

4.8 POPULATION AND HOUSING

INTRODUCTION

This section analyzes the potential impacts of the proposed project to 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 State Department of Finance (DOF).

ENVIRONMENTAL SETTING

As discussed in **Section 4.6, Land Use and Planning**, the City of Glendale is located within the planning area of SCAG, the lead planning agency for the Southern California region. SCAG consists of local governments from Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial Counties. To facilitate regional planning efforts, the planning area of SCAG is further divided into 13 subregions. Glendale is located in the Arroyo-Verdugo Subregion, which also includes the cities of Burbank, La 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 2008 as part of the 2008 Regional Transportation Plan (RTP) update. As indicated in **Table 4.8-1, SCAG Demographic Projections**, both the Arroyo Verdugo Subregion and the City of Glendale are predicted to undergo sustained growth through the year 2035. Population in the subregion is predicted to increase by 52,543 persons, while the housing stock is projected to increase by 18,739 units during this 30-year period. Employment opportunities are also predicted to increase by 36,471 jobs. Glendale's population is predicted to increase by 21,515 persons, while the housing stock is projected to increase by 7,574 units during this 30-year period. Employment opportunities are predicted to increase by 9,931 jobs.

REGULATORY FRAMEWORK

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 the proposed project with the Glendale General Plan is provided in **Section 4.6**. As discussed in **Section 4.6**, the project does not conflict with the City's general plan.

**Table 4.8-1
SCAG Demographic Projections**

	2005	2010	2015	2020	2025	2030	2035	Growth 2005–2035 (%)
Arroyo-Verdugo Subregion								
Population	354,330	365,697	373,916	382,619	391,025	399,124	406,873	52,543 (15%)
Housing	128,971	132,663	136,143	139,810	142,671	145,436	147,710	18,739 (15%)
Employment	195,897	204,693	211,686	216,150	221,399	227,003	232,368	36,471 (19%)
City of Glendale								
Population	206,047	210,950	214,201	217,744	221,154	224,431	227,562	21,515 (10%)
Housing	72,551	74,058	75,461	76,939	78,093	79,207	80,125	7,574 (10%)
Employment	92,196	94,591	96,495	97,711	99,140	100,666	102,127	9,931 (11%)

Source: Southern California Association of Governments, *Regional Transportation Plan, May 2008*.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The following thresholds for determining the significance of impacts related to population and housing are contained in the environmental checklist form contained in Appendix G of the most recent update of the *2008 California Environmental Quality Act (CEQA) Statutes and Guidelines*. Impacts related to population and housing are considered significant if the project would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (issue is addressed within **Appendix 1.0 Notice of Preparation (NOP), Comments on the NOP, and Initial Study** of this draft EIR).
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (issue is addressed within **Appendix 1.0** of this draft EIR).

Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of any potential impacts and the identification of mitigation measures that would lessen or avoid potential impacts. Finally, the significance of potential impacts after implementation of all identified mitigation measures is presented.

Threshold **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).**

Impact Analysis: As proposed, the Glendale Triangle project would include 218 multi-family residential units consisting of one and two bedroom units, and 54,000 square feet of commercial space. The proposed project is expected to be built by 2012; therefore, growth projections for year 2015 are used in this analysis. Based on an average household size of 3 persons per unit,¹ the 218 residential units proposed by the project would generate approximately 654 residents. Based on 3.0 employees per 1,000 square feet, the direct employment growth of the project would be 162 employees (54,000 square feet x 3.0 employees/1,000 square feet). Applying a 24 percent ratio (which is the percent of existing employees who work and reside in the City of Glendale),² the employment positions would result in 39 of these new employees residing in the City of Glendale. If it is conservatively assumed that each new employee forms a single household in the City, 39 households could indirectly add approximately 117 additional residents to the City (39 households x 3 persons per household). Overall, the increase in population of 654 people that would be associated with the proposed residential units and the potential indirect increase of 117 people associated with project-related employment opportunities would result in a total population increase of 771 new residents to the City.

When the population increase from the project is added to the 2008 Arroyo Verdugo Subregional population of 361,150,³ the resulting population is approximately 361,921 persons. In addition, when housing and employment estimates associated with development of the project are added to 2008 Arroyo Verdugo Subregional housing and employment figures, the resulting housing and employment figures are 131,404 housing units and 201,337 jobs.⁴ All of these demographic increases are well within 2015 Arroyo Verdugo Subregional projections.

¹ Glendale Redevelopment Agency, January 2007.

