

## 4.9 POPULATION AND HOUSING

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### 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 4.7, 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 4.9-1, 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's population 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. Based on 2005 and 2010 projections for the Arroyo Verdugo Subregion, the projected 2007 population is 355,623 within 130,950 housing units and projected 2007 employment includes 210,904 jobs.

### REGULATORY FRAMEWORK

A number of goals and policies set forth by the City of Glendale 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 4.7, Land Use and Planning**. As discussed in **Section 4.7**, the Project does not conflict with applicable General Plan goals and policies related to population and housing growth.

**Table 4.9-1  
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.*

## 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.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

### 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 63 residential condominium units and 66,000 square feet of office space. Additionally, vacation of the alley immediately north of the existing office building is proposed to create a public open space pedestrian passageway. The residential component of the Project would also add residents to the City. Based on an average household size of 2.8 persons per unit,<sup>1</sup> the 63 residential units proposed by the Project would generate approximately 177 residents. Based on this same rate, the existing 16-unit apartment building houses 45 Glendale residents. Therefore, the net population increase within the City as a result of the Project population would be 132. Concerning employment, based on an employment generation rate of 4.44 employees per 1,000 square feet of office space, the direct employment growth of the Project would be 293 employees. Applying a 24 percent ratio (which is the percent of existing employees who work and reside in the City of Glendale),<sup>2</sup> the employment positions would result in 70 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 196 additional residents to the City (70 households x 2.8 persons per household). Overall, the increase in population of 196 people associated with employment opportunities provided by the Project and the net increase in population of 132 associated with the proposed residential units would result in a total population increase of 328 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 355,996 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 131,013 housing units and 211,197 jobs. All of these demographic increases are well within 2010 Arroyo Verdugo Subregional projections, as shown in **Table 4.9-1**.

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<sup>1</sup> Glendale Redevelopment Agency, January 2007.

<sup>2</sup> The proposed Hollywood Production Center and Residential Project would generate 293 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.

The 2007 State Department of Finance population estimate for Glendale is 207,157.<sup>3</sup> When the estimated population increases are added to the January 2007 population estimate for the City of Glendale, the resulting total population for the City of Glendale is 207,530 residents. In addition, when the Project 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 73,273 housing units and 88,163 jobs.<sup>4</sup> The housing and employment estimates are within SCAG 2010 projections of 74,095 housing units and 90,471 jobs for the City of Glendale. However, the population figure exceeds the SCAG 2010 population projection by approximately 350. As figures used in this analysis are estimates and predictions of population, the addition of 350 residents within a City of over 200,000 is not considered substantial population growth. In addition, the population growth and related demand on public services associated with the Project have been assessed in **Section 4.10, 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 has been amended to include new population projections as part of the adoption of the Downtown Specific Plan. The City will now submit the new growth projections to SCAG for incorporation into its new population projections, and would result in revisions to the RTP, which is to be updated in 2007. In other words, the demographic projections contained in the RTP are based on a “bottom-up” approach in which local agencies generate the projections that provide the basic framework for SCAG analysis. Therefore, Project population projections would be consistent with the City’s General Plan, upon which the SCAG population forecast is based. After the demographic projections are updated, the Project would be 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:** No mitigation measures are recommended.

**Level of Significance After Mitigation:** Less than significant.

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<sup>3</sup> California State Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2007, May 2007.

<sup>4</sup> The 2007 household and employment projections were calculated using the published 2005 and 2010 SCAG projections for the City of Glendale.

**Thresholds:** *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.*

*Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.*

**Impact Analysis:** The Project would involve the demolition of the 16-unit apartment building presently on the Project site. Based on an occupancy rate of 2.8 persons per household, approximately 45 residents would be displaced from the site with the removal of the building. This represents approximately 0.02 percent of the City population and is therefore not considered substantial. While the existing 16 units would be removed, the Project would add 63 residential condominium units to the site. This would result in a net increase of 47 units on the site. Considering that the Project would result in a net increase in the number of dwelling units on the Project site, the construction of replacement housing elsewhere to accommodate the displaced residents would not be necessary. Based on the net increase in dwelling units provided by the Project, the impact caused by the displacement of existing housing and its residents would be less than significant.

**Level of Significance Before Mitigation:** Less than significant.

**Mitigation Measures:** No mitigation measures are recommended.

**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 2,825 condominiums and apartment units, 575,738 square feet of commercial and retail commercial space, 349,146 square feet of office space, 1,042 hotel rooms, 38,900 square feet of medical retail and office space, 5,308 square feet of industrial uses, 55,500 square of banquet facilities, a 10,600-square-foot community center, and a 3,500-seat movie theater. Based on an average household size of 2.8 persons, these units would directly add 7,910 people to the population of City of Glendale. Related projects would also generate 4,477 employment positions. The number of employment positions generated by land uses proposed by related projects is shown in **Table 4.9-2, Employment Generation of Related Projects**. Combined, the Project and related projects would

result in the development of 2,888 residential units and would directly add 8,283 people to the population of the City. The Project and related projects would also generate 4,770 employment positions. Applying a 24 percent ratio (which is the percent of existing employees who work and reside in the City of Glendale), the employment positions would result in 1,145 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 3,206 additional residents to the City (1,145 households x 2.8 persons per household). Overall, the increase in population of 8,283 people that would be associated with the proposed residential units and related projects and the possible additional increase in population of 3,206 people associated with employment opportunities provided by the Project and related projects would result in a total population increase of 11,489 new residents to the City.

According to SCAG's regional growth forecasts, the population of the City of Glendale is projected to increase by approximately 2,700 between 2005 and 2010. Combined, it is projected that the Project and related projects could increase the City's population by 11,489 residents. The population growth associated with the Project and related projects exceeds SCAG growth forecasts by approximately 8,700. This is considered substantial and a significant cumulative impact would result.

**Table 4.9-2  
Employment Generation of Related Projects**

Use	Unit	Factor <sup>1</sup>	Unit Type	Employees
Retail	575,738 sf	3.0	Employees/ksf	1,727
Office	349,146 sf	4.44	Employees/ksf	1,550
Hotel	1,042 rooms	0.8	Employees/room	834
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>4,477</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

To ensure consistency between the related projects and the City of Glendale General Plan, the General Plan would be amended to include newly proposed population projections. The new growth projections will be submitted to SCAG for incorporation into new population projections, and would result in revisions to the RTP, which is to be updated in 2007. In other words, the demographic projections

contained in 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 related project and proposed Project’s population projections would, therefore, 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, in conjunction with other related projects, would be cumulatively considerable and result in a significant impact due to increasing growth over SCAG’s projections.

*Level of Significance Before Mitigation:* Significant.

*Mitigation Measures:* No feasible mitigation exists.

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

**Thresholds:** *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.*

*Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.*

*Impact Analysis:* As discussed above, while the Project would remove an existing 16-unit apartment building, the number of residents displaced would not be considered substantial. Furthermore, the Project would add 63 condominium units to the Project site; therefore, the net increase in dwelling units associated with the Project would result in a less than significant impact with respect to displaced housing and residents. Additionally, none of the related projects would displace substantial numbers of housing or people because either residences do not currently exist on-site or the related projects would replace existing housing with new residential uses. Additionally, a broad range of housing types exist in the downtown area and would be provided by the Downtown Specific Plan, which would accommodate existing residents on related project sites. As such, impacts would be less than significant.

*Level of Significance Before Mitigation:* Less than significant.

*Mitigation Measures:* No mitigation measures are recommended.

*Level of Significance After Mitigation:* Less than significant.