

Profile of the City of San Marino (Draft)

Southern California Association of Governments' (SCAG) Regional Council includes 67 Districts which represent 188 cities in the SCAG region.

SCAG Regional Council District 35 includes eight cities:
Arcadia, Bradbury, Duarte, Monrovia, San Gabriel, San Marino, Sierra Madre, and Temple City
Represented by: **Hon. Harry Baldwin**



This project was funded by the Southern California Association of Governments and shared with the City of San Marino. SCAG regularly provides local governments with support in planning data and information, technical assistance such as GIS training, and planning assistance such as visioning, infill, and real estate investment analysis.

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I. Introduction

The purpose of this report is to provide the City of San Marino with meaningful and updated information to support planning. Information with respect to, for example, demographic, socio-economic and housing, is obtained from a myriad of sources. In addition, data related to education is also included. The report focuses on the change in the city since 2000 in comparison with that of Los Angeles County. The information is presented and interpreted to demonstrate current trends that may indicate a future direction of San Marino.

STATISTICAL DATA

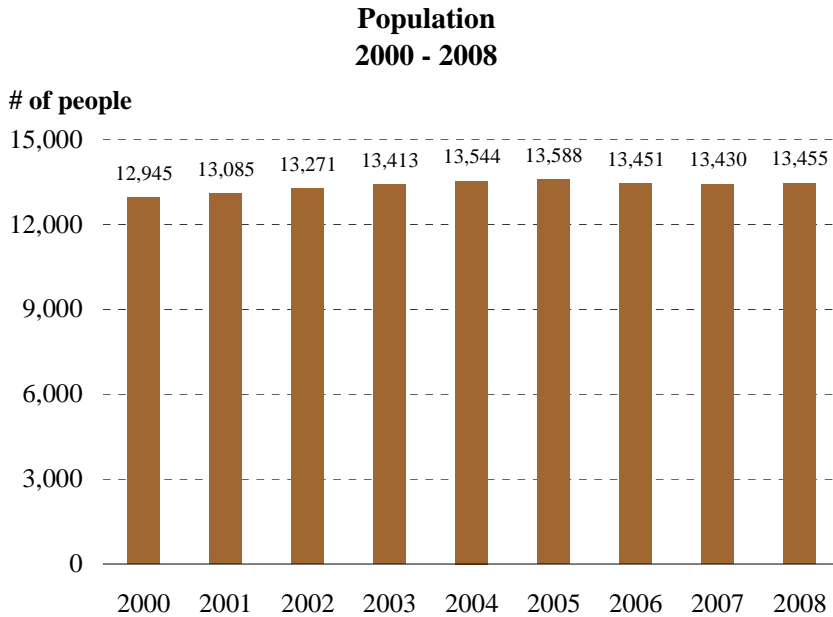
<i>Category</i>	<i>San Marino</i>	<i>Los Angeles County</i>	<i>San Marino relative to Los Angeles County</i>	<i>SCAG Region</i>
Population (2008)	13,455	10,363,850	0.1%	18,638,942
Median Age (Yrs) ¹	44.5	33.9	10.6	33.5
White (Non-Hispanic) ¹	37.2%	28.9%	0.2%	35.3%
Asian (Non-Hispanic) ¹	56.4%	12.8%	0.6%	11.3%
Black (Non-Hispanic) ¹	0.2%	8.7%	0.0%	6.8%
American Indian ¹	0.0%	0.3%	0.0%	0.3%
All Other Non-Hispanic ¹	2.3%	2.0%	0.2%	2.3%
Hispanic ¹	3.9%	47.3%	0.0%	43.9%
Number of Households (2008)	4,282	3,260,434	0.1%	5,849,833
Number of Housing Units (2008)	4,453	3,403,480	0.1%	6,224,661
Home Ownership Rate ¹	91.7%	49.3%	0.3%	56.5%
Average Household Size (2008)	3.1	3.1	0.0	3.13
Median Family Income ¹ (\$)	149,119	56,930	92,189	61,901
Median Existing Home Price (2007) (\$)	1,400,000	540,000	860,000	505,000
Number of Jobs (2006)	4,812	4,481,061	0.1%	7,966,247

Source: Claritas Inc. 2007, California Department of Finance, Data Quick, SCAG.

1. City data is based on Claritas Inc., 2007. County data is collected from U. S. Census Bureau: American Community Survey 2006.

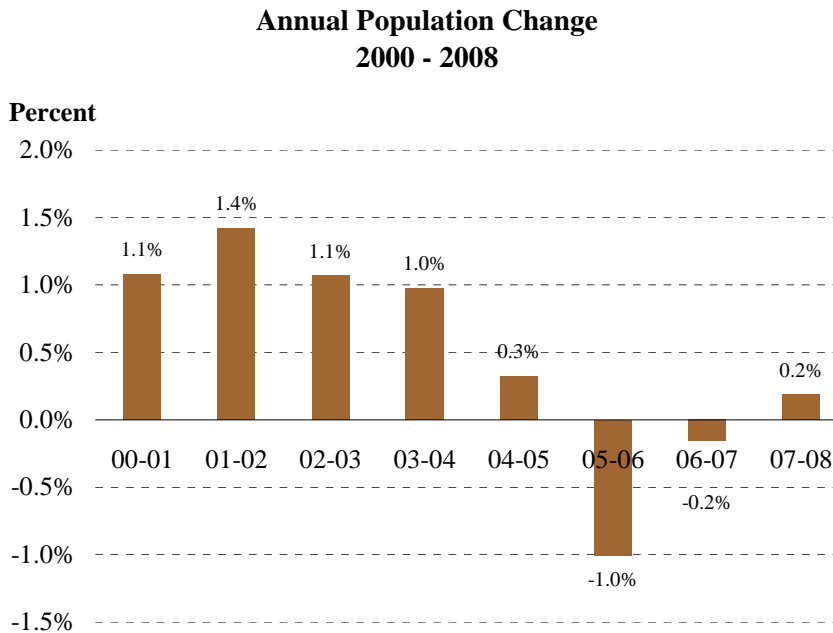
II. Population

Population Growth



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total population of the city increased by 510, reaching 13,455 in 2008.
- During this 8-year period, the city's population growth rate of 3.9 percent was less than half of the Los Angeles County rate of 8.9 percent.
- In 2008, the city was ranked as the 76th most populous city (out of 88 cities) in Los Angeles County.

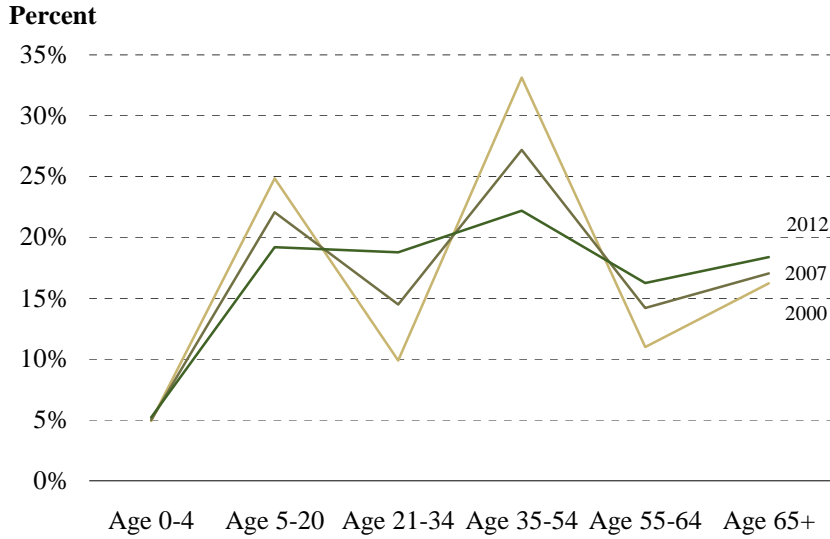


Source: California Department of Finance, E-5, May 2008

- After somewhat steady growth between 2000 and 2005, there was a loss of population between 2005 and 2007.
- From 2007 to 2008, the city rebounded and grew by 0.2 percent, or about 25 additional residents.

