

4.2 POPULATION AND HOUSING

INTRODUCTION

This section analyzes the potential population and housing impacts of the proposed project on the City of Glendale. Information used in this section was obtained from the Southern California Association of Governments and the 2000 U.S. Census.

ENVIRONMENTAL SETTING

Existing Conditions

United States 2000 Census

The United States Census Bureau provides population and housing data from the 2000 National Decennial Census. The Decennial Census occurs every 10 years for the purpose of counting the population and housing units for the entire United States. While the primary purpose of the census is to provide the population counts that determine how seats in the U.S. House of Representatives are apportioned, the census data is also the basis for most demographic projections. The census data, which was compiled using answers to surveys sent to all households within the United States, are provided for the nation, all states, and all counties, as well as each individual city.

Southern California Association of Governments

As discussed in **Section 4.1, Land Use and Planning**, the City of Glendale is located within the planning area of the Southern California Association of Governments, the lead planning agency for the Southern California region. The Southern California Association of Governments consists of local governments from Los Angeles, Ventura, Orange, San Bernardino, Riverside and Imperial counties. To facilitate regional planning efforts, the planning area of the Southern California Association of Governments is further divided into 13 subregions. Glendale is located in the Arroyo-Verdugo Subregion, which also includes the cities of Burbank, Pasadena, South Pasadena, La Canada-Flintridge and the unincorporated communities of Altadena, La Crescenta and Montrose.

One of the Southern California Association of Governments' primary functions is to forecast population, housing and employment growth for each region, subregion, and city. The latest forecast was completed

in 2001 as part of the 2001 Regional Transportation Plan update. The following population and housing analysis in this section addresses this forecast.

Population

Table 4.2-1 presents population characteristics from the 2000 U.S. Census for the City of Glendale, the Arroyo-Verdugo Subregion and Los Angeles County. In 1990, the City of Glendale had a population of 180,038, and the population of the Arroyo-Verdugo Subregion was 508,212. Los Angeles County's population was 8,863,164. The population of Glendale grew by 14,935 residents between 1990 and 2000, representing an annual average growth rate of 0.8 percent or about 1,500 residents. In comparison, the Arroyo-Verdugo Subregion grew by 26,765 people over the same period with an estimated average growth rate of 0.5 percent or about 2,700 people. Los Angeles County grew by 656,174 people over this 10-year period, representing with an estimated average growth rate of 0.7 percent or about 65,600 people.

Table 4.2-1
1990 and 2000 U.S. Census Population

	City of Glendale		Arroyo-Verdugo Subregion		Los Angeles County	
	1990	2000	1990	2000	1990	2000
Population	180,038	194,973	508,212	534,977	8,863,164	9,519,338

Source: 2000 U.S. Census

Based on the 2000 Census benchmark data, the California State Department of Finance provides population estimates for cities throughout the state for total and occupied housing units, household size and population, and group quarters population, which is defined as unrelated people living in quarters other than a house, apartment, or mobile home. To produce these estimates, the Department of Finance adds new construction and annexations and subtracts demolitions from 2000 benchmark data. The Department of Finance's 2003 estimate of the population of Glendale was 202,700.¹

Table 4.2-2 contains the latest Southern California Association of Governments' population projections for the City of Glendale, the Arroyo Verdugo Subregion, and Los Angeles County. A population increase of 13,471 residents is projected between 2000 and 2015 for the City of Glendale, representing an annual

¹ California State Department of Finance, *E-4 Population Estimates for Cities, Counties and the State, 2001-2003*, May 2003.

average growth rate of 0.4 percent or approximately 900 residents per year, which is lower than the annual average rate experienced between 1990-2000.

In comparison, the Arroyo-Verdugo Subregion is projected to grow by 62,878 persons over this period, representing an annual average growth rate of 0.7 percent or about 4,200 people. Los Angeles County is expected to add 1.3 million persons over this 15-year period, representing an annual average growth rate of 0.9 percent or about 88,000 people per year.

