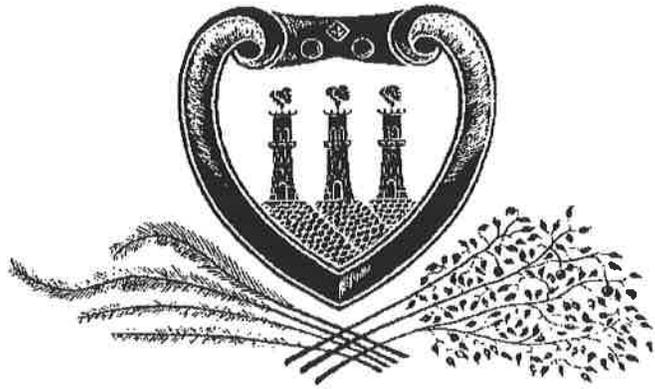


General Plan 2003

City of San Marino



City of San Marino

General Plan

October 8, 2003

RESOLUTION NO. R-03-35

**A RESOLUTION OF THE CITY OF SAN MARINO CITY COUNCIL
APPROVING A COMPREHENSIVE UPDATE OF THE CITY OF SAN MARINO
GENERAL PLAN AND APPROVING ITS RELATED NEGATIVE
DECLARATION**

THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City of San Marino adopted its first General Plan in 1973. An updated Circulation Element was adopted in 1995 and an updated Housing Element was adopted in 2000. In April 2001, the City began the process of a comprehensive General Plan Update for the Land Use, Open Space, Conservation, Safety, and Noise elements.

SECTION 2. The City Council appointed a nine-member General Plan Steering Committee consisting of persons representing various interests within the community and directed them to prepare an amendment to the General Plan for these elements. The Committee held numerous meetings to obtain input from City Department Heads, the City Manager and members of the San Marino community, particularly those representing organizations and institutions of the community, to learn more about existing conditions and future goals.

SECTION 3. Following community input, the General Plan Steering Committee established a Vision Statement to help provide a foundation for the amendment and then drafted goals and policies to address these issues. The Committee did not limit itself to these elements, but included optional elements containing policies related to economic development, neighborhood preservation, education, and telecommunications/technology.

SECTION 4. The Planning Commission conducted public hearings on May 28, 2002, June 25, 2002, and August 27, 2003 to receive input from community members on the amendment to the General Plan. Both oral and written testimony was received at said hearings.

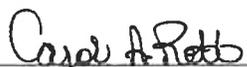
SECTION 5. Following the hearings, the Planning Commission recommended the City Council approve the proposed General Plan amendments.

SECTION 6. The City Council conducted three study sessions and public hearings on June 11, 2003 and October 8, 2003. Following the public hearings the City Council hereby approves the proposed General Plan amendment and its related Negative Declaration.

PASSED, APPROVED, AND ADOPTED this 8th day of October 2003.


Matthew Lin, M. D., Mayor

ATTEST:

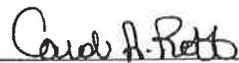

Carol A. Robb, MMC, City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. R-03-35 was duly adopted by the City Council of the City of San Marino at a Regular Meeting of the City Council held on the 8th day of October, 2003, by the following vote:

AYES: COUNCILMEMBERS BAYLE, BROWN, FILUTZE, VICE MAYOR
TWIST, AND MAYOR LIN.

NOES: NONE.

ABSENT: NONE.


Carol A. Robb, MMC, City Clerk

Acknowledgements

City Council

Matthew Lin, Mayor
Bob Twist, Vice Mayor
Emile Bayle
Betty Brown
Vince Filutze

Planning Commission

Kenneth Riley, Chair
Laurie Barlow, Vice Chair
N. Christian Datwyler
Richard Haserot
Howard Brody

General Plan Steering Committee

Robert Nida, Chair
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Community Participants

Gene Dryden, PRISM Committee
Jack McQueen, Old Mill Foundation
Jim Folsom, Huntington Library, Art
Gallery and Botanical Gardens
Laurie Sowd, Huntington Library, Art
Gallery and Botanical Gardens
Jack Rose, San Marino Unified School
District

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INTRODUCTION

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

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

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

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

Vision Statement

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

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

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

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

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

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

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

History

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

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

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

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

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

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

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

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

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

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

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

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

LAND USE CHAPTER

Introduction

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

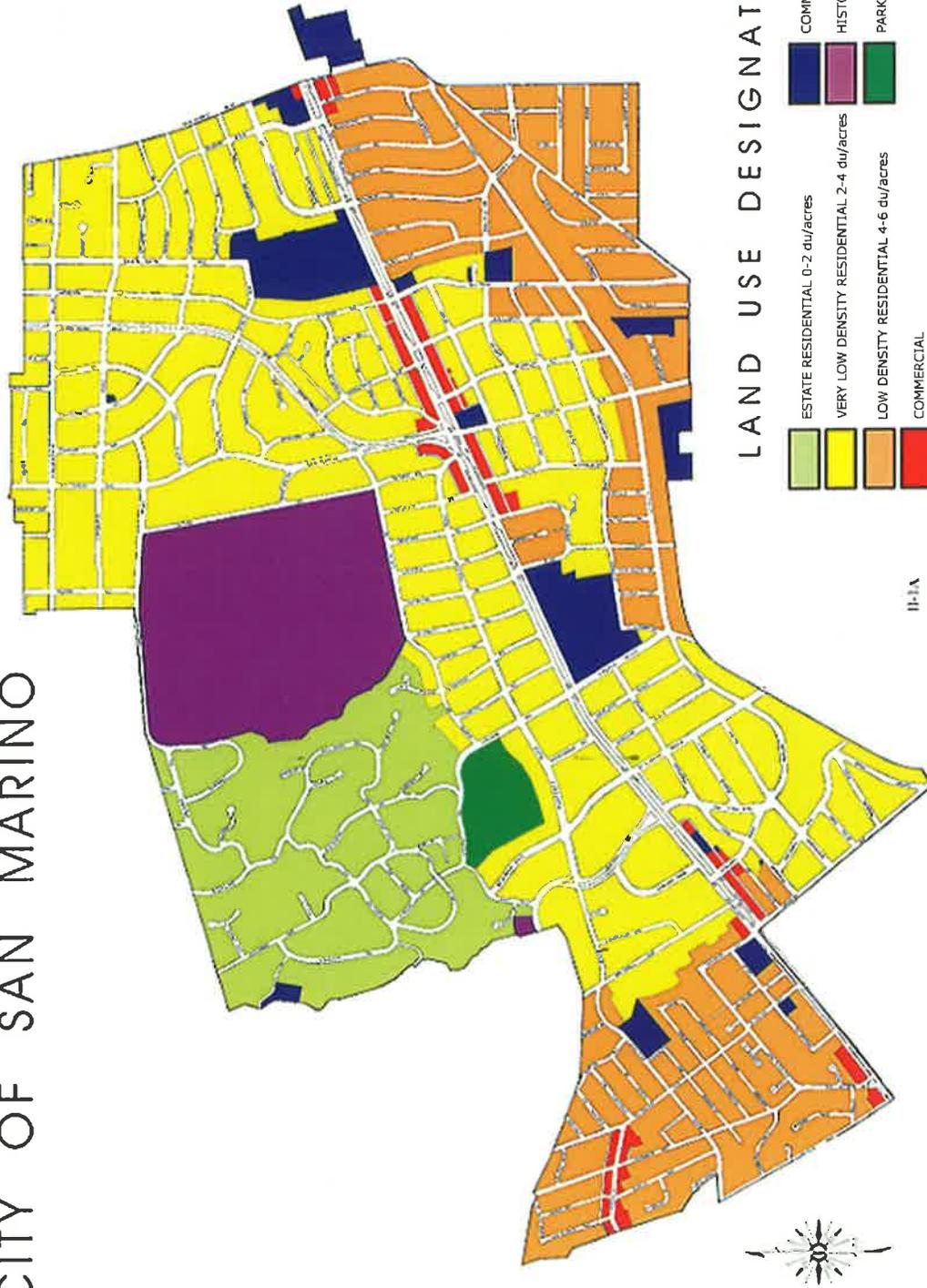
Government Code Section 65302(a) requires:

