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4/23/15



April 14, 2015

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

Housing Policy Department
Received on:
APR 21 2015

Re: City of Monrovia Annual Report on the Status of the General Plan

To whom it may concern:

In compliance with Section 65400 of the California Government Code, enclosed is the City of Monrovia's Annual Report on the Status of the General Plan for the 2014 calendar year.

If you have any questions, I can be reached at (626) 932-5539 or by email at ssizemore@ci.monrovia.ca.us.

Respectfully,

A handwritten signature in cursive script that reads "Steve Sizemore".

Steve Sizemore
Planning Division Manager

Enclosure



City of Monrovia

Status of the General Plan Annual Report

This annual report has been prepared to summarize the status of the *City of Monrovia General Plan* and the actions that have been taken to implement General Plan policies and implementing actions from January 1, 2014 to December 31, 2014.

General Plan Elements

The General Plan is separated into separate sections or *Elements*. There are seven mandatory general plan elements. Local jurisdictions may adopt additional elements at their discretion. Each element was in compliance with state law at the time of their adoption. The table below lists each element of the *Monrovia General Plan* and the year it was most recently adopted:

General Plan Element	Adopted	Last Update
<i>Mandatory Elements:</i>		
Land Use	2008	2014
Circulation	2008	2013
Housing	2014	2014
Safety	2002	2002
Noise	2002	2002
Recreation/Open Space	1966	1966
Conservation	1966	1966
<i>Optional Elements:</i>		
Public Service	1966	1966
Public Buildings	1966	1966

Land Use Element: In January 2008, the City of Monrovia adopted a comprehensive revision of the Land Use Element to accommodate new growth along the City's transportation corridors as a way of protecting existing historic neighborhoods and allow higher density development associated with transit development. Sections of the Land Use Element have been revised in the intervening years to account for designation of and changes to the City's Planned Development Areas.

Circulation Element: The Circulation Element was revised and adopted by the Monrovia City Council in November 2012. It was updated to account for the construction of the Metro Gold Line Maintenance and Operation (M&O) Facility. In particular, the amended Circulation Element allows for the following changes:

- City vacation of two street segments: Duarte Road (North) in its entirety, and the western portion of Shamrock Avenue between Evergreen Avenue and the railroad right-of-way to allow for the construction of the M&O Facility.

- Removal of Shamrock Avenue (between Evergreen Avenue and the Metro ROW) from the Roadway Classification Map.
- Removal of the previously vacated Duarte Road (North) (between California and Shamrock Avenues) from the Roadway Classification Map.
- Modification of the Existing Bike Route Plan to reflect the proposed street vacations as discussed below.

Housing Element: On February 4, 2014, the City of Monrovia adopted a revised Housing Element for the 2014-2021 planning period, which was subsequently certified by the State Department of Housing and Community Development (HCD). Housing Element law requires that local governments adequately plan to meet the existing and projected housing needs for all economic segments of the community. The programs and policies established in the Element show the City's ability to meet its Regional Housing Needs Assessment (RHNA) Allocation. Please see the attached Annual Element Progress Report for a comprehensive overview of implementation of the 2014-2021 Housing Element.

Noise Element: The Noise Element was adopted in September 2002, which updated the 1975 Element. The Noise Element provides criteria to define and evaluate noise impacts and establishes a framework for future planning and noise mitigating decisions, while the Noise Ordinance provides the regulatory and enforcement authority for those policies. Noise policies are enforced on an ongoing basis by City Staff for individual development projects.

Safety Element: The Safety Element is a statement of the City's policy and intent regarding the identification of potential hazards and provides relevant objectives, principles and standards to effectively handle each issue. The Safety Element was adopted in September 2002, updating the 1983 Safety and Seismic Safety Element. Since that time, City Staff continues to apply these policies regarding disaster preparedness, seismic safety, flood control, fire safety and emergency preparedness to various development projects as they undergo City review. City Staff anticipates that the Safety Element will be updated within the 2015-16 Fiscal Year to account for designation of a new seismic zone identified by the State Geologist affecting a portion of the City.

Recreation/Open Space: The Recreation/Open Space Element was adopted in 1966. The purpose of the Element is to guide the preservation and conservation of open space land. As a result of the hillside planning process, the City has been aggressively seeking funds and acquiring undeveloped hillside property for open space. The Resource Management Plan that was adopted for the 1,416 acre area will be incorporated into a new Element in the 2016-17 Fiscal Year.

Conservation Element: This Element was last updated in 1966. The Conservation Element provides direction regarding the conservation, development and utilization of natural resources. Its requirements overlap those of the Land Use, Circulation, Safety,

and Open Space Elements. The primary focus of the Conservation Element is toward natural resources.

