




City of Sierra Madre Agenda Report

Denise Delmar, Mayor
John Harabedian, Mayor Pro Tem
Rachelle Arizmendi, Council Member
John Capoccia, Council Member
Gene Goss, Council Member

Sue Spears, City Clerk
Michael Amerio City Treasurer

TO: Honorable Mayor Delmar and Members of the City Council

FROM: Vincent Gonzalez, Planning & Community Preservation Director 

REVIEWED BY: Gabe Engeland, City Manager 

DATE: September 11, 2018

SUBJECT: **UPDATE ON SCAG 2020 REGIONAL TRANSPORTATION PLAN /
SUSTAINABLE COMMUNITIES STRATEGY PROJECTIONS**

STAFF RECOMMENDATION

Staff recommends that the City Council approve the revised (reduced) growth forecast numbers, and approve Resolution No. 18-47, designating Vincent Gonzalez, Director of Planning and Community Preservation, to verify land use data and submit the Data Input and Verification Form with adjusted population, household and employment forecasts to SCAG.

ALTERNATIVES

1. Approve the revised (reduced) growth forecast numbers, and approve Resolution No. 18-47, designating Vincent Gonzalez, Director of Planning and Community Preservation, to verify land use data and submit revised local growth forecasts to SCAG;
2. Provide direction to staff to revise the growth forecast numbers and to return with further analysis;
3. Do not provide revised growth forecasts to SCAG; SCAG will use the allocated growth forecast it has generated for the RTP/SCS.

SUMMARY

The purpose of this report is to update the City Council regarding the Southern California Association of Governments' (SCAG) estimates of Population, Households and Employment in the City for the years 2020 through 2045. These projections will be used as a basis for updating their 2020 Regional Transportation Plan (RTP) and Sustainable Communities Strategies (SCS) in compliance with AB 32 and SB 375 requirements.

The RTP/SCS are updated by SCAG every 4 years. As such, SCAG has initiated the

FOR CITY COUNCIL AGENDA_____

ITEM NUMBER__ 3 _

process of updating their current RTP/SCS by providing its population, households and employment estimates to its member cities for review and comment prior to including the data in the 2020 RTP/SCS. The last time Sierra Madre provided input to SCAG was in 2014. It is important to note that, although SCAG is seeking input from its member cities regarding their projections, if Sierra Madre chooses not to comment or provide revised estimates, SCAG's estimates will be used as the basis for its 2020 RTP/SCS.

Staff had the opportunity to meet with SCAG on three occasions. SCAG also assigned two planners to the City of Sierra Madre for two full working days to provide support to planning staff to review the City's land use and zoning maps, vacant parcel data, and review SCAG's projections for population, households, and employment through 2045. In response to these meeting, staff is working with SCAG to adjust the population and household projections accordingly.

SCAG is requesting that the City submit the Data Input and Verification Form by September 30, 2018.

Staff seeks the City Council's approval of the revised (reduced) growth forecast numbers, and seeks the City Council's approval of Resolution No. 18-47, designating Vincent Gonzalez, Director of Planning and Community Preservation, to verify land use data based on current land use and zoning and submit revised local growth forecasts to SCAG.

ANALYSIS

Background

In 2006, the California Legislature passed Assembly Bill 32 (AB 32), known as the Global Warming Solutions Act of 2006, thereby establishing a comprehensive program to achieve quantifiable reductions of greenhouse gas (GHG) emission to 1990 levels, which translate to a 25 percent reduction by the year 2020 for the state of California. Furthermore, the bill requires an ultimate 80 percent reduction below levels by year 2050.

In order to meet these requirements, the Legislature also passed Senate Bill 375 (SB 375) in 2008 to align the Planning processes for regional transportation, housing and land use. SB 375 establishes a direct link between land use and transportation policy with GHG reductions and authorizes the Air Resources Board to set GHG emission reduction targets for each region and to review their plans outlining how these targets will be achieved. SB 375 identifies three tools for reducing carbon emissions, (1) Land use and transportation planning; (2) Transportation policies such as tolling, and (3) Transportation investments such as new rapid bus lines.

The goals established by SB 375 include the use of regional transportation planning to meet AB 32 targets, CEQA streamlining for residential projects in transit priority areas, and coordination of Regional Housing Needs Allocation (RHNA) with the regional transportation process.

Pursuant to SB 375, California's metropolitan planning organizations (MPOs), such as the Southern California Association of Governments (SCAG), are required to prepare a Sustainable Communities Strategy (SCS) in order to reduce each region's vehicle miles traveled (VMT) to help meet AB 32 targets. The SCS must outline a land use and transportation strategy (SCS) that will enable each region to achieve the carbon emissions reduction targets set by the Air Resources Board (ARB). Specifically, the SCS must be based on the most recent planning assumptions considering local general plans and spheres of influence. Furthermore, SB 375 requires that the SCS be included in SCAG's Regional Transportation Plans (RTP), and as such, transportation funding decisions must be consistent with the SCS, its land use plans, and its transportation policies, thereby linking transportation funding with projects that help reduce GHG emissions. The RTP provides the transportation vision and the long-term investment framework for addressing the region's transportation and related challenges for the SCAG's region. Its focus is in maintaining and improving the transportation system through system preservation, operation and management, coordination between land use decisions and transportation planning and investments, and strategic expansion of the system to accommodate future growth.

