

4.5 POPULATION, HOUSING, AND EMPLOYMENT

INTRODUCTION

This section analyzes the potential impacts of the proposed project on population, housing, and employment in the City of Glendale. Information used in this section was obtained from the Southern California Association of Governments (SCAG).

ENVIRONMENTAL SETTING

As discussed in **Section 4.3, Land Use and Planning**, the City of Glendale is located within the planning area of SCAG, the lead planning agency for the Southern California region. SCAG consists of local governments from Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial counties. To facilitate regional planning efforts, the planning area of SCAG is further divided into 13 subregions. The City of Glendale is located in the Arroyo-Verdugo Subregion, which also includes the cities of Burbank, La Cañada-Flintridge, and the unincorporated communities of La Crescenta and Montrose.

One of SCAG's primary functions is to forecast population, housing, and employment growth for each region, subregion, and city. The latest forecast was completed in 2008 as part of the 2008 Regional Transportation Plan (RTP) update.¹ As indicated in **Table 4.5-1, SCAG Demographic Projections**, both the Arroyo Verdugo Subregion and the City of Glendale are predicted to undergo sustained growth through the year 2035. Population in the subregion is predicted to increase by 41,177 persons, while the housing stock is projected to increase by 15,047 units. Employment opportunities are also predicted to increase by 27,675 jobs. The City of Glendale's population is predicted to increase by 16,611 persons, while the housing stock is projected to increase by 6,067 units. Employment opportunities are predicted to increase by 7,536 jobs.

REGULATORY FRAMEWORK

A number of goals and policies are set forth in the City of Glendale General Plan that relate to population and housing growth. An analysis of the consistency of these applicable goals and policies with the proposed project is provided in **Section 4.3, Land Use and Planning**. As discussed in **Section 4.3**, the proposed project does not conflict with applicable General Plan goals and policies related to population and housing growth.

¹ Southern California Association of Governments, Integrated Growth Forecast by City, 2008.

**Table 4.5-1
SCAG Demographic Projections**

	2010	2015	2020	2025	2030	2035	Growth 2010–2035	Growth 2010–2035 %
Arroyo-Verdugo Subregion								
Population	365,696	373,915	382,619	391,027	399,126	406,873	41,177	11.3%
Housing	132,663	136,143	139,810	142,671	145,436	147,710	15,047	11.3%
Employment	204,693	211,686	216,150	221,399	227,003	232,368	27,675	13.5%
City of Glendale								
Population	210,950	214,200	217,744	221,154	224,431	227,561	16,611	7.9%
Housing	74,058	75,461	76,939	78,093	79,207	80,125	6,067	8.2%
Employment	94,591	96,495	97,711	99,140	100,666	102,127	7,536	8.0%

Source: Southern California Association of Governments, *Regional Transportation Plan, 2008*.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The following thresholds for determining the significance of impacts related to population, housing, and employment are contained in the environmental checklist form contained in Appendix G of the most recent update of the *California Environmental Quality Act (CEQA) Guidelines*. Impacts related to population and housing are considered significant if the project would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (issue is addressed within **Section 8.0, Effects Found Not To Be Significant**).
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (issue is addressed within **Section 8.0, Effects Found Not To Be Significant**).

Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of any potential impacts and the identification of mitigation measures that would lessen or avoid potential impacts. Finally, the significance of potential impacts after implementation of all identified mitigation measures is presented.

Threshold: Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?

The proposed project is a mixed-use development consisting of a total of 248 studio and loft residential apartment units, a 12,585-square-foot restaurant/entertainment use and a 14,057-square-foot restaurant, 248 parking spaces within a subterranean parking garage and 170 parking spaces off-site parking that would be located within the existing Glendale Marketplace parking garage. Based on a mix of a total of 248 studio and loft residential apartment units and an average household size of 1.17 persons per unit, the residential component of the proposed project would generate approximately 290 residents (248 units x 1.17 persons per household).² As shown in **Table 4.5-2, Project Employee Generation**, the proposed project would employ approximately 29 full-time employees (5 for the entertainment area, 19 for the restaurants, and 5 for the residential uses) and 10 part-time employees (2 for the entertainment area, 6 for the restaurants, and 2 for the residential uses), for a total of 39 employees.

**Table 4.5-2
Project Employee Generation**

	Full-time employees	Part-time employees	Total employees
Restaurant	19	6	25
Entertainment	5	2	7
Residential	5	2	7
Total	29	10	39

Source: Jay Yoon, *American Manager, Project Controls and Claims*, American Constructors California, Inc., correspondence with Impact Sciences, Inc., June 2010.