Population by Age

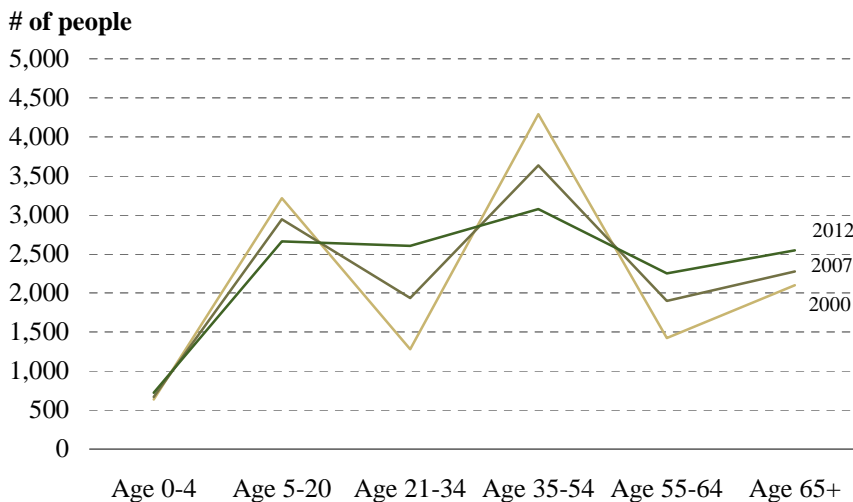
**Population by Age
2000 - 2012**



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the age distribution of San Marino's population will become much more balanced, as the share of the school-age population (5–20 years old) and middle-aged working cohort (35–54 years old) is projected to decrease from a combined 58 percent in 2000 to 41 percent in 2012.
- During the same twelve-year period, the share of the population aged 55–64 and 21–34 is projected to increase from a combined 21 percent in 2000 to 35 percent in 2012.

**Population by Age
2000 - 2012**

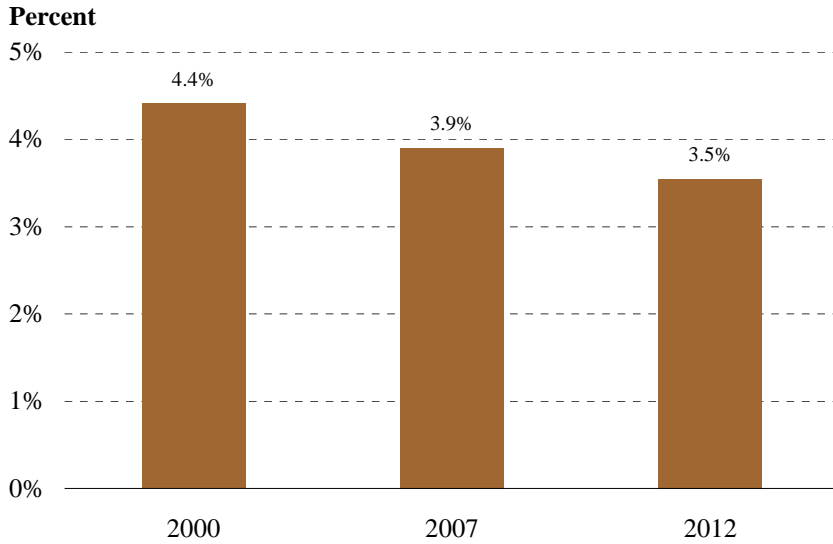


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- The population of those aged 21–34 and 55–64 will increase by a combined 2,154 people while that of those aged 35–54 will decrease by 1,214.

Population by Race/Ethnicity

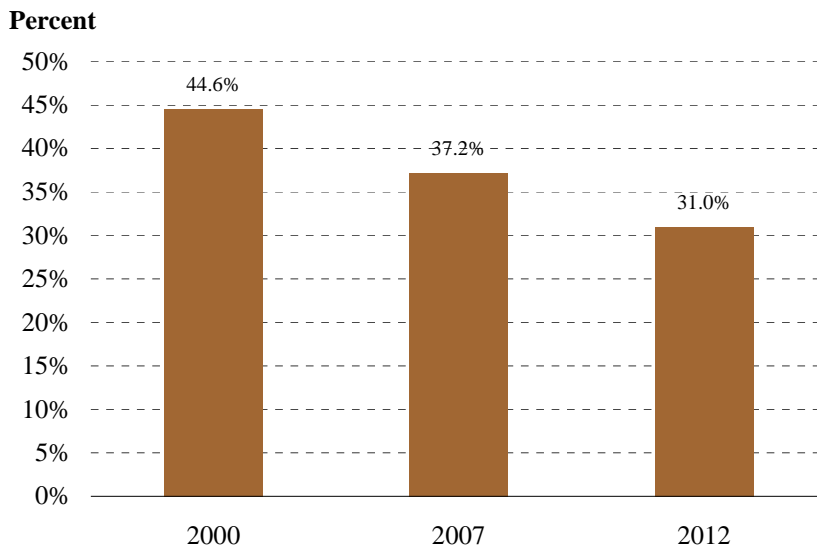
Hispanic or Latino of Any Race 2000 - 2012



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of the Hispanic population in the city decreased from 4.4 to 3.9 percent, significantly below the Los Angeles County share of 47.3% percent in 2007. The population share of Hispanics is projected to further decrease to 3.5 percent in 2012.

White (Non-Hispanic) 2000 - 2012

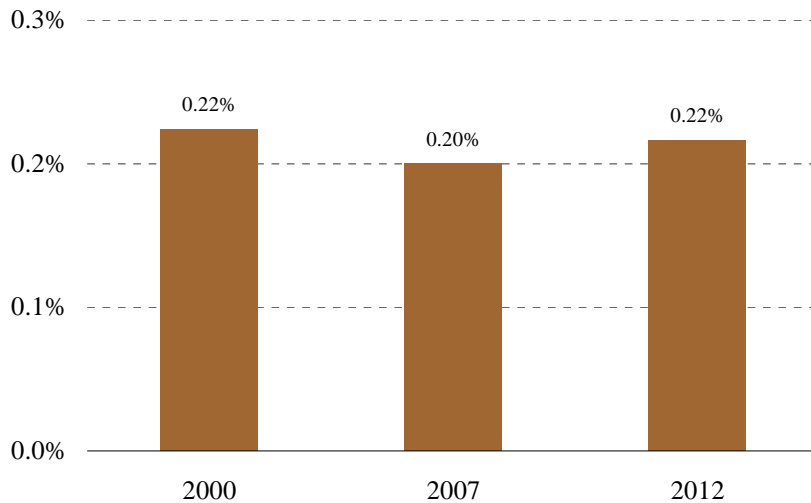


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Like most cities in Southern California, since 2000, the share of non-Hispanic White population has been declining, while the share of other ethnic groups (particularly the Asian population) has been increasing and is projected to continue to rise through 2012.