Therefore, our local oversight, monitoring, and input is important as SCAG estimates population, households, and employment figures for Sierra Madre.

SCAG's Forecast Methodology

According to SCAG, their population and household forecasts are based on information from various sources, such as the Census Bureau, California Department of Finance, and the California Employment Development Department. Forecasting methodology for determining the City's growth in population and households utilized the Share of Growth Method which assigns a percentage of the County-wide estimated growth to the City.

SCAG reports that population growth is affected by the number of births, deaths, as well as in- and out-migration (including) college-age residents moving out of the City, so it is typically not proportional to the changes in number of households. SCAG utilizes the widely used cohort-component methodology that utilizes fertility and mortality rates, net immigration, domestic in-migration, and domestic out-migration in their key technical assumptions.

SCAG's 2012 Base Year Forecast

The last reporting period of population, households, and employment projections were submitted by the City of Sierra Madre in 2014. The data for each category appears as the SCAG 2012 base year projection in the following tables highlighted in green. Staff is using 2035 as the control year for comparative purposes to determine the increase to population, household and employment projections from the 2016 base year. SCAG has also asked the local jurisdiction to provide 2030 population, household, and employment estimates, which is included in the tables highlighted in blue.

Population Forecast

According to the 2012 base year population projection, SCAG forecasted a population of 11,494 persons by year 2035. According to the 2016 base year Population estimates provided by SCAG, the projected population in year 2035 is estimated at 11,238 persons as shown in the table below. This is a net decrease of 257 persons in overall population from the prior 2012 base year forecast noted above.

SCAG 2012 Base Year Population Projections		
2012 Population	10,995	Base year
2020 Population	11,088	Increase of 93 persons from 2012
2035 Population	11,495	Increase of 407 persons from 2020
2040 Population	11,730	Increase of 235 persons from 2035

SCAG 2016 Base Year Population Projections		
2016 Population	11,011	Base year
2020 Population	11,040	Increase of 29 persons from 2016
2030 Population*	11,092	Increase of 52 persons from 2020
2035 Population	11,238	Increase of 146 persons from 2030
2045 Population	11,384	Increase of 146 persons from 2035

*Local Input 2030 Population Projection

Household Forecast

According to the prior 2012 forecast, SCAG projected a total of 5,111 households by year 2035. According to the 2016 forecast below, SCAG projected a total of 4,965 households by 2035, reflecting a decrease of 146 households from the prior reporting period indicating 5,111 households.

SCAG 2012 Base Year Household Projections		
2012 Households	4,840	Base year
2020 Households	4,916	Increase of 76 households from 2012
2035 Households	5,111	Increase of 195 households from 2020
2040 Households	5,222	Increase of 111 households from 2035

SCAG 2016 Base Year Household Projections		
2016 Households	4,793	Base year
2020 Households	4,822	Increase of 29 households from 2016
2030 Households*	4,861	Increase of 39 households from 2020
2035 Households	4,965	Increase of 104 households from 2030
2045 Households	5,056	Increase of 91 households from 2035

*Local Input 2030 Household Projection

Employment Forecast

According to the prior 2012 forecast, SCAG projected an employment base totaling 2,212 employees by year 2035. In comparison, the 2016 SCAG forecast estimates 2,823 employees by 2035, resulting in a net increase of 611 employees.

SCAG 2012 Base Year Employment Projections		
2012 Employment	1,903	Base year
2020 Employment	2,087	Increase of 184 employees from 2016
2035 Employment	2,212	Increase of 125 employees from 2016
2040 Employment	2,287	Increase of 75 employees from 2016

SCAG 2016 Employment Projections		
2016 Employment	2,717	Base year
2020 Employment	2,730	Increase of 13 employees from 2016
2030 Employment	2,776*	Increase of 46 employees from 2020
2035 Employment	2,823	Increase of 47 employees from 2030
2045 Employment	2,872	Increase of 49 employees from 2035

