

4.2 POPULATION, EMPLOYMENT AND HOUSING

Methodology: This section compares the proposed Community Plan Update against the existing plan which was adopted on June 13, 1974. The May 30, 1989 Plan Revision which was made through the General Plan Consistency program, along with adjustments made by the Plan Amendment that have occurred since the map was adopted, constitute the Existing Westchester Playa del Rey Community Plan.

The Community Planing Bureau prepared the Community Plan Update as instructed by the City Council. Based on a total population count as provided by the 2000 Census, the Research and Data Analysis Section of the Planning Department provides data for existing conditions as well as for the 2025 planning date.

- A. The proposed community plan update is expected to reasonably accommodate the level of population and housing capacities projected for the year 2025.

To forecast the level of population and housing at the CPA level, the following steps were followed:

- Planning Department conducted a land use survey in the CPA during the 1999- 2000 budget year.
 - Each residential land use category was analyzed. A mid-point density buildout for each relevant residential land use category was assumed to arrive at the most reasonable capacity of the proposed plan for population and housing. Moreover, the implementation of mixed used policy would permit that certain percentage of the projected growth would be accommodated in the commercial land use category.
 - In order to accommodate expected population growth, the proposed plan has several recommendations for plan amendments and zone changes. None of these actions, however, include any up-zoning.
- B. In order to forecast employment at the CPA level, the Standard Industrial Code (SIC) was utilized. The required square footage of space for each potential employment in each sector of the economy is assumed as follows:
- One retail job requires an improved floor area of 250 square feet of space.
 - One office job requires an improved floor area of 350 square feet of space.
 - One manufacturing job requires a total floor area of 550 square feet of space.

The level of jobs projected at the market level for year 2025 is adopted as the most reasonable employment scenario for the proposed. Therefore, it is unlikely that all commercial and industrial

parcels in the CPA would be developed to a maximum buildout. This may lesson future pressures for more development. If, however, pressures for more development increase and more floor space is needed, the plan has provided enough built-in capacity (including maximum buildout) to meet future demands.

EXISTING CONDITIONS

Population. According to the 2000 U.S. Census, there were approximately 51,255 persons in the Westchester Playa del Rey Community Plan Area (CPA). Between 1980 and 1990, the CPA population increased from 43,743 to 48,003 persons, representing an average of 1 percent increase annually. **Table 4.2-1** and **Fig. 4.2-1** show that between 1990 and 2000 the CPA population increased at an average rate of 0.7 percent annually. This rate of increase was approximately the same as the Citywide rate of increase of 0.6 percent as well as that of its neighboring Community Plan Areas within the West Los Angeles Planning Area.

The CPA population slightly increased between 1990 and 1994 by a margin of 0.4 percent, representing an annual average rate of increase of 0.2 percent or 2,200 persons. Although this rate of increase was small, it was significant when compared to the 1.0 percent decline in citywide population during the same period. The Citywide decline in population was attributed to the 1990-1994 “economic recession, the 1992 Civil Disturbances and the 1994 Northridge Earthquake”(1994-1996 annual Report on Growth and Infrastructure.)

As the City’s overall economy emerged out of recession and social harmony resumed, the above described trend of decline was reversed. By 2000, the population of the Westchester Playa del Rey CPA increased to approximately 51,255 persons, adding as many as 3,222 persons to the CPA’s total population in the span of ten years. The average annual rate of increase for population between 1990 and 2000 was 0.6 percent. This rate of increase was almost the same as that for the 1980 - 1990 period, which registered approximately 0.7 percent annually.

If a similar rate of growth is maintained, the overall population of the CPA may grow at a similar rate which the Southern California Association of Government (SCAG) projected. SCAG projects that the population of the Westchester Playa del Rey CPA will be approximately 103,520 persons by year 2025.

Whereas the Community Plan Update’s staff analysis for population growth for the 1990 - 1996 period is based on the number of persons that would be added to the population of the Westchester Playa del Rey Community Plan Area as provided by the Framework Monitoring program of the City Planning Department, the SCAG population projection is based on the results of the analysis of the 1990 U.S. Census population and a population model which significantly assumed higher levels of in-migration of foreign-born persons to the Westchester Playa del Rey CPA.

