

IV.B POPULATION AND HOUSING

1. INTRODUCTION

This section analyzes the potential population and growth impacts of the proposed project. Information used in this section was obtained from the United States Census Bureau, the State of California, the Southern California Association of Governments (SCAG) and the City of Los Angeles.

2. EXISTING CONDITIONS

Population and Housing Growth Projections

United States Census 2000

The U.S. Census occurs every 10 years to document the population and number of housing units for the entire United States. Census data form the basis from which most demographic projections are calculated. The project site is located within Census Tract 2079, which extends from 9th Street to the north, West Pico Boulevard to the south, South Figueroa Street to the west and Maple Avenue to the south of the project sites.¹ Census Tract 2079 represents a small geographic area and the proposed project within this tract will have the potential to affect the community within its boundaries. Therefore, a discussion of the Census 2000 data for the larger Central City Community Plan Area, which encompasses Census Tract 2079, is also included in this section.

In 2000 the population of Tract 2079 was 1,985, reflecting a growth of approximately 31 percent since the 1990 reported population of 1,362.^{2, 3} The total population of Census Tract 2079 resided in 960 different households.⁴ The Central City Community Plan Area encompasses an area of approximately 3 square miles and is predominately a governmental, commercial and manufacturing region; residentially zoned land accounts for less than 5 percent of the total area (though residential uses are allowed in certain Commercial districts).⁵ In 2000, the total population of Central City Community Plan Area was 25,254, of whom 18,018 constituted the resident population or those who live in housing units in the same area

¹ See boundaries on map for Census Tract 2079, <http://factfinder.census.gov/>. Date Accessed: November 17, 2005.

² U.S. Census Bureau. 1990 Census of Population and Housing. Census Tract 2079, Los Angeles County, California. Available on-line at: <http://censtats.census.gov/pl94/pl94.shtm>. Date accessed: September 16, 2005.

³ U.S. Census Bureau. Profile of General Demographic Characteristics: 2000. Census Tract 2079, Los Angeles County, California. Available on-line at: <http://factfinder.census.gov/>. Date accessed: September 16, 2005.

⁴ U.S. Census Bureau. Profile of General Demographic Characteristics: 2000. Census Tract 2079, Los Angeles County, California. Available on-line at: <http://factfinder.census.gov/>. Date accessed: September 16, 2005.

⁵ Central City Community Plan.

covered by total population. This population resided in 13,255 households. The 2000 population of the Central City Community Plan Area reflects an approximately 11 percent growth over the 22,373 population reported in 1990. Not unexpectedly, the number of housing units also increased by about 18 percent, as compared to the 10,824 units reported in 1990.⁶ **Table IV.B-1**, below, summarizes the population and housing elements for Census Tract 2079 and The Central City Community Plan Area.

**Table IV.B-1
Population and Housing in the Vicinity of the Proposed Project**

	1990	2000	Percent Change
Total Population: Census Tract 2079	1,362	1,985	+31.4
Total Population: Central City Planning Area	22,373	25,254	+11.4
Total Housing Units: Census Tract 2079	NA	960	NA
Total Housing Units: Central City Planning Area	10,824	13,255	+18.3

NA = Not Available

Sources:

¹ U.S. Census Bureau. 1990 Census of Population and Housing. Census Tract 2079, Los Angeles County, California. Available on-line at: <http://censtats.census.gov/pl94/pl94.shtm>. Date accessed: September 16, 2005.

² U.S. Census Bureau. Profile of General Demographic Characteristics: 2000. Census Tract 2079, Los Angeles County, California. Available on-line at: http://factfinder.census.gov/servlet/QTTable?_bm=y&-qr_name=DEC_2000_SF4_U_DP1&-geo_id=14000US06037207900&-ds_name=D&-_lang=en&-redoLog=false. Date accessed: September 16, 2005.

³ Los Angeles Department of City Planning/Demographics Research Unit. Household Populations, Central City Community Plan Area.

3. REGULATORY FRAMEWORK

The following plans provide estimates for projected growth in the Los Angeles area. The analysis and forecasts included in these plans guide planning and development activities throughout the region.

a. Southern California Association of Governments Growth Forecast

The Southern California Association of Governments (SCAG) is a federally designated metropolitan planning organization for the Southern California region. The project site is located within the six-county jurisdiction of SCAG, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura Counties. 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 as part of the 2004 Regional Transportation Plan update. SCAG has prepared growth forecasts for the City of Los Angeles, as shown in **Table IV.B-2, SCAG's City of Los Angeles Growth Forecast**.

