | Max. Bldg Height <sup>2</sup>   | Front Yard (ft) <sup>4</sup> | Side Yard (ft)           | Rear Yard (ft) | Open Space Req.                       |
|---|---|------------------------------------|---|------------------------|---------------------------------|------------------------------|--------------------------|----------------|---------------------------------------|
| RF  | Up to 1 du/ac   | 15,000                             | 2,000   | Max of all bldgs = 0.3 | 30 ft.                          | 25                           | 10% lot width or 15' max | 20             | N/A                                   |
| RE  | Up to 2 du/ac   | 20,000                             | 2,000   | .17 + 0.5              | 30 ft                           | 25                           | 24% lot width or 5' min. | 20             | N/A                                   |
| RL  | Up to 5.8 du/ac   | 7,500                              | 1,250   | .17 + 0.5              | 30 ft                           | 25                           | 24% lot width or 5' min. | 20             | N/A                                   |
| <b>RM2500-<br/>RM7500</b>                               | 1 unit per 2,500 sf up to 1 unit per 7,500 sf of lot area   | 10,000                             | <u>Detached</u><br>1,250 sf<br><u>Attached</u>                | 0.4 + 0.2              | 2 <sup>nd</sup> floor+ setbacks | 25                           | 10% lot width or 5' min. | 20             | 40% of each unit's square footage     |
| <b>RM/RH</b>  | Lots <15,000 sf = 1 unit per 2,500 sf<br>Lots >15,000 = 0.75 FAR  | 15,000                             | bachelor - 500<br>efficiency - 600<br>1 bdrm - 800            | 0.4 + 0.2<br>0.4 + 0.4 | 2 <sup>nd</sup> floor+ setbacks | 25                           | 10% lot width or 5' min. | 20             | 20%/40% of each unit's square footage |
| <b>RH</b>   | Lots <15,000 sf = 2 units for 1st 5,000 sf + add'l unit for every 1,500 ft > 5,000<br>Lots >15,000 = 0.75 FAR | 15,000                             | 2 bdrm - 1,000<br>3 bdrm - 1,200<br>+50 sf for every bdrm > 3 | 0.75 + 0.4             | 2 <sup>nd</sup> floor+ setbacks | 25                           | 10% lot width or 5' min. | 20             | 20%                                   |
| <b>NC</b>   | 0.5 FAR   | 15,000                             |   | 0.75                   | --                              | 10                           | 0' to 20'                | 0' to 20'      | 0                                     |
| <b>HCD</b>  | Up to 25 du/ac  | 10,000                             | studio - 500<br>1 bdrm - 600<br>2 bdrm - 800                  | 2.0                    | 35 ft                           | 0                            | 0                        | 0              |                                       |
| <b>PD 12<br/>Station<br/>Square Transit<br/>Village</b> | Up to 110 du/ac<br>3,600 du maximum in 80 acre area   | 3 acres                            | Flexible<br>Based on specific plan                            | none                   | none                            | 0                            | 0                        | 0              | 3.0 acres/<br>1,000 residents         |

<sup>1</sup> FAR (floor area ratio) - first number reflects max FAR for dwelling units, second number reflects max FAR for accessory structures.

<sup>2</sup> Building heights in multi-family districts are controlled through multi-story setback requirements. In the RH zone, the base side yard setback is 10% of the lot width (with a min of 5'). The multi-story setback requires 6' for the second story and an additional 5' for each story above two. For example, on a 100' wide lot, the base setback would be 10', with the second story also setback 10', and the third story setback 11' (6' second story + 5' for the third story). Each story, not the entire building, above that would need to be stepped back an additional 5'.

<sup>3</sup> Existing subdivided parcels are not required to meet the minimum lot size under zoning. For example, only newly subdivided lot in the PD 12 zone would be subject to a 3 acre minimum.

<sup>4</sup> Or block average setback if more than 25'.

program in the Housing Element (Program 18) to undertake a review and update of its minimum unit sizes and parking standards, including evaluation of the following to enhance parking efficiencies and sustainability:

- Reduced parking requirements for studio and one bedroom units;
- Reduced parking requirements in proximity to transit;
- Inclusion of bicycle parking requirements in parking standards; and
- Establishment of shared parking guidelines for mixed-use projects.

### Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, second dwelling units, single room occupancies, emergency shelters, and transitional and supportive housing. Table 39 summarizes the variety of housing types permitted within Monrovia's zoning districts.