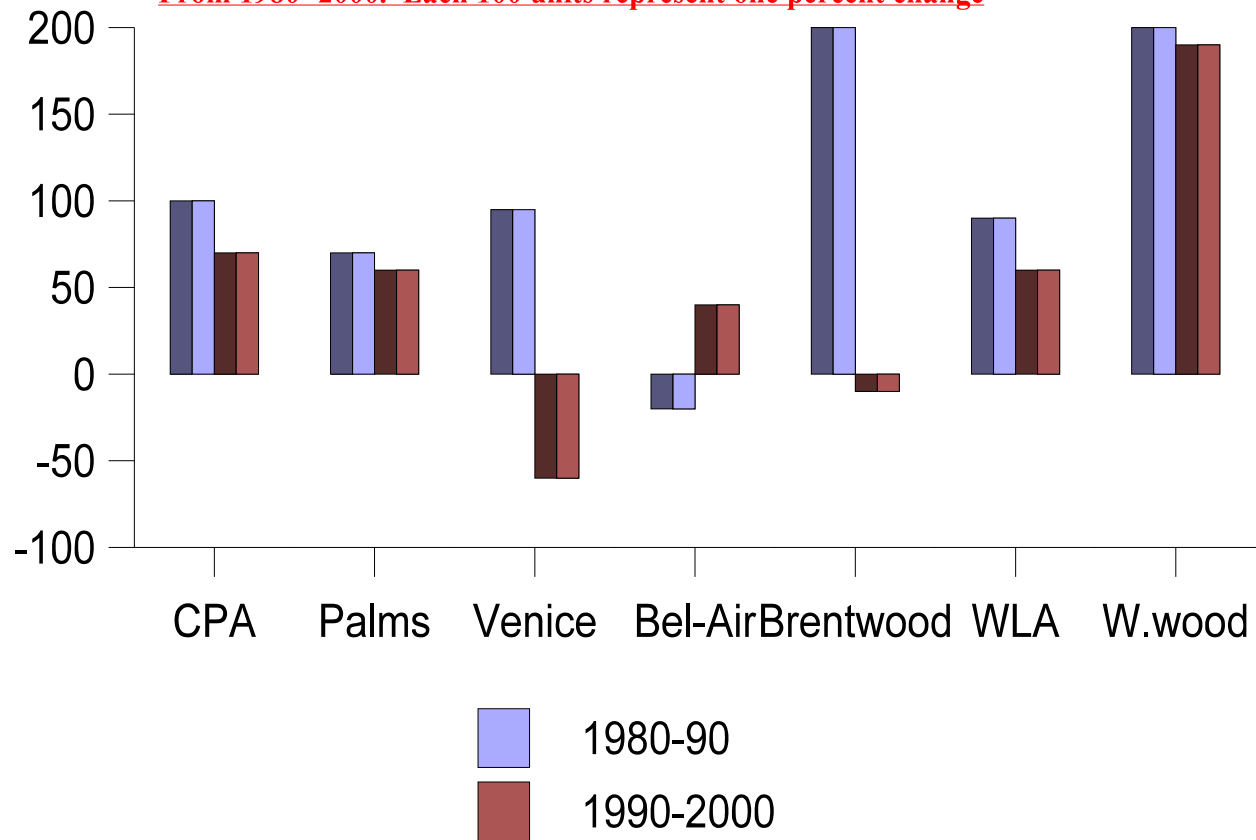
If the population of the Westchester Playa del Rey CPA grows at the rate which population increased during the period of 1994 - 1996, it can be surmised that the proposed CPU would accommodate projected increase for population up to the year 2025. This subject will be analyzed in more detail in the Impact Assessment Section of this report.

Table 4.2-1 Compares Population Changes Between Westchester Playa del Rey and other West Los Angeles CPAs					
<i>Community Plan Area</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>Average Annual Changes</i>	
				<i>1980-1990</i>	<i>1990-2000</i>
<i>Westchester Playa del Rey</i>	43,743	48,003	51,255	1%	0.7%
<i>Bel Air-Beverly Crest</i>	20,003	19,537	20,254	-0.2%	0.4%
<i>Brentwood-Palisades</i>	53,794	54,880	54,118	2.0%	-0.1%
<i>Palms-Mar Vista-del Rey</i>	94,964	103,707	110,044	0.7%	0.6%
<i>Venice</i>	36,553	40,040	37,758	0.9%	-0.6%
<i>West Los Angeles</i>	62,747	68,062	71,944	0.9%	0.6%
<i>Westwood</i>	34,534	41,297	49,298	2.0%	1.9%
<i>West Planning Area</i>	264,918	375,526	376,441	1.1%	0.5%
<i>Citywide</i>	2,966,850	3,485,398	3,694,820	1.7%	0.6%

