

## 4.2 POPULATION AND HOUSING

### INTRODUCTION

This section analyzes the potential population and housing impacts of the Project on 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 4.1, 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. Glendale is located in the Arroyo-Verdugo Subregion, which also includes the cities of Burbank, La Canada-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 2004 as part of the 2004 Regional Transportation Plan (RTP) update. As indicated in **Table 4.2-1, SCAG Demographic Projections**, both the Arroyo-Verdugo Subregion and the City of Glendale are predicted to undergo sustained growth through the year 2030. Population in the subregion is predicted to increase by 62,130 persons, while the housing stock is projected to increase by 23,109 units. Employment opportunities are also predicted to increase by 69,389 jobs. The City is predicted to increase by 26,908 persons, while the housing stock is projected to increase by 9,598 units. Employment opportunities are also predicted to increase by 27,527 jobs.

**Table 4.2-1**  
**SCAG Demographic Projections**

	2000	2005	2010	2015	2020	2025	2030	Growth 2000–2030 (%)
<b>Arroyo-Verdugo Subregion</b>								
Population	335,438	352,677	360,042	369,816	379,461	388,706	397,568	62,130 (19%)
Housing	127,481	129,327	133,127	137,454	141,860	146,230	150,590	23,109 (18%)
Employment	210,848	203,652	222,135	235,640	248,534	260,336	271,237	69,389 (34%)
<b>City of Glendale</b>								
Population	195,781	204,435	207,182	211,220	215,207	219,028	222,689	26,908 (14%)
Housing	71,806	72,620	74,095	75,896	77,738	79,569	81,404	9,568 (13%)
Employment	85,715	86,136	90,471	96,573	102,469	108,004	113,242	27,527 (32%)

Source: Southern California Association of Governments, *Regional Transportation Plan*, April 2004.

## REGULATORY FRAMEWORK

A number of goals and policies set forth by Glendale's General Plan relate to population and housing growth. An analysis of the consistency of these applicable goals and policies with the Project is provided in **Section 4.1, Land Use and Planning**. As discussed in **Section 4.1**, the Project does not conflict with applicable General Plan goals and policies related to population and housing growth.

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

The following thresholds for determining the significance of impacts related to population and housing 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 **Appendix 1.0(a)** of this Draft EIR).
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (issue is addressed within **Appendix 1.0(a)** of this Draft EIR).

### 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:** 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).

**Impact Analysis:** As proposed, the Project would include 184 residential units, a 172-room hotel, and 4,089 square feet of retail commercial space. Based on a mix of 67 one-bedroom and 117 two-bedroom units and an average household size of 1.5 persons per one-bedroom unit and 2.5 persons per two-

bedroom unit<sup>1</sup>, the residential component of the Project would most likely generate approximately 393 residents (67 units x 1.5 persons per household + 117 units x 2.5 persons per household). Based on 3.0 employees per 1,000 square feet of commercial space and 0.8 employees for every hotel room, the direct employment growth of the Project would be 150 employees (4,089 square feet x 3.0 employees/1,000 square feet + 172 hotel rooms x 0.8 employees). Applying a 24 percent ratio (which is the percent of existing employee that work and reside in the City of Glendale),<sup>2</sup> the employment positions would result in 36 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 101 additional residents to the City (36 households x 2.8 persons per household)<sup>3</sup>. Overall, the increase in population of 393 people that would be associated with the proposed residential units and the possible additional increase in population of 101 people associated with employment opportunities provided by the Project would result in a total population increase of 494 new residents to the City.

When the population increase from the Project is added to the 2007 Arroyo-Verdugo Subregional population of 355,623, the resulting population for the year 2010 is approximately 356,234 persons. In addition, when housing and employment estimates associated with development of the Project are added to 2007 Arroyo-Verdugo Subregional housing and employment figures, the resulting housing and employment figures are 131,134 housing units and 211,054 jobs. All of these demographic increases are well within 2010 Arroyo-Verdugo Subregional projections.

The 2007 State Department of Finance January population estimate for Glendale is 207,157.<sup>4</sup> When the estimated population increase from the Project is added to the January 2007 population estimate for the City of Glendale, the resulting total population for the City is 207,768 residents. In addition, when the

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<sup>1</sup> Population generation rates for units were provided by the applicant and represent a more conservative population estimate than if generation rates were used from the Glendale Downtown Specific Plan.

<sup>2</sup> The Project would generate 134 employment positions. Based on the existing residence characteristics of the work force in Glendale, it is estimated that approximately one-quarter of these employees could relocate to Glendale. 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.

<sup>3</sup> Based on average Citywide household population rate per unit from California State Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2007, May 2007.

<sup>4</sup> Based on average Citywide household population rate per unit from California State Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2007, May 2007.