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

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

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

CITY OF SAN MARINO



LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL 0-2 du/acre
- VERY LOW DENSITY RESIDENTIAL 2-4 du/acre
- LOW DENSITY RESIDENTIAL 4-6 du/acre
- COMMUNITY USE
- HISTORICAL AND CULTURAL
- PARKS AND RECREATION
- COMMERCIAL

11-1A

Section One – Land Use Designations

Overview of Existing Conditions

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

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

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

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

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

The distribution of land uses is as follows:

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

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

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

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

Urban Form

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

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

San Marino’s Residential Neighborhoods

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

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

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

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

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

Southeast Neighborhood

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

East Lorain Road Neighborhood

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

Central Neighborhood

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

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

Valentine School Neighborhood

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

Southwest Neighborhood

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

Mission Neighborhood

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

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

Lacy Park Neighborhood

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

Central Huntington Library Neighborhood

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

Estate Area

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

North Huntington Library Neighborhood

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

Winston Avenue Neighborhood

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

San Marino High School Neighborhood

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

San Marino’s Commercial Areas

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

San Marino’s Cultural Treasures

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

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

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

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

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

Goals, Objectives and Policies

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

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

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

Land Use Objectives and Policies

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

Residential Land Uses

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

Policies:

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

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

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

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

Policies:

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

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

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

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

Policies:

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

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

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

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

Policies:

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

Where appropriate, require safety fencing and landscaping.

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

Policies:

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

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

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

Encourage parking of vehicles in garages.

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

Policies:

Enforce weed abatement policies.

Enforce abandoned vehicle policies.

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

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

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

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

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

Policies

Require city permits prior to tree removal from private property.

Require replacement trees where appropriate on private and public property.

Provide guidelines for proper pruning of trees on private property.

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

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

Commercial Land Uses

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

Policies:

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

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

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

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

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

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

Objective L.9

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

Policies:

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

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

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

Encourage a variety of retail establishments.

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

Historical and Cultural Land Uses

Objective L.10

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

Policies:

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

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

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

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

Open Space

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

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

Section Two - Economic Development

Purpose

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

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

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

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

Overview of Existing Conditions

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

Huntington Drive

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

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

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

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

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

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

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

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

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

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

Mission Street

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

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

Financial Information

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

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

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

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

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

Opportunities and Constraints

1) Opportunities

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

2) Constraints

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

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

Goals, Objectives and Policies:

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

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

Policies:

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

Maintain a streamlined permitting process.

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

Objective L.14 Discourage commercial parking in residential neighborhoods.

Policies:

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

Consider appropriate land purchases for parking.

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

Limit commercial parking on residential streets.

Increase signage to direct customers to appropriate parking.

Encourage businesses to share parking.

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

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

Policies:

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

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

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

Policies:

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

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

Objective L.17 Encourage a pedestrian oriented business community.

Policies:

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

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

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

Encourage outdoor dining and outdoor retail display.

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

Policy:

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

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

Policies:

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

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

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

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

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

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

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

Policies:

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

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

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

Policies:

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

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

Develop a marketing brochure to attract new businesses.

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

Policies:

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

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

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

Highlight new business openings.

Section Three - Preservation

Overview of Existing Conditions

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

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

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

Purpose

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

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

Goal, Objectives and Policies

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

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

Policies:

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

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

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

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

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

Policies:

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

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

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

Objective L.25

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

Policies:

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

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

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

Implementation Measures

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

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

COMMUNITY SERVICES CHAPTER

Introduction

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

Statutory Requirements

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

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

Section One – Recreation Services

Overview of Existing Conditions

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

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

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

Lacy Park

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

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

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

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

Recreation space and San Marino Unified School District

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

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

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

Goals, Objectives and Policies

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

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

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

Policies:

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

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

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

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

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

Policy:

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

Objective CS.3 Maximize program opportunities by coordinating resources.

Policies:

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

Coordinate programs with the San Marino Unified School District.

Objective CS.4

Support community participation in San Marino public schools.

Policy:

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

Objective CS.5

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

Policies:

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

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

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

Section Two - Library Services

Overview of Existing Conditions

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

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

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

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

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

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

The Future

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

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

Goals, Objectives and Policies

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

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

Policies:

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

Publicize public library youth activities through San Marino schools.

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

Policies:

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

Install telecommunication systems that allow for high quality Internet access.

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

Objective CS.8

Facilitate Library usage and accessibility.

Policies:

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

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

Objective CS.9

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

Policies:

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

Seek state funds as they become available for library projects.

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

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

Section Three – Police Services

Overview of Existing Conditions

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

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

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

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

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

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

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

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

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

Goals, Objectives and Policies

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

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

Policies:

Implement effective programs to attract and retain officers.

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

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

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

Policies:

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

Respond promptly to reports of unsafe physical conditions.

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

Section Four – Education

Overview of Existing Conditions

San Marino Unified School District

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

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

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

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

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

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

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

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

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

Southwestern Academy

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

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

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

Preschool education

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

Goals, Objectives and Policies

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

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

Section Five – Telecommunications and Technology

Overview of Existing Conditions

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

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

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

Wireless Phone Services

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

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

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

Broadband Service

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

Federal policy is that broadband service be provided competitively.

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

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

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

Goals, Objectives and Policies

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

Objective CS.19 Encourage commercial providers to offer telecommunication and technology services needed and used by residents.

Policies:

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

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

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

Policies:

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

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

Objective CS.21

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

Policies:

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

Provide leadership in resolving service deficiencies in local geographic areas.

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

Objective CS.22

Identify opportunities to co-locate telecommunications and technology equipment.