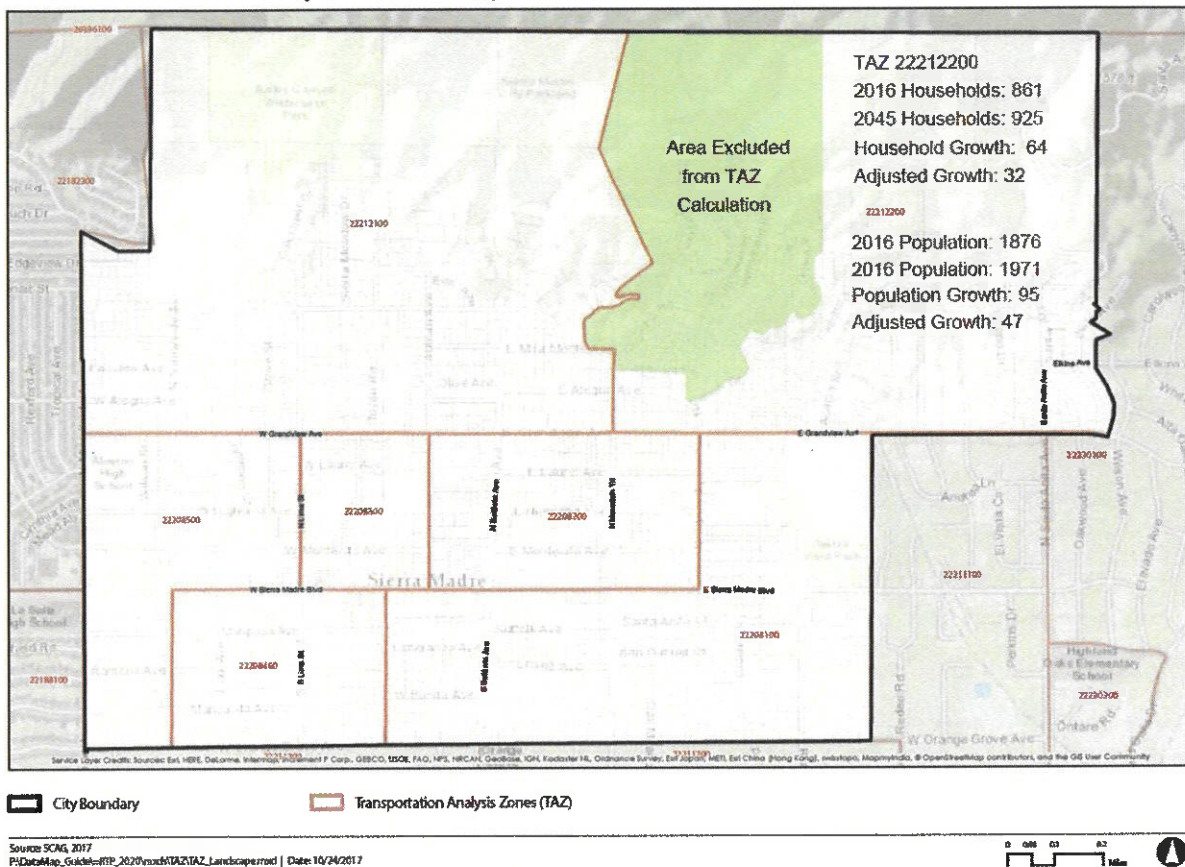
*Local Input 2030 Employment Projection

Local Input Forecast

Although there is an overall decrease in population and household projects from base year 2012, staff feels that SCAG's projected increase of 146 households by year 2035 is high considering that Sierra Madre is predominantly urbanized with low-density residential uses, limited number of undeveloped properties, and significant topographical constraints that would physically and financially hinder new development. In addition, the combination of high cost of raw land and restrictions on allowable density further constrains production of the number of units that would be required to support SCAG's household projections, particularly in Transportation Analysis Zone (TAZ) 22212200 (see map on page 6).

Staff met with SCAG on three occasions, two of which SCAG assigned two planners to participate in on-site discussions and a City tour, particularly of the Hillside Management Zone, Canyon Zone and Commercial Zone. SCAG staff agreed that the Canyon Zone was not practical for higher density development and agreed that a 50% reduction of the household projection for TAZ 22212200 is warranted. As a result, staff is requesting that SCAG decrease the number of households in the referenced TAZ by eliminating the Canyon Zone as depicted in the map below.

Transportation Analysis Zones in City of Sierra Madre



The adjustment will result in a decrease to the growth forecast from 64 to 32 households if accepted by SCAG. The following table shows staff's modifications to household population in year 2045 for the TAZ above.

Local Input Household Adjustment TAZ 22212200		
2016 Households	861	Households
2045 Households	925	SCAG Projection 64 Households
2045 Households	893	Staff Adjusted Projection 32 Households

The household modification also impacts the population forecast for TAZ 22212200 should be reduced as referenced in the following table. This request will also result in a decrease in population for TAZ 22212200 by 47 persons for year 2045 as represented in the table below.

Local Input Population Adjusted TAZ 22212200		
2016 Population	1,876	Population
2045 Population	1,971	SCAG Projection Population 95
2045 Population	1,924	Staff Adjusted Population 47

Staff finds that the projections for Employment do not accurately represent the small-scale, local-serving businesses that will account for the majority of jobs in Sierra Madre into the future. Staff disagrees with the SCAG 2016 base year assumption of 2,717 employees, which results in an overall increase in employment through 2045. Staff established a revised 2016 base year of 2,190 employees. This revised base year is the projected number of new employees from base year 2012 through 2016. Note that since 2012, one project has been constructed in the commercial zone, that being the Kensington Assisted Living Facility with 151 employees. Staff is also including home occupation permits issued through 2012-2016, totaling 106 applications. The revised employment projects are presented in the following table.

