

## 4.5 POPULATION AND HOUSING

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This section analyzes the potential impacts of the Project on population and housing in the City of Glendale. Information used in this section was obtained from the Southern California Association of Governments (SCAG) and the California Department of Finance. Population and housing at the Project site were evaluated with regard to regional and local data and forecasts.

### ENVIRONMENTAL SETTING

#### Existing Conditions

As discussed in **Section 4.3, 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. The City of Glendale is located in the Arroyo-Verdugo Subregion, which also includes the cities of Burbank, La Cañada 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 2012 as part of the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) update.<sup>1</sup> As indicated in **Table 4.5-1, SCAG Demographic Forecasts**, the City of Glendale is predicted to undergo sustained growth through the year 2035. Current SCAG growth forecasts for the City project a population of 198,900 in 2020, with 75,200 households and employment of 98,200. In 2035, SCAG forecasts a population of 209,300, with 78,600 households and 103,000 employees in the City of Glendale.

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**Table 4.5-1**  
**SCAG Demographic Forecasts**

	<b>2020</b>	<b>2035</b>	<b>Growth 2008–2035</b>	<b>Percent (%) Growth 2008–2035</b>
Population	198,900	209,300	17,700	8.5
Households	75,200	78,600	6,400	8.1
Employment	98,200	103,000	9,400	9.1

*Source: Southern California Association of Governments, 2012 Adopted Growth Forecast (April 2012).*

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1 Southern California Associations of Governments, *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy* (April 2012).

According to the California Department of Finance estimates, the current population (2014) within the City of Glendale is 195,799 residents in 72,786 occupied housing units, which equates to an average household size of 2.6 residents per household.<sup>2</sup>

The City of Glendale has experienced a population decline over the past full decade, from 2000 through 2010. According to US Census data, the population of Glendale in 2000 was 194,973, while in 2010 the population was 191,719, a decrease of 3,254.<sup>3</sup> The reasons for the population decline could be the result of any combination of numerous factors, such as emigration, death, and changes in demographics and birth rates, among others. The reduction in the City population growth could also have been affected by economic factors, such as the availability of homes at various income levels and the availability of employment opportunities, coupled with the significant increases in housing prices and subsequent economic recession that occurred during the decade. Based in the SCAG data provided in **Table 4.5-1** and the California Department of Finance estimates, the population of Glendale is now on an upward trend but has not yet reached 2020 levels of estimated growth based on SCAG projections.

## Regulatory Setting

### ***Southern California Association of Governments***

The SCAG region is comprised of six counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The region totals approximately 38,000 square miles in area. SCAG is the federally designated metropolitan planning organization (MPO) for the six-county region pursuant to Title 23, Section 134(d)(1) of the United States Code (USC).

SCAG is responsible for various regional planning and reporting functions. To plan and measure progress toward achieving regional planning goals and objectives, SCAG prepares the Regional Comprehensive Plan (RCP), the Southern California Compass Growth Vision, the Regional Housing Needs Assessment (RHNA), the Regional Transportation Plan (RTP), the Regional Transportation Improvement Program (RTIP), and the annual State of the Region reports. As part of these responsibilities, SCAG produces population, housing, and employment projections, as well as other socioeconomic forecasts. Consistency with the growth forecast at the subregional level is one criterion that SCAG uses in exercising its federal mandate to review “regionally significant” development projects for conformity with regional plans.

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2 California Department of Finance, *E-5: City/County Population and Housing Estimates*, January 1, 2014.

3 U.S. Department of Commerce, United States Census Data Bureau, “State & County QuickFacts” (2010), accessed at: <http://quickfacts.census.gov/qfd/states/06/0630000.html>.

SCAG prepares the RCP in conjunction with its constituent members and other regional planning agencies. The RCP is intended to serve as a framework to guide decision making with respect to the growth and changes that can be anticipated in the region through the year 2015. SCAG's Regional Plans consist of core chapters that contain goals, policies, implementation strategies, and technical data that support three overarching objectives for the region: (1) improving the standard of living for all, (2) improving the quality of life for all, and (3) enhancing equity and access to government. Local governments are required to use the RCP as the basis for their own plans and are required to discuss the consistency of projects with the RCP.

### ***City of Glendale***

A number of goals and policies are set forth in the City of Glendale *General Plan* that relate to population and housing growth. An analysis of the consistency of these applicable goals and policies with the Project is provided in **Section 4.3, Land Use and Planning**. As discussed in **Section 4.3**, the Project does not conflict with applicable General Plan goals and policies related to population and housing growth.