² The estimated number of persons per unit for studios and studio lofts in the size range of the Broadway Lofts is 1.17. This is observed at the Olympic Lofts/Santa Monica project both in the number of car stalls which are provided on site and taken by the residents, as well as by the leasing staff who are aware of the persons occupying the units. That project has been leased and stabilized for over a year, and the staff reports very little variance from this stated occupancy per unit figure. (Alan D. Dibartolomeo, Chief Development Officer, AMF Development LLC correspondence with Impact Sciences, Inc., July 2010.)

Applying a 24 percent ratio (which is the percent of existing employees that work and reside in the City of Glendale),³ the employment positions would result in 7 of these new employees residing in the City of Glendale. If it is conservatively assumed that each of the new employees forms a single household in the City, these households could indirectly add approximately 19 additional residents to the City of Glendale (3 households x 2.7 persons per household^{4,5}). Overall, the potential increase in population of 290 people that would be associated with the proposed residential units and the possible additional increase in population of approximately 19 people associated with employment opportunities provided by the proposed project would result in a total population increase of 309 new residents to the City of Glendale. Therefore, the potential population increase would account for approximately 4 percent of the anticipated population increase of 8,219 residents within the Arroyo Verdugo Subregion and 10 percent of the anticipated population increase of 3,250 residents within the City of Glendale between 2010 and 2015, (the data for the closest year to the proposed project buildout). For this reason, the proposed project is consistent with anticipated growth projections and would not directly induce population growth that is substantially higher than expected population growth in the area.

As discussed above, the proposed project would add a total of 248 studio and loft residential apartment units, 14 of which would be designated as Very Low Income housing units. Therefore, the proposed project would account for approximately 7 percent of the anticipated increase of 3,480 housing units within the Arroyo Verdugo Subregion and approximately 18 percent of the anticipated increase of 1,403 housing units within the City of Glendale between 2010 and 2015. In addition to the proposed project's residential apartment units being within regional forecasts, the development of the proposed residential apartment units on the project site would help the City of Glendale to meet its Regional Housing Needs Assessment allocation for Very-Low Income housing units.⁶

³ Travel time-to-work data collected by the 2000 U.S. Census indicates that approximately 21,800 workers in Glendale aged 16 and over commute less than 15 minutes to their places of employment or work from home. It can be assumed that these workers are employed within the City limits, since it would conceivably take longer than 15 minutes to commute to jobs located outside Glendale. In 2000, the City of Glendale had 91,000 employees based on the number of resident and non-resident employees reported to the State of California Employment Development Division by firms located in Glendale. In 2000, therefore, approximately 21,800 of the 91,000 employees working in Glendale resided in the City, which equates to approximately 24 percent of the worker population. Based on the above existing residence characteristics of the work force in Glendale, it is estimated that approximately 7 of the 29 full-time employees could relocate to Glendale.

⁴ U.S. Census Bureau, "2006-2008 American Community Survey 3-Year Estimates - American Fact Finder for Glendale City, California," <http://factfinder.census.gov>. 2010.

⁵ This is a conservative estimate, as the average household population within the DSP is 1.8 persons per household.

⁶ City of Glendale. 2009. "Housing Element 2006-2014," Exhibit 4-35, RHNA Construction Need and Income Distribution.

As discussed above, the proposed project would require for the uses proposed by the proposed project 29 full-time employment positions. Therefore, the proposed project would account for approximately 0.4 percent of the anticipated increase of 6,993 employment positions within the Arroyo Verdugo Subregion and approximately 2 percent of the anticipated increase of 1,904 employment positions within the City of Glendale between 2010 and 2015.

The proposed project's population, housing, and employment increases are within regional projections for the Arroyo Verdugo Subregion and the City of Glendale. Therefore, impacts would be less than significant.

Since the project site is located within an urban area and is currently served by existing circulation and utility infrastructure, no major extension of infrastructure is required as part of the proposed project. Additionally, no expansion to the existing service area of a public service provider is required. Therefore, development of the project site within the proposed project would not indirectly induce population growth and impacts would be less than significant.

Level of Significance Before Mitigation: Less than Significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than Significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the proposed project and related projects on population, housing, and employment in the City of Glendale. The applicable threshold is listed below in bold, followed by an analysis of the cumulative impact of the proposed project, related projects, and their potential significance.