Table 4.2-2
Southern California Association of Governments'
Population Growth Projections: 2000-2015

	2000	2005	2010	2015
City of Glendale	201,658	210,482	212,811	215,129
Arroyo Verdugo Subregion	573,435	604,988	620,497	636,313
Los Angeles County	9,846,681	10,361,133	10,767,297	11,166,489
Population Growth Increments	2000-2005	2005-2010	2010-2015	2000-2015
City of Glendale	8,824	2,329	2,318	13,471
Arroyo-Verdugo Subregion	31,553	15,509	15,816	62,878
Los Angeles County	514,452	406,164	399,192	1,319,808
Average Annual Growth Rates				
City of Glendale	0.9%	0.2%	0.2%	0.4%
Arroyo-Verdugo Subregion	1.1%	0.5%	0.5%	0.7%
Los Angeles County	1.0%	0.8%	0.7%	0.9%

Source: Southern California Association of Governments 2001 Regional Transportation Plan.

Housing

Housing and household characteristics based on the 2000 U.S. Census are presented in **Table 4.2-3**. In 2000, there were 73,713 housing units in the City of Glendale, 210,867 housing units in the Arroyo-Verdugo Subregion, and 3.2 million housing units in Los Angeles County. In terms of housing ownership, rental housing constituted a majority in all three geographical analysis areas, with 61.9 percent of all housing units in the City of Glendale consisting of rental units. In comparison, rental housing constituted 53.2 percent and 52.1 percent of housing units in the Arroyo-Verdugo Subregion and Los Angeles County, respectively. Glendale had the lowest rate of housing vacancy in 2000 at 2.6 percent followed by the Arroyo-Verdugo Subregion at 3.1 percent and Los Angeles County at 4.2 percent.

Table 4.2-3
Housing and Household Characteristics: 2000

	City of Glendale		Arroyo-Verdugo Subregion		Los Angeles County	
	2000	% of Total	2000	% of Total	2000	% of Total
Total Housing Units	73,713		210,867		3,270,909	
Occupied Housing Units	71,804		204,261		3,133,774	
Ownership	27,541	38.4%	95,610	46.8%	1,499,694	47.9%
Rentership	44,263	61.6%	108,651	53.2%	1,634,080	52.1%
Total Households	49,858		131,753		2,154,311	
Vacancy Rate	2.6%		3.1%		4.2%	
Units in Structure						
Single-family detached	26,035	35.3%	100,417	47.6%	1,593,516	48.7%
Single-family attached	3,814	5.2%	11,554	5.5%	241,571	7.4%
Multi-family 2-4 units	6,917	9.4%	18,729	8.9%	287,524	8.8%
Multi-family 5+ units	36,850	50.0%	79,860	37.9%	1,091,677	33.4%
Mobile home or other	97	0.1%	307	0.1%	56,621	1.7%

Source: 2000 U.S. Census

In terms of housing by structure type, 50 percent of all housing units in Glendale in 2000 were in structures of five units or more, while approximately 35 percent were single-family detached units. The remaining 15 percent consisted of single-family attached units, units in structures of two to four units, and mobile homes or other units. This housing pattern contrasts with the Arroyo-Verdugo Subregion and Los Angeles County, where these ratios are roughly reversed, with single-family detached units comprising approximately half of all units, and structures of five units or more comprising approximately one-third of the units. Like Glendale, the remaining units in the Arroyo-Verdugo Subregion and Los Angeles County consisted of single-family attached units, units in structures of between two and four units, and mobile homes or other units.

Table 4.2-4 indicates that 1,599 housing units were constructed in the City of Glendale between 1990 and 2000, an annual average rate of 0.2 percent or approximately 160 units per year. In comparison, 4,896 housing units were constructed in the Arroyo-Verdugo Subregion, an annual average rate of 0.2 percent or about 490 units per year. Over 107,566 housing units were constructed in Los Angeles County during the 10-year period, an annual average rate of 0.3 percent or about 10,750 units per year.