⁶ Los Angeles Department of City Planning/Demographic Research Unit. May 2005.

**Table IV.B-2
SCAG's City of Los Angeles Growth Forecast**

Year	Total Population	Total Households
2000	3,711,969	1,276,578
2005	3,950,347	1,311,134
2010	4,090,125	1,372,873
2015	4,147,285	1,438,731
2020	4,203,702	1,505,615
2025	4,257,771	1,571,712
2030	4,309,625	1,637,475

Source: Southern California Association of Governments, 2004 Regional Transportation Plan/Growth Vision: Socio-Economic Forecast Report, June 2004.

According to SCAG's Growth Forecast, the annual population growth rate for the City of Los Angeles is projected to be approximately 0.5 percent; and the annual housing growth rate for the City of Los Angeles is projected to be approximately 0.9 percent. The population is forecast to grow from approximately 3,711,969 residents in the year 2000 to 4,309,625 residents in the year 2030. This represents a 16.1 percent increase in population growth during a 30-year period. The housing growth forecast projects an increase of available housing units from 1.3 million in the year 2000 to 1.66 million units in the year 2030. This represents a 27.7 percent increase in the number of housing units during the same 30-year period.

b. The City of Los Angeles

The City of Los Angeles General Plan contains projections of the reasonably expected population and dwelling unit count for the year 2010 within the Central City Community Plan area (the Plan), which includes the site of the proposed project. These projections are based on the residential, commercial and industrial densities and intensities proposed by the Plan. The Plan projects a 23.56 percent population increase from 1990 to 2010 in the City of Los Angeles.⁷ The Plan indicates that the reasonably expected population in the City in 2010 would be 4,306,564 people and the number of dwelling units would be 1,566,108.⁸ In year 2000, the population of the Central City Community Plan Area was 25,254 and 13,255 housing units.⁹ The City estimates that in 2004 the population in the Central City Community Plan Area reached 27,088 with 13,565 housing units.¹⁰

⁷ City of Los Angeles General Plan. Chapter II. Background. Available on-line at: www.ci.la.ca.us/PLN/Cwd/Gnlpln/transElt/TE/T2bkgrnd.htm. Date accessed September 15, 2005.

⁸ Ibid.

⁹ Los Angeles Department of City Planning/Demographics Research Unit. Household Populations, Central City Community Plan Area.

¹⁰ Ibid.

Additionally, the City of Los Angeles General Plan Housing Element identifies the following goals relative to the provision of housing in the City of Los Angeles:¹¹

- **Goal 1:** A City where housing production and preservation result in an adequate supply of ownership and rental housing affordable to people of all income levels, races, ages and suitable for all needs.
- **Goal 2:** A City which actively takes steps to preserve, stabilize and enhance livability/sustainability in all neighborhoods throughout the City and maintains the quality of life in all residential areas.
- **Goal 3:** A City where there are equal housing opportunities for all without discrimination.

4. ENVIRONMENTAL IMPACT ANALYSIS

a. Significance Criteria

The City of Los Angeles *CEQA Thresholds Guide* states that the determination of significance of potential impacts related to population growth should be considered on a case-by-case basis and evaluated against the following significance thresholds:¹²

- The degree to which the project would cause growth or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment.
- Whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and
- The extent to which growth would occur without implementation of the project.

b. Project Impacts

The following presents an analysis of the project's impacts relative to each of the significance criteria identified above.

As described in **Section II, Project Description**, the project consists of the development of three sites within Downtown Los Angeles. These sites are identified as the Broadway site, which includes the Broadway (former Herald Examiner) building, the Hill Street site, which includes the Press building, and the 12th Street site. Although space use within each of the three buildings would vary, the construction of

¹¹ Los Angeles Department of City Planning. City of Los Angeles General Plan Housing Element, Chapter V. January 2002.

¹² L.A. *CEQA Thresholds Guide*, City of Los Angeles, Environmental Affairs Department, May 14, 1998, pp. B.1–3.

the three buildings would result in the uses listed below. The potential population associated with the project would be businesses and residential populations.

- Five hundred seventy-five (575) housing units (256 residential units at the Hill Street building and 319 residential units at the 12th Street site);
- Approximately 39,610 square feet of retail space (29,000 square feet in the Broadway building, 2,560 square feet at the Hill Street site and 8,050 square feet at the 12th Street site); and
- Approximately 39,725 square feet of office space, all located within the Broadway building.