² The proposed Glendale Triangle project would generate 162 employment positions. Based on the existing residence characteristics of the work force in Glendale, it is estimated that approximately one-quarter of these employees could relocate to Glendale. Travel time-to-work data collected by the 2000 U.S. Census indicates that approximately 21,800 workers in Glendale aged 16 and over commute less than 15 minutes to their places of employment or work from home. It can be assumed that these workers are employed within the City limits, since it would conceivably take longer than 15 minutes to commute to jobs located outside Glendale. In 2000, the City of Glendale had 91,000 employees based on the number of resident and non-resident employees reported to the State of California Employment Development Division by firms located in Glendale. In 2000, therefore, approximately 21,800 of the 91,000 employees working in Glendale resided in the City, which equates to approximately 24 percent of the worker population.

³ Based on the average annual growth rate between 2005 and 2010.

⁴ Ibid.

The 2008 State Department of Finance population estimate for Glendale is 207,157.⁵ However, based on the City's projected annual growth rate between 2005 and 2010 as reported by SCAG, a more conservative estimate of the City's 2008 population is 208,989 persons. When the population increase from the project is added to the 2008 City of Glendale population of 208,989, the resulting population is 209,760 residents. In addition, when the project's housing and employment increases are added to SCAG's 2008 housing and employment estimates for the City,⁶ the resulting housing and employment figures are 73,673 housing units and 93,795 jobs. All of these demographic increases are within SCAG's 2015 projections of 214,201 residents, 75,461 housing units and 96,495 jobs for the City of Glendale. Therefore, project impacts associated with population, housing and employment growth would be less than significant.

Level of Significance Before Mitigation: Less than Significant

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than Significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the proposed Glendale Triangle project and related projects on population in the City of Glendale. The applicable threshold is listed below in bold, followed by an analysis of the cumulative impact of the project and related projects and their potential significance.

Threshold	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).
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Impact Analysis: Related projects would result in development of an additional 2,203 residential units consisting of one, two, and three bedroom units. Based on an average household size of 3 persons, these units would directly add 6,609 people to the population of City of Glendale. As shown in **Table 4.8-2, Employment Generation of Related Projects**, related projects would generate 4,657 employment positions. Combined, the proposed Glendale Triangle project and related projects would result in the development of 2,421 residential units and would directly add 7,263 people to the population of the City. The proposed project and related projects would also generate 4,819 employment positions. Applying a 24 percent ratio (which is the percent of existing employees that work and reside in the City of Glendale),

⁵ California State Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2008, May 2008.

⁶ Based on the average annual growth rate between 2005 and 2010.

the employment positions would result in 1,157 of these new employees residing in the City of Glendale. If it is conservatively assumed that each of the new employees forms a single household in the City, these households could indirectly add approximately 3,471 additional residents to the City (1,157 households x 3 persons per household). The anticipated increase in population of 7,263 people associated with residential units proposed by the project and related projects and the potential indirect increase of 3,471 people associated with employment opportunities provided by the project and related projects would result in a total population increase of 10,734 new residents to the City.

**Table 4.8-2
Employment Generation of Related Projects**

Use	Unit	Factor ¹	Unit Type	Employees
Retail/Restaurant	714,814sf	3.0	Employees/ksf	2,145
Office	361,844sf	4.44	Employees/ksf	1,607
Hotel	744 rooms	0.8	Employees/room	595
Banquet Hall	37,500 sf	2.0 ²	Employees/ksf	75
Cinema	70,000 sf	2.0 ²	Employees/ksf	140
Medical	28,900 sf	2.0 ²	Employees/ksf	58
Industrial	5,308 sf	3.0	Employees/ksf	16
Community Center	10,600 sf	2.0 ²	Employees/ksf	21
Total				4,657

Source: Impact Sciences, Inc.

¹ Employment Factors based on based on Southern California Association of Governments' Forecast and Los Angeles Central Business District Database.

² General Employment Factor

sf = square feet; ksf = thousand/kilo square feet

According to current SCAG regional growth forecasts, the population of City of Glendale is projected to increase to 214,201 by 2015, 217,744 by 2020, and 221,154 by 2025. If the Glendale Triangle project and all of the related projects considered in the cumulative impact analysis were built and fully occupied by 2015, the City's population could increase by approximately 10,734 residents. When the cumulative population increase is added to the 2008 City of Glendale population of 208,989, the resulting population is 219,723 residents. If the proposed project and all of the related projects in the City of Glendale are built out and fully occupied by 2015, the population growth associated with the project and related projects would exceed SCAG's growth projection for the City by 5,522 persons between 2008 and 2015. However, SCAG's long-term projections for the City of Glendale estimate that population will increase to 221,154 persons by 2025 and 227,562 persons by 2035, which marks the end of SCAG's current planning period. Therefore, the population resulting from the project and related projects would be within the

long-range population projections for the City. As a result, cumulative population impacts would be less than significant.

Level of Significance Before Mitigation: Less Than Significant

Mitigation Measures: None are available.

Level of Significance After Mitigation: Less Than Significant.