**Table 39: Housing Types by Residential Zone Category**

| Housing Types Permitted                            | RF<br>RE<br>RL | RM<br>RM/RH | RH  | HCD | NC | RCM | M |
|--|----------------|-------------|-----|-----|----|-----|---|
| Single family dwelling                             | P              | P           | P   |     |    |     |   |
| Multiple-family dwelling                           |                | P/C         | P/C | CS  | C  | C   |   |
| Senior citizen housing (multiple)                  |                | C           | C   | CS  | C  |     |   |
| Manufactured Housing                               | P              | P           | P   |     |    |     |   |
| Mobile Home Park                                   |                |             | C   |     |    |     | C |
| Second dwelling unit                               | P              | P           | P   |     |    |     |   |
| Group Dwelling (State mandated)                    | P              | P           | P   |     |    |     |   |
| Group Dwelling                                     |                | C           | C   |     |    |     |   |
| Transitional and Supportive Housing <sup>1,2</sup> |                | P/C         | P/C | CS  | C  | C   |   |
| Emergency Shelters <sup>2</sup>                    |                |             |     |     |    |     | P |
| SROs <sup>3</sup>                                  | To be defined  |             |     |     |    |     |   |
| Farm Employee Housing                              | Not applicable |             |     |     |    |     |   |

**P – Permitted C – Conditional Use Permit Required S – not permitted at street level Blank – Not Permitted**

<sup>1</sup> Transitional and supportive housing shall be considered as a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

<sup>2</sup> City Council is in the process of adopting Code amendments to specify transitional and supportive housing are a residential use of property, and to permit shelters in M zone district, with second reading of the Ordinance scheduled for 1/21/14.

<sup>3</sup> City to adopt Code amendment in 2014 to conditionally permit SROs in specified commercial zones.

Source: Monrovia Zoning Ordinance, Land Use Element

second units above a detached garage. Consider allowance for reduced setbacks and deviations from other standards through an administrative remedy process.

### **Group Dwellings**

Monrovia's Zoning Code establishes the following two categories of groups dwellings:

**GROUP DWELLING (STATE MANDATED).** *A residential facility which serves six or fewer persons who are not related by blood, marriage or adoption on a weekly or longer in as such much as it is mandated by state law to not distinguish such residents from persons who reside in other family dwellings of the same type in the same zone (Cal. Health and Safety Code §§ 1500 et seq.). Group dwellings under this classification may be used for such uses as residential care facility, homes for handicapped persons or dependent and neglected children.*

**GROUP DWELLING.** *A residential facility designed for occupancy of persons who are not related by blood, marriage or adoption, on a weekly or longer basis. Typical uses shall include dormitories, sorority or fraternity houses, retirement homes, boarding and rooming houses and other such facilities.*

As indicated in Table 45, the City permits State mandated group dwellings in all residential zones, as well as in those PD zones permitting residential uses. All other group homes not covered under state regulations are allowed in all multifamily residential zones with approval of a CUP; this includes residential care facilities.

### **Transitional and Supportive Housing**

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units. ~~The City of Monrovia Zoning Code would regulate transitional housing similar to any group housing or multi-family residential project.~~ However, as the Zoning Ordinance does not currently contain a discrete definition of such facilities, the City will add the following definition to its Code and add provisions which shall state explicitly that transitional housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone permit in all residential and non-residential zones where residential uses are permitted:

Transitional Housing. A dwelling unit or units intended for use as rental housing but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the binning

~~of the assistance. (Health and Safety Code Section 50675.2(h)): Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.~~

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. ~~The City of Monrovia regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility. However,~~ similar to transitional housing, the City will add the following definition to the Zoning Code, and add provisions which shall state explicitly that supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone permit in all residential and non-residential zones where residential uses are permitted:

*Supportive Housing* A dwelling unit or units with no limit on length of stay, that is intended for occupancy by the target population (as defined in California Government Code Section 65582), as amended or replaced from time to time), and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

~~(Health and Safety Code Section 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.~~

### **Emergency Shelters**

SB 2 also requires the Housing Element to address planning and approval requirements for emergency shelters. More specifically, jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of Housing Element Needs Assessment, the Los Angeles Homeless Service Authority (LAHSA) January 2013 point-in-time count identified 17 homeless within the Monrovia city limits. Given that Monrovia has no emergency shelters within its City limits, Monrovia can be considered to have an unmet need for an emergency shelter.

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Nonetheless, the requirement for a CUP for multi-family projects in multi-family zoning districts adds time and costs for projects not requesting other entitlements. As a means of better facilitating the multi-family infill envisioned under the General Plan for areas designated High Density Residential, the City has included a program in the Housing Element to eliminate the CUP requirement within the RH zone for projects with fewer than ten units. Furthermore, RH zoned projects which incorporate a minimum of 25 percent affordable units will be processed through a site plan and design review process, regardless of project size. **Monrovia will also be establishing a clear set of Multi-Family Design Guidelines (Housing Element Program #6) which will further help to facilitate the planning review process and address potential constraints associated with the City's multi-family processing procedures.**

**Development Approval Timelines**

The City of Monrovia prides itself on its ability to process all applications in a timely and efficient manner. The time required for development approval is not generally a constraint or substantial cost to housing developers. Items requiring a public hearing typically take 6-8 weeks to the date of the hearing from the time of submittal of a complete application. If City Council approval is also required (e.g. Tentative Tract Maps) an additional 2 weeks is standard.