Table 4.2-4
Housing Changes: 1990-2000

	City of Glendale		Arroyo-Verdugo Subregion		Los Angeles County	
	1990	2000	1990	2000	1990	2000
Single-family detached	25,729	26,035	99,315	100,407	1,533,532	1,593,516
Single-family attached	3,160	3,814	9,708	11,554	206,342	241,571
Multi-family 2-4 units	6,850	6,917	18,602	18,729	282,475	287,524
Multi-family 5 or more units	35,638	36,850	76,082	79,860	1,051,399	1,091,677
Mobile home or other	737	97	2,264	307	89,595	56,621
Total Units	72,114	73,713	205,971	210,867	3,163,343	3,270,909
Occupied Housing Units	68,604	71,804	196,211	204,261	2,989,552	3,133,774
Vacancy Rate	4.9%	2.6%	4.7%	3.1%	5.5%	4.2%

1990-2000 Housing Growth Analysis	City of Glendale		Arroyo-Verdugo Subregion		Los Angeles County	
	Incremental Growth	Average Annual Growth Rate	Incremental Growth	Average Annual Growth Rate	Incremental Growth	Average Annual Growth Rate
Single-family detached	306	0.1%	1,092	0.1%	59,984	0.4%
Single-family attached	654	2.1%	1,846	1.9%	35,229	1.7%
Multi-family 2-4 units	67	0.1%	127	0.1%	5,049	0.2%
Multi-family 5 or more units	1,212	0.3%	3,778	0.5%	40,278	0.4%
Mobile home or other	-640	-8.7%	-1,957	-8.6%	-32,974	-3.7%
Total Units	1,599	0.2%	4,896	0.2%	107,566	0.3%
Occupied Housing Units	3,200	4.7%	8,050	4.1%	144,222	0.5%

Source: 1990-2000 U.S. Census data.

As for future housing growth, the Southern California Association of Governments forecasts the number of households projected for the City of Glendale, the Arroyo-Verdugo Subregion, and the County of Los Angeles. Households are a good indicator of projected housing units since, by definition, one household occupies one housing unit. As shown in **Table 4.2-5**, the addition of 3,912 households is projected in Glendale between 2000 and 2015, representing an annual average growth rate of 0.4 percent or approximately 260 households per year. In comparison, the Arroyo-Verdugo Subregion is projected to expand by 24,276 households over the same period, an annual average growth rate of 0.8 percent or about 1,620 households per year. As for Los Angeles County, the projected incremental growth over this 15-year period is 492,035 household units, an annual average growth rate of 1.0 percent or about 32,800 households per year.

Table 4.2-5
Southern California Association of Governments'
Household Growth Projections: 2000-2015

	2000	2005	2010	2015
City of Glendale	71,999	75,271	75,585	75,911
Arroyo-Verdugo Subregion	207,465	214,860	222,970	231,741
Los Angeles County	3,137,300	3,249,756	3,437,814	3,629,335
Housing Growth Increments	2000-2005	2005-2010	2010-2015	2000-2015
City of Glendale	3,272	314	326	3,912
Arroyo-Verdugo Subregion	7,395	8,110	8,771	24,276
Los Angeles County	112,456	188,058	191,521	492,035
Average Annual Growth Rates				
City of Glendale	0.9%	0.1%	0.1%	0.4%
Arroyo-Verdugo Subregion	0.7%	0.8%	0.8%	0.8%
Los Angeles County	0.7%	1.2%	1.1%	1.0%

Source: Southern California Association of Governments 2001 Regional Transportation Plan.

REGULATORY FRAMEWORK

There are a number of goals and policies set forth by 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 proposed Glendale Town Center is provided in **Section 4.1, Land Use and Planning**. As discussed in **Section 4.1**, the project does not conflict with applicable General Plan goals and policies related to population and housing growth.

ENVIRONMENTAL IMPACTS

Methodology

The analysis of potential population and housing impacts was conducted by comparing the proposed project with growth projections for the City of Glendale. The analysis considers both the direct and indirect impacts of the project on population and housing in the City of Glendale.

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 California Environmental Quality Act *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 **Section 5.0, Effects Found Not to be Significant**).
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (issue is addressed within **Section 5.0, Effects Found Not to be Significant**).