The West Los Angeles Planning Area consists of Westchester Playa del Rey, Bel Air-Beverly Crest, Brentwood-Palisades, Palms-Mar Vista, Venice, West Los Angeles and Westwood Community Plan Areas, with a total population of approximately 376,441 persons in 2000. The population of the seven plan areas accounted for approximately 10.2 percent of the City's total population of 3,694,820; In 1990, it represented about 10.8 percent. By 2000, the population of Westchester Playa del Rey represented approximately 14 percent of the Planning Area's and 1.4 percent of the City's total population. With a density of approximately 9 persons per acre, or less than 5,000 persons per square mile, the Westchester Playa del Rey is one of the least populous CPA's in the City of Los Angeles. The West Los Angeles Planning Area is not a high populated region compared to its neighboring Metro or South regions.

Fig 1. Westchester and Adjacent CPUs

From 1980 -2000. Each 100 units represent one percent change



Employment. The Community Plan Area is approximately 5,516 acres of land and approximately 1,243 acres are allocate for job-generating activities. Based on the total number of square feet of improved spaces for commercial and industrial uses, there were approximately 62,628 jobs in 1996 (see the Los Angeles Department of City Planning, 1994-1996 annual Report on Growth and Infrastructure).

Commercial land uses accounted for approximately 478 acres or 8.7 percent of the CPA’s total land whereas industrial land use accounted for approximately 765 acres or 14 percent. According to the

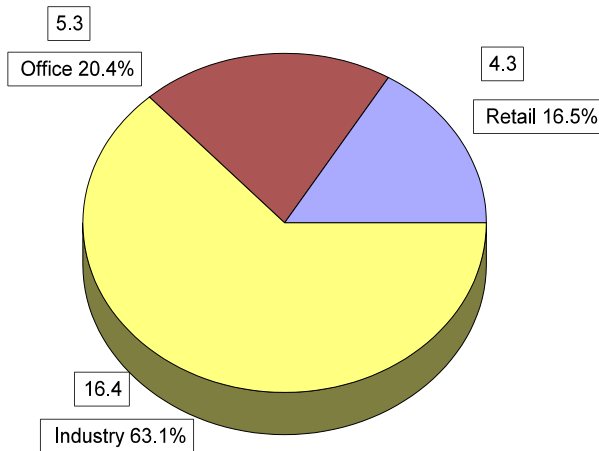
1994-1996 Annual Report, there were approximately 26.4 million square feet of industrial and commercial spaces utilized for job-generating activities. Commercial and retail activities accounted for a total of 9.6 million square feet of office and retail spaces. Manufacturing accounted for another 16.4 million square feet of improved spaces.

The three major job-generating floor area spaces in 1996 were broken down as follows:

- Approximate 5.3 million GSF of office space;
- Over 4.3 million GSF of retail space;
- Approximately 16.4 million GSF of industrial/warehouse and manufacturing space.

Fig 2. Jobs-Generating Activities

Existing Space in Square Feet



Although parcels designated for commercial uses together represented 8.7 percent of the CPA's total land area, office and retail uses generated approximately 40 percent of the jobs in 1996, Industrial/Manufacturing represented only 14 percent of the CPA's land and generated about 60 percent of the employment base.

Therefore, the CPA's jobs are largely generated by the industrial/warehousing establishments which are intricately linked to the economy of the Los Angeles World Airport.

IMPACT ASSESSMENT

Thresholds of Significance. An impact in this category would be considered significant if:

1. The population target of the proposed plan is less than that of the level of growth forecasted for 2025.

2. If the proposed land use change under the Community Plan Update cannot accommodate the potential growth in employment and housing.

ASSESSMENT. Population. This section presents the result of the analysis of the proposed plan capacity and then compares it to the existing conditions of the year 2000 and the capacities projected for the planning Horizon for 2025. The purpose is to determine whether or not the proposed plan can reasonably accommodate the growth level which the Department of City Planning projects for the year 2025.