Average processing time for residential projects varies depending on project complexity. Single-family residential projects must be reviewed by the Development Review Committee, which meets every week. If approved, the project must go through the plan check process, which takes up to four weeks. Multi-family projects of three or more units must be reviewed at a public hearing.

The process, from preliminary review to plan check, including public hearings, may take up to 10 weeks. Monrovia's typical time to process development applications is less than most other local jurisdictions and do not constrain the development of affordable housing.

**Table 40: Approval Timelines**

| Type of Approval or Permit  | Typical Processing Time |
|-----------------------------|-------------------------|
| Ministerial Review          | 2 weeks                 |
| Conditional Use Permit      | 6-8 weeks               |
| Zone Change                 | 2-3 months              |
| General Plan Amendment      | 2-3 months              |
| Site Plan Review            | 2 weeks                 |
| Design Review               | 2 weeks                 |
| Tract Maps                  | 8-10 weeks              |
| Parcel Maps                 | 6-8 weeks               |
| Initial Environmental Study | 6-8 weeks               |
| Environmental Impact Report | 4-12 months             |

Source: Monrovia Community Development Dept, 2013.

## Building Code Requirements

The City's Building Code follows the standards established in the California Building Code. Many of these standards are reinforced through the policies of the General Plan and basic safety standards. Building Code standards do not constrain the placement of affordable housing in portions of the City where the land is flat. However, the standards are more restrictive in the hillside areas, requiring more safety studies and safety materials to combat the environmental hazards present in the hillside areas. Therefore, additional costs are associated with meeting these requirements, making placement of affordable housing in these areas unlikely. These standards are necessary to ensure the health and safety of those residing in the dwelling and should not be weakened in order to site high-density housing in a hazardous area. Enforcement of the Building Code does not constrain housing.

## Off-site requirements

All properties zoned for multifamily uses are on dedicated/improved streets with curbs and gutters and most with sidewalks. Unless the improvements in adjacent right-of-way are damaged, enhancements are generally not required. Monrovia's street grid system helps to mitigate potential traffic impacts and except for very large projects (over 50 units), traffic mitigation measures have not been required.

The utility delivery system is already in place and all property zoned for multifamily uses is currently served by or directly adjacent to utilities. In general, off site requirements are minimal and do not constrain housing development.

## Regulations Applying to Persons with Disabilities and Special Needs

The Monrovia Municipal Code classifies most supportive housing for persons with disabilities including licensed residential care facilities as "group [homes-dwellings](#)". Group [homes-dwellings](#) serving six or fewer people are permitted by right in all residential zones as required by state law and subject to the state's maximum concentration requirements. No review by the City is required. The Girls Republic which provides a full continuum of care facility for recovering teenaged girls operates under this classification, and recently expanded to 8 beds.

Group [quarters-dwellings](#) that are not regulated by the state can be located in all RM zones, RM/RH and RH zones with approval of a Conditional Use Permit (CUP) by the Planning Commission; there are no maximum concentration requirements in the City's regulations. Supportive and transitional housing that are developed and operated as multi-family dwellings are regulated the same as other multi-family dwellings pursuant to state requirements. Second units, which are permitted in all residential zones, can provide another type of supportive housing or can function as a caretaker/companion unit.

In the past 20 years, there has been only one request for supportive housing in Monrovia. Phoenix House operates a residential treatment facility for female parolees.

The CUP was originally approved in 1999 and was amended in December 2005 to allow an expansion.

The CUP process allows the consideration of reasonable accommodation for residential development for persons with disabilities and evaluates individual requests on a case-by-case and site-by-site basis. Factors such as proximity to services and transportation can be examined on determining the suitability of the location based on the specified user.

| Conditions are placed to ensure that ~~ensure that~~ the facility meets all applicable laws including the provisions of the Americans with Disabilities Act (ADA) and help to ensure a successful integration into an existing neighborhood. Deviations from setback, parking, floor area ratio, and accessory structure requirements can be requested through a concurrent variance process. Findings would be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act. For the most part, the regulations do not significantly constrain the ability to locate these facilities.

