



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development

MEETING DATE: August 7, 2007

PREPARED BY: Steve Sizemore, Planning Division Manager **AGENDA LOCATION:** PH-1

TITLE: Adoption of the Los Angeles County Congestion Management Program (CMP); Local Implementation Report; Resolution No. 2007-41

OBJECTIVE: Adopt a resolution finding the City in conformance with the Los Angeles County Metropolitan Transportation Authority Congestion Management Program and adopt the Local Implementation Report.

BACKGROUND: The Congestion Management Program for Los Angeles County was established to meet the requirements of Section 65089 of the California Government Code. It was intended to address regional congestion by linking transportation, land use and air quality decisions. State legislation requires the Los Angeles County Metropolitan Transportation Authority to annually monitor and determine that local jurisdictions are in conformance with all applicable requirements of the Congestion Management Program.

The Congestion Management Program is dependent on local government actions and requires every city in the county to participate in mitigating vehicular trips. In response to City concerns on the operational aspects of the Congestion Management Program, the Los Angeles County Metropolitan Transportation Authority in 2004 authorized their staff to conduct a nexus study to determine the feasibility of implementing a congestion mitigation fee in lieu of the credit/debit system. In 2005, the Congestion Management Program requirement for reporting transportation improvements was suspended and a freeze was placed on each cities Congestion Management Program credit/debit balance.

While work on the nexus study continues, the Congestion Management Program requirement for maintaining a positive credit balance continues to be suspended. As a result, cities do not have to report their transportation improvement strategies for the 2007 cycle. However, cities must continue to report their new net development activity and self-certify conformance with all elements of the Congestion Management Program, just as in prior years. The credit balance for Monrovia continues to be frozen with a positive balance. Until the Los Angeles County Metropolitan Transportation Authority Board takes action to resume this aspect of the program, no new credits or debits will be accrued.

The attached resolution adopts Monrovia's Local Implementation Report, which includes the Deficiency Status Summary Report for the reporting period of June 1, 2006 to May 31, 2007.

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The resolution will be submitted to the Los Angeles County Metropolitan Transportation Authority for their consideration in February, 2008.

ANALYSIS: As originally adopted, the Congestion Management Program has been problematic for Cities that do not have Congestion Management Program routes within their City Boundaries. The transportation improvement strategies are geared towards cities with Congestion Management Program routes. As a result, it is very difficult for a City like Monrovia to earn Congestion Management Program credits. Conversely, our ongoing development activity allows us to earn debit points faster than we can add up credits. Most of the cities in Los Angeles County are in this same situation. Metro Board has come to the conclusion that a mitigation fee is going to probably be the most effective tool in reducing traffic congestion. Before a fee can be implemented, the nexus study needs to be completed and a process will need to be developed that addresses how cities and/or sub regions implement the fee on projects. The City of Monrovia will continue to monitor the situation to assure that any proposed regulations will not have an adverse impact on the City.

FISCAL IMPACT: The primary cost to the City for the implementation of the Congestion Management Program requirements has been in staff time and this is funded through Proposition C monies. Under the current system, if new development activity continues to a point that the City reaches a negative balance of points, then the City may have to implement mitigation strategies incurring additional cost to the City. There is a potential loss of gas tax money if the City does not comply with Congestion Management Program mandates. Under the proposed mitigation fee program the cost will be passed on to the developer.

RECOMMENDATION: Staff is recommending adopting the resolution finding the City to be in conformance with the Congestion Management Program and adopting the Local Implementation Report.

COUNCIL ACTION REQUIRED: If the City Council concurs, following the public hearing, the appropriate action would be a motion to:

MOTION

Adopt Resolution No. 2007-41 and direct Staff to submit the required report to the Metropolitan Transportation Authority.

RESOLUTION NO. 2007-41

A RESOLUTION OF THE CITY OF MONROVIA, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL IMPLEMENTATION REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the adopted CMP requires submittal to the MTA of the CMP local implementation report in September of each year; and

WHEREAS, the City Council held a duly noticed public hearing on August 7, 2007.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MONROVIA, COUNTY OF LOS ANGELES DOES HEREBY ADOPT AS FOLLOWS:

Section 1. That the City of Monrovia has taken all of the following actions, and that the City is in conformance with all applicable requirements of the 2004 CMP on August 7, 2007.

The City of Monrovia has locally adopted and continues to implement a transportation demand management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management Chapter.

The City of Monrovia has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program Chapter.

The City of Monrovia has adopted a Local Implementation Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2004 CMP. This report balances traffic congestion impacts due to growth within the City of Monrovia with transportation improvements, and demonstrates that the City of Monrovia is meeting its responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board adopted 2003 Short Range Transportation Plan.

Section 2. That the City of Monrovia City Clerk shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Los Angeles County Metropolitan Transportation Authority.

PASSED, APPROVED AND ADOPTED this 7th day of August 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
EXCUSED:

BY:

Dan Kirby, Mayor Pro Tem
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Linda B. Proctor, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) §

CITY OF MONROVIA)

I, LINDA B. PROCTOR, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution 2007-41, relating to the Congestion Management Program was duly adopted and passed at a regular meeting of the City Council on the 7th day of August 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ATTEST:

Linda B. Proctor, MMC, City Clerk
City of Monrovia, California

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Contact: Steve Sizemore
Phone Number: (626) 932-5539

**CONGESTION MANAGEMENT PROGRAM
FOR LOS ANGELES COUNTY**

2007 DEFICIENCY PLAN SUMMARY¹

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
Please do not enter data in these cells.**

DEVELOPMENT TOTALS

RESIDENTIAL DEVELOPMENT ACTIVITY

Dwelling Units

Single Family Residential	67.00
Multi-Family Residential	63.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Commercial (less than 300,000 sq.ft.)	(2.00)
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	3.00

NON-RETAIL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Daily Trips

ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units	0
Exempted Non-residential sq. ft. (in 1,000s)	0

1. Note: Please change dates on this form for later years.

2. Net square feet is the difference between new development and adjustments entered on pages 2 and 3.

CITY OF MONROVIA

Date Prepared: July 30, 2007

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 1: NEW DEVELOPMENT ACTIVITY**RESIDENTIAL DEVELOPMENT ACTIVITY**

Category	Dwelling Units
Single Family Residential	75.00
Multi-Family Residential	74.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	11.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	3.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

CITY OF MONROVIA

Date Prepared: July 30, 2007

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	8.00
Multi-Family Residential	11.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	13.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

**PART 3: EXEMPTED DEVELOPMENT ACTIVITY
(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)**

Low/Very Low Income Housing	<input type="text" value="0"/>	Dwelling Units
High Density Residential Near Rail Stations	<input type="text" value="0"/>	Dwelling Units
Mixed Use Developments Near Rail Stations	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in April 1992 Civil Unrest	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Total Dwelling Units	<input type="text" value="0"/>	
Total Non-residential sq. ft. (in 1,000s)	<input type="text" value="0"/>	

Exempted Development Definitions:

- Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
- High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
- Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
- Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
- Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
- Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.