Policy:

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

Section Six – Infrastructure

Overview of Existing Conditions

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

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

Streets/Sidewalks/Curbs/Gutters

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

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

Irrigation

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

Sewer

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

Storm Drains

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

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

Street Lighting

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

Utility lines and poles

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

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

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

Goals, Objectives and Policies

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

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

Policies:

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

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

Objective CS.24 Upgrade core infrastructure capabilities.

Policies:

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

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

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

Objective CS.25 Ensure that utility poles and facilities are operational, safe and aesthetically pleasing.

Policies:

Maintain effective communication with Southern California Edison.

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

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

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

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

Implementation Measures

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

<u>Implementation Measure</u>	<u>Related Objective(s)</u>	<u>Status</u>	<u>Time Frame</u>	<u>Responsible party</u>
Recreation Program	CS.1	R, C	Ongoing	Recreation Department
City sponsored community events	CS.2	R, C	Ongoing	Recreation Department
Coordinate programs with SMUSD	CS.3, CS.4	R, C	Ongoing	Recreation Department
Facility Inventory and Management Program	CS.5	R	2004	Recreation and Public Works Departments
Integrated Library Program <ul style="list-style-type: none"> • New Facility • Improved Technology • Meet usage demands 	CS.7, CS.9	R	2005	Library Department Library Foundation, Library Board
	CS.6, CS.7	R	2005	
	CS.8	R	2004	
Capital Improvement Program	CS.24	R	Ongoing	Public Works Department
Undergrounding of Utilities	CS.25	O	2004	Public Works Department in cooperation with SC Edison

NATURAL RESOURCES CHAPTER

Introduction

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

Statutory Requirements

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

Section One – Parklands- Lacy Park

Overview of Existing Conditions

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

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

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

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

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

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

Goals, Objectives and Policies

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

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

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

Policies:

Upgrade restroom facilities.

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

Repair walking and riding paths as needed.

Consider the most appropriate location for maintenance operations.

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

Policies:

Take advantage of latest irrigation technology where appropriate.

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

Upgrade and maintain an adequate drainage system.

Objective NR.3 Protect park from over-utilization.

Policies:

Consider restricting hours of park operation/availability.

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

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

Section Two - Recycling

Overview of Existing Conditions

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

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

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

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

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

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

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

Goals, Objectives and Policies

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

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

Policies:

Continue to collect waste in residential rear yards.

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

Continue to conduct frequent street sweeping.

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

Policies:

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

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

Provide opportunities for the disposal of large household items.

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

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

Policies:

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

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

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

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

Section Three – Tree Preservation

Overview of Existing Conditions

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

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

Goals, Objectives and Policies

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

Objective NR.14 Maintain existing urban forest.

Policies:

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

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

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

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

Objective NR.15 Regulate removal and alteration of trees on private property.

Policies:

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

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

Provide educational materials that explain good tree maintenance practices.

Objective NR.16 Protect vegetation in hazard zones.

Policy:

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

Objective NR.17 Ensure that new construction projects have landscaping that is compatible with the surrounding neighborhood.

Policy:

Require a landscape plan for all new construction projects.

Section Four – Water

Overview of Existing Conditions

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

California-American Water Company

Overview of the San Marino District Systems - Upper and Lower

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

Current and Future Quality of Ground Water

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

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

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

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

Inventory of Existing and Future Water Supply Sources

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

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

Existing and Projected Demand Upon Water Supply Sources

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

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

Adequacy of Existing and Future Water Supply Sources

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

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

Sunny Slope Water Company

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

Goals, Objectives and Policies

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

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

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

Objective NR.20 Educate the community regarding water resources.

Policies:

Encourage water conservation measures.

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

Publicize water resource facts and challenges to residents.

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

Policies:

Retrofit City facilities as reasonable to conserve water.

Utilize current water conservation technology in irrigation systems.

Implementation Measures

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

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

SAFETY CHAPTER

Introduction

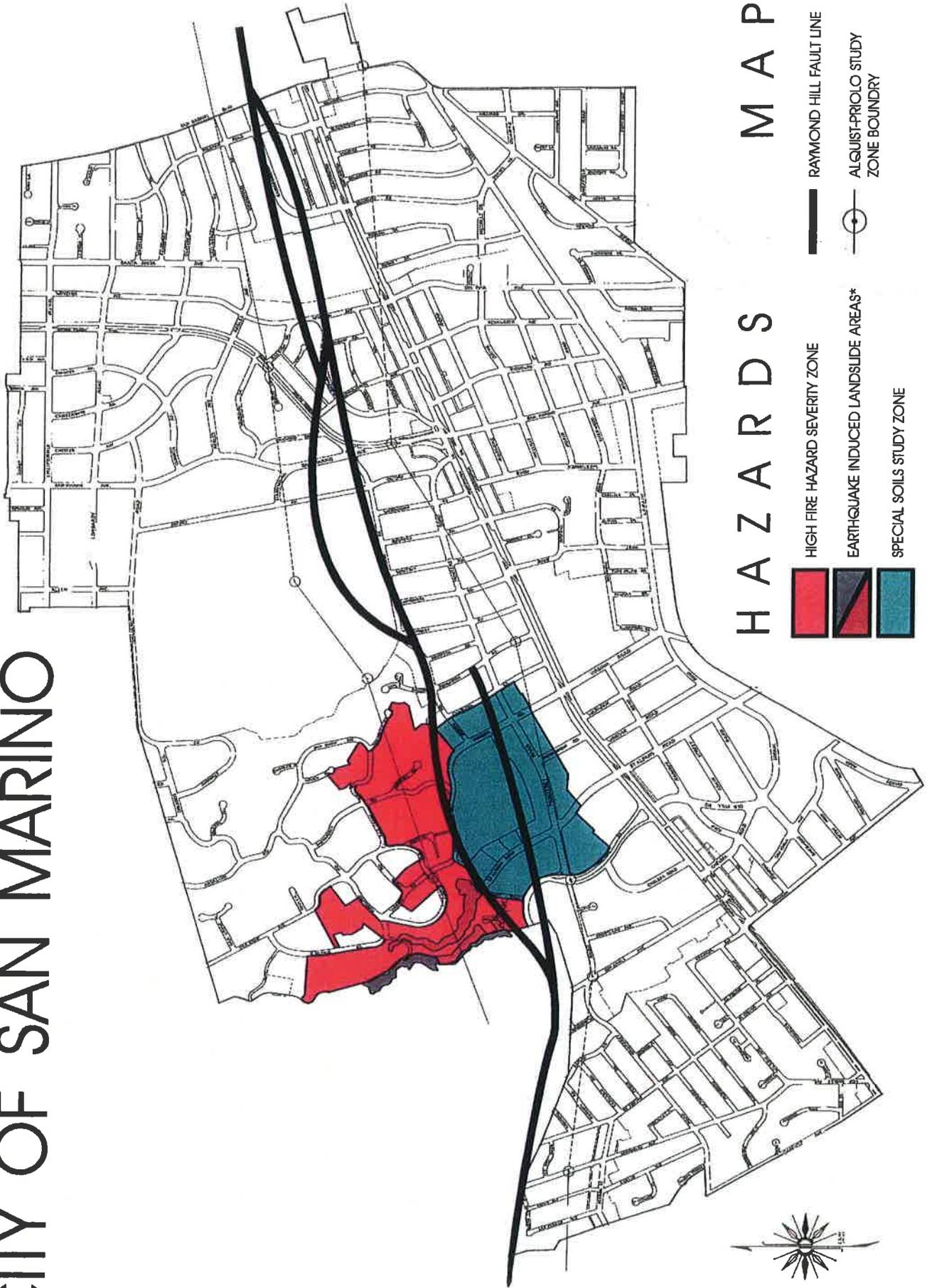
The Safety Chapter contains four sections: Fire Safety (safety element), Seismic Safety and Flooding (safety element), Emergency Preparedness (safety element), and Noise (noise element).

