

San Marino is a city in Los Angeles County. Incorporated on April 12, 1913, the city was designed by its founders to be uniquely residential, with expansive properties surrounded by beautiful gardens, wide streets, and well maintained parkways. The city is located in the San Rafael Hills. The population was 13,147 at the 2010 census.

In 2014, *Forbes* magazine ranked the city as the 48th most expensive area to live in the United States. In 2014, *LA Weekly* ranked the city as the 3rd most expensive area to live in the Los Angeles County, topping Beverly Hills (7th), Malibu (5th), and more. There are few to no homes priced under US\$1,000,000, with the median sales price of a single family home at US\$2,228,000. The graph and map below gives you a good idea of what is happening for real estate in San Marino over the past 5 years per Trulia. According to Country Records data, the highest price home sold in 2016 was a 8,734 sq ft home located on Lombardy Street with a sales price of \$9,400,000 and the lowest price sold home was a 1,456 sq ft home that sold for \$1,200,000 on S San Gabriel Blvd.

Real Estate Data for San Marino

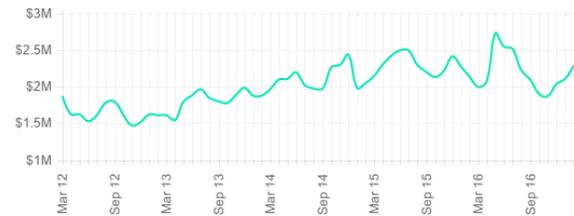
San Marino market trends indicate an increase of \$90,000 (4%) in median home sales over the past year. The average price per square foot for this same period rose to \$1,067, up from \$828.



Median Sales Price in San Marino

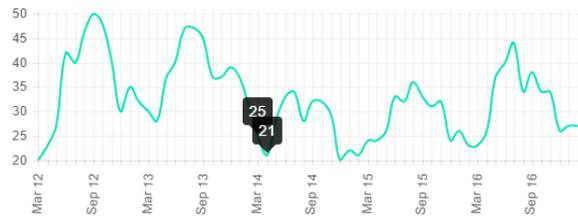
1 Br
 2 Br
 3 Br
 4 Br
 All properties

Median Sales Price



● All properties

Number of Sales



● All properties

No. Bedrooms	-	y-o-y	3 months prior	1 year prior	5 years prior
1 Bedroom	-	-	-	-	-
2 Bedroom	\$1,405,000	+ 7.6%	\$1,835,000	\$1,306,000	\$1,300,000
3 Bedroom	\$2,230,000	+ 4.3%	\$1,813,000	\$2,139,000	\$1,198,000
4 Bedroom	\$2,350,000	-4.7%	\$1,848,000	\$2,465,000	\$1,630,000
All Properties	\$2,320,000	+ 4.0%	\$2,000,000	\$2,230,000	\$1,630,000

Early History

The site of San Marino was originally occupied by a village of Tongva (Gabrieleño) Indians located approximately where the Huntington School is today. The area was part of the lands of the San Gabriel Mission. Principal portions of San Marino were included in an 1838 Mexican land grant of 128 acres to Victoria Bartolmea Reid, a Gabrieleña Indian. (After her first husband, also a Gabrieleño, died in 1836 of smallpox, she remarried Scotsman Hugo Reid in 1837). She called the property Rancho Huerta de Cuati. After Hugo Reid's death in 1852, Señora Reid sold her rancho in 1854 to Don Benito Wilson, the first Anglo owner of Rancho San Pascual. In 1873, Don Benito conveyed to his son-in-law, James DeBarth Shorb, 500 acres, including Rancho Huerta de Cuati, which Shorb named "San Marino" after his grandfather's plantation in Maryland, which, in turn, was named after the Republic of San Marino located on the Italian Peninsula in Europe.

In 1903, the Shorb rancho was purchased by Henry E. Huntington, who built a large mansion on the property. The site of the Shorb/Huntington rancho is occupied today by the Huntington Library, which houses a world-renowned art collection, research and rare-book library, and botanical gardens. In 1913 the three primary ranchos of Wilson, Patton, and Huntington, together with the subdivided areas from those and smaller ranchos, such as the Stoneman, White, and Rose ranchos, were incorporated as the city of San Marino.

To a prior generation of Southern Californians, San Marino was known for its old-money wealth. In recent decades, immigrants of Chinese and Taiwanese ancestry have come to represent more than 60% of the population.

Zoning

The city is divided into seven zones, based on minimum lot size. The smallest lot size is about 4,500 square feet, with many averaging over 30,000 square feet. Because of this and other factors, most of the homes in San Marino, built between 1920 and 1950, do not resemble the houses in surrounding Southern California neighborhoods. San Marino has also fostered a sense of historic preservation among its homeowners. With minor exceptions, the city's strict design review and zoning laws have thus far prevented the development of large homes found elsewhere in Los Angeles.

According to the United States Census Bureau, the city has a total area of 3.8 square miles.

San Marino is highly restrictive of commercial operations in the city. It is one of the few cities that requires commercial vehicles to have permits to work within the city. The rationale is that commercial vehicle operators and service providers, such as gardeners, pool service providers and maintenance workers, are more likely to cause social disruption within the city, and so must be preauthorized for crime control and prosecutorial purposes. This regulation and others, including the bans on apartment buildings, townhouses and overnight parking, are some of the more obvious examples.