Monrovia does not have a written policy of reasonable accommodation, however, most requests for accommodation that require a deviation from the development standards can be handled through the minor exception process. Additionally, access modifications like ramps are ministerial through the building permit process. In order to better facilitate housing for persons with disabilities, the Housing Element includes a program for the City to adopt written procedures for reasonable accommodation.



## Environmental Hazards

Other non-governmental constraints include environmental factors such as geological or flood hazards that cause land to be unsuitable for resident use. The City is prone to earthquakes and seismic related hazards such as landslide, liquefaction, and extreme ground shaking. Geological hazards, such as erosion prone soils, also create potential constraints. The Hillside areas are located closer to the active fault lines that cross through Monrovia than the flatlands. Much of the hillside area is zoned for residential use and already contains developments that have been properly engineered according to the specifications of each parcel.

There are two dams in Monrovia that could significantly impact the City if failure should occur. These dams are located in the foothills and would therefore inundate areas down slope of the dams. However, if such an event should occur, the entire City of Monrovia, as well as adjacent cities, would be flooded. While this poses a threat to all dwellings in the City, development of vacant parcels in the flat regions is still possible and can be accomplished in a manner that improves safety through proper design and the provision of adequate drainage.

Mudslides affect the hillside areas and occur when saturated soils are unable to stabilize and succumb to gravity. This is most common in areas where improper grading and vegetation removal has occurred, which can destabilize soils. This constraint can be overcome through proper construction management, dwelling design, and engineering to maintain slope stability. Also, the provision of adequate drainage also combats this constraint. The City has established regulations and standards to ensure safety from these environmental hazards.

In addition, there are a number of fire safety standards to ensure structures in fire prone areas are adequately equipped with sprinkler systems, fire retardant materials, and surrounding vegetation is maintained.

Therefore, compliance with these objectives and standards, minimizes safety risk, and allows development in the hillside areas with proper approval, construction methods and materials, and maintenance.

While there are a number of environmental hazards in Monrovia, most of these hazards can be overcome through engineering, design, construction techniques, and maintenance. The City's Land Use Element Update directs higher density development away from environmentally sensitive areas. The presence of environmental constraints in Monrovia are primarily related to the community's hillsides, and the City has determined there are no environmental constraints that would impede the development of housing units to meet the City's regional housing needs.

## **IV. EVALUATION OF ACCOMPLISHMENTS UNDER EXISTING HOUSING ELEMENT**

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

| The City of Monrovia 2008-2014 [draft](#) Housing Element set forth a series of housing programs to address the following issue areas:

- ✓ Programs to Preserve and Improve Existing Affordable Housing
- ✓ Programs to Assist in the Development of Affordable Housing
- ✓ Programs to Maintain or Achieve Compliance with Housing Regulations

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the updated Housing Element. Table 45 which follows summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis provides the basis for development of the program strategy for Monrovia's 2014-2021 Housing Element.



# 2014-2021 Housing Element of the City of Monrovia

## **Draft**

**January 2014**

**with highlighted revisions per HCD comments**

### **City Council**

Mary Ann Lutz, Mayor  
Becky Shevlin, Mayor Pro Tem  
Tom Adams  
Alexander Blackburn  
Larry Spicer

### **Planning Commission**

Carlos Parrague, Chair  
Anne McIntosh, Vice-Chair  
Scott Austin  
William Beebe  
Robert McClellan  
Karen Suarez  
Erica Thomas

### **City Staff**

Steve Sizemore, Director of Community Development  
Craig Jimenez, AICP, Planning Division Manager  
Brian O'Connor, Department Assistant

### **Consultant**

Karen Warner Associates, Inc.



## **B. Organization of the Housing Element**

The City of Monrovia 2014-2021 Housing Element consists of two components: 1) the Housing Element document; and 2) the Housing Element Background Report.

- ❖ The **Housing Element document** presents Monrovia's Housing Plan for the 2014-2021 planning period - its goals, policies and implementation programs relative to the maintenance, preservation, improvement and development of housing for all economic segments of the community.
- ❖ The **Housing Element Background Report** includes all the detailed background information and analysis required under State Housing Element law, and provides the foundation for development of Monrovia's eight year Housing Plan.