Statutory Requirements

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

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

CITY OF SAN MARINO



H A Z A R D S M A P



HIGH FIRE HAZARD SEVERITY ZONE

EARTHQUAKE INDUCED LANDSLIDE AREAS*

SPECIAL SOILS STUDY ZONE

RAYMOND HILL FAULT LINE

ALQUIST-PRIOLO STUDY ZONE BOUNDARY



*LANDSLIDE AREAS SHOWN ARE CLOSE APPROXIMATION. ACTUAL AREAS ARE SHOWN IN THE STATE OF CALIFORNIA SEISMIC HAZARD ZONES OFFICIAL MAP, LOS ANGELES QUADRANGLE, RELEASED MARCH 25, 1999

Section One – Fire Safety

Overview of Existing Conditions

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

Environmental Conditions

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

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

Fire protection

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

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

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

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

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

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

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

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

Medical response

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

Goals, Objectives and Policies

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

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

Policies:

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

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

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

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

Policies:

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

Maintain mutual and automatic aid agreements with other area jurisdictions.

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

Policies:

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

Encourage the use of fire retardant roofing materials.

Encourage the installation of automatic sprinklers.

Objective S.4

Educate residents and businesses on emergency procedures.

Policies:

Publicize emergency evacuation plans and routes.

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

Section Two – Seismic Safety and Flooding

Overview of Existing Conditions

Seismic

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

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

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

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

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

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

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

Flooding

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

Goal, Objectives and Policies

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

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

Policies:

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

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

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

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

Policies:

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

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

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

Objective S.7

Maximize seismic safety in residential structures.

Policies:

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

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

Section Three – Emergency Preparedness

Overview of Existing Conditions

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

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

Goal, Objectives and Policies

Reduce life safety risks in the community

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

Policies:

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

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

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

Policies:

Safety personnel should be trained in homeland security.

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

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

Objective S.10

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

Policies:

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

Maintain traffic contingency plans for traffic signal outages.

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

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

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

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

Objective S.11

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

Policies:

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

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

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

Section Four – Noise

Overview of Existing Conditions

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

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

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

2002 CNEL Values at various locations

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

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

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

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

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

Goals, Objectives, and Policies

Mitigate the impacts of noise in the City.

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

Policy:

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

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

Policy:

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

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

Policies:

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

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

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

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

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

Objective S.15

Ensure that the City complies with its noise regulations.

Policies:

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

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

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

Objective S.16

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

Policies:

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

Implementation Measures

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

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

General Plan Content Summary

Elements	Where Located	Not included and why
REQUIRED ELEMENTS		
Land Use		
Distribution of housing	Land Use Chapter	
Distribution of business	Land Use Chapter	
Distribution of industry		No current or planned uses in this category
Distribution of open space	Land Use Chapter	
Distribution of agricultural space		No current or planned uses in this category
Distribution of mineral resources; provisions for continued availability		None known
Location of educational facilities	Land Use Chapter	
Location of public buildings and grounds	Land Use Chapter	
Location of future solid and liquid waste facilities		None currently or planned
Identification of areas subject to flooding		None currently or will exist
Identification of existing Timberland Preserve Zone lands		None currently or will exist
Other categories of public and private uses of land	Land Use Chapter	
Conservation		
Water and its hydraulic force	Natural Resources Chapter	
Forests		None
Soils (agricultural)		None
Rivers and other waters		None
Harbors		None
Fisheries		None
Wildlife		None known
Minerals		None known

Elements	Where Located	Not included and why
Open Space		
Open space for preservation of natural resources	Natural Resources Chapter	
Open space for managed production of resources		None currently or planned
Open-space for outdoor recreation	Land Use Chapter Community Services Chapter	
Open space for public health and safety (such as seismic zone, fire zone, flood zone, etc.)		None currently or planned
Demands for trail oriented use		None currently or planned
Retention of publicly owned corridors (such as abandoned rail lines) for future use	Land Use Chapter	
Integration of city and county trails routes in the California Recreational Trails System		None currently or planned
Safety		
Seismic Hazards including surface rupture, shaking, landslide, liquefaction)	Safety Chapter	
Flood Hazard		None exist
Fire Hazard – urban, not wildland	Safety Chapter	
Landslides	Safety Chapter	
Other hazards (emergency management)	Community Services	
Evacuation routes and signage	Safety Chapter	
Peakload Water Supply	Community Services Chapter	
Road widths and turnouts	Safety Chapter	
Clearances around structures	Safety Chapter	
Noise		
Identify and appraise mobile noise sources	Safety	
Identify and appraise stationary noise sources	Safety	
Existing and projected noise levels	Safety	
Inventory of sensitive receptors	Safety	
“noise problems” in the community	Safety	
Methods and implementation measures to address problems	Safety	

Elements	Where Located	Not included and why
OPTIONAL ELEMENTS		
Economic Development	Land Use Chapter	
“Historic” or “Neighborhood” Preservation	Land Use Chapter	
Recreation Services	Community Services	
Library Services	Community Services	
Police Services	Community Services	
Education	Community Services	
High Speed Data Connectivity and Telecommunications	Community Services	
Infrastructure	Community Services	
Waste Management	Natural Resources	
Tree Preservation	Natural Resources	
Emergency Preparedness	Safety	

**NOISE ELEMENT TECHNICAL
APPENDIX**

Characteristics of Noise

Noise is sometimes defined as unwanted sound. Both noise and sound are caused by mechanical oscillations in the air, and there is no physical difference between noise and sound. At certain levels, noise can cause speech interference, sleep disturbance or awakening, and interference with activities or recreation. Potential noise sources associated with the proposed project include noise from traffic on surface streets.

Community noise levels are commonly measured using a metric termed "A-weighting." Noise levels described with this metric are listed in dBA values.

Noise Metrics for Evaluation of Community Response to Noise

One area of environmental acoustics which has received considerable attention in recent years is the development of methods for describing the impact of noise on communities. Attempts to correlate noise levels with community annoyance have led to the development of a number of different metrics or descriptors for the assessment of community reactions. To accurately account for human reaction to noise, a complete description of the noise must be provided by the metric chosen. This complete description should include intensity, frequency characteristics, and variation with time. Some characteristics of a few of the more commonly used noise descriptors are as follows:

A-WEIGHTED NOISE LEVEL (dBA)

A-weighted noise levels are filtered or weighted to quantitatively reduce the effect of low frequency noise. This metric was designed to approximate the response of the human ear to noise. A-weighted noise levels are measured in decibels with a standard sound level meter which contains the A-weighted network.

