

J. POPULATION AND HOUSING

Existing Conditions

Existing On-Site Population and Housing

The subject property is occupied with a mix of land uses including office, restaurant, retail, theater and recreation. There are no existing residences or forms of housing located on the property.

Existing Regional and Local Population and Population Projections

The Southern California Association of Governments (SCAG), based on input provided by local jurisdictions, prepares regional population, housing and employment projections. These projections are reported in the Growth Management Chapter of SCAG's Regional Comprehensive Plan and Guide (RCPG). The proposed Project site falls within the City of Los Angeles subregion of the six-county SCAG region. This subregion includes the City of Los Angeles and surrounding area within the jurisdiction of Los Angeles County. The 2000 population for this area was 3,823,062, and is expected to grow to 4,210,853 by 2010. These figures reflect a 10 percent population increase from 1990 to 2010. The number of housing units in the Los Angeles subregion is expected to grow from about 1,276,318 in 2000 to 1,417,670 in 2010. Employment in the year 2010 is projected at 1,931,000, an increase of 148,847 jobs as compared to the year 2000 employment level of 1,782,153.³⁶

The City of Los Angeles General Plan Framework disaggregates SCAG's total Citywide population estimate into figures for each of the City's community plan areas. These forecasts represent a planning horizon to be used as the basis for implementation of infrastructure and services to support growth; they are not intended to reflect minimum or maximum planned land use capacities. The City's forecast represents future 2010 population estimates anticipated at the time the General Plan Framework document was prepared (1993). The City's total population is expected to grow from about 3,485,399 people in 1990 to 4,306,500 in 2010, a 24 percent increase³⁷. The West Los Angeles Community Plan Area population is projected to grow from 68,060 people in 1990 to a 2010 population of about 83,330.³⁸ The 22 percent population growth for the West Los Angeles Community Plan area is slightly lower than the City's overall growth rate of (24 percent) for the 1990-2010 time frame. The West Los Angeles Community Plan area population comprises about 1.9 percent of the City's total population.

The West Los Angeles Community Plan recognizes the Framework's population estimate as a regional forecast provided for reference in the Community Plan update process. However, these estimates do not always reflect planned land use capacity or build-out estimates. The Community Plan estimates residential capacity within the Plan area; in contrast, the Framework estimates projected population growth. The Community Plan estimates assume development to levels that reflect the midpoint of the allowable number of dwelling units per net acre for each of the residential land use classifications. The resulting number of dwelling units is 40,309 and the "reasonable expected" population estimate for 2010 is 83,331 people.³⁹

³⁶ Population, housing and employment figures were provided by SCAG in their January 28, 2002 NOP response letter.

³⁷ City of Los Angeles General Plan Framework Element, Table 2-1, Comparison of SCAG 2010 Forecast and Framework 2010 Forecast. www.lacity.org/pln/framework/chapters/02/02.htm

³⁸ City of Los Angeles General Plan Framework Element, Table 2-2, Forecast Growth by Subregions and Community Plan Area. www.lacity.org/pln/framework/chapters/02/02.htm

³⁹ This population estimate does not include housing within commercial districts nor does it reflect vacancy rates.

Existing Regional and Local Housing Stock

The City of Los Angeles currently has about 1.3 million dwelling units.⁴⁰ Within the West Los Angeles area there are about 33,725 units.⁴¹ Of the total City housing stock, about 39,900 units are considered affordable, primarily through Federal, State, and local funding programs.

Population and Housing Policy

The following discussion identifies current policy regarding regional and local population, housing and employment issues, as contained in the following planning documents:

- The Southern California Association of Governments' Regional Comprehensive Plan and Guide and
- The City of Los Angeles General Plan: Framework Element and Housing Element. (www.lacity.org/pln/framework/fwhome0.htm)

Southern California Association of Governments' Regional Comprehensive Plan and Guide

The Southern California Association of Governments' Regional Comprehensive Plan and Guide (RCPG) identifies a broad set of goals and policies for the region and implementation strategies for agencies to use in guiding their decision-making. Applicable policies pertaining to population and housing issues as contained in the Growth Management Chapter include:

- *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- *Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*
- *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich sub-regions and job growth in housing rich sub-regions.*
- *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers.*
- *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- *Support and encourage settlement patterns, which contain a range of urban densities.*
- *Encourage planned development in locations least likely to cause adverse environmental impact.*
- *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*

City of Los Angeles General Plan Framework Element

The City of Los Angeles Framework Element provides a strategy for long-term growth that sets a Citywide context to guide subsequent amendments to the City's community plans, zoning

⁴⁰ Draft City of Los Angeles Housing Element, Los Angeles Department of City Planning, December 1999, Page 2-5.