Local Input Employment Adjustment		
	SCAG Growth Forecast	Local Input Revision
2012 Employment	1,903 (Base Year)	
2016 Employment	2,717 (Base Year)	2,190 (Revised Base Year)
2020 Employment	2,730	2,220
2030 Employment*	Not reported	2,295*
2035 Employment	2,823	2,332
2040 Employment	Not reported	2,369
2045 Employment	2,872	2,406

*Local Input 2030 Employment Projection

Methodology Used for Local Input Employment Revision

The information provided below is the detailed methodology used to derive the revised employment projections.

Using the estimated build-out square footage of non-residential space to derive the projected increase in the number of employees through 2045, multiplying it by the occupant density factor of 2.5 / 1,000 sq. ft. used in the Public Facilities Fee Study, as follows:

Build-out commercial sq. ft. – 87,392
 $87,392 / 1000 = 87.392$

Occupant density factor of $2.5 \times 87.392 = 218.48$ employees

In order to determine how much of this total can be assigned to any given year (i.e. average) we divide it by the total number of years in the range, which is 29 years (2016 – 2045 = 29 years), as follows:

$218.48 / 29 = 7.5$ employees per year

Multiplying this rate by the number of years in each range provides the following:

Using the SCAG 2012 base year of 1,903 + 30 [4 yrs. x 7.5 employees/yr.] + 151 employees [Kensington Assisted Living Facility] + 106 [home occupation permits from 2012 – 2016] = 2,190

2,190 becomes the new revised 2016 base year.

So multiplying this rate by the number of years in each range gives the following:

2020 (7.5 x 4 years) = 30 + 2190 = 2,220 employees
2030 (7.5 x 10 years) = 75 + 2220 = 2,295 employees
2035 (7.5 x 5 years) = 37 + 2,295 = 2,332 employees
2040 (7.5 x 5 years) = 37 + 2,332 = 2,369 employees
2045 (7.5 x 5 years) = 37 + 2,369 = 2,406 employees

Updated SCAG Maps

Included with the forecast growth projections discussed above, staff and SCAG coordinated efforts to update SCAG's land use and zoning classifications to match the City's land use and zoning maps.

FINANCIAL REVIEW / SOURCE OF FUNDING

There is no financial impact related to the verification, review, and revisions to SCAG's land use data and growth forecast. Staff time was incurred in the preparation of the report, which falls under the normal course of staff work.

ENVIRONMENTAL (CEQA)

CEQA clearance is not required for City Council to submit the Data Input and Verification Form to the Southern California Association of Governments with respect to the Regional Transportation Plan and Sustainable Communities Strategies forecast.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library. Notice of the hearing was published consistent with the requirements of Government Code Section 65090, including publication of a summary notice of public hearing in the local adjudicated newspaper.

Attachments:

Attachment A: City Council Resolution 18-47
Attachment B: Data Input and Verification Form
Attachment C: Transportation Analysis Zone Map

CITY COUNCIL RESOLUTION 18-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DESIGNATING VINCENT GONZALEZ, DIRECTOR OF PLANNING AND COMMUNITY PRESERVATION, TO SUBMIT REVISED LOCAL GROWTH FORECASTS TO THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS.

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization ("MPO"), pursuant to 23 U.S.C. 134 et seq. and 49 U.S.C. 5303 et. Seq. for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial; and

WHEREAS, as the MPO, SCAG is engaged in the Local Input process for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS); and

WHEREAS, local jurisdictions within the SCAG region are requested to review, comment and verify maps, land use data, and the growth forecast information transmitted by SCAG by September 30, 2018; and

WHEREAS, the City of Sierra Madre has reviewed the maps, land use data, and growth forecast information transmitted by SCAG, and is prepared to submit its input to SCAG.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE AS FOLLOWS:

Vincent Gonzalez, Director of Planning and Community Preservation, shall be designated to approve and submit to SCAG the revised 2020-2045 RTP/SCS local land use and growth forecasts of Sierra Madre's population, household and employment for years 2020, 2030, 2035, and 2045 pursuant to the Data Input and Verification Form attached as Exhibit A.

ADOPTED, this 11th day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Denise Delmar, Mayor

ATTEST:

Sue Spears, City Clerk

I, SUE SPEARS, CITY CLERK OF THE CITY OF SIERRA MADRE, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Sierra Madre at the regular meeting held on the 11th day of September 2018.