## **C. Public Participation**

Section 65583(c)(~~87~~) of the Government Code ~~states~~requires that, "The local government ~~shall to~~ make a diligent effort 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." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Monrovia solicitededs input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input during development of the draft element through distribution of a Housing Needs Survey to City residents. The survey was made available on the City's website and at public counters at City Hall, the library and Community Center. Additionally, significant outreach through the city's various electronic media and social networking sites made the survey available to Monrovia residents. The survey was posted on the City's website during October and November, with 123 completed surveys received. The following summarizes some of the primary input received from the housing needs survey, with the complete survey results included in Appendix B:

- Nearly half of respondents indicated the housing they live in was in need of some level of physical improvements: minor repairs (34%), modest rehabilitation improvements (9%), or major upgrades (5%).
- Senior housing was identified by 37% of respondents as needed in Monrovia, with workforce housing (34%) and housing for young families (33%) also identified by approximately one-third of respondents as a housing need in the community.
- Among single-family homeowners, 37% indicated they would potentially be interested in having either an attached or detached second unit on their property. Respondents indicated they envisioned using the second unit as



follows: to house a family member (67%); to provide rental income (49%); and to house a caregiver (32%).

- A variety of write-in comments were provided, including the need for more affordable housing options, particularly for families, seniors and workforce; the need for improved maintenance of rental housing; concerns about parking spill-over from multi-family onto streets; and strong desire to maintain Monrovia's small town feel.

The results of the Housing Needs Survey have been shared with the City's decision-makers, and have been reflected within the Element's Housing Plan.

Monrovia conducted a public study session on October 3, 2013 before the Planning Commission. The purpose of the special study session was two-fold: to provide the Planning Commission an overview of the purpose of the Housing Element and the regulations and process leading to adoption and to allow the Commission and the public at large to provide input on the City's housing needs and other issues that would be pertinent to the development of the Element. Notification of the workshop was provided in the local newspaper and posted on the City's website and at public counters throughout the City. Direct notification was also provided to local stakeholders including: non-profit housing providers; service agencies representing special needs and lower income populations; and business organizations and realtors. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Monrovia Senior Center, City Hall, and the Planning Division. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Video broadcasts of City Council meetings are available on the City's website, allowing greater access to individuals unable to attend in person.

## **D. Relationship to the General Plan**

State law requires each element of the General Plan to be internally consistent with all other elements of the General Plan. The Housing Element must contain a statement of the "means by which consistency will be achieved with other general plan elements and community goals."- [\(Gov't Code §65583\(c\)\(7\)\)](#)



In 2007, an EIR was completed for the update of the Land Use Element and adoption of a new Circulation Element. Part of the review in the EIR was to determine consistency with the rest of the General Plan. The EIR concluded that those elements were consistent with the General Plan. As part of the review of the completion of this Element, the City reviewed each of the other elements of the General Plan to ensure that there was internal consistency. This update is consistent with and will help implement the policies of the updated Land Use Element and Circulation Element, specifically with the incorporation of the increased densities and mixed-use development encouraged in the Land Use Element.

Compliance with the policies of any of the other elements will not impede the City's ability to accommodate its regional housing allocation, achieve the goals and policies of the Housing Element, or restrict the City's ability to implement the programs included in the Housing Element. Similarly, implementation of the Housing Element does not conflict with the policies of the rest of the General Plan or their implementation measures.

The City concludes that this Housing Element is internally consistent with the General Plan of Monrovia.

The City will ensure continued consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



## 5. Make a Difference Day

The Volunteer Center and City of Monrovia assist low-income households in need with home repairs and maintenance by coordinating volunteers who provide free labor and donated materials. Typically, one project each year can be classified as rehabilitation. This program is oriented to a special needs segment of the population (especially seniors and people with disabilities) that is often not reached by conventional programs.

**2014-2021 Objective:** Continue to coordinate with the Volunteer Center in sponsoring Make A Difference Day every October. Identify qualifying properties through Code Enforcement efforts.

## 6. Multi-family Design Guidelines

Establishing a clear set of design guidelines can improve the overall quality of development, enhance neighborhood compatibility on small infill sites, and help to facilitate the planning review process. As a means of providing better up-front direction to the development community regarding the desired character of multi-family residential development in Monrovia, the City will develop an illustrative set of Multi-Family Design Guidelines. In addition to building and site design elements, the Multi-Family Design Guidelines will also integrate recommendations for sustainable site planning and green building design to minimize reliance on natural resources and encourage alternative modes of transportation. The establishment of Multi-Family Design Guidelines, in conjunction with Program 19 to eliminate the current CUP requirement for small projects, will help to address potential development constraints associated with the City's multi-family processing procedures.

**2014-2021 Objectives:** By the end of 2015, develop and adopt Multi-Family Design Guidelines which address development compatibility and promote sustainable site design and building practices, and serve to facilitate development review processing.

## 7. Historic Landmark/Mills Act Contracts

To preserve historic homes, the City of Monrovia assists homeowners in establishing Mills Act Contracts so that homeowners can receive up to a 70 percent property tax reduction. This tax break allows homeowners to invest more in the restoration and preservation of the home. There are presently 128 locally designated landmarks and 118 Mills Act contracts in the City, with approximately 30% of contracts in lower income Census Tracts.

