

H. POPULATION AND HOUSING

Existing Conditions

Existing On-Site Population and Housing

The 42-unit Glendon Manor apartment building at 1070 Glendon Avenue is the only residential structure on the parcels comprising the Project site. Unit types include bachelor units (no kitchen), studios (with kitchen but no separate bedroom), and one-bedroom units.

The now vacated units at Glendon Manor were subject to the City's Rent Stabilization Ordinance, but were not eligible for any program for federal, state or local housing assistance, and the owner received no subsidy, assistance or benefit in connection with the units or the building.¹ The units were rented at market rate, on a month-to-month basis. In anticipation of pending redevelopment of the site, the entire building has been vacated and is now boarded up. The units have not been re-rented and the previous tenants have been relocated. The owner provided all tenants with relocation assistance, as required by the City's Rent Stabilization Ordinance.

Existing Regional and Local Population and Population Projections

The Southern California Association of Governments (SCAG), based on input provided by local jurisdictions, prepares regional population projections. These projections are reported in the Growth Management Chapter of SCAG's Regional Comprehensive Plan and Guide (RCPG). The Proposed Project site falls within the City of Los Angeles subregion of the six-county SCAG region. This subregion includes the City of Los Angeles and surrounding area within the jurisdiction of Los Angeles County. The 1990 population for this area is (3,618,000), and is expected to grow to 4,766,000 by 2010. These figures reflect a 32 percent population increase from 1990 to 2010.

The City of Los Angeles General Plan Framework dis-aggregates SCAG's total citywide population estimate into figures for each of the City's community plan areas. These forecasts represent a planning horizon to be used as the basis for implementation of infrastructure and services to support growth; they are not intended to reflect minimum or maximum planned land use capacities. The City's total population is expected to grow from about 3,485,399 people in 1990 to 4,306,500 in 2010, a 24 percent increase. The Westwood Community Plan Area population is projected to grow from 41,295 people in 1990 to a 2010 population of about 49,605.² This is based upon the adopted plans for the area. The 20 percent population growth for the Westwood Community Plan area is slightly lower than the City's overall growth rate of (24 percent) for the 1990-2010 time frame. The Westwood Community Plan area population comprises about 1.2 percent of the City's total population.

The Westwood Community Plan recognizes the Framework's population estimate as a regional forecast provided for reference in the Community Plan Update process. However, these estimates do not always reflect planned land use capacity or build-out estimates. The Community Plan estimates residential capacity within the Plan area; in contrast, the Framework estimates projected population growth. The Community Plan estimates assume development to levels that reflect the midpoint of the allowable number of dwelling units per net acre for each of the

¹ Andrew Starrels, Esq., Casden Properties, Inc.,.

² City of Los Angeles General Plan Framework Element, Table 2-2, Forecast Growth by Subregions and Community Plan Area.

residential land use classifications. The resulting number of dwelling units is 23,934 and the “reasonable expected” population estimate for 2010 is 49,198 people.³

Existing Regional and Local Housing Stock

The City of Los Angeles currently has about 1.3 million dwelling units.⁴ Within the Westwood Village area of the City there are about 18,900 units.⁵ Of the total City housing stock, about 39,900 units are considered affordable, primarily through Federal, State, and local funding programs.

Population and Housing Policy

The following discussion identifies current policy regarding regional and local population and housing issues, as contained in the following planning documents:

- The Southern California Association of Governments’ Regional Comprehensive Plan and Guide
- The City of Los Angeles General Plan
- Framework Element
- Housing Element

Southern California Association of Governments’ Regional Comprehensive Plan and Guide

The Southern California Association of Governments’ Regional Comprehensive Plan and Guide (RCPG) identifies a broad set of goals and policies for the region and implementation strategies for agencies to use in guiding their decision-making. Applicable policies pertaining to population and housing issues as contained in the Growth Management and Chapter include:

- *Encourage local jurisdictions’ efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*
- *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.*
- *Encourage existing or proposed local jurisdictions’ programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- *Encourage local jurisdictions’ plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers.*
- *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- *Support and encourage settlement patterns which contain a range of urban densities.*
- *Encourage planned development in locations least likely to cause adverse environmental impact.*

³ This population estimate does not include UCLA on-campus population, which is projected to reach 10,400 by the year 2010. It also does not include housing within commercial districts nor does it reflect vacancy rates.

⁴ Draft City of Los Angeles Housing Element, Los Angeles Department of City Planning, December 1999, Page 2-5.

⁵ Ibid, Page 2-19.