Public Facilities & Services Element: These elements were adopted in 1966 and are obsolete. They are not required elements. Many of the issues covered in these Elements overlap those of other Elements. Staff is reviewing the issues related to these topics and will make a recommendation to the Planning Commission and City Council as to whether they should be updated or repealed.

Summary of General Plan Amendments

Since the purpose of the General Plan is to provide a long range view, the number of amendments should be minimal. Under state law, a legislative body may amend, after a public hearing, all or part of an adopted General Plan if it deems the amendment to be in the public's interest, but requires that no mandatory element of a general plan be amended more than four times during any calendar year (January to December). Each amendment may include more than one change to the general plan, so multiple applications may be considered at the same meeting.

During the twelve-month period from January 2014 through December 2014, there were three amendments to the General Plan Land Use Element and the adoption of the Housing Element.

General Plan Amendment GPA2014-01: Adoption of the 2014-2021 Housing Element of the General Plan.

General Plan Amendment GPA2014-02: Amendment to the text of the Land Use Element pertaining to the Station Square Transit Village Development Guidelines.

General Plan Amendment GPA2014-03: On December 2, 2014, the text and land use map of the Land Use Element of the Monrovia General Plan was amended to create a new Planned Development Area for the parcels located at 311 West Foothill Boulevard, the location of the Aztec Hotel. Given its status as a local Historic Landmark (HL-10), its listing on the National Register of Historic Places, and the difficult zoning regulations it is subject to, the Aztec Hotel was designated as a Planned Development Area to provide some additional flexibility in potential uses in the Hotel to provide greater economic opportunities.

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Monrovia

Mailing Address: 415 S. Ivy Ave. Monrovia, CA 91016

Contact Person: Steve Sizemore Title: Community Development
Director

Phone: (626) 932-5539 FAX: (626) 932-5561 E-mail: ssizemore@ci.monrovia.ca.us

Reporting Period by Calendar Year: from 1/1/2014 to 12/31/2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction MONROVIA

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONROVIA
 Reporting Period 01/01/2014 - 12/31/2014

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions			
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Rentler O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3					2	34					
(10) Total by Income Table A/A3					0	0	2	34			
(11) Total Extremely Low-Income Units*					0						

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONROVIA
 Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very-Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONROVIA
 Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	2	0	2	0
No. of Units Permitted for Above Moderate	34	0	0	0	0	34	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONROVIA
 Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNAs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
		Very Low	142	0	0	0	0	0	0	0			0
Low	Dead Restricted	0	0	0	0	0	0	0	0	0	0	88	
	Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Moderate	Dead Restricted	0	0	0	0	0	0	0	0	0	0	93	
	Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Above Moderate	241	1	2	0	0	0	0	0	0	0	0	67	174
Total RHNA by COG: Enter allocation number:		567											
Total Units		34	36	0	0	0	0	0	0	0	0	70	497
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONROVIA
 Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Monrovia Area Partnership (MAP) Grants	10 projects annually	Annual	Done
MAP Education and Outreach	Leadership Academy, MAP conference, quarterly trainings	Annual	Done
Code Enforcement/Neighborhood Preservation	Bring properties into compliance; provide information to residents	Annual	Done
CDBG Handyworker Grants	4 grants annually	Annual	Done
Make a Difference Day	Annual project, coordinate with volunteers	Annual	Done
Multi-family Design Guidelines	Develop guidelines; promote sustainability	2015	In progress
Historic Landmark/Mills Act Contracts	Administer and market Mills Act	Annual/ Ongoing	Done
Land Use Element and Sites Inventory	Maintain current inventory of sites and provide developers with information on incentives		Done/Ongoing

Station Square Transit Village	Residential/mixed use development and incentives	Entitle first project in 2014; complete improvements in 2016	Done/Ongoing
Affordable Housing Development Assistance	Provide regulatory and financial incentives for affordable housing and develop brochure. Waive Planning Dept. application fees for projects with min. 10% ELI units. Incentivize affordable units in Station Square	In 2014, complete the Affordable Housing brochure, amend the Code for ELI units,	Done/Ongoing
Zoning Text Amendments for Special Needs Housing	Adopts zoning text amendment for provisions for special needs, including SB 2	End of 2014	Done
Update Residential Parking Standards and Unit Size	Evaluate/modify parking standards in Zoning Ordinance to facilitate specific housing types	None	In progress
Reasonable Accommodation	Facilitate the development/improvement of housing for persons with disabilities	Adopt procedures in early 2014	Done
Sustainable Development and Green Programs	Provide outreach/begin advertising HERO Program to residents	Ongoing	Done/Ongoing

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction MONROVIA

Reporting Period 01/01/2014 - 12/31/2014

General Comments:

Housing Element for 2014-2021 planning period adopted 2/4/2014.