Property owners of Historic Landmarks are also eligible for other incentives including reduction in building permit fees, use of the state Historical Building Code, and relief from certain development standards in the Zoning Ordinance. Additionally, the City has adopted incentives to encourage the retention of older structures that contribute to the character of Monrovia's neighborhoods. Since many older homes tend to be smaller in size, they also tend to be more affordable. This is especially true for rental properties. These incentives are primarily targeted to underutilized multi-family zoned properties to encourage additional units to be constructed while maintaining period homes.

**2014-2021 Objective:** Continue to administer and market the Mills Act Program:

- Inform property owners of potentially eligible properties at the counter.
- Update handouts every two years.
- Conduct annual outreach meetings with the local preservation group (MOHPG).
- Continue to use City website for distribution of materials and education.



of approximately 3,100 units during the 2014-2021 Housing Element time frame, including over 2,800 medium- and high-density (30+ du/acre) mixed use units.

This residential development potential is more than adequate to address the City's share of regional housing needs, identified as 389 new dwelling units. As part of this Housing Element update, City staff updated the parcel-specific vacant and underutilized sites inventory that will continue to be used to assist developers in the identification of potential sites.

In order to encourage the assembly of smaller existing parcels into larger sites that can be more efficiently developed as a mixed-use project, the City will continue to consider the provision of incentives, including parking reductions, increased parcel coverage, reduction in open space requirements, fast-track processing, and City participation in infrastructure.

**2014-2021 Objective:** *Continue to provide appropriate land use designations to address Monrovia's share of regional housing needs, and provide incentives for consolidation of smaller parcels for development. Maintain an inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives for development of affordable units.*

## 11. Station Square Transit Village

The 80 acre Station Square Transit Village provides significant additional capacity for high density residential and mixed use development surrounding the new Metro Gold Line Station. Monrovia's General Plan identifies the opportunity for a true transit-oriented, high-density development in this area, with renovation of the historic Santa Fe depot to "serve as the centerpiece of a transit center surrounded by a mix of retail, office, residential, hotel, and open space uses." The planned multi-modal transit facility will provide linkages to amenities within Monrovia as well as surrounding communities.

The Station Square Transit Village Planned Development area (PD-Station Square Transit Village) has been purposely designed to allow maximum flexibility in the intensity and location of development in response to market conditions. The Transit Village provides for a range of housing types, with a minimum of 1,400 units up to 3,600 units within the PD area, and no density cap on individual parcels. Units can be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development above non-residential uses. In addition to the flexibility afforded by the PD guidelines, both in development standards and entitlements, the City is in the process of constructing substantial public infrastructure improvements, investing \$25 million in streets, sidewalks and utilities. Combined with the opening of the Gold Line station in 2016, these components will serve as a significant stimulus to development.

**2014-2021 Objective:** *Continue to provide zoning and development standards to facilitate residential and mixed-use development within the Station Square Transit Village, including incentives for the inclusion of affordable units (refer to Program 14). Finalize planning entitlements for the first residential development project in 2014, and complete public infrastructure improvements in 2016.*

## 12. Second Units

A second unit, or "granny flat", is an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons on the same parcel as the primary single-family dwelling. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income





Any proposed project on consolidated sites would still need to undergo all other required review procedures, including the appropriate level of environmental review. As part of the City's new Multi-Family Design Guidelines, the City will establish a set of criteria to ensure that site consolidation does not result in developments that are out of scale with the immediate neighborhood.

**2014-2021 Objective:** Adopt lot consolidation incentives by the end of 2015 and establish Multi-Family Design Guidelines to ensure compatibility of development.

## **PROVIDING HOUSING AFFORDABLE TO MONROVIANS**

### **14. Affordable Housing Development Assistance**

The City can play an important role in facilitating the provision of quality, affordable and mixed-income housing in the community through provision of regulatory incentives, land write-downs, and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards and parking reductions;
- Density bonuses;
- City support in affordable housing funding applications; and
- Financial and land write-down assistance, as available, through the former MRA Housing Asset Fund [or General Funds](#).