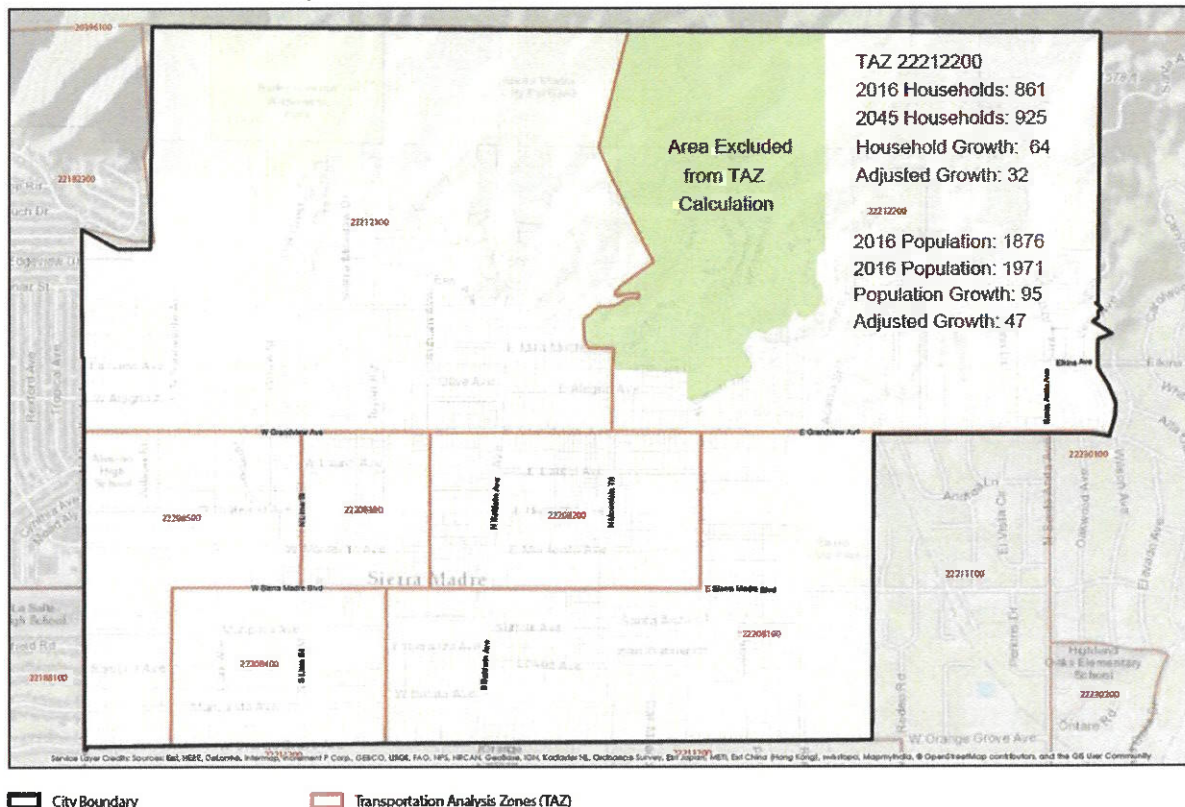
Sue Spears, City Clerk

City of Sierra Madre Local Input Forecast

Although there is an overall decrease in population and household projects from base year 2012, staff feels that SCAG's projected increase of 146 households by year 2035 is high considering that Sierra Madre is predominantly urbanized with low-density residential uses, limited number of undeveloped properties, and significant topographical constraints that would physically and financially hinder new development. In addition, the combination of high cost of raw land and restrictions on allowable density further constrains production of the number of units that would be required to support SCAG's household projections, particularly in Transportation Analysis Zone (TAZ) 22212200 (see map on page 6).

Staff met with SCAG on three occasions, two of which SCAG assigned two planners to participate in on-site discussions and a City tour, particularly of the Hillside Management Zone, Canyon Zone and Commercial Zone. SCAG staff agreed that the Canyon Zone was not practical for higher density development and agreed that a 50% reduction of the household projection for TAZ 22212200 is warranted. As a result, staff is requesting that SCAG decrease the number of households in the referenced TAZ by eliminating the Canyon Zone as depicted in the map below.

FIGURE 1
Transportation Analysis Zones in City of Sierra Madre



The adjustment will result in a decrease to the growth forecast from 64 to 32 households if accepted by SCAG. The following table shows staff's modifications to household population in year 2045 for the TAZ above.

TABLE 1

Local Input Household Adjustment TAZ 22212200		
2016 Households	861	Households
2045 Households	925	SCAG Projection 64 Households
2045 Households	893	Staff Adjusted Projection 32 Households

The household modification also impacts the population forecast for TAZ 22212200 should be reduced as referenced in the following table. This request will also result in a decrease in population for TAZ 22212200 by 47 persons for year 2045 as represented in the proceeding map.

TABLE 2

Local Input Population Adjusted TAZ 22212200		
2016 Population	1,876	Population
2045 Population	1,971	SCAG Projection Population 95
2045 Population	1,924	Staff Adjusted Population 47

Staff finds that the projections for Employment do not accurately represent the small-scale, local-serving businesses that will account for the majority of jobs in Sierra Madre into the future. Staff disagrees with the SCAG 2016 base year assumption of 2,717 employees, which results in an overall increase in employment through 2045. Staff established a revised 2016 base year of 2,190 employees. This revised base year is the projected number of new employees from base year 2012 through 2016. Note that since 2012, one project has been constructed in the commercial zone, that being the Kensington Assisted Living Facility with 151 employees. Staff is also including home occupation permits issued through 2012-2016, totaling 106 applications. The revised employment projects are presented in the following table.