- *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*

City of Los Angeles General Plan Framework Element

The City of Los Angeles Framework Element provides a strategy for long-term growth that sets a citywide context to guide subsequent amendments to the City's community plans, zoning ordinances, and other pertinent programs. In developing this strategy, this planning document uses population forecasts provided by SCAG, but recognizes these projections are an estimate of potential growth that may or may not occur. The strategy presented in the Framework Element establishes policies to best accommodate this growth when and if it should occur. The Framework's general approach is to accommodate growth by encouraging higher intensity commercial and mixed-use districts, centers, and boulevards that are linked to infrastructure, thereby preserving single-family neighborhoods.

The Framework's Housing Chapter states the following applicable goal and related objectives:

Goal 4A *An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

Objective 4.1 *Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.*

Objective 4.2 *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

Objective 4.3 *Conserve scale and character of residential neighborhoods.*

City of Los Angeles General Plan: Housing Element

The Housing Element of the City's General Plan provides a citywide strategy for short-term housing development that establishes a guide for all housing activities in the City. The Housing Element consists of identification and analysis of existing and projected housing needs for all economic segments of the community, a statement of goals, policies, financial resources, and scheduled programs for the preservation, improvement, and production of housing. The City Planning Commission approved the updated Housing Element in December 2001. The Housing Element was designed to be consistent with and implement the General Plan Framework described above. This document includes the following four (4) goals contained in the Housing Element:

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.*

Goal 4 *A City that provides incentives and reduces constraints for the production and preservation of all housing.*

Threshold of Significance

The LA CEQA Thresholds Guide states that the determination of significance for Population and Housing Growth issues shall be made on a case by case basis, considering the following factors:

- The degree to which the project would cause growth (i.e., new housing or employment generators) 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.

The Threshold Guide further states that the determination of significance for Population and Housing Displacement issues shall be made on a case by case basis, considering the following factors:

- The total number of residential units to be demolished, converted to market rate, or removed through other means as a result of the proposed project, in terms of net loss of market rate and affordable units;
- The current and anticipated housing demand and supply of market rate and affordable housing units in the project area;
- The land use and demographic characteristics of the project area and the appropriateness of housing in the area; and
- Whether the project is consistent with adopted City and regional housing policies such as the Framework and Housing Elements, HUD Consolidated Plan and CHAS policies, redevelopment plan, Rent Stabilization Ordinance, and the Regional Comprehensive Plan and Guide (RCP&G).

The threshold of significance below is based upon and paraphrased from both the LA CEQA Threshold Guide and the State CEQA Guidelines (Appendix G).

The Proposed Project would result in a significant population or housing impact if:

- It causes substantial population growth or concentration that is inconsistent with local or regional planning projections (i.e., those contained in the City of Los Angeles General Plan and SCAG's Regional Growth Management Plan);
- It is inconsistent with applicable local or regional planning policy pertaining to housing or population growth; or
- It displaces a substantial number of housing units or people, requiring the construction of replacement housing elsewhere.

Project Impacts

Population Growth

The Proposed Project would develop a new mixed-use project that includes 350 residential units. These units will range in size from one-bedroom flats to two-story townhouses. Based on a

multiplier of 1.92 persons per dwelling unit,⁶ the Proposed Project's population would be about 672 people.

As described above, population within SCAG's Los Angeles subregion is expected to grow from a 1990 population of 3,618,000 to 4,766,000 by 2010. The Proposed Project's population comprises 0.06 percent of the 1990-2010 population increase of 1,148,000, and 0.01 percent of the 2010 population projection for the subregion. On a more local level, the Westwood Community Plan Area population is projected to grow from 41,295 people in 1990 to a 2010 population of about 49,605. The 672 people added by the Proposed Project is 8.09 percent of the anticipated population increase of 8,310 people within this area and 1.35 percent of the expected 2010 population. The Project's population increase is within and consistent with local and regional planning projections regarding population growth. Therefore, the Proposed Project would not result in a significant impact with respect to consistency with local and regional planning projections.

Consistency with Population Growth and Housing Policy

Table V.I-1 reviews the Project's consistency with each of the relevant population and housing policies as contained in regional and local planning documents. Based on this review, the Proposed Project would be generally consistent with regional and local policy regarding population growth and housing.