⁴¹ Ibid, Page 2-19.

ordinances, and other pertinent programs. In developing this strategy, this planning document uses population forecasts provided by SCAG, but recognizes these projections are an estimate of potential growth that may or may not occur. The strategy presented in the Framework Element establishes policies to best accommodate this growth when and if it should occur. The Framework's general approach is to accommodate growth by encouraging higher intensity commercial and mixed-use districts, centers, and boulevards that are linked to infrastructure, thereby preserving single-family neighborhoods.

The Framework's Housing Chapter states the following applicable goal and related objectives:

Goal 4A *An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

Objective 4.1 *Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.*

Objective 4.2 *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

Objective 4.3 *Conserve scale and character of residential neighborhoods.*

City of Los Angeles General Plan: Housing Element

The Housing Element of the City's General Plan provides a Citywide strategy for short-term housing development that establishes a guide for all housing activities in the City. The Housing Element consists of identification and analysis of existing and projected housing needs for all economic segments of the community, a statement of goals, policies, financial resources, and scheduled programs for the preservation, improvement, and production of housing. The Department of City Planning is currently in the process of seeking Planning Commission approval of an updated Housing Element for 1998-2005. A third draft dated December 1999 is currently under consideration but has not yet been adopted by the City. Therefore, this analysis presents policy as contained in the latest adopted Housing Element (1993). This document includes the following applicable goals:

- Provide an adequate supply of housing accessible to persons of all income levels.
- Provide sufficient ownership and rental housing to meet the City's need.
- Provide housing opportunities accessible to all City residents without discrimination.
- Maintain a sense of community by conserving and improving existing housing stock.
- Provide housing, jobs, and services in close proximity, as a means of reducing average vehicle trip length.
- [Provide] Well-designed housing with amenities.
- [Provide] Energy efficient housing.

Threshold of Significance

According to the City of Los Angeles Draft CEQA Thresholds Guide (1998, p. B.1-3), a finding of significance involving population and housing growth shall be made on a case by case basis, considering the following factors:

- The degree to which the project would cause growth or accelerate development in an undeveloped area that exceeds projected planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment;

- Whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and
- The extent to which growth would occur without implementation of the project.

Project Impacts

Population Growth

The proposed Project would remove the existing uses and redevelop the site with a mix of office, retail, restaurant and cultural uses. The proposed Project would not remove or provide any form of housing and would not be considered a population generating use. Therefore, the proposed Project would not result in a significant impact with respect to consistency with local and regional planning projections regarding population and housing growth.

The proposed Project would generate new jobs at the Project site. The number of net new jobs created is estimated at 501 jobs⁴². SCAG projects employment in the year 2010 for the region to be 1,931,000, an increase of 148,847 jobs as compared to the year 2000 employment level of 1,782,153. The number of net new jobs created by the Project would be within SCAG's regional growth projections for the Los Angeles subregion. Therefore, the proposed Project would not result in a significant impact with respect to consistency with local and regional planning projections regarding employment growth.

Consistency with Population Growth and Housing Policy

Table V.J-1 contains an analysis of the Project's consistency with each of the policies as contained in regional and local planning documents. Based on this analysis, the proposed Project would not conflict with or hinder the attainment of regional and local policies regarding population growth, housing and employment. See Section V.H, Land Use, for a discussion of the Project's consistency with other applicable SCAG policies.

Housing Displacement

The subject property is developed with a variety of commercial uses which do not include any form of residential units or housing. The proposed Project would remove the existing facilities and redevelop the site with several uses including office, retail, restaurant and cultural uses. The Project would not result in the displacement of any form of housing.

Mitigation Measures

The proposed Project would not result in a significant adverse impact with respect to population or employment growth or housing supply and therefore mitigation measures are not required.

Significant Project Impacts After Mitigation

The proposed Project would not result in a significant adverse impact with respect to population, housing or employment growth, housing supply, affordability, or displacement or applicable policy.

Cumulative Impacts

Section IV provides a list of projects that are planned or under construction in the Project area. Although most of the 42 projects will develop commercial office or retail space, 14 residential projects will add a total of 776 units in the area. Based on a multiplier of 2.07 persons per dwelling unit, the population of the West Los Angeles area would increase by approximately 1,606. The population increase attributable to the proposed Project (0 people) plus related projects would remain well within

⁴² Net job creation is calculated assuming one employee per 200 square feet, multiplied by the net increase in floor area (100,125 sf) created by the Project.

the projected 2000-2010 population increase for SCAG's Los Angeles subregion of 387,791 people⁴³ and the West Los Angeles Community Plan Area of 15,270 people⁴⁴. The proposed Project would also create a number of jobs in the West Los Angeles area that would support the growing population of the West Los Angeles region. The increase in the number of jobs as a result of the Project is anticipated to be within SCAG's employment projection. Therefore, cumulative impacts would not be significant. Related projects would also need to be assessed for consistency with population and housing goals and policies, as well as for housing displacement impacts. Since the Project does not cause impacts with regard to these particular issues, it would not contribute to any cumulative impact.