TABLE 3

Local Input Employment Adjustment		
	SCAG Growth Forecast	Local Input Revision
2016 Employment	2,717 (Base Year)	2,190 (Revised Base Year)
2020 Employment	2,730	2,220
2030 Employment*	Not reported	2,295*
2035 Employment	2,823	2,332
2040 Employment	Not reported	2,369
2045 Employment	2,872	2,406

*Local Input 2030 Employment Projection

Methodology Used for Local Input Employment Revision

The information provided below is the detailed methodology used to derive the revised employment projections.

Using the estimated build-out square footage of non-residential space to derive the projected increase in the number of employees through 2045, multiplying it by the occupant density factor of 2.5 / 1,000 sq. ft. used in the Public Facilities Fee Study, as follows:

Build-out commercial sq. ft. – 87,392
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Occupant density factor of $2.5 \times 87.392 = 218.48$ employees

In order to determine how much of this total can be assigned to any given year (i.e. average) we divide it by the total number of years in the range, which is 29 years (2016 – 2045 = 29 years), as follows:

$218.48 / 29 = 7.5$ employees per year

Multiplying this rate by the number of years in each range provides the following:

Using the SCAG 2012 base year of 1,903 + 30 [4 yrs. \times 7.5 employees/yr.] + 151 employees [Kensington Assisted Living Facility] + 106 [home occupation permits from 2012 – 2016] = 2,190

2,190 becomes the new revised 2016 base year.

So multiplying this rate by the number of years in each range gives the following:

2020 (7.5×4 years) = 30 + 2190 = 2,220 employees
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2045 (7.5×5 years) = 37 + 2,369 = 2,406 employees

Data Input and Verification Form
Bottom-Up Local Input and Envisioning Process
2020 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS)

ATTACHMENT B

Date: September 26, 2018

Page 1

A - Contact & Background Information

This Represents Communication: From the Jurisdiction of City of Sierra Madre to SCAG

Jurisdiction Contact Person: Vincent Gonzalez

Position: Director of Planning & Community Preservation

Email: vgonzalez@cityofsierramadre.com

Phone: (626) 355-7138

Background Information:

☒ I am my Jurisdiction's City Manager/County Administrative Officer, Community Development/Planning Director, or City Clerk (submitting on behalf of a jurisdiction's governing body)

☐ I am a staff person from a local jurisdiction, submitting input under supervision of one of the persons identified above (see appropriate signature below)

Additional Background, if any, based upon Previous Communications:

B - Action Items

We are seeking to (select all that apply):

Submit to SCAG:

- ☐ Provide Input on SCAG's Core Geographic Data
- ☐ Provide Input on SCAG's Core Demographic Data
- ☐ Provide Input on Supplemental Data Elements

☒ Other, please specify Revised jurisdictional-level numbers for Population, household and employment for 2016, 2020, 2030, 2035 and 2045.

C - Data Type

With Relation to SCAG's:

Core Geographic Data:

- ☐ General Plan Land Use
- ☐ Zoning
 - ☐ Existing Land Use
 - ☐ Specific Plan Land Use
- ☐ Endangered Species and Plants*
- ☐ Open Space and Parks*
- ☐ Flood Areas*
- ☐ Natural Community and Habitat Conservation Plans*
 - ☐ Farmland*
 - ☐ Coastal Inundation (Sea Level Rise)*
- ☐ Major Stops and High Quality Transit Corridors*
 - ☐ Transit Priority Areas*
 - ☐ Regional Bikeways
 - ☐ Regional Truck Routes
- ☐ City Boundary*
 - ☐ Sphere of Influence*
 - ☐ Census Tracts**
 - ☐ Transportation Analysis Zone (TAZ) Boundaries**
 - ☐ Entitlements
 - ☐ Potential Infill Sites

Core Demographic Data:

- ☒ Population
- ☒ Households
- ☒ Employment
- Year:
 - ☒ 2016
 - ☐ 2020
 - ☐ 2030 (Input needed at jurisdictional level only)
 - ☐ 2035
 - ☐ 2045
- Geographic Level:
 - ☐ Jurisdictional Level
 - ☐ Transportation Analysis Zone (TAZ)
 - ☐ Other Geographic Level (Please Specify): _____

Supplemental Data Elements (available for review June 2018):