Black (Non-Hispanic) 2000 - 2012

Percent

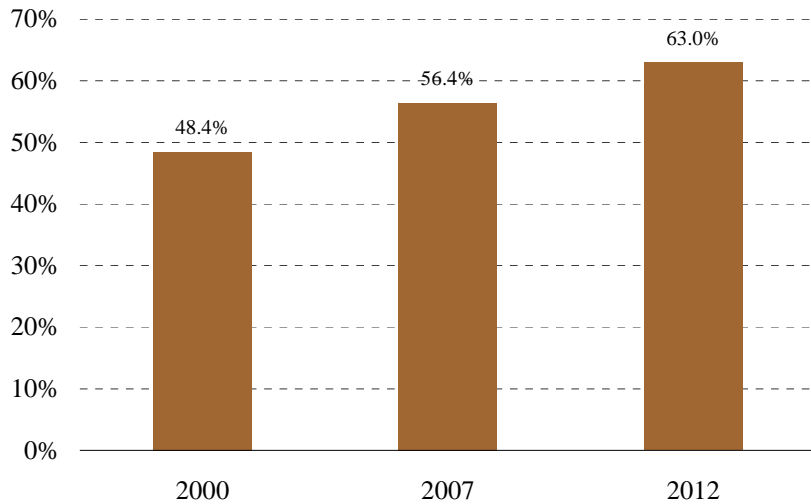


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of the non-Hispanic Black population in the city decreased very slightly from 0.22 to 0.20 percent, which was well below the Los Angeles County share of 8.7 percent in 2007.

Asian (Non-Hispanic) 2000 - 2012

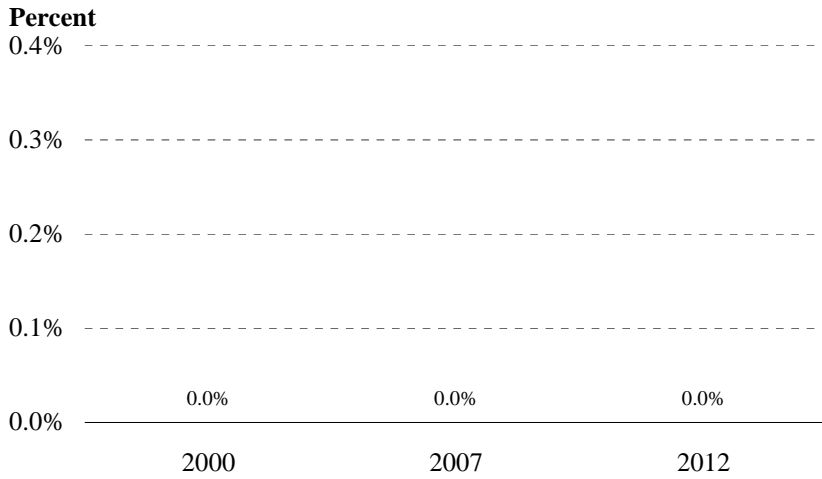
Percent



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- The share of the Asian population in the city increased from 48.4 percent in 2000 to 56.4 percent in 2007, significantly above the Los Angeles County share of 12.8 percent. The Asian population in the city is projected to further increase to 63 percent in 2012.

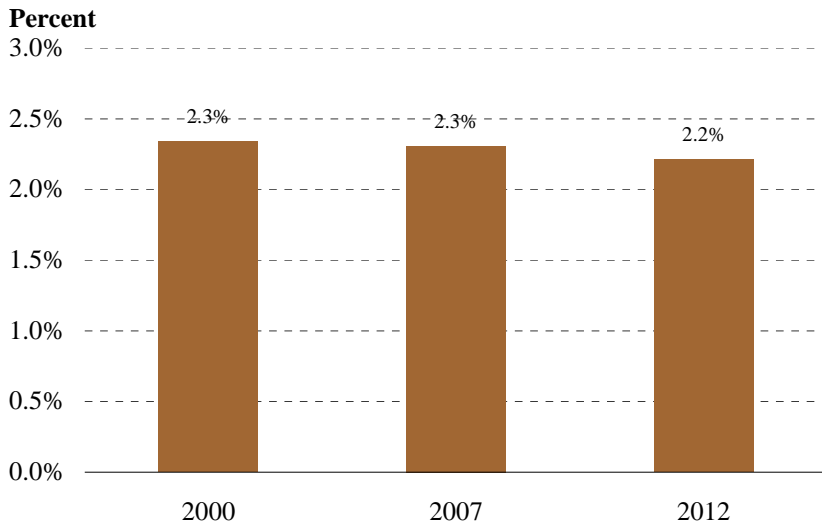
**American Indian (Non-Hispanic)
2000 - 2012**



- Between 2000 and 2012, San Marino is estimated to continue to have no American Indian population.

Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

**All Other (Non-Hispanic)
2000 - 2012**

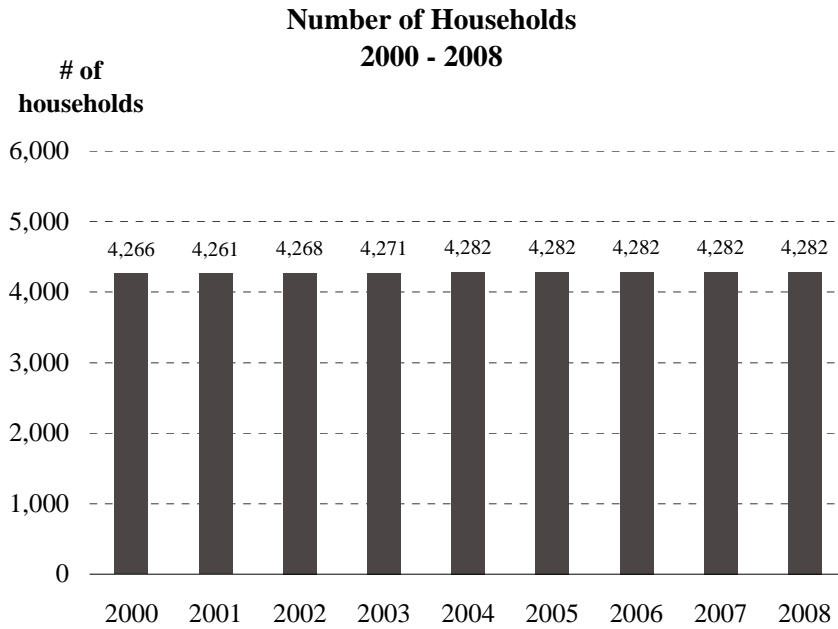


- During the 12-year period, the share of the all other non-Hispanic population group is estimated to decrease slightly from 2.3 to 2.2 percent.

Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

III. Households

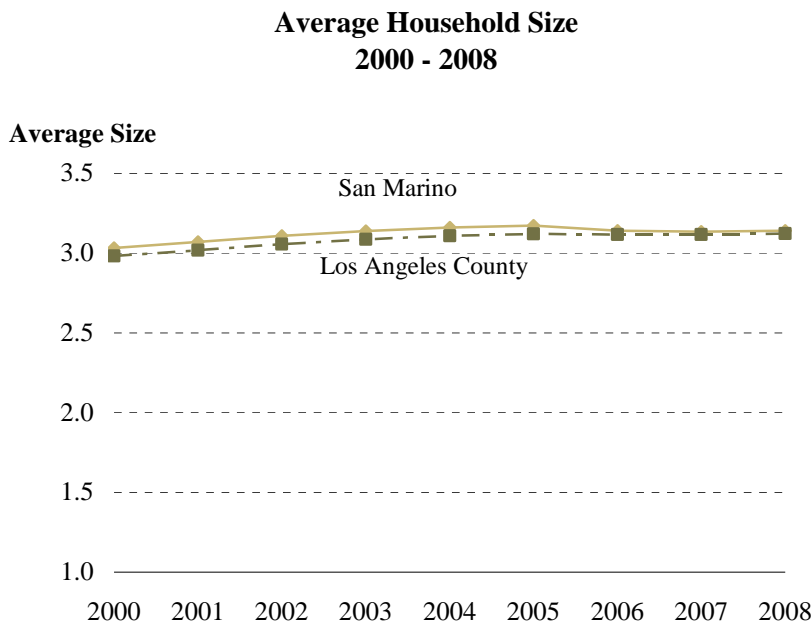
Number of Households



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total number of households in the city increased by 16, or 0.4 percent, lower than its population growth rate of 3.9 percent.
- During this 8-year period, the city's household growth rate of 0.4 percent was lower than the county rate of 4.0 percent.

Average Household Size

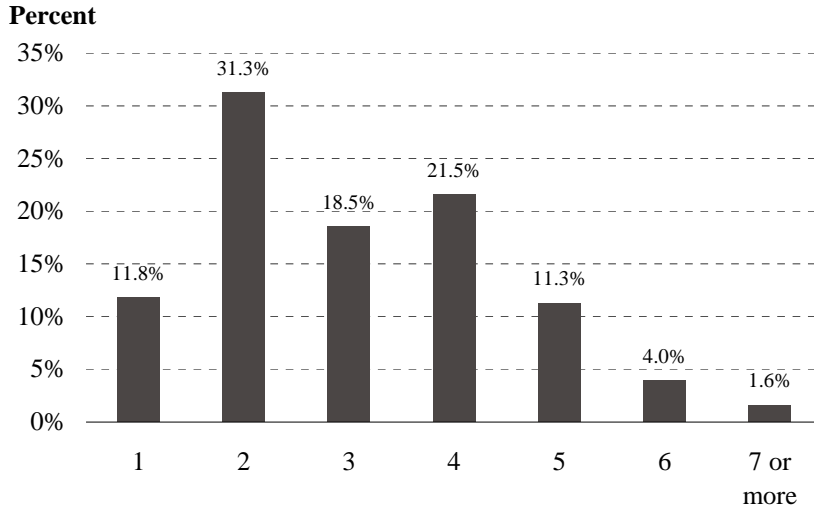


Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 3.1, almost equal to the county average.
- Between 2000 and 2008, average household size increased slightly in both the city and the county.

Households by Size

**Households by Household Size
2007**

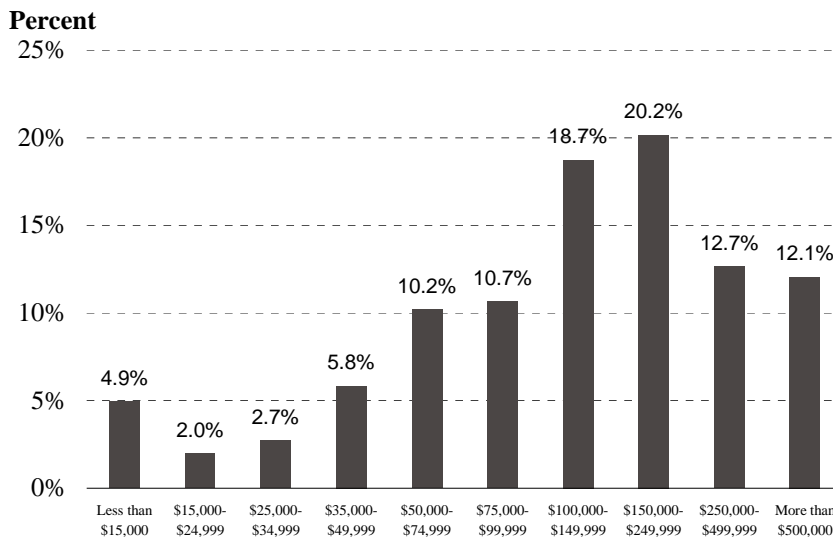


Source: Claritas Inc., 2007

- Over 60 percent of all San Marino households have 3 people or fewer.
- About 12 percent of the households are single-person households, much lower than the county share of 26 percent.
- About 17 percent of all households in the city have at least 5 people.

Households by Income

**Households by Household Income
2007**



Source: Claritas Inc., 2007

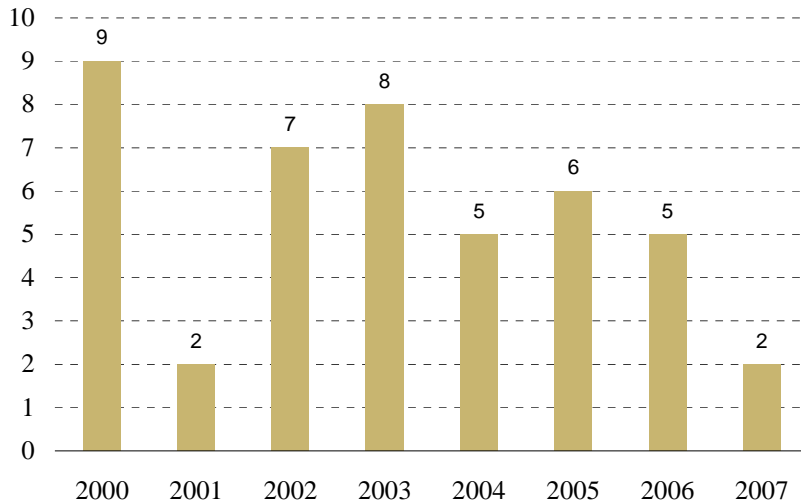
- In 2007, about 16 percent of households earned less than \$50,000.
- About 21 percent of the households earned between \$50,000 and \$100,000.