Project's housing and employment increases are added to the 2007 SCAG housing and employment projections for the City of Glendale, the resulting housing and employment figures are 73,497 housing units and 87,879 jobs. While the housing and employment estimates are well within SCAG 2010 projections of 74,095 housing units and 90,471 jobs for the City of Glendale, the population figure exceeds the SCAG 2010 population projection of 207,182 persons.

Despite exceeding the SCAG projection, the population increase associated with the Project is not considered substantial, as the increase would amount to less than a 1 percent increase in population growth. In addition, the population growth and related demand on public services associated with the Project have been assessed in **Section 4.9, Public Services**, of this EIR. In this manner, the projected population increase already has been assessed and the increase in population is not considered substantial. Importantly, the growth associated with the Project is also accounted for in the Downtown Specific Plan (adopted November 2006). To ensure consistency between the Downtown Specific Plan and the City of Glendale General Plan, the General Plan would be amended to include new population projections as part of the proposed adoption of the Downtown Specific Plan. The City will now submit the new growth projections to SCAG for incorporation into its new population projections, resulting in revisions to the RTP, which is to be updated in 2007. In other words, the demographic projections contained within the RTP are based on a "bottom-up" approach in which local agencies generate the projections that provide the basic framework for SCAG analysis. The Project's population generation would be consistent with the City's General Plan, upon which the SCAG population forecast is based. Therefore, after demographic projections are updated, the Project would be even further below future SCAG projections. As a result, impacts associated with population growth 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 Project and related projects on population in the City of Glendale. The applicable threshold is listed below in bold, followed by an analysis of the cumulative impact of the Project and related projects and their potential significance.

**Threshold:** 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).

**Impact Analysis:** Related projects would result in development of an additional 2,641 residential units consisting of one, two, and three bedroom units. Based on an average Citywide household size of 2.8 persons,<sup>5</sup> these units would directly add 7,395 people to the population of City of Glendale. Related projects would also generate 4,507 employment positions. The number of employment positions generated by related projects is listed in **Table 4.2-2, Employment Generation of Citywide Projects**. The Project, together with related projects, would directly add 7,788 people to the population of the City. The Project and related projects would also generate 4,657 employment positions. Applying a 24 percent ratio (which is the percent of existing employee that work and reside in the City of Glendale), the employment positions would result in 1,118 of these new employees residing in 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 3,130 additional residents to the City (1,118 households x 2.8 persons per household). Overall, the increase in population of 7,788 people that would be associated with the proposed residential units and related projects and the possible additional increase in population of 3,130 people associated with employment opportunities provided by the Project and related projects would result in a total population increase of 10,918 new residents to the City.

**Table 4.2-2  
Employment Generation of Citywide Projects**

Use	Unit	Factor <sup>1</sup>	Unit Type	Employees
Retail	631,649 sf	3.0	Employees/ksf	1,895
Office	349,146 sf	4.44	Employees/ksf	1,550
Hotel	870 rooms	0.8	Employees/room	696
Banquet Hall	55,500 sf	2.0 <sup>2</sup>	Employees/ksf	111
Cinema	70,000 sf	2.0 <sup>2</sup>	Employees/ksf	140
Medical	38,900 sf	2.0 <sup>2</sup>	Employees/ksf	78
Industrial	5,308 sf	3.0	Employees/ksf	16
Community Center	10,600 sf	2.0 <sup>2</sup>	Employees/ksf	21
<b>Total</b>				<b>4,507</b>

Source: Impact Sciences, Inc.

<sup>1</sup> Employment Factors based on based on Southern California Association of Governments' Forecast and Los Angeles Central Business District Database.

<sup>2</sup> General Employment Factor

sf = square feet; ksf = thousand/kilo square feet

<sup>5</sup> California State Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2007, May 2007.

According to SCAG's regional growth forecasts, Glendale's population is projected to increase by approximately 1,650 between 2007 and 2010. The Project, together with related projects, could increase the City's population by approximately 10,918 residents. The population growth associated with the Project and related projects is considered substantial, as the amount of growth projected for the City would be exceeded, and is considered to be significant.

To ensure consistency between the related projects and the General Plan, the General Plan would be amended to include newly proposed population projections. After the General Plan is amended, new growth projections would be formulated by the City and submitted to SCAG for incorporation into new population projections. This would result in revisions to the RTP, which is to be updated in 2007. In other words, the demographic projections contained within the RTP are based on a "bottom-up" approach in which local agencies generate the projections that provide the basic framework for SCAG analysis. In this manner, the related project and the Project's population projections would eventually be consistent with the City's General Plan, upon which the SCAG population forecast is based. In the interim, the Project's contribution to this impact would be cumulatively considerable and result in a significant impact due to increasing growth over the SCAG projections.

*Level of Significance Before Mitigation:* Significant.

*Mitigation Measures:* No feasible mitigation exists.

*Level of Significance after Mitigation:* Significant and unavoidable.