- | | |
|---|--|
| <input type="checkbox"/> Zoning Overlay Areas | <input type="checkbox"/> Corridor Plans |
| <input type="checkbox"/> Community Design Overlays | <input type="checkbox"/> Special Districts |
| <input type="checkbox"/> Community Land Trusts | <input type="checkbox"/> Bike/Ped Volume Data*** |
| <input type="checkbox"/> Historic Preservation Areas | <input type="checkbox"/> Ped Trails/Sidewalk Data*** |
| <input type="checkbox"/> Bike Sharing Facilities | <input type="checkbox"/> Public Health Data*** |
| <input type="checkbox"/> Bike Stations | |
| <input type="checkbox"/> Car-Sharing Parking Sites | |
| <input type="checkbox"/> Joint Public/Private Developments for Affordable Housing | |
| <input type="checkbox"/> Areas with Reduced Parking Minimums and Maximums | |

* These data elements are maintained by local, state, or federal entities, and SCAG will forward input received from jurisdictions to the appropriate source

** These data elements are being provided as reference information as they are not open to revision (TAZ Boundaries and Census Tracts)

*** For these elements, SCAG is looking to obtain any available data; local review not needed

Input on SCAG's Core Geographic Data (select all that apply):

- ☐ We have reviewed the selected Core Geographic Data and verify their accuracy
- ☐ We cannot verify the accuracy of certain data items at this time and would like to suggest the revisions described above

X

Signature (to be executed by City Manager/County Administrative Officer, Community Development/Planning Director, or City Clerk (on behalf of a jurisdiction's governing body))

Input on SCAG's Core Demographic Data (select all that apply):

- ☐ We have reviewed SCAG's Jurisdictional Level Demographic Data and can provide official approval
- ☐ We have reviewed SCAG's Tier 2 TAZ Demographic Data and can provide official approval
- ☐ We cannot provide official approval at this time, and would like to suggest revisions to the jurisdictional-level figures listed below with the following considerations (please select a reason and provide comments below. Optionally, documentation can also be submitted to SCAG)

- ☐ Infrastructure Capacity (e.g. sewer or water capacity)
- ☐ Available Land Capacity
- ☐ Special Housing Needs (e.g. farmworkers, student dormitories, etc.)
- ☐ Market Conditions (e.g. high number of residential vacancies)
- ☐ Historical Trends (e.g. Census and/or historical data)
- ☐ Economic Constraints (e.g. retail center closure)
- ☐ Other Factors (please specify)**** See attached justification.

	2016	2020	2030	2035	2045
Population	11,011	11,040	11,092	11,191	11,337
Households	4,793	4,822	4,861	4,933	5,024
Employment	2180	2224	2299	2336	2410

- ☐ We cannot provide official approval at this time, and would like to suggest revisions to the TAZ-level figures with the following considerations (please submit TAZ-level figures as an attachment to this form, select a reason, and provide comments below. Optionally, documentation can also be submitted to SCAG)

- ☐ Infrastructure Capacity (e.g. sewer or water capacity)
- ☐ Available Land Capacity
- ☐ Special Housing Needs (e.g. farmworkers, student dormitories)
- ☐ Market Conditions (e.g. high number of residential vacancies)
- ☐ Historical Trends (e.g. Census and/or historical data)
- ☐ Economic Constraints (e.g. retail center closure)
- ☐ Other Factors (please specify)**** See attached map of TAZ 22212200

Population, Households and Employment adjustments.

X

Signature (to be executed by City Manager/County Administrative Officer, Community Development/Planning Director, or City Clerk (on behalf of a jurisdiction's governing body))

**** Per State housing law, jurisdictions cannot use any ordinance, policy, voter-approved measure, or standard to justify a determination or reduction in share of regional housing need

Input on SCAG's Supplemental Data Elements (select all that apply):

- ☐ We have reviewed the selected Supplemental Data Elements and verify their accuracy
- ☐ We cannot verify the accuracy of the data at this time and would like to suggest the revisions described above
- ☐ We would like to submit supplemental data items for SCAG's database

X

Signature (to be executed by City Manager/County Administrative Officer, Community Development/Planning Director, or City Clerk (on behalf of a jurisdiction's governing body))

Comments (if applicable):

The City of Sierra Madre is requesting a reduction in the Population and Household SCAG forecasts for TAZ 22212200.

SCAG staff agreed that the referenced TAZ is not practical for higher density development. The residential area is made up of a mixture of small cabins and houses located on substandard lots, substandard streets, and located on very steep terrain. The area abuts the Angeles National Forest boundary and as such is located in the high-fire hazard severity zone. In addition, the high cost of raw land and restrictions on allowable density further constrains production of the number of units that would be required to support SCAG's population and household projections. As a result, Sierra Madre is requesting that SCAG decrease the number of households from 64 to 32 in this TAZ. See Figure 1, and Table 1, attached.

The household modification also impacts the population forecast for TAZ 22212200, and similarly should be decreased in population by 47 persons by year 2045, as referenced in Figure 1, attached.