A-weighted levels provide a simple measure that correlates well with human subjective assessment of the loudness or noisiness of many types of noise.

STATISTICAL NOISE LEVELS (Ln)

The statistical noise level L_n is that noise level which is exceeded $n\%$ of the time during the observation period. For example, the L_{90} level is the noise level exceeded 90% of the time and L_{50} is the noise level exceeded 50% of the time. These two particular levels are significant in that the L_{50} represents a median noise level and L_{90} is an approximate measure of the lowest noise level in a given community when there are no identifiable noise sources in the area. The L_{90} level is often used as the ambient noise level for a particular area. All statistical noise levels are usually A-weighted unless otherwise specified.

EQUIVALENT SOUND LEVEL (LEQ)

Equivalent Sound Level (LEQ) is the energy averaged noise level integrated over some specified amount of time. The purpose of LEQ is to provide a single number measure of time-varying noise for a specific time period.

Equivalent signifies that the numerical value of the fluctuating noise is equivalent in level to a steady state noise with the same amount of acoustic energy. This specified time integration period may be for varying durations - 2 minutes, 2 hours, or 24 hours. If not stipulated, the level of the noise is taken to be A-weighted, although other frequency weightings may be used.

24-HOUR EQUIVALENT LEVEL (LEQ 24)

The LEQ (24) is a special case of LEQ. It is simply the LEQ measured over a 24-hour period.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

The Community Noise Equivalent Level (CNEL) is the energy averaged noise level measured over a 24-hour period with different weighting factors for the noise levels occurring during the day, evening, and nighttime periods.¹ Evening (7 p.m. - 10 p.m.) and nighttime (10 p.m. - 7 a.m.) noise events are increased in level by 5 and 10 dB respectively to account for the lower tolerance of people to noise during those time periods.

CNEL was developed for noise surveillance in land use planning and is used in the State Of California for evaluation of the potential impact of highway, railroad, and airport noise on residential areas.

CNEL may be determined from the following relationship:

$$\text{CNEL} = 10 \log \left\{ \left(\sum_{i=1}^{24} W_i \times \log^{-1} \text{LEQ}_i / 10 \right) / 24 \right\}$$

¹ California Department of Aeronautics, "Noise Standards," California Administrative Code, Chapter 9, Title 4 (Register 70, No. 48, November 28, 1970)

where:

W_i is the time of day weighting factor as follows:

<u>Period</u>	<u>Time</u>	<u>Weighting</u>
Daytime	7 a.m. - 7 p.m.	1
Evening	7 p.m. - 10 p.m.	3
Nighttime	10 p.m. - 7 a.m.	10

LEQ_i is the equivalent sound level for the i th hour of the day.

DAY-NIGHT LEVEL (LDN)

The LDN standard is essentially the same as the CNEL standard with the evening (7 p.m. - 10 p.m.) weighting equal to 1. The LDN standard is used nationally and is beginning to appear in California Codes. It is generally considered to be interchangeable with the CNEL metric.

Regulatory Setting

In the State of California, Senate Bill 860 (Beilenson, 1995) which became effective January 1, 1976 directed the California Office of Noise Control within the State Department of Health to prepare "Guidelines for the Preparation and Content of Noise Elements of the General Plan." Part of the purpose of these guidelines was to provide sufficient information concerning the noise environment in the Community so that noise may be considered in the Land Use Planning Process. As part of this publication, Land Use Compatibility Standards were developed in four categories. These categories included Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable. The interpretation of the four categories is as follows:

Normally Acceptable: Specified Land Use is satisfactory without special insulation.

Conditionally Acceptable: New Development requires detailed analysis of noise insulation requirements

Normally Unacceptable: New Development is discouraged and requires a detailed analysis of insulation features.

Clearly Unacceptable: New Development should not be undertaken.

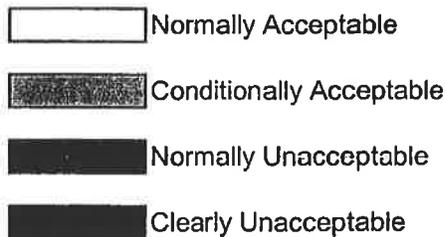
A copy of this Land Use Compatibility Metric for Community Noise Environments is shown in Figure 1.

As can be seen from the data in Figure 1, the dividing line between Normally Acceptable and Conditionally Acceptable for sensitive spaces such as residential, multi-family, and school and libraries is CNEL 55 to 60. The dividing line between Conditionally Acceptable and Normally Unacceptable for the same Land Use categories is CNEL 70.

The State Building Code (Part 2, Title 24, CCR) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses and residential units other than detached single-family residences from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL is 60 dBA or greater are required to provide sound insulation to limit the interior CNEL to a maximum of 45 dBA. An acoustical analysis report prepared by a person experienced in the field of acoustical engineering is required for the issuance of a building permit for these structures.

Figure 1: Community Noise Compatibility Criteria

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE LEVEL, dB					
	55	60	65	70	75	80
Residential- Low Density Single Family, Duplex	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Residential- Multiple Family	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Transient Lodging- Hotels, Motels	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Auditoriums, Concert Halls, Amphitheatres	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Sports Arenas, Outdoor Spectator Sports	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Playgrounds, Neighborhood Parks	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Office Buildings, Business Commercial and Residential	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		
Industrial, Manufacturing, Utilities and Agriculture	Normally Acceptable					
	Conditionally Acceptable			Normally Unacceptable		



Existing Acoustical Environment

Environmental noise levels were measured at the same ten locations that were reported in the City's noise element that was prepared in 1973. The measurements were made with a precision integrating LD 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. This sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period.

A comparison of 1993 noise levels versus 2002 noise levels for L90, L50 and L10 noise levels are summarized in Tables 4-1, 4-2 and 4-3.