Threshold: **Would the project and related projects induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).**

Related projects would result in development of approximately 1,634 residential units. Approximately 875 of the proposed residential units would be within the DSP and 759 of the proposed residential units would be outside the DSP boundaries. Based on an average household size of 2.7 persons within the City

of Glendale and an average household size of 1.8 persons within the Downtown Specific Plan,⁷ these units would add approximately 3,625 residents to the population of City of Glendale. As shown in **Table 4.5-3, Employment Generation of Related Projects**, the related projects would generate approximately 2,288 full-time employment positions. Combined, the proposed project and related projects would result in the development of approximately 1,882 residential units and would directly add approximately 3,625 residents to the population of the City of Glendale. The proposed project and related projects would also generate approximately 2,327 employment positions. Applying a 24 percent ratio (which is the percent of existing employees that work and reside in the City of Glendale),⁸ the employment positions would result in approximately 558 of these new employees residing in the City of Glendale. If it is conservatively assumed that each of the new employees forms a single household in the City of Glendale, these households could indirectly add approximately 1,508 additional residents to the City of Glendale (1,508 households x 2.7 persons per household). Therefore, the increase in population associated with the proposed project and the related projects would result in the addition of approximately 5,113 residents in the City of Glendale.

**Table 4.5-3
Employment Generation of Related Projects**

Land Use	Unit	Factor ¹	Unit Type	Employees
Commercial/Restaurant/Retail	225,930 sf	424	sf/employee	533
Medical Office/Office	125,817 sf	379.5	sf/employee	332
Hotel	2,400,000	1,804	sf/employee	1,330
Community Center/Banquet Hall	45,000	2.02	Employees/ksf	91
Mini-Park/Soccer Field	0.5	5.71	Employee/acre	3
Total				2,288

Source: Impact Sciences, Inc.

1. Generation factors from SCAG's *Employment Density Study, Summary Report*, dated October 31, 2001. Available online at http://www.scag.ca.gov/pdfs/Employment_Density_Study.pdf.
2. Standard industry size for a 27-room hotel is 200,000 sf. 324 hotel rooms = 2,400,000 sf
sf = square feet; ksf = thousand/kilo square feet

According to SCAG's regional growth forecasts, the population of City of Glendale is projected to increase by approximately 6,749 between 2010 and 2020. As discussed above, it is projected that the proposed project and related projects, combined, could increase the City of Glendale's population by

⁷ U.S. Census Bureau, "2006–2008 American Community Survey 3-Year Estimates - American Fact Finder for Glendale City, California," <http://factfinder.census.gov>. 2010.

⁸ See footnote 8, above.

approximately 5,133 residents. The proposed project's and related projects' combined growth accounts for less than the anticipated population increase within the City of Glendale between 2010 and 2020. Therefore, the proposed project in combination with the related projects would not result in a cumulative population impact. Additionally, the proposed project would account for approximately 5 percent of the anticipated cumulative increase (the proposed project and related projects combined). Therefore, there is no cumulative population impact attributable to the proposed project.

As discussed above, related projects would add approximately 1,634 residential units and the proposed project would add 248 residential units. As such, the combined total of the proposed project and related projects would result in the addition of approximately 1,882 residential units to the City of Glendale. The proposed project's and related projects' potential resulting residential units account for less than the anticipated housing unit increase within the City of Glendale between 2010 and 2020. Therefore, the proposed project in combination with the related projects would not result in a cumulative housing impact. Additionally, the proposed project would account for approximately 15 percent of the anticipated cumulative increase, and therefore, does not create a cumulatively considerable impact. Therefore, there is no cumulative housing impact attributable to the proposed project.

The proposed project's and related project's combined growth accounts for less than the anticipated housing unit increase within the City of Glendale. Therefore, the proposed project in combination with the related projects would not result in a cumulative housing impact. Additionally, the proposed project would account for approximately 5 percent of the anticipated cumulative increase (the proposed project and related projects combined). Therefore, there is no cumulative housing impact attributable to the proposed project.

Additionally, the proposed project and related projects would add approximately 2,288 full-time employment positions. The proposed project's and related project's combined growth accounts for less than the anticipated employment growth within the City of Glendale between 2010 and 2020. Therefore, the proposed project in combination with the related projects would not result in a cumulative employment impact. Additionally, the proposed project would account for approximately 1 percent of the anticipated cumulative increase, and therefore, does not create a cumulatively considerable impact. Therefore, there is no cumulative employment impact attributable to the proposed project.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Less than significant.