## **ENVIRONMENTAL IMPACTS**

### **Thresholds of Significance**

To assist in determining whether a project would have a significant effect on the environment, the City determines that a project may be deemed to have a significant impact on population and housing if the following could occur:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through 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.

### **Methodology**

The most recent California Department of Finance population and housing estimates for the City were used in conjunction with the SCAG population projections to determine potential population and housing impacts.

## Project Impacts

**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).

Whether a project's added development would directly induce a substantial population increase or housing growth are evaluated by whether the direct project-related growth could be accommodated within applicable population and housing projections. As shown in the analysis that follows, direct growth from the Project's residential component falls within both SCAG's and the City's projections.

A project's population impacts are based on an analysis of the probable number of residents associated with the number of residential dwelling units planned in the project. The project's estimated population is then compared with official population growth forecasts for the City.

The residential component of the mixed use Project would develop 180 residential units in a 5-story building. Five percent of the total units would be reserved for very low income households (9 units). Based on an average household size of 2.6 residents per unit for residential units, the Project would generate approximately 468 residents, given the conservative assumption that all new residents would come from outside the City.

The mixed-use component of the Project would develop 18,200 square feet of ground-floor commercial space. Assuming a rate of 3 employees per 1,000 square feet, the direct employment growth of the Project would be 55 employees.<sup>4</sup> Taking into account the number of existing employees, the Project would have a net decrease of 21 employees.<sup>5</sup> Due to the decrease of employees, the Project would not result in additional population attributed to employees.

The Project would account for approximately 15 percent of the projected increase in residents within the City between 2014 and 2020, which is consistent with the estimated growth projection.<sup>6</sup> Therefore, the Project would not result in substantial population growth in the area.

Housing impacts are typically based on the number of new dwelling units planned within the proposed Project, as compared to the housing projections. Based on the California Department of Finance, there are 72,786 occupied housing units within the City and, according to SCAG projections, that number is

4 Note:  $18,200 \text{ square feet (Project commercial square feet)} / 1,000 \text{ square feet} \times 3.0 \text{ employees} = 54.6 = 55 \text{ employees}$ .

5 Note:  $25,302 \text{ square feet (Existing commercial square feet)} / 1000 \text{ square feet} \times 3.0 \text{ employees} = 75.9 = 76 \text{ (Existing Employees)}$ ;  $76 \text{ (Existing employees)} - 55 \text{ (Project employees)} = 21 \text{ (net decrease of employees)}$ .

6  $198,900 \text{ (2020 projection)} - 195,799 \text{ (2014 population)} = 3,101 \text{ residents}$ .  $468 \text{ Project residents} / 3,101 = 0.15$  or 15 percent.

expected to increase to 75,200 housing units between 2014 and 2020, an increase of approximately 2,414 housing units. The Project would provide approximately 7.5 percent of the 2,414 housing units projected to be constructed within the City between 2014 and 2020.<sup>7</sup> Therefore, the residential component of the Project would not result in substantial or unplanned housing growth.

The Project is consistent with the City's Mixed Use designation, which allows for mixed-use developments, and the Project's zoning designation of SFMU. As defined in the Glendale Municipal Code (GMC), the SFMU zoning district is intended for a mix of commercial and residential activities in conformance with the City's General Plan. This SFMU district allows for a mix of residential and commercial land uses.<sup>8</sup> As discussed previously, the Project would provide opportunities for businesses operated by the District's residents and approximately 18,200 square feet of commercial space. Since the mixed-use development would provide both housing and commercial space, it would offset the need for additional housing to accommodate employees of the commercial space included in the Project. As discussed previously, the commercial space would replace the 25,302 square feet of existing commercial space, which would result in a decrease in the number of employees of the commercial space requiring housing in the City and would not result in a substantial increase in the regional population or housing needs.

Temporary construction jobs are highly specialized, and construction workers remain at a job site only for a particular phase of the construction process. Thus, Project construction workers would not be anticipated to relocate as a consequence of working on the Project. Therefore, construction is not expected to result in a demand for new housing or increase population in the City or region.

Indirect growth in population and housing can also occur from major infrastructure improvements that facilitate additional growth beyond the Project. The Project site is characterized as an urban area that is currently served by existing circulation and utility infrastructure. The Project developers would fund their share of allocation for any necessary public infrastructure associated with development and construct necessary public infrastructure associated with development.<sup>9</sup> Indirect growth from the extension of roads and infrastructure is unlikely from the Project because it would be served by existing infrastructure and would not add any new roadways.

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7 75,200 (2020 housing units) – 72,786 (2014 occupied housing units) = 2,414 housing units.  $180 \text{ Project residential units} / 2,414 = 0.0746$  or 7.5 percent.