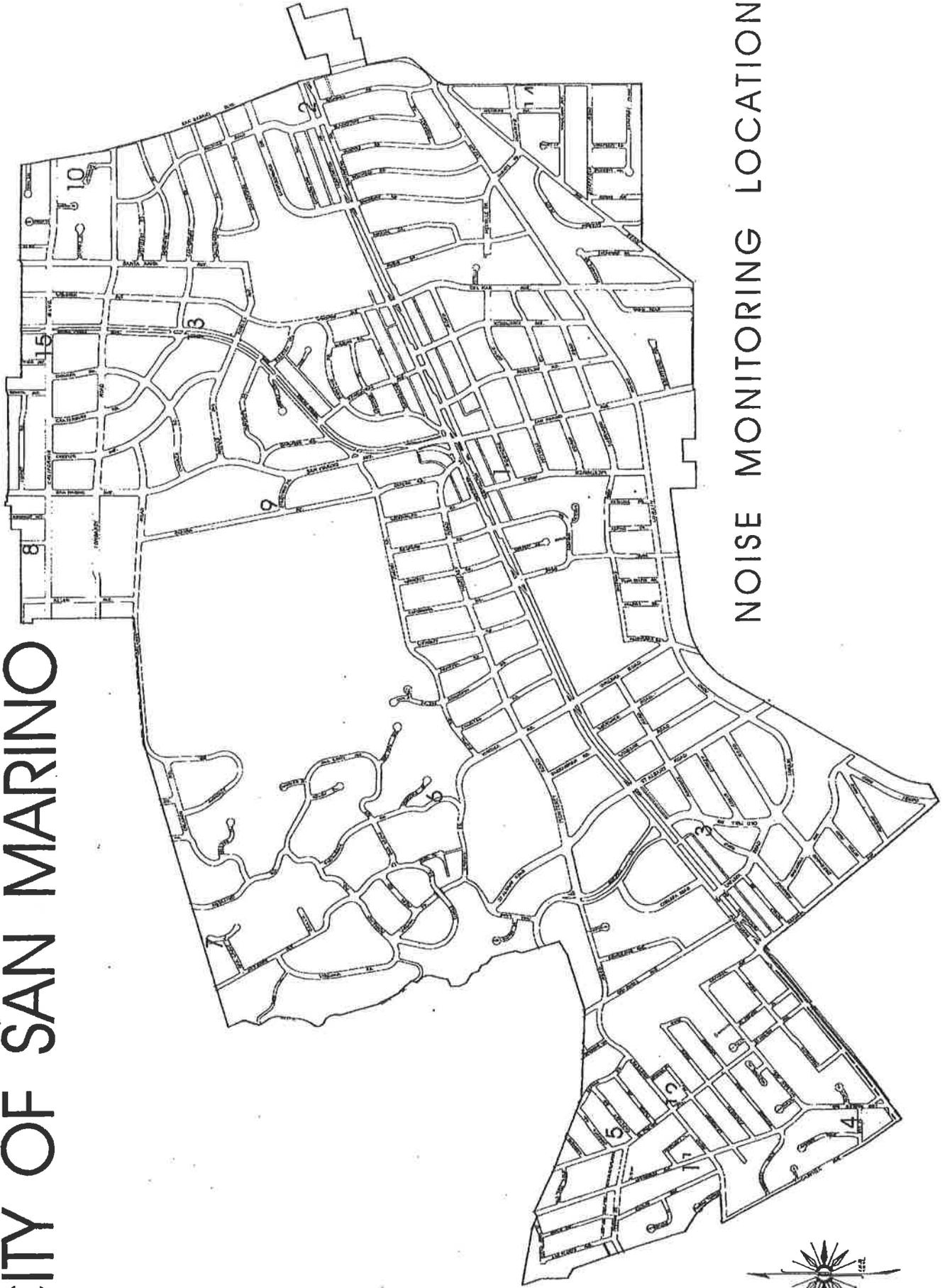
The peak hour LEQ data collected at all ten locations were analyzed to determine the CNEL level at each location. These CNEL values were determined by measuring the equivalent noise level (LEQ) directly, and then calculating the equivalent noise level for each of the other 23 hours in the day.² This CNEL approach has been utilized extensively. The accuracy of this procedure has been established with 24-hour measurements at the same location. The procedure has always been within acceptable accuracy limits. The results of these CNEL calculations are summarized in Table 4-4.

In addition to the ten sites that were monitored in 1973 and March, 2002, five additional sites were monitored in April, 2002. The results of these monitorings are listed in Table 4-5. All noise monitoring locations are shown in Figure 2.

Los Robles was recently resurfaced. To determine the effect of the resurfacing, ambient noise measurements were redone at Location 11 on July 24, 2003. The results of these measurements are included in Table 4-5.

² See, for example, "Insulation of Buildings Against Highway Noise," Bruce Davy and Steven Skale, Federal Highway Administration FHWA-TS-77-202.

CITY OF SAN MARINO



NOISE MONITORING LOCATIONS

Table 4-1

**L90 Noise Measurements at Various Locations
in San Marino**

<u>Location</u>	<u>1973 L90</u>	<u>2002 L90</u>
1. Roanoke Rd. E. of West Haven Rd.	42 dBA	45 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	52	53
3. Roanoke Rd. W. of Old Mill Rd.	42	46
4. Oak Street bet. Los Robles & Garfield	49	48
5. Carlaris Rd. E. of El Molino Ave.	48	42
6. Shenandoah Rd. N. of Virginia Rd.	50	49
7. North end of Oak Grove Pl.	45	42
8. Greenwood Ave. at N. boundary Of City	48	45
9. Stratford Rd. at ent. to Huntington Library	44	45
10. N. end of Lombardy Pl. N. of Lombardy Rd.	48	44

As can be seen from the data summarized in Table 4-1, L90 noise levels have not significantly increased throughout the city. The L90 noise levels are those noise levels exceeded 90% of the time. As such, they would tend to be background or ambient noise levels. Noise levels along Huntington Drive have increased by 1 dB and noise levels along Roanoke Road have increased by 3 to 4 dB since 1973. At most other locations, the L90 noise levels have decreased.

Table 4-2

**L50 Noise Measurements at Various Locations
in San Marino**

<u>Location</u>	<u>1973 L50</u>	<u>2002 L50</u>
1. Roanoke Rd. E. of West Haven Rd.	49 dBA	50 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	55	60
3. Roanoke Rd. W. of Old Mill Rd.	49	50
4. Oak Street bet. Los Robles & Garfield	55	51
5. Carlaris Rd. E. of El Molino Ave.	54	50
6. Shenandoah Rd. N. of Virginia Rd.	53	55
7. North end of Oak Grove Pl.	49	45
8. Greenwood Ave. at N. boundary Of City	53	50
9. Stratford Rd. at ent. to Huntington Library	54	52
10. N. end of Lombardy Pl. N. of Lombardy Rd.	52	49

As can be seen from the data in Table 4-2, L50 noise levels have also not changed significantly since 1973. The L50 noise levels are those noise levels that are exceeded 50% of the time. As such, they are median noise levels. Noise levels along Huntington Drive have increased by 5dB and noise levels along Roanoke Road have increased by 1 dB since 1973. Noise levels at most of the other locations have decreased.

Table 4-3

**L10 Noise Measurements at Various Locations
in San Marino**

<u>Location</u>	<u>1973 L10</u>	<u>2002 L10</u>
1. Roanoke Rd. E. of West Haven Rd.	58 dBA	62 dBA
2. Huntington Dr. W. of San Gabriel Blvd.	64	67
3. Roanoke Rd. W. of Old Mill Rd.	60	56
4. Oak Street bet. Los Robles & Garfield	60	58
5. Carlaris Rd. E. of El Molino Ave.	62	56
6. Shenandoah Rd. N. of Virginia Rd.	61	63
7. North end of Oak Grove Pl.	54	55
8. Greenwood Ave. at N. boundary Of City	57	57
9. Stratford Rd. at ent. to Huntington Library	62	61
10. N. end of Lombardy Pl. N. of Lombardy Rd.	56	59

The L10 noise levels summarized in Table 4-3 are those noise levels exceeded 10% of the time. As such, they would represent maximum noise levels or the noisiest vehicles. Correlation between 1973 L10 values and 2002 L10 values is not very strong since a single vehicle could alter the results. In general, the L10 noise levels with the exception of a few locations are very close to what they were in 1973.