IV. Housing

Housing Production

**Residential Permits Issued
2000 - 2007**

of units

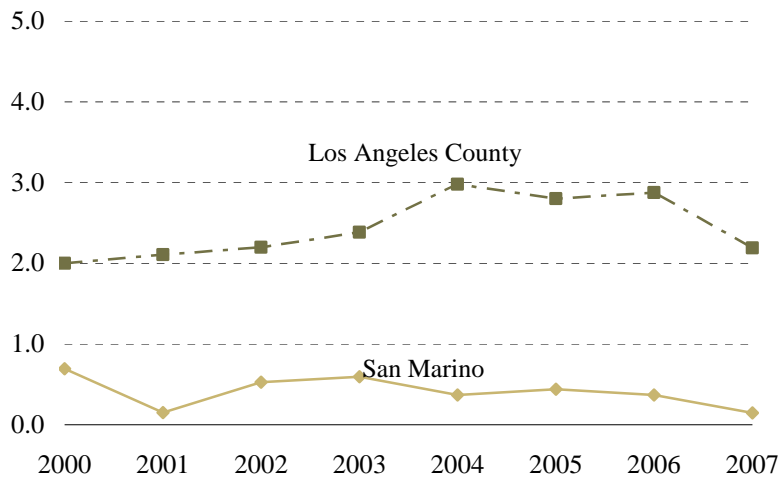


Source: Construction Industry Research Board, 2000-2007

- Between 2000 and 2007, 44 new residential units were permitted.

**Permits Issued per 1,000 Residents
2000 - 2007**

of permits



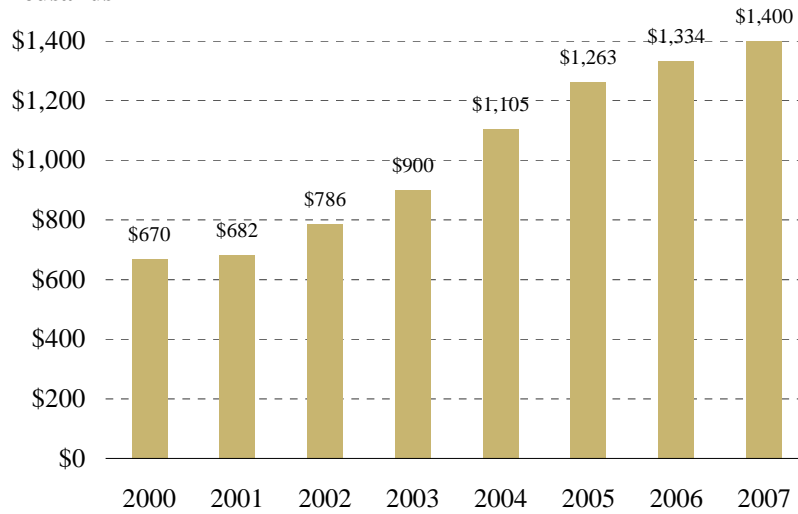
Source: Construction Industry Research Board, 2000-2007 and SCAG

- The city generally had lower levels of housing units permitted per 1,000 residents when compared to the county as a whole.

Housing Values

**Median Home Price
2000 - 2007**

Thousands

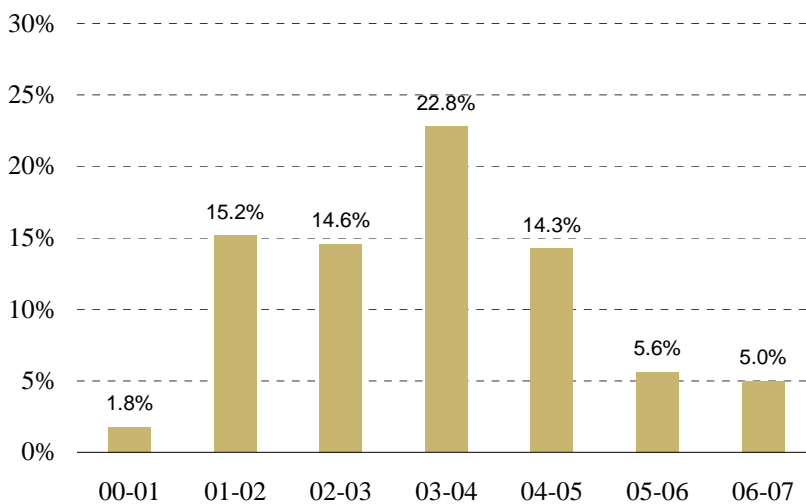


Source: Data Quick, 2008

- Between 2000 and 2008, median home sale prices more than doubled, jumping from \$670,000 to \$1,400,000.
- In 2007, the median home price in San Marino was \$1,400,000, \$860,000 higher than the Los Angeles County median.

**Median Home Price Appreciation Rate
2000 - 2007**

Percent

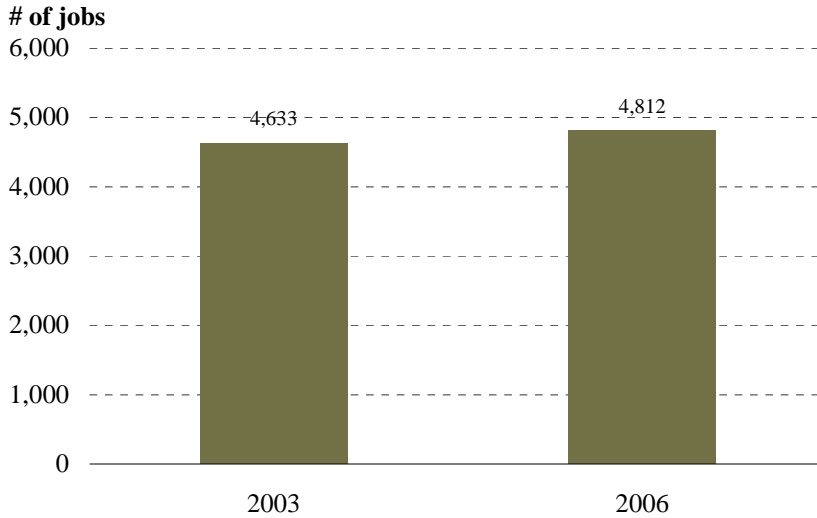


Source: Data Quick, 2008

- Between 2001 and 2007, annual home price appreciation rates fluctuated between 2 and 23 percent.
- After a period of higher rates between 2001 and 2005, the annual home price appreciation rate leveled off at around 5 percent during the 2005 to 2007 time period.

V. Employment

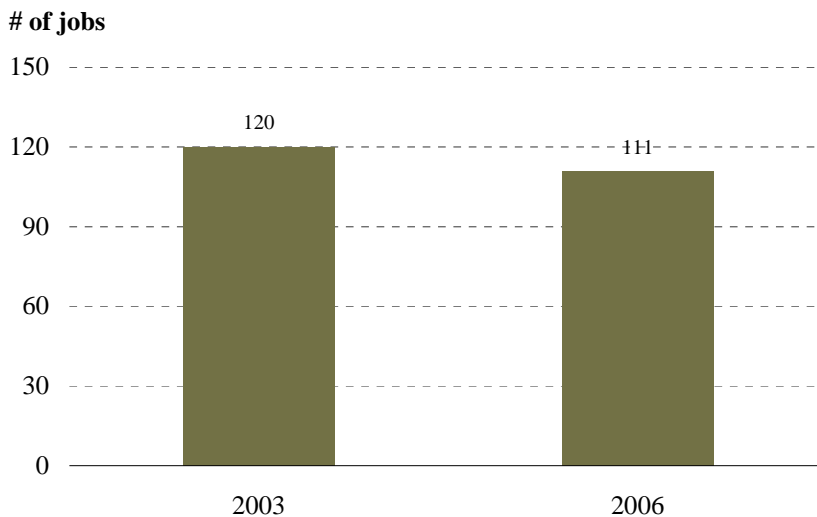
**Total Jobs
2003 and 2006**



Source: California Employment Development Department, 2003 & 2006 and SCAG

- In 2006, total jobs in San Marino reached 4,812, about 3.9 percent greater than its 2003 level. The job growth rate in the city was slightly higher than the 2.9 percent growth rate in Los Angeles County.
- Total jobs in the city included wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.