As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

Within one year of Element adoption, the City will develop an Affordable Housing Brochure and downloadable web page handout which describes the various resources and incentives available to support affordable housing in the community. **In order to specifically encourage and facilitate the development of higher density, affordable housing within the Station Square Transit Village Planned Development, the City will amend the PD to identify specific development standard incentives for affordable units, including but not limited to reduced parking and unit sizes.**

**2014-2021 Objective:** Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. By the end of 2014, update the Code to specify the waiver of 100% of application processing fees for projects with a minimum 10% ELI units. **Amend PD12 (Station Square) in 2014 to establish specific development incentives for the inclusion of affordable units.**

### **15. Homeownership Assistance**

As a participating city in Los Angeles County's CDBG Urban County program, first-time homebuyers in Monrovia have access to several homebuyer assistance programs offered through the Los Angeles County Community Development Commission (CDC). These include:



As part of the Governmental Constraints analysis for the Housing Element update and pursuant to requirements under SB 2 (Government Code sections 65582, 65583 and 65589.5), several revisions to the Monrovia Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types for special needs populations. These Code revisions include:

- ✓ Creating a “community care facility” use category and definition; list community care facilities with 6 or fewer occupants as permitted in all residential zone districts and care facilities with 7 or more occupants as conditionally permitted in multi-family zone districts.
- ✓ Adding a definition of “family” that accommodates different household types and unrelated persons living together.
- ✓ Adding transitional housing and supportive housing to the Zoning Ordinance's definition section which shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, and regulate as a permitted/conditionally permitted use within residential and commercial zoning districts subject to the same standards and permitting procedures as other similar residential uses.
- ✓ Adding single room occupancy (SRO) facilities within the Zoning Ordinance's definition section, and conditionally allow within specified commercial zoning districts;
- ✓ Identify emergency shelters as a by-right, permitted use in the M (Manufacturing) zone district subject to the same development and management standards as other uses permitted in the M zone. Develop written, objective standards to regulate the following, as permitted under SB 2:
  - ◆ The maximum number of beds or persons permitted to be served nightly;
  - ◆ Off-street parking;
  - ◆ The size and location of exterior/interior onsite waiting and client intake areas;
  - ◆ The provision of onsite management;
  - ◆ The proximity of other emergency shelters;
  - ◆ The length of stay;
  - ◆ Lighting;
  - ◆ Security during hours that the emergency shelter is in operation.

**2014-2021 Objective:** Amend the Zoning Ordinance by January 2014 to comply with State requirements under SB 2. Complete other identified Zoning Code amendments for special needs housing in calendar year 2014.

## 18. Update Residential Parking Standards and Minimum Unit Sizes

While Monrovia's development standards are aimed at ensuring the quality of development, certain standards may have the effect of constraining the provision of certain housing types. For example, the City's minimum unit size and parking requirements may serve as a disincentive to the construction of smaller units for Monrovia's workforce. While the Development Review Committee can approve modifications to these standards on a case-by-case basis, and the City has used to specific plan process to approve two recent projects with reduced parking and unit sizes, this process should be made more effective by adopting appropriate refinements to these standards and codifying in the Zoning Ordinance. The City will undertake a review and update of its minimum unit sizes and parking standards, including evaluation of the following to enhance parking efficiencies and sustainability:

- Reduced parking requirements for studio and one bedroom units;
- Reduced parking requirements in proximity to transit;
- Inclusion of bicycle parking requirements in parking standards; and
- Establishment of shared parking guidelines for mixed-use projects.



**Table 1: Housing Program Summary**

| Program   | Program Goal  | 2014-2021 Objectives  | Funding Source  | Responsible Entity                                   | Time Frame  |
|---|---|---|---|--|---|
|   |   |   |   | Division   |   |
| <b>9. Preservation of Affordable (At-Risk) Rental Housing</b> | Maintain affordable housing rental stock.   | Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.   | Section 8; HOME; and other State and Federal funds                                    | Community Development Department                     | Contact at-risk property owners within one year of potential expiration.  |
| <b>Ensuring Housing Diversity</b>                             |   |   |   |  |   |
| <b>10. Land Use Element and Sites Inventory</b>               | Provide sufficient sites for housing to meet RHNA for all income levels.                                    | Maintain current inventory of sites, and provide to developers along with information on incentives.  | General Fund  | Community Development Department - Planning Division | 2014-2021   |
| <b>11. Station Square Transit Village</b>                     | Provide expanded sites for mixed use and high density residential development near transit.                 | Facilitate residential and mixed use development in the Station Square Transit Village, including incentives for the inclusion of affordable units.   | Former RDA Housing Asset Fund; other outside sources                                  | Community Development Department - Planning Division | Entitle the first residential project in 2014, and complete infrastructure improvements in 2016.                                      |
| <b>12. Second Units</b>                                       | Provide expanded housing options for modest income households, including seniors, caregivers, and students. | Re-evaluate City's second unit standards and revise as appropriate. Develop and disseminate educational information on second units.  | General Fund  | Community Development Department - Planning Division | Review/revise standards in 2015.  |
| <b>13. Lot Consolidation Incentives</b>                       | Facilitate residential infill on small parcels.   | Develop and adopt lot consolidation incentives  | General Fund  | Community Development Department - Planning Division | Adopt incentives in 2015.   |
| <b>Providing Housing Affordable to Monrovia</b>               |   |   |   |  |   |
| <b>14. Affordable Housing Development Assistance</b>          | Facilitate development of affordable housing by providing incentives for developers.                        | Provide regulatory and financial incentives for affordable housing, and develop Affordable Housing brochure. Waive Planning Dept. application fees for projects with min 10% ELI units. Incentivize affordable units in | Former RDA Housing Asset Fund, <a href="#">General Funds</a> ; other outside sources. | Community Development Department - Planning Division | In 2014, complete the Affordable Housing Brochure; amend the Code for ELI units; and amend PD12 with incentives for affordable units. |