Housing Growth

The proposed project involves the construction of 575 new residential units within the South Park neighborhood of Downtown Los Angeles. SCAG's 2004 Regional Transportation Plan Growth Forecast Report projects that the City of Los Angeles will add 61,739 dwelling units between 2005 and 2010.¹³ The proposed Herald Examiner project would add 575 dwelling units, representing an approximately 0.93 percent (575 units of the projected 61,739 units) contribution towards the projected dwelling unit increase for the City of Los Angeles.

Impacts related to housing growth associated with the proposed project would be considered significant when:

- *The degree to which the project would cause growth or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and when that would result in an adverse physical change in the environment.*

Implementation of the proposed project would result in the construction of housing, retail and commercial uses in the urban and build-up area of Downtown Los Angeles. As discussed above, the implementation of the proposed project would result in the construction of 575 condominium units in the South Park neighborhood of Downtown Los Angeles. The provision of these 575 condominium units represents a 0.93 percent contribution towards the projected dwelling unit increase within the City of Los Angeles between 2005 and 2010. As such, this housing growth is accounted for within growth projections for the City of Los Angeles and the Central City Community Plan area, and implementation of the proposed project would not have the potential to result in significant impacts or adverse physical changes in the environment.

¹³ Southern California Association of Governments. 2004 Regional Transportation Plan/Growth Vision: Socio-Economic Forecast Report, June 2004.

Impacts related to housing growth associated with the proposed project would be considered significant if:

- *The project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan.*

Implementation of the proposed project would involve the rehabilitation of the existing Broadway building and construction of two new buildings on the Hill Street and 12th Street sites. Each of the three project sites is already developed and is served by transportation, public service and public utility infrastructure. The service associated with each of these types of infrastructure is discussed in detail in **Section IV.F, Transportation, Section IV.I, Public Services, and Section IV.J, Public Utilities.** Additional growth and development in the South Park neighborhood of Downtown Los Angeles was planned for and evaluated in the Central City Community Plan. In addition, the proposed project is the type of development anticipated within this Plan. Therefore, construction of the 575 condominium units included within the proposed project does not have the potential to result in significant impacts due to the introduction of unplanned infrastructure.

Impacts related to housing growth associated with the proposed project would be considered significant based on:

- *The extent to which growth would occur without implementation of the project.*

The project sites are designated as within the Downtown Center Business Improvement District (BID), an area targeted for growth by the City of Los Angeles.¹⁴ The City of Los Angeles General Plan Housing Element also identifies a need to provide additional housing throughout the Los Angeles area. Numerous residential, commercial, office and entertainment developments are proposed in the immediate vicinity of the proposed project, including those as related projects in **Section III, General Description of Environmental Setting,** of this EIR. The project sites are also served by existing public transportation service and public utility infrastructure. Therefore, with or without implementation of the proposed project, growth is occurring, and would continue to occur, in the project vicinity. As such, implementation of the proposed project does not have the potential to result in potentially significant housing growth impacts that would otherwise not occur.

¹⁴ Los Angeles Office of the City Clerk. Listing of Established Business Improvement Districts (BIDs). Available on-line at: http://cityclerk.lacity.org/bids/bidgeol_est.pdf. Accessed on September 19, 2005.

Population Growth

Based on the 2000 Census, an average of 1.89 persons occupied multiple family units within Census Tract 2079, where the proposed project would be constructed.¹⁵ While the exact occupancy rate for the proposed housing units is unknown, it is anticipated that the occupancy rate for multiple family units would be comparable to the year 2000 baseline Census data. Applying the 1.89 persons per multifamily unit factor to the proposed 575 condominium units associated with the proposed project would result in the introduction of approximately 1,087 new residents to the three project sites.

There are no specific population projections for Census Tract 2079. In addition, the Central City Los Angeles Community Plan does not include population projection data beyond 2004. However, existing data suggest that the Central City population grew at a rate of 6.8 percent between 2000 and 2004, from 25,254 to 27,088 persons.¹⁶ As noted above, based on the 2000 Census, approximately 1.89 persons occupied multi-family housing within the project area. If the occupancy rate remains the same after the project's completion, anticipated as 2008 for the Hill Street site and 2010 for the 12th Street site, assuming an occupancy rate of 1.89 persons in each of the housing units, the resulting population addition in the 575 housing units would be approximately 1,087 persons, or approximately 4 percent of the estimated 2004 population of the Central City Los Angeles Community Plan Area.