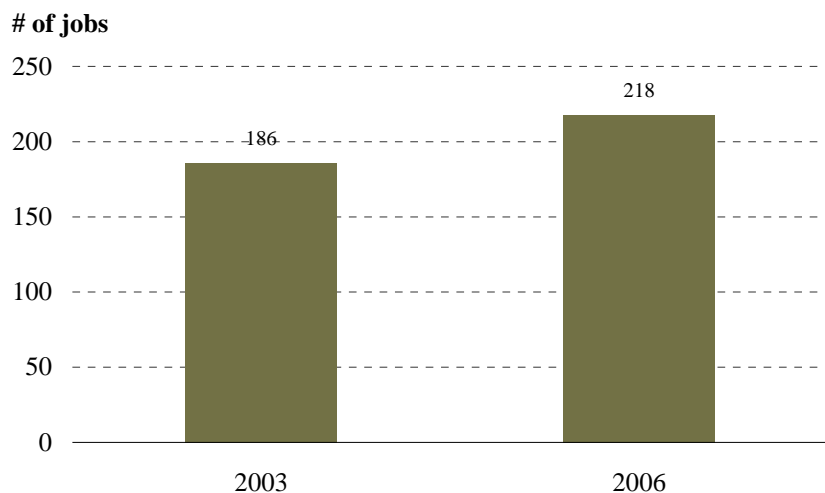
**Jobs in Manufacturing
2003 and 2006**



Source: California Employment Development Department, 2003 & 2006 and SCAG

- Between 2003 and 2006, the number of manufacturing jobs in San Marino dropped by 7.5 percent, about the same as the county as a whole during the same period.

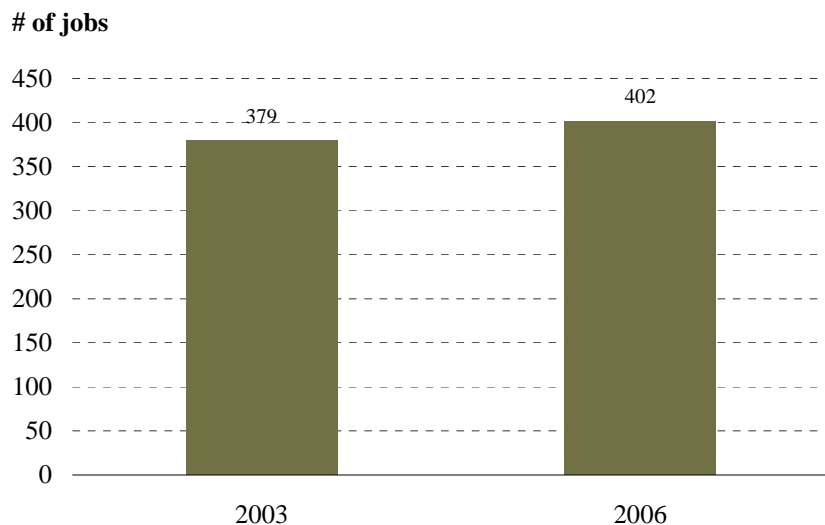
Jobs in Construction 2003 and 2006



Source: California Employment Development Department, 2003 & 2006 and SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2003 and 2006, construction jobs in the city increased by 32, or 17 percent.

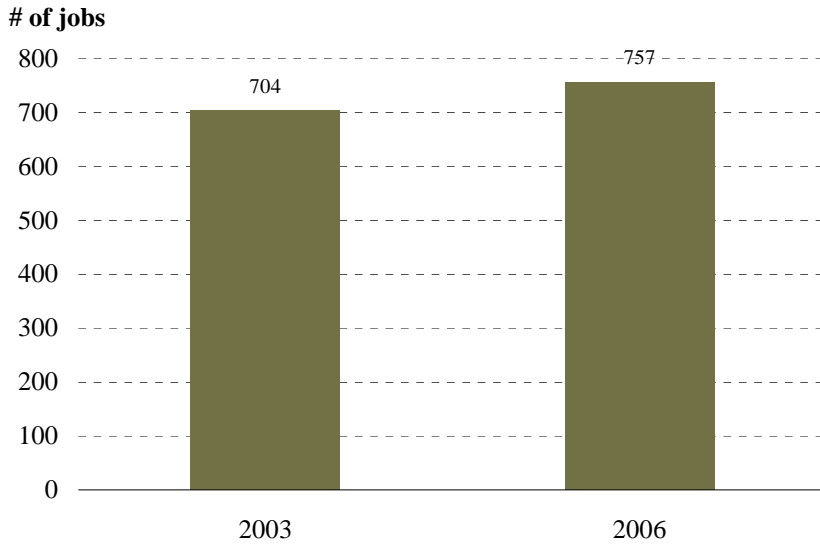
Jobs in Retail Trade 2003 and 2006



Source: California Employment Development Department, 2003 & 2006 and SCAG

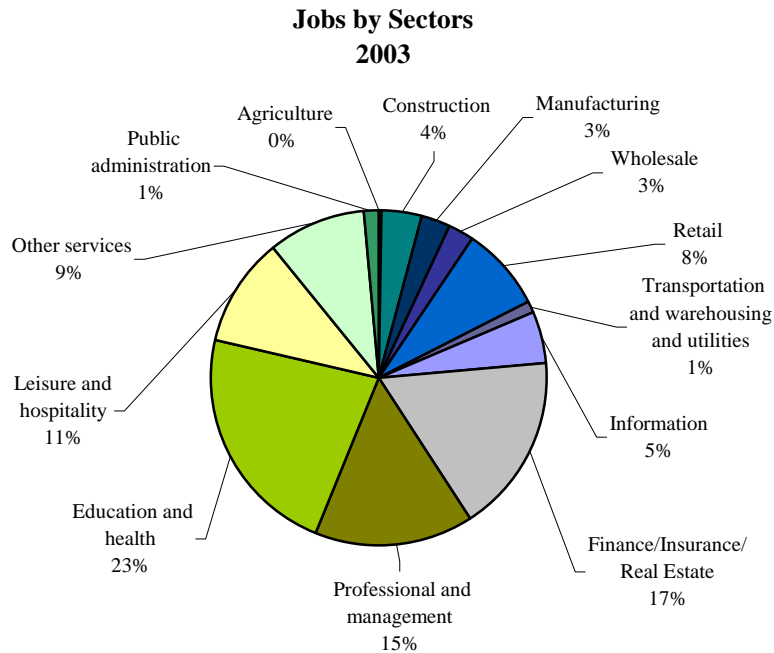
- Between 2003 and 2006, the number of retail trade jobs in the city increased from 379 to 402, or 6 percent.