**Table 1: Housing Program Summary**

| Program  | Program Goal  | 2014-2021 Objectives  | Funding Source                       | Responsible Entity   | Time Frame   |
|--|---|---|--------------------------------------|--|--|
|  |   | Station Square.   |                                      |  |  |
| <b>15. Homebuyer Assistance</b>                                    | Assist first-time homebuyers in Monrovia  | Develop brochure identifying available homebuyer programs. Apply to State in conjunction with future City assisted workforce housing.       | General Fund; State and County funds | Community Development Department; LA County CDC; State HCD | Develop and disseminate brochures in 2014. Apply to State as workforce projects are proposed.      |
| <b>16. Section 8 Rental Assistance</b>                             | Provide assistance to very low income households through Section 8 Rental Assistance.   | Continue to offer tenants information regarding Section 8, including providing a link on the city's website.                                | HUD Section 8 funds                  | Community Development Department; LA County CDC            | Add information to City website in 2014.   |
| <b>Remove Governmental Constraints</b>                             |   |   |                                      |  |  |
| <b>17. Zoning Text Amendments for Special Needs Housing</b>        | Maintain consistency with State law by adopting provisions for a variety of special needs housing.                                  | Adopt zoning text amendments to specify provisions for a variety of special needs housing, including requirements under SB 2.               | General Fund                         | Community Development Department - Planning Division       | Adopt SB 2 related amendments by Jan 2014, with the balance of code amendments by the end of 2014. |
| <b>18. Update Residential Parking Standards and Unit Sizes</b>     | Address parking and unit size constraints to multi-family development.  | Evaluate and establish modified unit size thresholds and parking standards in the Zoning Ordinance to facilitate specific types of housing. | General Fund                         | Community Development Department - Planning Division       | By end of 2014.  |
| <b>19. Affordable Housing and Infill Incentives in Multi-Zones</b> | Facilitate small multi-family infill, including mixed income projects, within areas designated High Density under the General Plan. | Amend the RH zone to eliminate CUP requirements for infill projects with <10 units, and projects with min. 25% affordable units.            | General Fund                         | Community Development Department - Planning Division       | Amend the Code in 2015.  |
| <b>20. Density Bonus</b>   | Provide density bonus and other incentives for the production of affordable housing.  | Update Monrovia's density bonus ordinance. Incorporate within Affordable Housing brochure, and disseminate to development community.        | General Fund                         | Community Development Department - Planning Division       | By the end of 2014.  |



**Table 1: Housing Program Summary**

| Program   | Program Goal   | 2014-2021 Objectives  | Funding Source   | Responsible Entity   | Time Frame   |
|---|--|---|--|--|--|
| <b>Equal Housing Opportunities and Special Needs</b>                  |  |   |  |  |  |
| <b>21. Fair Housing Program</b>                                       | Promote fair housing practices and prevent housing discrimination.                   | Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.   | General Fund   | Community Development Department; Los Angeles County CDC; Housing Rights Center; | 2014-2021  |
| <b>22. Reasonable Accommodation</b>                                   | Facilitate the development and improvement of housing for persons with disabilities. | Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.   | General Fund   | Community Development Department - Planning Division                             | Adopt procedures in early 2014.  |
| <b>23. Housing Opportunities for Persons Living with Disabilities</b> | Support a range of housing options for persons with developmental disabilities.      | Coordinate with SGPRC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.                                      | Low Income Housing Tax Credits; other State and Federal funds. | Community Development Department - Planning and Neighborhood Services Divisions  | Publicize resources in 2014. Pursue funding in conjunction with affordable projects. |
| <b>Environmental Sustainability</b>                                   |  |   |  |  |  |
| <b>24. Sustainable Development and Green Programs</b>                 | Encourage energy and natural resource conservation and reduce greenhouse gases.      | Provide outreach and education to developers and residents on green building and ways to incorporate sustainability in project design and existing structures. <a href="#">Advertise the availability of HERO program to residents.</a> | General Fund   | Community Development Department   | Begin advertising HERO program in 2014.  |