8 Glendale Municipal Code, 30.14.010, Mixed Use Districts, Purpose (2006).

9 The Project Applicant shall pay a sewer capacity increase fee for the Project's sewage increase to the lines in the Salem/San Fernando Flume area to alleviate sewer impacts. The fee, as estimated under the City's methodology, would be approximately \$94,325. The City will therefore be paid to mitigate any associated infrastructure needs, which should be de minimis.

The Project does not include any major road improvements or substantial infrastructure modifications that would facilitate or remove impediments to additional growth in the general area. Given that new infrastructure upgrades would be minimal, it is not anticipated that the infrastructure improvements would result in measurable population growth in or around the Project area (see **Section 4.9, Utilities and Service Systems**, for additional details regarding infrastructure). Therefore, development of the Project site would not indirectly induce population growth. As such, the indirect population growth impact resulting from infrastructure improvements associated with the Project are considered less than significant.

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

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

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

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

The Project site contains an existing 2-story apartment containing approximately 10 residential units. This apartment building would be demolished and replaced with a new residential building that would contain 180 units. Glendale's tenancy laws include the "City's Just Cause Eviction Ordinance" in Chapter 9.30 of the GMC.<sup>10</sup> Although the City of Glendale's landlord-tenant laws allow private landowners to demolish and redevelop existing residential units, measures have been put in place to protect current tenants of a building that is slated to be demolished and redeveloped. Such measures, which are set forth in applicable federal, state and local tenancy laws, include notice and, in appropriate cases, relocation assistance. Taking into account the 10 multifamily units being removed, the Project will create a net increase of 170 residential units and would therefore not have a significant impact on housing availability; therefore, no replacement housing is needed elsewhere. In addition, the property owner will abide by applicable federal, state and local tenancy laws in terms of notice and relocation assistance, as applicable. Because the Project will increase the housing development by 170 net new residential units, there is no significant impact with respect to the displacement of housing necessitating the construction of new housing off site.

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

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

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<sup>10</sup> Glendale Municipal Code, 9.30.30, Evictions (2002).

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

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

The Project would demolish 10 apartment units located in a 2-story apartment building. This building is estimated to provide housing for up to 26 residents.<sup>11</sup> Thus, the Project would temporarily displace approximately 26 people. However, 180 units would be created upon demolition of the 10 existing units and other facilities currently developed on the Project site.

The anticipated temporary displacement of 26 individuals would not significantly impact the availability of residential units within Glendale because the Project would create housing for approximately 439 net new additional residents within the City. The Project substantially increases the total number of residential units at the Project site when compared with the 10 existing multifamily units by creating a significant net increase of residential housing within the City. The increase in new housing provided by the Project reduces the temporary impact of potential displacement of existing residents. As noted previously, the property owner will abide by applicable federal, state and local tenancy laws in terms of notice and relocation assistance, as applicable.<sup>12</sup> Moreover, because the Project will result in a net increase of total housing within the City, the Project would have a less than significant impact.

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

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

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

## Cumulative Impacts

According to **Table 4.0-1, List of Related Projects**, related projects would result in the development of approximately 4,077 residential units and, when combined with the Project, would result in 4,257 residential units. Based on an average household size of 2.6 persons per standard residential units,<sup>13</sup> these units would add approximately 11,068 residents to the population of the City of Glendale.

According to the California Department of Finance estimates and SCAG's regional growth forecasts, the population of the City is projected to increase by approximately 13,501 residents between 2014 and

<sup>11</sup> Glendale Municipal Code, 9.30.35, Evictions (2002).

<sup>12</sup> Glendale Municipal Code, 9.30.35, Evictions (2002).

<sup>13</sup> Note: The 4,257 multifamily residential units were calculated based on 2.6 residents per household.

2035.<sup>14</sup> As discussed previously, it is projected that the Project and related projects would increase the City's population by 11,068 residents. The cumulative projects would account for less than the anticipated population increase of 13,501 residents within the City between 2014 and 2035. Therefore, the Project and related projects would result in a less than significant cumulative population impact.

The number of Project residential units and related projects would add approximately 4,257 residential units in the City. According to SCAG's regional growth forecasts, the number of residential units in the City is projected to increase by approximately 5,814 additional units between 2014 and 2035.<sup>15</sup> The cumulative projects would account for less than the anticipated housing unit increase within the City during this time period. Therefore, the Project and related projects would result in less than significant cumulative housing unit impacts.

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

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

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

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14 Note: 209,300 residents (2035 projected population) – 195,799 residents (2014 population) = 13,501 increase in residents.

15 Note: 78,600 housing units (2035 projection) – 72,786 (number of 2014 housing units) = 5,814 increase in housing units.