The adoption and implementation of the proposed plan would create a capacity for 93,841 persons as opposed to the existing population of 51,255 persons as of 2000. This represents an additional capacity for 42,586 more persons. During the life span of the proposed Plan, the plan creates an additional potential capacity to be able to accommodate approximately 1,703 persons each year. Basing its model on the 1997 existing conditions, Southern California Association of Governments' (SCAG), however, forecasts a higher level of population growth. It forecasts that the population of the CPA could reach approximately 109,458 persons by the year 2025. By contrast, the Planning Department's market-based forecast projects growth at 103,520. These projections which represent market-driven growth are working under the assumption that the existing Plan has a land use capacity that can accommodate as many as 113,340 persons.

The proposed community plan update program creates enough capacity to accommodate 103,520. This level of projected growth is within the overall growth which the Planning department's market based model projects for the year 2025. The Planning Department population projections are more reasonable in that they closely reflect the reasonable potential increase of population and the carrying capacity of the Community Plan land use designations as well as all accompanying policies of intervention. Therefore, it is fairly reasonable to argue that if the population of the Westchester Playa del Rey CPA continues to increase at the rate which the City Planning Department projected, the proposed Plan can fairly accommodate all future scenarios of growth.

During the life span of the plan, therefore, this potential increase represents an average of approximately 1,703 additional persons each year moving into the CPA until year 2025. With an average household size of 2.3 persons per unit, approximately a little more than 700 additional units each year would be needed in the CPA to accommodate population growth. It is this level of growth that the proposed Plan seeks to reasonably accommodate in the future

In order to provide enough capacity to accommodate projected growth up to the year 2025, the Planning Department had examined the capacity of the existing plan. Planning staff was able to identify that the existing plan had already an built-in capacity to accommodate as many as 113,340 persons and 43,270 housing units. Therefore, most of the revisions proposed to the Plan involves flashing out inconsistencies between zoning and land use while overhauling existing plan policies and programs that enhance the areas quality of life.

Table 4.2-2 Population, Employment and Housing of the proposed plan and other Alternatives			
	Population	Employment	Housing
Existing Conditions(2000)	51,255	62,628 ¹	22,507
Proposed Plan Capacity	93,841²	72,551³	46,950
Market Forecast (2025)	103,520	83,434 ⁴	45,502
Existing Plan Capacity	113,340	120,322	43,270
Note: 1. Employment levels as recorded in the 1996 Los Angeles City Framework Program. 2. Proposed Plan Capacity for population provided by the Community Plan Update 3. Proposed Plan Capacity for employment provided by SCAG RTP1 data 4. Market Forecast for employment levels is calculated based on the proposed plan plus 15% more.			

The Planning Department will monitor growth and accordingly adjust demand for housing and employment. Meanwhile, the proposed plan would reasonably accommodate the level of growth which the Regional Transportation Plan data of SCAG (RTP1) projects up to the year 2025.

Employment. The proposed plan designates approximately 1006 acres for jobs-generating uses, including 491 acres for commercial and 515 acres for industrial uses. **Table 4.2-4** shows that the proposed Plan’s reasonable expected level of employment is approximately 72,561 jobs , adding 9,923 jobs over the existing 62,628 jobs. In order to create job opportunities at the level of the proposed plan, an additional 4 million gross square feet (GSF) of commercial and industrial space would be needed to develop by the year 2025.

There are no additional capacity projected in the manufacturing sector of the CPU’s economic activities. The absence of any future growth in industrial activity in the CPA may reduce the overall environmental impact resulting from future developments. The caution reflected on the employment demand at the level of the proposed plan is attributed to the loss of employment base in the CPA during the 1990 recessionary period and to an already existing potential capacity for office and retail development within the CPA.

The projected additional capacity would be entirely reflected in office use. Thus, as shown in **Table 4.2-3**, the job opportunities in the Westchester Playa del Rey Community Plan Area are largely generated in office-based economic activities.

The proposed plan would provide an opportunity for developing approximately 31 million GSF job-generating floor space, adding approximately 4.7 million GSF of floor area, the bulk of which would be added to the potential capacity in industrial uses.. Together, retail and office uses would grow by approximately 1 .7 million square feet of space by 2025.

This level of potential growth represents an additional job opportunities for 9,923 jobs over the existing employment conditions (see **Table 4.2-2.**) If growth is maintained at the level of the proposed plan, almost all potential capacity of the existing plan would be consumed.