**Table V.H-1
Population Growth and Housing Policy Consistency Analysis**

Plan/Policy	Project Consistency
Southern California Association of Governments' Regional Comprehensive Plan and Guide	
<i>Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.</i>	Consistent. The proposed residential community will provide market rate housing, thereby responding to the market demand created by job opportunities in the local area such as office professionals and UCLA faculty.
<i>Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.</i>	Consistent. The Proposed Project would redevelop an underutilized, largely vacant site within an existing urban area that is served by existing infrastructure.
<i>Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.</i>	Consistent. The Proposed Project is a mixed-use development, which will be the most favorable type of development under the concept of jobs/housing balance. The Westside area is jobs rich and housing poor. The Project will add both housing and jobs. The Project is located in an area where more housing is needed. The Project adds needed housing to the Westside, specifically UCLA and the Wilshire corridor.

⁶ City of Los Angeles General Plan, Westwood Community Plan, page III-3. Multiplier is for High Medium residential land use category, which includes development with 55 to 109 units per acre. The proposed development would provide about 82 units per acre.

Table V.H-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Consistency
Southern California Association of Governments' Regional Comprehensive Plan and Guide	
<i>Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.</i>	Consistent. The Proposed Project is an infill, redevelopment Project. It would maximize the use of a currently underutilized site within the heart of the Westwood urban area.
<i>Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers.</i>	Consistent. The Proposed Project would increase the density of development at a site within Westwood Village, near UCLA and the Wilshire Corridor, all major activity centers. An increase in density is called for in the Westwood Village Specific Plan (based on a comparison existing & planned FAR). The site is also accessible to bus transit lines along Wilshire Boulevard.
<i>Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.</i>	Consistent. The Proposed Project would redevelop a currently underutilized, largely vacant site that is located in within Westwood Village and in proximity to UCLA. It is also two blocks north of the Wilshire Boulevard transportation corridor.
<i>Support and encourage settlement patterns which contain a range of urban densities.</i>	Consistent. The Proposed Project would develop the site with a density that is consistent with the urban scale of Westwood Village. As a mixed-use development, it provides a transition between the urban density of Westwood Village to the west and multifamily and single family residential densities to the east that is further enhanced by the Project's design.
<i>Encourage planned development in locations least likely to cause adverse environmental impact.</i>	Consistent. The Proposed Project would be developed on an underutilized site that is surrounded by urban development of similar use, scale and character to that proposed. This reduces the possibility that the Project would create adverse environmental impacts.
<i>Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.</i>	Not Consistent. As described in Section V.C., Cultural Resources, the Project will have a significant impact on historic resources by removing Glendon Manor (see Section V.C., Cultural Resources).

Table V.H-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Consistency
Southern California Association of Governments' Regional Comprehensive Plan and Guide	
<p><i>Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.</i></p>	<p>Partially Consistent. The Proposed Project would remove 42 existing residential units and develop 350 new units. The net increase of 308 units would increase the supply of quality housing in the area. The Proposed Project would provide rental apartment units in an area of predominantly high-priced single-family homes. While the proposed units would not qualify as "affordable housing," they do provide a less costly housing choice for those who might not otherwise be able to afford to live in Westwood.</p> <p>(It should be noted that the existing apartments in Glendon Manor are subject to the City's Rent Stabilization Ordinance, which limits annual rent increases on lease renewals, but does not limit the rent that can be charged for a new tenant. The building is currently vacant. If these units were not removed by the Project they would be subject to market-rate rents with subsequent increases in accordance with the Ordinance.)</p>
City of Los Angeles General Plan Framework Element Housing Chapter	
<p><i>Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.</i></p>	<p>Consistent. The Proposed Project would result in a net increase of 308 multi-family residential units. This would assist the City in meeting its projected total housing needs.</p>
<p><i>Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.</i></p>	<p>Consistent. The Proposed Project would develop new multi-family housing on a site that is located within and in proximity to Westwood Village, UCLA and the Wilshire Boulevard transportation corridor. As described in Section V.E Land Use, the Project site is situated just east of the central core of Westwood Village and west of a residential community comprised of multi-family residences along Tiverton and single family residences further east. As a mixed-use development, the Proposed Project will provide an arrangement of uses that function as a transition between these surrounding areas. For example, the Proposed Project's retail element would extend the pattern of retail use from the west, yet its focus on neighborhood-serving uses will also have a functional relationship with the residential uses to the east.</p>