Jobs in Professional and Management 2003 and 2006



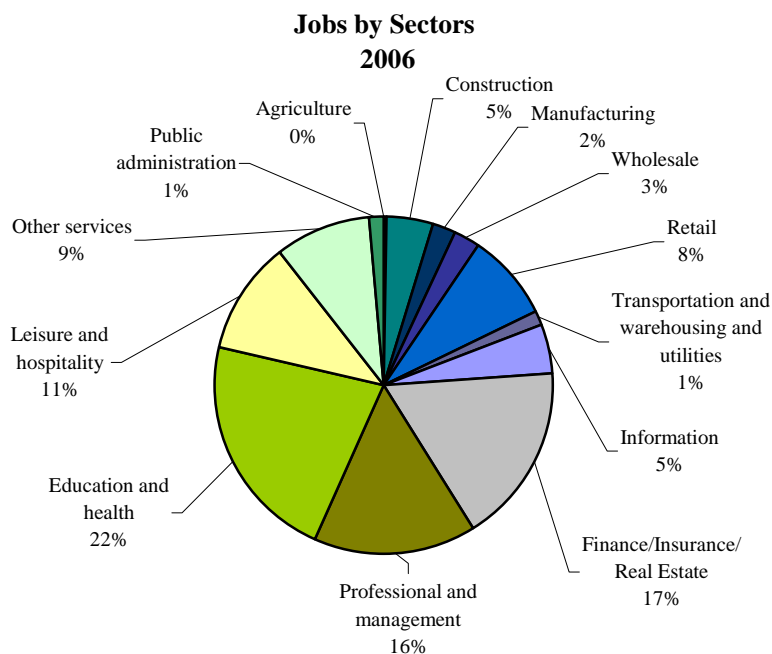
Source: California Employment Development Department, 2003 & 2006 and SCAG

- Jobs in the professional and management sector include those employed in, for example, professional and technical services, management of companies, and administration and support.
- Between 2003 and 2006, the number of professional and management jobs increased by 53.



- Between 2003 and 2006, there were only slight changes in the share of jobs by sector in the city. Specifically, during this period, the share of education and health jobs declined from 23 to 22 percent while the share of professional and management jobs increased from 15 to 16 percent.

Source: California Employment Development Department, 2003 and SCAG



- In 2006, the education and health sector remained the largest sector, accounting for 22 percent of total jobs in the city.
- Other large sectors included finance/insurance/real estate (17 percent), professional and management (16 percent), and leisure and hospitality (11 percent).

Source: California Employment Development Department, 2006 and SCAG

Average Salaries

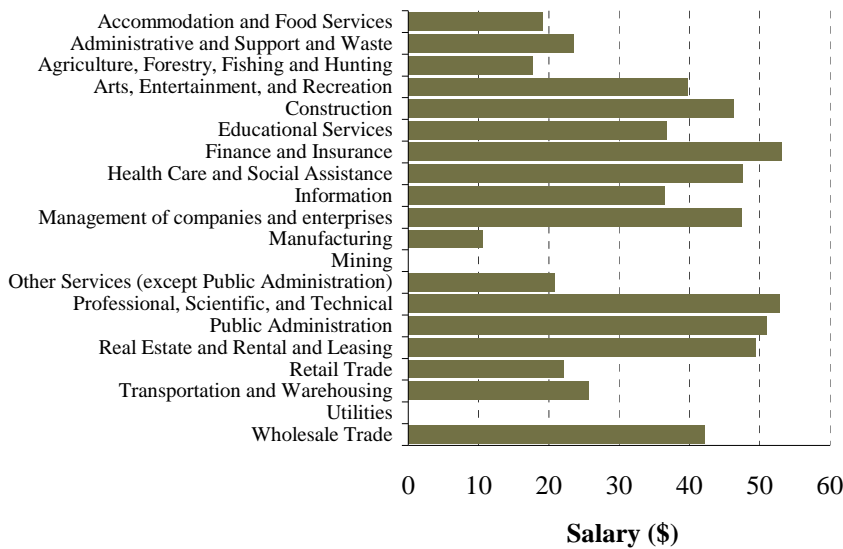
**Average Annual Salary per Job
2003 and 2006**



- Average salaries per job in the city decreased from \$38,712 in 2003 to \$38,232 in 2006, a 1 percent decrease. During the same time period, Southern California saw a 13 percent inflation rate.

Source: California Employment Development Department, 2003 & 2006

**Average Annual Salary by Sector
2006 (in thousands)**



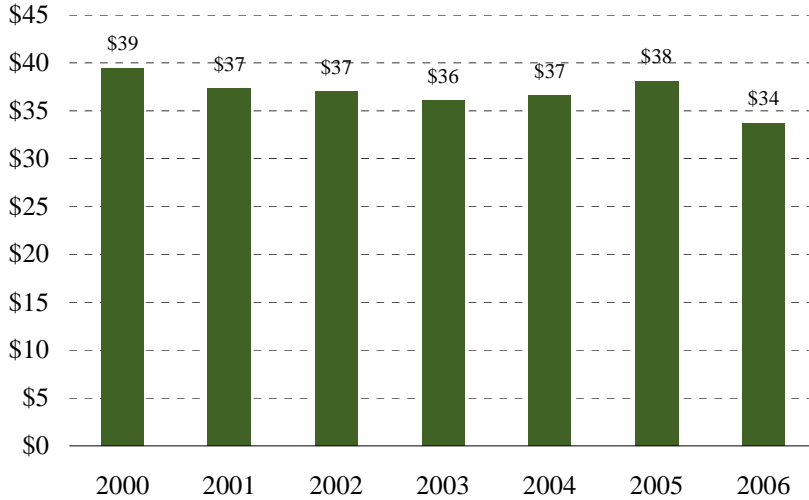
- In 2006, the sector providing the highest salary per job in San Marino was Finance and Insurance (\$53,152).
- The Manufacturing sector provided the lowest annual salary per job (\$10,696).

Source: California Employment Development Department, ES-202, 2006

VI. Retail Sales

**Real Retail Sales
2000 - 2006 (in 2006 \$)**

Millions

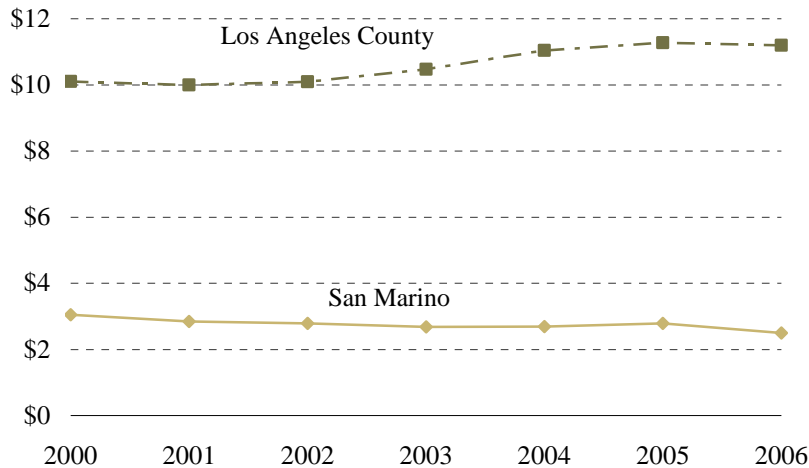


Source: California Board of Equalization, 2000-2006

- Real (inflation adjusted) retail sales showed a net decrease of 13 percent between 2000 and 2006.