Table V.J-1
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Analysis
SCAG Regional Comprehensive Plan and Guide and City Goals and Objectives	
<i>Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.</i>	Consistent. The proposed Project would provide additional job opportunities for office professionals within Century City, which has been identified as a Regional Center by the City of Los Angeles General Plan. Statistics in the West Los Angeles Community Plan show that the average price of a home in the area around the Project is much higher than the citywide average. Therefore, the addition of professional office positions in the area would support incomes capable of residing in the area.
<i>Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.</i>	Consistent. The proposed Project would redevelop an underutilized site within an existing urban area that is served by existing infrastructure. The Project would make use of the existing infrastructure without creating a need for substantial additional infrastructure. Century City is a central commercial area, which is well located and planned near residential neighborhoods, allowing for reduced commuting distances for many employees.

⁴³ Population, housing and employment figures were provided by SCAG in their January 28, 2002 NOP response letter.

⁴⁴ City of Los Angeles General Plan Framework Element, Table 2-2, Forecast Growth by Subregions and Community Plan Area.

Table V.J-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Analysis
SCAG Regional Comprehensive Plan and Guide and City Goals and Objectives	
<p><i>Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.</i></p>	<p>Not Applicable. The City of Los Angeles General Plan identifies Century City as a Regional Center intended for development of commercial, cultural, residential, recreational and light industrial uses. Currently the subject property is planned and zoned for commercial uses and is occupied by two commercial structures. The Project would redevelop the site consistent with planning and zoning for the site. Development according to adopted plans is assumed in General Plan and SCAG projections, and the Project would therefore be consistent with projections. On a wider community, City and regional scale, plans call for complementary residential to balance the planned commercial development.</p>
<p><i>Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.</i></p>	<p>Consistent. The site is easily accessible from area roadways and mass transit. The proposed Project is not anticipated to generate a significant alteration of the existing distribution of population or employment base. Residential housing units are located adjacent and proximate to the Project site. This proximity, as well as the provision of restaurants in conjunction with existing and proposed office uses in Century City would shorten and/or avoid vehicle trips during lunch hours, and often delay evening return trips as commuters stay for dinner, shopping or entertainment near work. The Project site is also adjacent to bus transit along Avenue of the Stars and Constellation Boulevard, and will include bicycle parking spaces, both of which reduce automobile trips and facilitate use of alternative modes of travel. In addition, the Project will be implementing a TDM program that will encourage the use of transit, reduce auto trips and vehicle miles traveled and create opportunities to walk or bike to the site.</p>

Table V.J-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Analysis
SCAG Regional Comprehensive Plan and Guide and City Goals and Objectives	
<p><i>Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.</i></p>	<p>Consistent. The proposed Project would replace/redevelop two commercial structures and associated facilities. Implementation of the Project would increase the use of a currently underutilized site within the heart of the Century City North Specific Plan.</p>
<p><i>Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers.</i></p>	<p>Consistent. The proposed Project would increase the density of development at a site within Century City, a Regional Center. As a Regional Center, Century City has been identified as an area of intense urban development. The site is also accessible to bus transit lines along Avenue of the Stars and Constellation Boulevard.</p>
<p><i>Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.</i></p>	<p>Consistent. The proposed Project would redevelop and revitalize a currently underutilized site located within Century City, and identified Regional Center in the City of Los Angeles General Plan. It is also one block south of the Santa Monica Boulevard transportation corridor.</p>
<p><i>Support and encourage settlement patterns which contain a range of urban densities.</i></p>	<p>Consistent. The proposed Project would develop the site with an FAR that is consistent with the urban scale of Century City. As a mixed-use development, the Project would provide additional office space with facilities to serve the needs of the occupants.</p>
<p><i>Encourage planned development in locations least likely to cause adverse environmental impact.</i></p>	<p>Consistent. The proposed Project would be developed on an underutilized site that is surrounded by urban development of similar use, scale and character to that proposed. This reduces the possibility that the Project would create adverse environmental impacts. Proposed Project development is consistent with plans and zoning for the site.</p>