Table 4-4

**CNEL Values at Various Locations
in San Marino**

	<u>Location</u>	<u>CNEL</u>
1.	Roanoke Rd. E. of West Haven Rd.	59 dB
2.	Huntington Dr. W. of San Gabriel Blvd.	65
3.	Roanoke Rd. W. of Old Mill Rd.	53
4.	Oak Street bet. Los Robles & Garfield	54
5.	Carlaris Rd. E. of El Molino Ave.	53
6.	Shenandoah Rd. N. of Virginia Rd.	60
7.	North end of Oak Grove Pl.	52
8.	Greenwood Ave. at N. boundary Of City	54
9.	Stratford Rd. at ent. to Huntington Library	57
10.	N. end of Lombardy Pl. N. of Lombardy Rd.	58

As can be seen from the results summarized in Table 4-4, only noise levels along Huntington Drive which are in the CNEL 65 range would be considered Conditionally Acceptable for sensitive space such as residential, multi-family, school and libraries. At all other locations, CNEL values are CNEL 60 or less.

Table 4-5

**Measured Noise Levels in dB
at Locations 11-15**

<u>Location</u>	<u>L90</u>	<u>L50</u>	<u>L10</u>	<u>CNEL</u>
11. Los Robles 100' north of Monterey	50	62	71	69
12. El Molino 100' south of Monterey	53	60	67	70
13. Sierra Madre 100' south of Canterbury	47	58	70	69
14. San Gabriel 100' south of Duarte	57	65	75	72
15. California 100' west of Sierra Madre	53	60	68	66

As can be seen from the data in Table 4-5, Locations 11-15 are all in excess of CNEL 65 and would be considered Conditionally Acceptable for residential use. Only Location 14 is in excess of CNEL 70 and would therefore be considered Normally Unacceptable for residential use.

SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #1 ROANOKE ROAD - EAST OF WEST HAVEN RD.
TEST DATE: MARCH 7, 2002
START TIME: 3:00 P.M.
END TIME: 3:30 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	57.6	L90:	45.1
LMAX:	72.6	L50:	50.0
LMIN:	42.3	L25:	54.6
CNEL:	58.6	L10:	62.0
LDN:	58.6	L2:	67.3
		L1:	69.4

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #2 HUNTINGTON DRIVE WEST OF SAN GABRIEL BLVD.
TEST DATE: MARCH 7, 2002
START TIME: 2:30 P.M.
END TIME: 3:00 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 69°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	64.1	L90:	52.5
LMAX:	81.3	L50:	60.4
LMIN:	46.3	L25:	64.1
CNEL:	65.1	L10:	66.9
LDN:	65.1	L2:	69.5
		L1:	73.8

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #3 ROANOKE ROAD WEST OF OLD MILL ROAD
TEST DATE: MARCH 7, 2002
START TIME: 3:30 P.M.
END TIME: 4:00 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	52.3	L90:	45.5
LMAX:	70.3	L50:	49.9
LMIN:	41.2	L25:	52.4
CNEL:	53.3	L10:	55.7
LDN:	52.3	L2:	61.4
		L1:	63.8

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #4 OAK STREET BETWEEN LOS ROBLES & GARFIELD
TEST DATE: MARCH 7, 2002
START TIME: 4:00 P.M.
END TIME: 4:30 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	53.3	L90:	47.5
LMAX:	66.7	L50:	51.1
LMIN:	44.9	L25:	54.4
CNEL:	54.3	L10:	58.1
LDN:	53.3	L2:	61.8
		L1:	63.0

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #5 CARLARIS RD. EAST OF EL MOLINO AVENUE
TEST DATE: MARCH 7, 2002
START TIME: 4:30 P.M.
END TIME: 5:00 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f
RELATIVE HUMIDITY: 55%
WIND: 0-2 mph

LEQ:	52.4	L90:	41.6
LMAX:	72.2	L50:	49.6
LMIN:	38.4	L25:	53.4
CNEL:	53.4	L10:	56.0
LDN:	53.4	L2:	60.6
		L1:	62.8

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #6 SHENANDOAH RD. NORTH OF VIRGINIA RD.
TEST DATE: MARCH 7, 2002
START TIME: 4:00 P.M.
END TIME: 4:30 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 67°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	59.3	L90:	49.3
LMAX:	75.9	L50:	54.5
LMIN:	44.8	L25:	58.5
CNEL:	60.3	L10:	63.3
LDN:	59.3	L2:	67.4
		L1:	69.1

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #7 NORTH END OF OAK GROVE PLACE
TEST DATE: MARCH 7, 2002
START TIME: 3:30 P.M.
END TIME: 4:00 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 50.5 L90: 41.8

LMAX: 62.4 L50: 45.3

LMIN: 39.4 L25: 47.9

CNEL: 51.5 L10: 55.4

LDN: 50.5 L2: 59.3

L1: 60.4

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #8 GREENWOOD AVE. AT NORTHERN BOUNDARY
OF THE CITY

TEST DATE: MARCH 7, 2002

START TIME: 3:30 P.M.
END TIME: 4:00 P.M.

EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	53.2	L90:	45.3
LMAX:	79.2	L50:	49.8
LMIN:	42.7	L25:	53.6
CNEL:	54.2	L10:	57.4
LDN:	53.2	L2:	61.0
		L1:	62.8

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #9 STRATFORD ROAD AT ENTRANCE
TO HUNTINGTON LIBRARY

TEST DATE: MARCH 7, 2002

START TIME: 3:00 P.M.

END TIME: 3:30 P.M.

EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 56.3 L90: 44.9

LMAX: 69.3 L50: 51.9

LMIN: 38.4 L25: 56.5

CNEL: 57.3 L10: 60.6

LDN: 57.3 L2: 64.6

L1: 65.8

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #10 NORTH END OF LOMBARDY PL. NORTH OF
LOMBARDY RD.

TEST DATE: MARCH 7, 2002

START TIME: 2:30 P.M.

END TIME: 3:00 P.M.

EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 67°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 56.8 L90: 44.1

LMAX: 76.7 L50: 49.0

LMIN: 40.1 L25: 52.1

CNEL: 57.8 L10: 58.5

LDN: 57.8 L2: 66.9

L1: 70.8

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT

LOCATION: #11 LOS ROBLES 100' NORTH OF MONTEREY

TEST DATE: JULY 24, 2003

START TIME: 6:30 P.M.

END TIME: 7:00 P.M.

EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 72°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ: 66.1 L90: 50.4

LMAX: 82.4 L50: 61.5

LMIN: 44.8 L25: 67.8

CNEL: 69.1 L8: 70.5

LDN: 68.1 L2: 72.8

L1: 74.3

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #12 EL MOLINO 100' SOUTH OF MONTEREY
TEST DATE: APRIL 25, 2002
START TIME: 6:00 P.M.
END TIME: 6:30 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 66°f
RELATIVE HUMIDITY: 55%
WIND: 0-2 mph

LEQ:	68.0	L90:	52.5
LMAX:	96.5	L50:	59.8
LMIN:	43.3	L25:	64.0
CNEL:	70.0	L10:	66.6
LDN:	69.0	L2:	71.3
		L1:	73.5

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SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #13 SIERRA MADRE BLVD. 100' S. OF CANTERBURY
TEST DATE: APRIL 25, 2002
START TIME: 6:30 P.M.
END TIME: 7:00 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 64°f

RELATIVE HUMIDITY: 55%

WIND: 0-2 mph

LEQ:	65.5	L90:	47.3
LMAX:	81.9	L50:	58.3
LMIN:	39.8	L25:	64.8
CNEL:	68.5	L10:	70.1
LDN:	67.5	L2:	74.5
		L1:	75.6

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Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2003-66

PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #14 SAN GABRIEL BLVD. 100' SOUTH OF DUARTE
TEST DATE: APRIL 25, 2002
START TIME: 6:00 P.M.
END TIME: 6:30 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 66°f
RELATIVE HUMIDITY: 55%
WIND: 0-2 mph

LEQ:	70.4	L90:	57.0
LMAX:	82.2	L50:	65.3
LMIN:	52.2	L25:	71.6
CNEL:	72.4	L10:	75.0
LDN:	71.4	L2:	78.1
		L1:	79.1

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SITE MONITORING NOISE ANALYSIS

JN2003-66

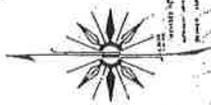
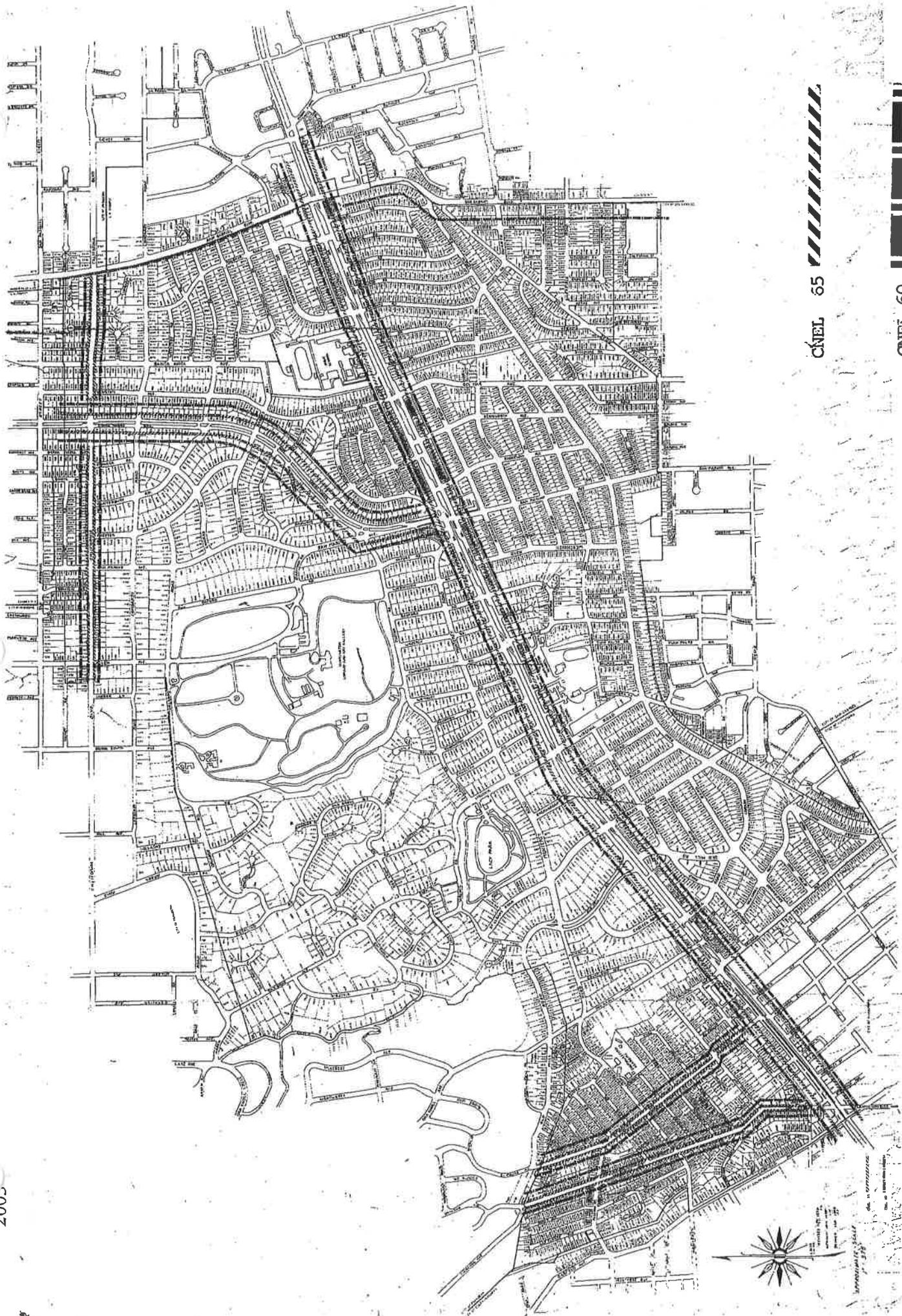
PROJECT: SAN MARINO NOISE ELEMENT
LOCATION: #15 CALIFORNIA 100' WEST OF SIERRA MADRE
TEST DATE: APRIL 25, 2002
START TIME: 5:30 P.M.
END TIME: 6:00 P.M.
EQUIPMENT USED: LD 820 SLM
1/2" RANDOM INCIDENCE MIC
WINDSCREEN
B&K 4230 CALIBRATOR
TRIPOD
WIND SPEED INDICATOR
MICRONTA THERMOMETER/HYGROMETER

TEMPERATURE: 65°f
RELATIVE HUMIDITY: 55%
WIND: 0-2 mph

LEQ:	63.7	L90:	52.5
LMAX:	78.1	L50:	60.3
LMIN:	45.5	L25:	64.5
CNEL:	65.7	L10:	67.9
LDN:	64.7	L2:	70.8
		L1:	72.1

**DAVY
& ASSOCIATES, INC.**
Consultants in Acoustics

CELL OF SAN MARINO
NOISE CONT. MAP
2005



CNEL 65

CNEL 60

San Marino, CA
City of San Marino
Planning Department
2005