Impacts related to population growth associated with the proposed project would be considered significant when:

- *The degree to which the project would cause growth or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and when that would result in an adverse physical change in the environment.*

Implementation of the proposed project would result in the construction of housing, retail and commercial uses in the urban and build-up area of Downtown Los Angeles. As discussed above, the implementation of the proposed project would generate a residential population of approximately 1,087 individuals occupying the proposed 575 condominium units within the South Park neighborhood of Downtown Los Angeles. This anticipated population increase of 1,087 individuals represents a 0.78 percent contribution towards the projected population increase within the City of Los Angeles between 2005 and 2010. As such, this population growth is accounted for within growth projections for the City of Los Angeles and the Central City Community Plan area, and implementation of the proposed project

¹⁵ Los Angeles Department of City Planning/Demographics Research Unit. Household Populations, Central City Community Plan Area. Available on-line at: <http://cityplanning.lacity.org/DRU/LocL/LocFrame.cfm?geo=CP&loc=CCy&sgo=CT&rpt=PnH&yryx=00>. Date Accessed: September 15, 2005.

¹⁶ Los Angeles Department of City Planning/Demographic Research Unit. May 2005.

would not have the potential to result in significant impacts or adverse physical changes in the environment.

Impacts related to population growth associated with the proposed project would be considered significant if:

- *The project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan.*

Implementation of the proposed project would involve the rehabilitation of the existing Broadway building and construction of two new buildings on the Hill Street and 12th Street sites. Each of the three project sites is already developed and is served by transportation, public service and public utility infrastructure. However, as a result of the construction, approximately 1,087 new occupants would be located on the project sites. The anticipated affects upon service associated with each of these types of infrastructure is discussed in detail in **Section IV.F, Transportation, Section IV.I, Public Services, and Section IV.J, Public Utilities**. Additional population growth in the South Park neighborhood of Downtown Los Angeles was planned for and evaluated in the Central City Community Plan. In addition, the proposed project is the type of development anticipated within this Plan. Therefore, construction of the 575 condominium units included within the proposed project, and the resulting population increase of approximately 1,087 individuals, does not have the potential to result in significant impacts due to the introduction of unplanned infrastructure.

Impacts related to population growth associated with the proposed project would be considered significant based on:

- *The extent to which growth would occur without implementation of the project.*

As discussed above, SCAG projections forecast a 16.1 percent population increase in the City of Los Angeles between the year 2000 and 2030. In the more immediate short term, population is expected to grow from approximately 3,950,347 to 4,090,125 residents in the City of Los Angeles between 2005 and 2010, which represents a 3.5 percent population increase. The proposed project is expected to result in a 0.78 percent contribution to that short-term population growth. Therefore, population growth is forecast throughout the Los Angeles area, the anticipated population growth associated with this proposed project is accounted for within SCAG's growth projects and, with or without implementation of the proposed project, population growth is expected within the City of Los Angeles. As such, implementation of the proposed project does not have the potential to result in potentially significant population growth impacts that would otherwise not occur.

Summary

Therefore, implementation of the proposed project is consistent with population and housing growth projections and would not have the potential to significantly affect population and housing growth in the South Park neighborhood of Downtown Los Angeles.

c. Cumulative Impacts

The proposed project involves the construction of 575 new residential units within the South Park neighborhood of Downtown Los Angeles. Included in **Section III, General Description of Environmental Setting**, is a list of related projects planned and/or proposed within the vicinity of this proposed project. SCAG's 2004 Regional Transportation Plan Growth Forecast Report projects that the City of Los Angeles will add 61,739 dwelling units between 2005 and 2010.¹⁷ The proposed Herald Examiner project and the identified related projects would collectively add approximately 5,926 dwelling units, representing an approximately 9.6 percent (5,926 dwelling units of the projected 61,739 units) contribution towards the projected dwelling unit increase for the City of Los Angeles. Based on the 2000 Census of approximately 1.89 persons per occupied multi-family housing the number of people generated from 5,926 multi-family dwelling units is 11,200 persons.

As with the project, the related projects are situated in an area that is urbanized and contains established infrastructure. As urban infill, these projects would neither encroach on isolated or open space areas nor remove physical impediments to growth. Furthermore, these projects are in areas the city has targeted for growth, has developed transportation and other service infrastructure and is within close proximity to the Central City business and economic district, as described above. As such, the cumulative impact of the project and the related projects are accounted for within regional growth forecasts and projections and, thus, would not have a significant impact on population growth.

d. Mitigation Measures

No mitigation measures are required because the proposed project would not result in any significant housing or population growth impacts.

¹⁷ Southern California Association of Governments. 2004 Regional Transportation Plan/Growth Vision: Socio-Economic Forecast Report, June 2004.

e. Adverse Effects

Implementation of the project would result in an increase in housing units and population. However, based on the above analysis of the thresholds of significance, these increases would not result in unavoidable significant impacts with respect to population or housing growth.