Table V.H-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Consistency
Southern California Association of Governments' Regional Comprehensive Plan and Guide	
	The proposed mixed-use plan allows for the introduction of residences in an arrangement that by design allows for, accepts, and promotes the benefit of their adjacency to retail uses. The introduction of residential uses within the mixed-use development will begin the west-to-east transition from off-site retail commercial uses on the west to off-site residential uses to the east. See the following policy for further related discussion.
<i>Conserve scale and character of residential neighborhoods.</i>	Consistent. The Proposed Project would be located within Westwood Village. It is surrounded to the west by Village commercial uses and to the east by multi-family residences along Tiverton Avenue. As described in Section V.E Land Use , the Proposed Project has been designed to further the development goals of Westwood Village, without causing compatibility issues with adjacent residential uses. For example, proposed ground floor retail uses will be designed to front along Glendon Avenue only. No access to these uses, display windows, or signs will be allowed along Tiverton Avenue. In addition, the Project's façade on Tiverton Avenue will be detailed to resemble the residential development on the east side of the street. This design reflects the Project's consistency of both scale and character with the existing multi-family residential neighborhood to the east.
City of Los Angeles General Plan Housing Element Chapter V.	
<i>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.</i>	Partially Consistent. The Proposed Project would result in a 308-unit net increase to the City's total housing stock. The development responds to local market demands for quality ownership and rental housing opportunities adjacent to local employment centers. The Proposed Project will not significantly affect the supply of lower income and affordable housing (see above discussion regarding consistency with the last policy, under "Southern California Association of Governments' Regional Comprehensive Plan and Guide," above in this Table). The Proposed Project would provide multi-family rental housing units in an area containing predominantly single-family homes, thereby providing more affordable housing for people who wish to live in Westwood, but may not be able to afford the high cost of a single-family home there.

Table V.H-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Consistency
City of Los Angeles General Plan Housing Element Chapter V.	
<p><i>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.</i></p>	<p>Consistent. The proposed mixed-use Project would provide housing in the same building as neighborhood-serving retail, eliminating many home-to-shopping vehicle trips. The Project also provides neighborhood-serving retail uses designed to also serve the existing residential community – rather than “destination retail.” Project housing will also be in close proximity to retail services and employment opportunities within the Westwood area and the UCLA campus, reducing travel and improving quality of life. In addition, liveability will be enhanced through the proposed common areas, streetscape and landscape improvements and security features.</p>
<p><i>A City where there are equal housing opportunities for all without discrimination.</i></p>	<p>Consistent. As noted above in this Table, the Proposed Project would provide multi-family housing units in an area containing predominantly single-family homes, thereby providing more affordable housing for people who wish to live in Westwood, but may not be able to afford the high cost of a single-family home there. The Project will be subject to all current Federal, State and local laws that prohibit discrimination in housing.</p>
<p><i>A City that provides incentives and reduces constraints for the production and preservation of all housing.</i></p>	<p>Partially Consistent. The Proposed Project would increase the existing housing stock in the Westwood Village by adding 308 quality rental housing units. As noted above in this Table, although the units do not qualify as “affordable housing,” these units will provide a more affordable alternative to those who might not be able to afford to purchase a home in Westwood.</p>

Housing Displacement

The Proposed Project would remove the existing 42 apartment units from the site.

These units are subject to the City’s Rent Stabilization Ordinance, which limits annual rent increases on lease renewals. The Rent Stabilization Ordinance does not limit the rent that can be charged for a new tenant, and permits the units to be subject to market-rate rents with subsequent increases in accordance with the Rent Stabilization Ordinance. The building is currently vacant with the exception of unit. With the development of 350 new units, the Project would result in a net increment of 308 market-rate units. Therefore, the project, would not adversely affect total housing supply, and would instead increase the availability of housing.

As described above, in anticipation of pending redevelopment of the site, vacated units have not been re-rented and some tenants have been relocated, with financial assistance provided, consistent with the City's Rent Stabilization Ordinance. The Proposed Project would not result in a significant residential displacement impact because no tenants remain. The owner provided all tenants with relocation assistance, as required by the City's Rent Stabilization Ordinance.

Mitigation Measures

The Proposed Project would not result in a significant adverse impact with respect to population growth or housing supply and therefore mitigation measures are not required.

Significant Project Impacts After Mitigation

The Proposed Project would not result in a significant adverse impact with respect to population and housing growth, supply, affordability, displacement or policy either before or after mitigation.

Cumulative Impacts

Chapter IV provides a list of projects that are planned or under construction in the Project area. Although most of these projects will develop commercial office or retail space, two residential projects will add a total of 280 condominium units to the housing stock in the Westwood area. Based on a multiplier of 1.92 persons per dwelling unit,⁷ these units would add a population of about 538 to the Westwood area. The population increase attributable to the Proposed Project (672 people) plus related projects would be 1,210. This increase would remain well within the projected 1990-2010 population increase for SCAG's Los Angeles subregion of 1,148,000 people and the Westwood Community Plan Area of 8,310 people. Therefore, cumulative impacts would not be significant.

⁷ City of Los Angeles General Plan, Westwood Community Plan, page III-3. Multiplier is for High Medium residential land use category.