Table 4.2-3: Potential GSF of Floor Space Created at the Level of the proposed Plan			
Sectors	Existing Conditions (Gross Square Feet)	Proposed Plan (Gross Square Feet of Floor Space)	Additional Floor Space Provided for future Development in sq. ft.
Retail	4,263,400 (16%)	4,963,400	700,000
Office	5,265,600 (20%)	6,265,600	100,000
Industrial	16,344,990	19,444,900	3,100,000

Source: The GPF Monitoring Program, 1996 and the Westchester Playa del Rey Playa del Rey CPU

This level of growth ensures that future growth, which is a modest level of growth and is consistent with the intent of the General plan of balancing all land use categories in the CPA, can reasonably be accommodated in the CPA without any land use revisions or zone changes.

MITIGATION POLICIES

Population. None. The proposed Plan’s capacity for population is less than that which is forecasted for Market-based growth for 2025. Therefore, the proposed Plan may not be able to accommodate future growth without any significant impact. However, if population growth exceeds that of the proposed plan’s capacity, the City shall initiate a plan revision to accommodate additional growth or place some limitations on future development.

Employment. Impact would be less than significant. With minor adjustment, the proposed Plan would be able to accommodate the level of employment projected for the 2025 year. If, however, market conditions slow down and the demand for jobs grows in parity with the level of employment demand projected at the proposed plan level, plan policies would be implemented without any revision.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.

HOUSING

EXISTING CONDITIONS

Table 4.2-4 shows that there were approximately 22,502 housing units in 2000. Factoring all the demolitions and additions, the total housing stock relatively remained unchanged between 1990 (When the last U.S. census was taken) and 2000, the time when the Planning Department started working on this Community Plan Update. Of the total housing units, approximately 13,470 units (or 53 percent) were multi-family units and the remaining 10,045 units (or 47 percent) were single-family units.

Table 4.2-4 also shows that the housing stock of the CPA has relatively more multi-family units, and as such is characterized by higher density in some areas of the CPA. But the Plan has goals and objectives to protect single family neighborhoods, and to contain density in multi-family areas with increased amenities as well as improving the livability of those areas.

A good portion of the existing housing stock is older, some dating back to more than one hundred years. Although there is enough affordable housing stock in the CPA, there is a need to build more units due to an expected population increase in the near future. There are also considerable number of multi-family units that are new and were built in the real estate boom of the 1980s and 1990s.

<i>Table 4.2-4 Compares Dwelling Units Changes Between Westchester Playa del Rey and other West Los Angeles CPAs</i>					
<i>Community Plan Area</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>Average Annual Changes</i>	
				<i>1980-1990</i>	<i>1990-2000</i>
<i>Westchester Playa del Rey</i>	<i>19,019</i>	<i>21,429</i>	<i>22,502</i>	<i>1.3</i>	<i>0.5%</i>
<i>Bel Air-Beverly Crest</i>	<i>7,814</i>	<i>7,974</i>	<i>8,134</i>	<i>0.2%</i>	<i>0.2%</i>
<i>Brentwood-Palisades</i>	<i>23,389</i>	<i>24,601</i>	<i>23,510</i>	<i>0.5%</i>	<i>0.4%</i>
<i>Palms-Mar Vista-del Rey</i>	<i>42,395</i>	<i>45,686</i>	<i>50,063</i>	<i>0.8%</i>	<i>0.1%</i>
<i>Venice</i>	<i>17,161</i>	<i>19,048</i>	<i>20,637</i>	<i>1.1%</i>	<i>1.1%</i>
<i>West Los Angeles</i>	<i>31,531</i>	<i>33,363</i>	<i>34,924</i>	<i>0.5%</i>	<i>0.5%</i>
<i>Westwood</i>	<i>18,467</i>	<i>20,444</i>	<i>23,700</i>	<i>1.1%</i>	<i>1.6%</i>

Table 4.2-4 Compares Dwelling Units Changes Between Westchester Playa del Rey and other West Los Angeles CPAs					
Community Plan Area	1980	1990	2000	Average Annual Changes	
				1980-1990	1990-2000
West Planning Area	159,776	332,321	480,867	0.8%	0.8%
Citywide	2,966,850	3,485,398	3,694,820	1.7%	0.6%

The CPA’s housing stock had increased from 21,429 units in 1990 to 22,502 units in 2000, adding a total of 1,073. This change represents an additional capacity to the housing stock of approximately more than 100 units annually. Between 1980 and 1990, housing stock increased at an average annual rate of approximately 1.3 percent, while it increased at 0.5 percent between 1990 and 2000. These rates of increases in housing in the CPA were almost the same as that of citywide and the West Los Angeles Planning Area..

