
IV. ENVIRONMENTAL IMPACT ANALYSIS

J. POPULATION AND HOUSING

PREVIOUS ENVIRONMENTAL ANALYSIS

Residential and Business Displacement. The 2003 Final EIR identified that existing commercial development and residential units could be displaced as redevelopment occurs within the Hollywood Redevelopment Project Area. No involuntary residential displacements would result from the Hollywood Redevelopment Plan Amendment as eminent domain authority would not be extended to properties upon which persons lawfully reside. The 2003 Final EIR identified that potential involuntary commercial displacement would represent a significant impact.

Population and Employment Growth. The 2003 Final EIR identified that net population increases of between 7,500 and 10,800 persons over existing conditions could occur within the Redevelopment Project Area, assuming an average Redevelopment Project Area household size of 2.25 persons per household. This would represent up to 23 percent increase in the existing population in the Redevelopment Project Area. This increase in population growth, however, would be within the 36.6 percent increase in population for the Redevelopment Project Area projected by the Southern California Association of Governments to occur by 2025.

The 2003 Final EIR identified that net employment growth could result in an increase of up to approximately 22,000 jobs over the No Project scenario, and approximately 43,000 jobs over existing conditions within the Redevelopment Project Area. This would represent a 123% increase over existing employment levels, which would exceed the SCAG projection of a 4.9% increase. However, the potential concentration of employment in this area of the City that would occur under this development would be consistent with the regional growth management policies. These policies promote development and redevelopment activity in existing developed areas that are well-served by existing transit and transportation infrastructure. These policies also promote growth and development in areas within the developed urban core of the City that do not require extension of other major infrastructure systems. In addition, projected employment growth would enhance the economic base of the Hollywood community and thereby work toward the elimination of blight, promote improvements in the standard of living of the residents of the Redevelopment Project Area and improve the existing infrastructure and public services within the Redevelopment Project Area. Therefore, even though projected maximum employment growth would exceed the numeric growth forecasts provided by SCAG, the projected employment growth would not represent a significant impact.

Housing Demand. The 2003 Final EIR identified that additional residential development is projected to occur within the Hollywood Redevelopment Project Area (a net increase of up to 4,800 units in the Redevelopment Project Area). This would represent up to 22 percent increase in the existing housing supply in the Redevelopment Project Area which is generally consistent with the SCAG forecast of a 19.8% increase by 2025. However, since the location of this growth would provide wider accessibility to jobs because of access to the regional transportation system and potential accommodation of induced

housing demand within transit station areas outside the Redevelopment Project Area, impacts of this maximum housing growth would be less than significant.

Mitigation Measures

The 2003 Final EIR contains mitigation measures related to involuntary displacement of commercial uses within the Hollywood Redevelopment Project Area. Since the Proposed Project does not involve involuntary displacement (see discussion below), these mitigation measures would not be applicable to the Proposed Project.

ENVIRONMENTAL SETTING

The project site currently contains five commercial buildings totaling approximately 39,000 square feet. Conservatively assuming one employee per 800 square feet¹, existing on-site employment is approximately 49 persons. No housing and no permanent population is located on the project site.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

Per the City of Los Angeles Draft CEQA Thresholds Guide, the Proposed Project would result in a significant impact on population, housing, or employment if it:

- displaces a large number of housing units, people, businesses, or employees;
- substantially increases the demand for new housing; and/or,
- substantially increases the population or concentration of population in areas which are unable to support such concentrations.

Project Impacts

The Proposed Project would demolish the existing uses on the project site and construct up to 1,042 residential units and 175,000 square feet of retail development.

¹ This is a conservative assumption because some of the uses on site are quasi-industrial (i.e., auto body shops) and this factor is typically used for retail employment estimation. Retail employment typically has a lower concentration (i.e., fewer employees per square foot) than auto service uses.

Displacement

No housing presently exists within the project site. No housing or residential displacement would result from the Proposed Project. The Proposed Project would not involuntarily displace any of the on-site businesses. The Proposed Project would not entail the use of eminent domain authority by any public agency. As such, the Proposed Project would not displace a large number of housing units, people, businesses, or employees. No impact related to displacement would occur.

Population and Housing

The Proposed Project would add up to 1,042 housing units to the housing stock within the Hollywood Redevelopment Project Area. Assuming 2.25 persons per household², a total increase in permanent population of approximately 2,345 persons would be expected to result from the Proposed Project. The projected population and housing growth would be within the maximum projections of 4,800 additional housing units and 10,800 additional persons within the Redevelopment Project Area that was identified in the 2003 Final EIR. Moreover, the population and housing growth would occur immediately across the street from a Metro Rail Red Line station, which provides access to the regional transportation system. As such, the Proposed Project would not substantially increase the population or concentration of population in areas which are unable to support such concentrations.

Construction of the Proposed Project would create temporary construction-related jobs. Construction jobs created by the Proposed Project would not be expected to result in any substantial population growth in the area. The work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time frame in which their specific skills are needed to complete a particular phase of the construction process. Therefore, project-related construction workers would not be likely to relocate their household's place of residence as a consequence of working on the Proposed Project, and significant housing or population impacts would not result from construction of the Proposed Project.

Employment

The Proposed Project would include commercial development that would create employment opportunities. Based on an average of 800 square feet per employee for retail uses, the Proposed Project would generate approximately 220 employment opportunities, or a net increase of 171 jobs on-site. This increase would be within the projected employment increase of 43,000 jobs in the Hollywood Redevelopment Project Area identified in the 2003 Final EIR. These jobs are not anticipated to induce

² This factor reflects the average household size in the Hollywood Redevelopment Project Area, based on 2000 Census data. Use of the 2.25 persons per household factor would provide a conservative assessment of the total permanent population that could be associated with the Proposed Project because the Proposed Project includes a number of studio units.

growth as many employees would likely come from the local labor force. As such, the Proposed Project would not substantially increase the demand for new housing. To the extent that new employees at the project site desire to relocate to Hollywood, the Proposed Project would provide up to 1,042 units to Hollywood's housing stock and other projects ongoing in the immediate area would provide additional housing opportunities. Therefore, the Proposed Project would not directly induce substantial population growth in the area that cannot be accommodated. Additionally, the project site is located in an urbanized and developed area. The infrastructure to serve the project site currently exists and no extensions of roads or other infrastructure would be required to support the Proposed Project. The project would not indirectly induce substantial population growth. Impacts related to employment growth would be less than significant.

CUMULATIVE IMPACTS

The Proposed Project, in conjunction with related projects, would contribute to cumulative population, housing and employment growth within the Hollywood community and Hollywood Redevelopment Project Area. However, this growth has been anticipated in SCAG, City and CRA forecasts for the area. Moreover, the concentration of population and employment growth in an urbanized area such as Hollywood, with excellent access to the regional transportation system, is promoted in numerous regional and local land use plans and policies. As such, the Proposed Project would not contribute to a cumulatively considerable effect with respect to population, housing or employment growth.

MITIGATION MEASURES

As no significant impacts have been identified, no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts related to population, housing and employment would be less than significant.