**Real Retail Sales per Person
2000 - 2006 (in 2006 \$)**

Thousands

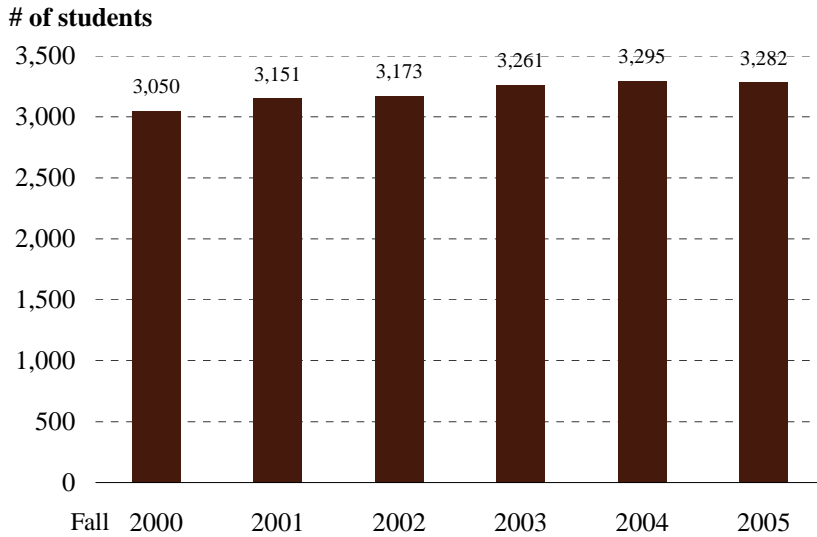


Source: California Board of Equalization, 2000-2006 and SCAG

- Between 2000 and 2006, real retail sales per person for the city decreased from \$3,050 to \$2,500, while the county as a whole saw an upward trend.

VII. Education

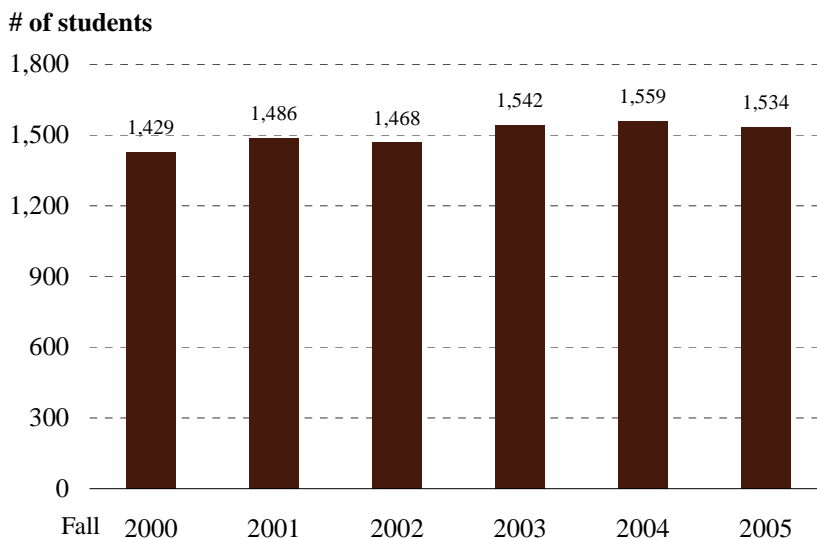
**K-12 Student Enrollment
2000 - 2005**



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2004, total K-12 public school enrollment for schools within the city increased by 245 (8 percent) to 3,295 students.
- However, between 2004 and 2005, total K-12 public school enrollment declined, by less than 1 percent.

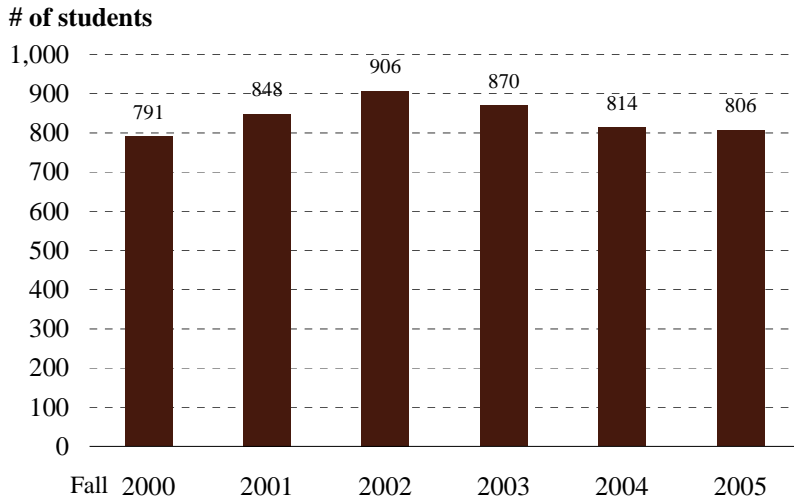
**K-6 Student Enrollment
2000 - 2005**



Source: National Center for Education Statistics, 2000-2005

- The city generally saw slow growth in total public elementary school enrollment between 2000 and 2005.
- Between 2000 and 2005, total public elementary school enrollment increased by 105 students, or 7 percent.

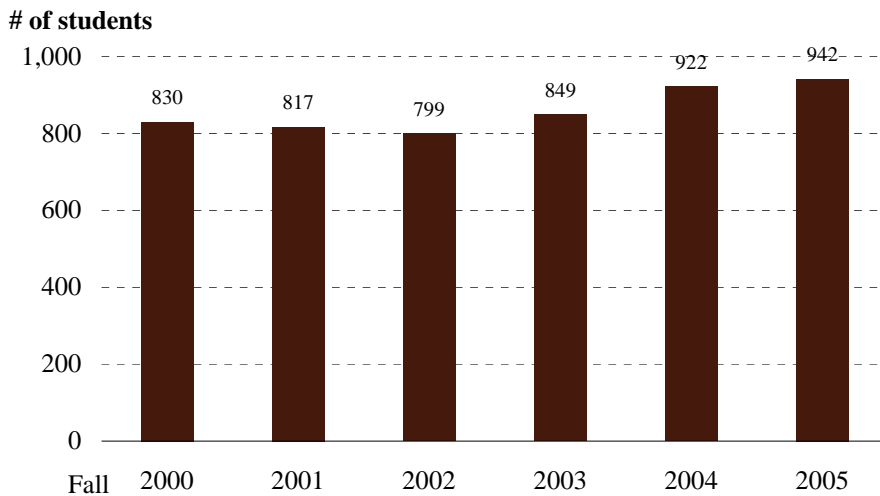
Grades 7-9 Student Enrollment 2000 - 2005



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2002, total public school enrollment for grades 7-9 increased by 115 (15.5 percent) students, and then declined by 100 (11 percent) from 2002 to 2005.

Grades 10-12 Student Enrollment 2000 - 2005



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2002, total public school enrollment for grades 10-12 decreased by approximately 30, or 4 percent.
- Between 2002 and 2005, total student enrollment then increased by 18 percent for grades 10-12, in contrast to the 11 percent decline for grades 7-9.

VIII. References

California Department of Finance, Demographic Research Unit

California Employment Development Department Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

Claritas Inc.

Data Quick Information System

National Center for Education Statistics

U.S. Census Bureau

IX. Acknowledgements

The preparation of this report was funded in part through grants from the U. S. Department of Transportation – Federal Highway Administration and the Federal Transit Administration. Additional assistance was provided by the California Department of Transportation.