Sierra Madre finds that the Employment projections do not accurately represent the small-scale, local serving businesses that will account for the majority of jobs in Sierra Madre into the future. Sierra Madre disagrees with the SCAG 2016 base year assumption of 2,717 employees, which results in an overall increase in employment through 2045. Sierra Madre established a revised 2016 base year of 2,190 employees. This revised base year is the projected number of new employees using base year 2012 (1,903 employees) through 2016. Note that since 2012, one project has been constructed in the commercial zone (Kensington Assisted Living Facility) with 151 employees. Sierra Madre is also including home occupation permits issued through 2012-2016, totaling 106 applications.

The revised employment projections are provided in Table 3, attached.

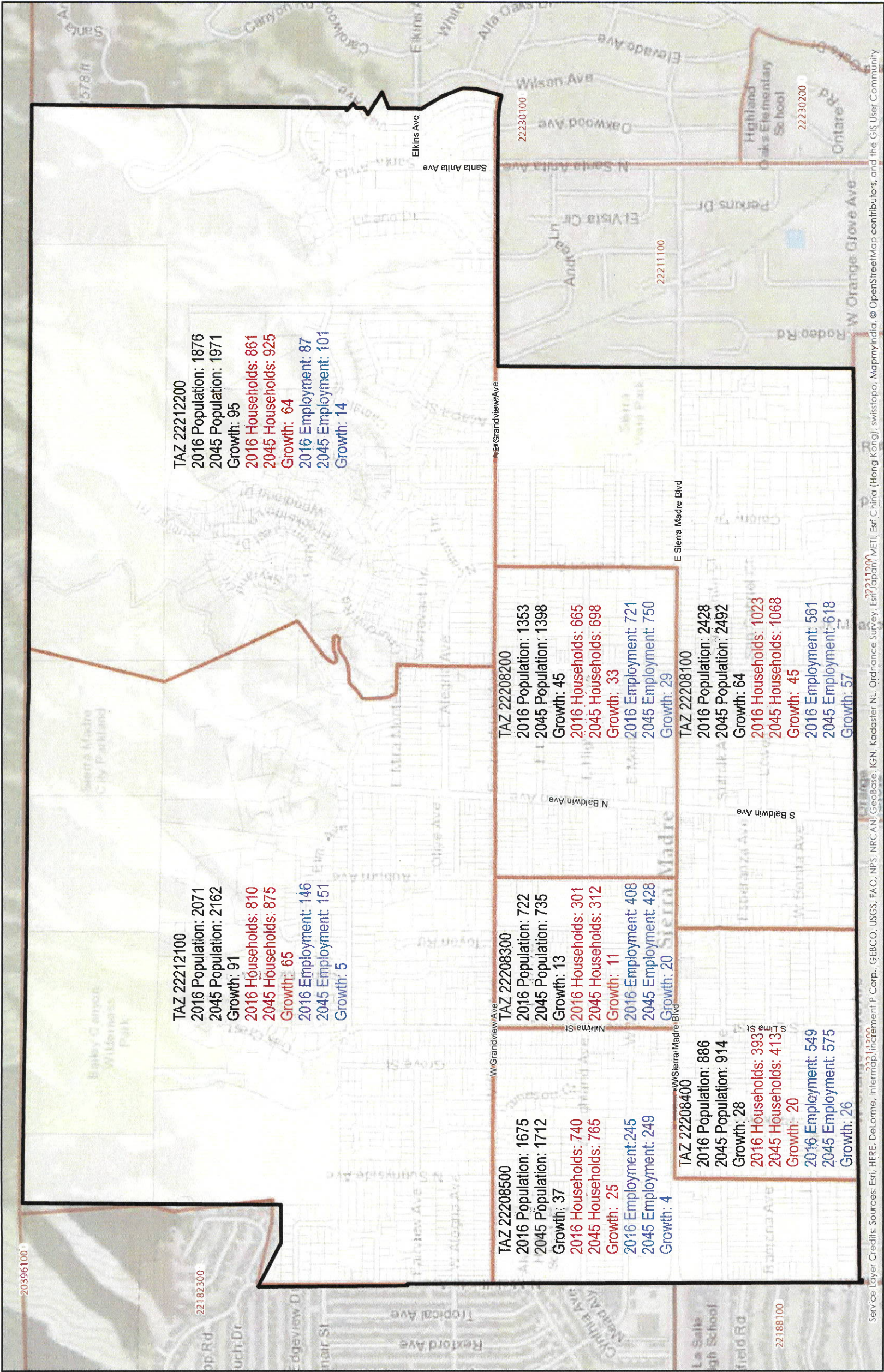
Input was Submitted to SCAG via (select all that apply):

- ☐ SCAG's Scenario Planning Model - Data Management Site
- ☐ Email to SCAG's RTPLocalInput@scag.ca.gov
- ☐ In person communication with SCAG staff
- ☐ Hard copies that have been mailed to SCAG's offices
- ☐ Other, please specify _____

X

Signature (to be executed by City Manager/County Administrative Officer, Community Development/Planning Director, or City Clerk (on behalf of a jurisdiction's governing body))

Transportation Analysis Zones in City of Sierra Madre



City Boundary Transportation Analysis Zones (TAZ)