Table V.J-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Analysis
SCAG Regional Comprehensive Plan and Guide and City Goals and Objectives	
<p><i>Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.</i></p>	<p>Consistent. The Project would remove two existing structures and redevelop the site with a mix of land uses. The existing buildings are not considered significant historical resources. A six-level subterranean parking garage is currently located underneath the subject property. No grading below the fill materials located under the parking garage would occur as a result of the Project. Therefore, the proposed Project is not expected to result in significant impact on archaeological resources.</p>
<p><i>Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.</i></p>	<p>Not Applicable. The existing uses do not include residential units or any other forms of housing. However the proposed commercial Project is adjacent to residential uses and close to other residential neighborhoods, working together as a mixed-use community.</p> <p>The West Los Angeles Community Plan has identified Century City as a Regional Center. The City of Los Angeles General Plan, defines Regional Centers as areas planned for a variety of high-intensity urban uses. The proposed Project would replace existing commercial uses, and would not hinder the attainment of housing goals as it would continue commercial use of a site planned and zoned for such use.</p>
<p><i>Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.</i></p>	<p>Not Applicable. The existing uses do not include residential units or any other forms of housing. Nor does the Project propose any form of housing. The Project would not affect the projections of the General Plan or SCAG, as it is a replacement of commercial uses on a currently commercially developed, planned and zoned site. Development of the site for commercial uses is already consistent with agency projections for the area.</p> <p>The Project would restore job opportunities on the site and the City of Los Angeles and surrounding areas include a large employment base. The jobs to be created are professional level jobs that require an educated work force, commensurate with the West Los Angeles/Beverly Hills location. Therefore, it is likely that employees could be found in nearby areas.</p>

Table V.J-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Analysis
SCAG Regional Comprehensive Plan and Guide and City Goals and Objectives	
<i>Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.</i>	Not Applicable. The existing uses do not include residential units or any other forms of housing, but is part of a large commercial center adjacent to multi-family housing, with additional multi-family housing nearby. The site is proximate to the transit corridors (see above).
<i>Conserve scale and character of residential neighborhoods.</i>	Not Applicable. The proposed Project is a redevelopment of a similar commercial use within primarily commercial urban area. No housing would be displaced or neighborhoods affected by the Project.
<i>Provide an adequate supply of housing accessible to persons of all income levels.</i>	Not Applicable. The proposed Project would redevelop a commercially zoned site with commercial uses. It does not include residential units or any other forms of housing.
<i>Provide sufficient ownership and rental housing to meet the City's need.</i>	Not Applicable. The proposed Project does not include residential units or any other forms of housing.
<i>Provide housing opportunities accessible to all City residents without discrimination.</i>	Not Applicable. The proposed Project does not include residential units or any other forms of housing.
<i>Maintain a sense of community by conserving and improving existing housing stock.</i>	Not Applicable. The existing uses do not include residential units or any other forms of housing. Redevelopment of the subject property would not include any form of housing.
<i>Provide housing, jobs, and services in close proximity, as a means of reducing average vehicle trip length.</i>	Consistent. The existing uses do not include residential units or any other forms of housing. However the proposed commercial Project is adjacent to residential uses and close to other residential neighborhoods, working together as a mixed-use community.

Table V.J-1 (Cont.)
Population Growth and Housing Policy Consistency Analysis

Plan/Policy	Project Analysis
SCAG Regional Comprehensive Plan and Guide and City Goals and Objectives	
	<p>The West Los Angeles Community Plan has identified Century City as a Regional Center. The City of Los Angeles General Plan defines Regional Centers as areas planned for a variety of high-intensity urban uses. The proposed project would replace existing commercial uses, and would not hinder the attainment of housing goals as it would continue commercial use of a site planned and zoned for such use.</p> <p>While the Project would create new job opportunities, the City of Los Angeles and surrounding areas include a large employment base. The jobs to be created are professional level jobs that require an educated work force, commensurate with the West Los Angeles/Beverly Hills location. Therefore, employees could be found in nearby areas.</p> <p>The site also is very accessible from area mass transit, with bus transit available along Avenue of the Stars and Constellation Boulevard and the project will include bicycle parking spaces, helping to reduce automobile trips and facilitate use of alternative modes of travel.</p>
<i>[Provide] Well-designed housing with amenities.</i>	Not Applicable. The Project does not propose to include any form of housing.
<i>[Provide] Energy efficient housing.</i>	Not Applicable. Although not a housing project, the proposed Project provides energy conservation benefits. It would replace two old inefficient buildings with a new building that would incorporate improved energy technology and current energy efficiency standards, as reflected in the City building code and new appliance specifications.