With a relatively higher percentage of the housing stock being utilized for multi-family uses, there is a need to maintain low density character of single family neighborhoods, and avoid encroachment of other uses. In addition, there is a need to preserve the character of residential neighborhoods and accommodate more affordable housing. To increase the availability of affordable housing, there are opportunities for additional mixed-use (commercial and residential) development along Lincoln and Culver boulevards.

Of this additional capacity, approximately 33 percent is expected to be single-family units and the remaining 67 percent would be multi-family units. The Westchester Playa del Rey Community Plan will continue to have a predominantly multi-family housing stock.

Table 4.2-5. Comparison of Housing Units			
	Single-family units	Multiple-family units	Totals units
Existing Housing stock ^(a)	9,828	12,674	22,502
Proposed CPU ^(b)	15,580	31,370	46,950

SCAG Forecast _(c)	18,681	26,821	45,502
<i>Notes</i> a. Source for existing housing stock: 2000 US census data provided by Citywide, b. Proposed Housing capacity included commercial and mixed-use potential capacity c. SCAG housing projections are based on 1997 conditions			

IMPACT ASSESSMENT

Thresholds of Significance. An impact in this category would be considered significant if:

1. The proposed plan does not, within a reasonable range, meet a reasonable future housing demand at the level of market forecast for the year 2025.
2. The proposed plan results in an unreasonable overcrowding of residential units, or an increase in the ratio of household size in relation to available housing units.
3. Existing or future affordable housing stock is adversely affected.

ASSESSMENT.

This section presents the result of the analysis of the proposed plan’s housing capacity, and it then identifies impacts associated with the proposed plan. Also, the result of the proposed plan would be compared to the existing conditions and to the capacities projected by SCAG and by the Los Angeles City Planning Department.

The slightly higher level of demand projected at the level of Planning Department projections is attributed to a formula which accounts for the potential capacity for housing in the RAS zones and in areas designated for mix-use development. Both RAS zones and mix-use designations allow for more multi-residential housing development along targeted areas of the CPA..

The Planning Department’s housing model is predicated its analysis on the higher growth trends for housing during 1970-1980 and 1980-1990 period, realistic demand for housing at the CPA level. In deed, the demand for housing slowed down during said period. A case in point is that the rate of growth in housing during the period of 1990 - 1996 is lower (0.2 percent) than the rate for the preceding decades (which registered 0.8 and 0.4 percent respectively.) As a result, the Planning Department has adjusted its projections for housing demands at the CPA level.

Both SCAG and the City Planning Department project a level of housing demand that is optimistic. SCAG and the City Planning Department project that the CPA’s housing stock could grow to approximately 45,502 and 46,950 units, respectively. In both scenarios, it is projected that over

20,000 new units are projected to be potentially added to the current housing stock by year 2025 at a rate of 800 units annually or 1.9 percent growth per year.

In order to protect and provide for different housing choices in the CPA and to mitigate any future housing shortage, the following policies and programs are stated in the proposed plan:

1. To protect existing single family residential neighborhoods from new out-of-scale multi-family residential development and other incompatible uses.
2. To provide for adequate multi-family residential development.
3. To encourage all efforts to “locate higher residential densities as near as possible to regional and community commercial centers.”
4. To encourage “mix-use” along commercial boulevards, particularly along Lincoln and Culver boulevards..

MITIGATION POLICIES

None.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.

Notes:

The data used in this section of this report are as follows:

1. The existing Westchester Playa del Rey Community Plan (1974)
2. The proposed Westchester Playa del Rey Community Plan under the Community Plan Update
3. The Citywide General Plan Framework, Los Angeles Department of Planning
4. The 1994-1996 and 1996-1998 Annual Reports On Growth and Infrastructure, Los Angeles Department of Planning
5. The 1980, 1990 and 2000 U.S. Census for population and housing
6. Several Demographic analysis provided by the Citywide Demographic Section, Los Angeles Department of Planning, and SCAG RTP 2001 Data..
7. For employment section, the following job - floor area space ratios was used:
 - For retail use, 250 square feet of floor area for one potential job
 - For office uses, 350 square feet of floor area for one potential job
 - For manufacturing, 550 square of floor area for one potential job.