Impact Analysis

The applicable threshold of significance is listed below followed by analysis of the significance of any potential impacts and identification and discussion of any design features of the project that would lessen or avoid potential impacts, as well as other measures identified which would lessen or avoid potential impacts. Finally, the significance of potential impacts after the 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: This threshold addresses both direct growth in population resulting from new housing or business growth and indirect impacts from the extension of roads or infrastructure. An analysis of the direct impacts of the project is provided below. The analysis of the potential for the project to indirectly induce growth by extending roads or infrastructure is addressed in **Section 7.0, Growth Inducing**

Impacts. As discussed in **Section 7.0**, the project will not indirectly induce substantial population growth in the City of Glendale.

As proposed, the Glendale Town Center would include 338 multi-family residential units consisting of one, two, and three bedroom units. Approximately 100 of the residential units would be for sale condominiums with the remaining units available for rent as apartments. Up to five of the proposed units could be live-work spaces. Based on the average household size in Glendale of 2.8 persons,² the direct population growth associated with these 338 units would be 946 people (338 units x 2.8 persons per household).

As stated in **Section 3.0, Project Description**, the proposed project will generate 1,756 full-time and part-time 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 at 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.³ 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.

Applying this ratio to the 1,756 employment positions that would be generated by the project results in an estimate that up to 420 of these employees could reside in the City of Glendale. If it is conservatively assumed that each of these employees forms a single new household in the City, these households could add approximately 1,176 additional residents to the City (420 households x 2.8 persons per household). However, it should be noted that this estimate is conservative since it is based on the assumption that City residents will fill none of the employment opportunities associated with the project. Given that unemployment in Glendale stands at 6.4 percent,⁴ it is reasonable that some of the employment opportunities associated with the project will be filled by current residents of the City. In addition, it is likely that existing residents of the City and surrounding communities will fill many of the part-time employment opportunities associated with the project.

² Southern California Association of Governments, *2001 Regional Transportation Plan*, April 2001 (2010 population projection divided by 2010 household projection).

³ California State Employment Development Division, *2000 Labor Force Data for Sub-county Areas (Revised)*, March 2003.

⁴ California State Employment Development Division, *Labor Force Data for Los Angeles County*, October 2003.

The increase in population of 946 people that would be associated with the proposed residential units and the possible additional increase in population of 1,176 people associated with the employment opportunities provided by the project would result in a total population increase of approximately 2,100 in the City of Glendale. Based on the population projections presented previously in **Table 4.2-2**, the projected population growth in Glendale between 2003 and 2010 is approximately 10,100. The population growth estimated to be associated with the project—approximately 2,100—will not result in growth exceeding this projection. The population growth associated with the project is not considered substantial, as the amount of growth projected for the City will not be exceeded. The population growth associated with the project is considered less than significant for this reason.

Project Design Features: None are required.

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 project and Citywide Projects on population and housing 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 Citywide 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).**

Impact Analysis: The proposed Glendale Town Center and Citywide Projects would result in the development of an additional 1,139 residential units consisting of one, two, and three bedroom units. Based on an average household size of 2.8 persons, these units would directly add 3,189 people to the population of Glendale.

The proposed project and Citywide Projects would also generate 7,473 full-time and part-time employment positions. The number of employment positions generated by Citywide Projects is listed in **Table 4.2-6**. Based on the current ratio of Glendale residents who work in the City, it is estimated that

approximately 1,786 of these employees could relocate to the City. As described above, if it is assumed that each of these employees forms a single new household in the City, the population of the City could increase by an additional 5,000 persons, based on an average household size of 2.8 persons.

**Table 4.2-6
Employment Generation of Citywide Projects**

Use	Unit	Factor ¹	Unit Type	Employees
Hotel	277 rooms	0.8	Employees / room	222
Office	989,455 sf	4.4	Employees / ksf	4,354
Retail	281,524 sf	3.0	Employees / ksf	845
Industrial	15,060 sf	3.0	Employees / ksf	45
Hospital	125,671 sf	2.0 ²	Employees / ksf	251
Total				5,717

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 Southern California Association of Governments' regional growth forecasts, the population of Glendale is projected to increase by approximately 10,100 between 2003 and 2010. Combined, it is projected that the project and Citywide Projects could increase the City's population by approximately 8,189 residents. The population growth associated with the project and Citywide Projects is not considered substantial, as the amount of growth projected for the City will not be exceeded. The cumulative impact on population growth is considered less than significant for this reason.

Project Design Features: None are required.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Less than significant.