

I. POPULATION & HOUSING

ENVIRONMENTAL SETTING

The Project Site is located within the Chatsworth - Porter Ranch Community Plan Area in the western San Fernando Valley. According to the 2000 Census, as shown in **Table 36: Existing Housing and Population**, the Chatsworth - Porter Ranch Community Plan Area is home to approximately 84,734 residents.⁶¹ This is an increase of approximately 4,950 residents over the 1990 Census population of 79,784 in the Chatsworth - Porter Ranch Community Planning Area. The City of Los Angeles Citywide General Plan Framework EIR estimates the population of the Chatsworth - Porter Ranch Community Planning Area will reach approximately 102,360 residents by 2010. The Chatsworth - Porter Ranch Community Plan estimates the population capacity in 2010 to be 134,950 residents.

As shown in **Table 36: Existing Housing and Population**, housing estimates provided by the LACPD for 2000 indicate approximately 19,335 single family housing units and approximately 11,730 multiple family housing units within the Chatsworth - Porter Ranch Community Planning Area, totaling approximately 31,065 housing units.⁶² The City of Los Angeles Citywide General Plan Framework EIR estimates that there will be approximately 37,290 housing units in the Chatsworth - Porter Ranch Community Plan Area by 2010, including 22,062 single family housing units and 15,288 multiple family housing units.

TABLE 36
EXISTING HOUSING AND POPULATION

Source	Housing		Population
2000 Census	Single Family	19,335	84,734
	Multifamily	11,730	
LA General Plan EIR ¹	Single Family	22,062	102,360
	Multifamily	15,288	

¹Projected for the year 2010.
 SOURCE: Los Angeles Citywide General Plan Framework EIR.

Population in the area is assumed to include only the permanent population, residing within housing units in the Community Plan Area. The Project Site and Add Area are currently occupied by a mix of commercial and industrial development. There are no existing residential units

⁶¹LADCP, Demographics Research Unit Statistical Information. August 13, 2002.
<http://www.lacity.org/PLN/DRU/C2K/Cwd/PgCwd.cfm?grfxname=CPHist>

⁶²LADCP, Demographics Research Unit Statistical Information. August 13, 2002.
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located at the Project Site or Add Area. The Homeplace Retirement Community may be constructed and operational prior to the 2005 buildout date of the proposed Project. This construction would result in an increase of approximately 800 residents on the Project Site.

Project Site

The Project Site is developed with approximately 310,000 square feet of office space used for research and development, approximately 12,500 square feet of industrial space, and 4,000 square feet of warehouse/storage space. The remainder of the Site is covered with either asphalt or landscaping. Current Site development does not include housing units.

The surrounding properties include primarily commercial and industrial land uses. To the north, the Project Site is bordered by the Add Area, a composite of light industrial and commercial buildings. To the west, across Corbin Avenue, the Project Site is bounded by industrial land uses and office buildings. To the south, across Nordhoff Street, the Site is bordered by commercial land uses, such as strip malls and restaurants. To the east, across Shirley Avenue, the Site is bordered by the retail and commercial uses within the Northridge Fashion Center. The closest residential area to the Project Site is located approximately .2 miles to the north, across Plummer Street.

Population at the Project Site is comprised of employees only due to the current industrial land use. The Site has no residential units and, therefore, no residential population. Operations on Site are conducted during business hours and do not include night operations. Therefore, population at the Site includes daytime employees who commute to and from the Site and can be considered a temporary population.

Add Area

The Add Area is currently developed with approximately 125,000 square feet of industrial and manufacturing space, approximately 27,000 square feet of office space, and approximately 128,000 square feet of storage/warehouse space. Current development on the Add Area does not include residential units.

The properties surrounding the Add Area are primarily commercial and industrial in nature. To the north, the Add Area is bounded by a retail shopping center that includes a variety of retail stores. To the west, across Corbin Avenue, the Add Area is bounded by industrial and office buildings. To the south, across Prairie Street, the Add Area is bounded by the Project Site which is industrial land. To the west, across Shirley Avenue, the Add Area is bounded by retail properties including the Northridge Fashion Center.

Population at the Add Area is comprised of employees only due to the current industrial land uses. The Add Area has no residential units and therefore, no residential population. While there is no residential population within the Add Area, the previously approved Homeplace Retirement Community at the Project Site could be constructed and operational prior to any development at the Add Area.

Operations within the Add Area are generally conducted during business hours. However, the existing tennis club has additional evening hours until 8pm Monday through Friday. The existing skate park has additional evening hours until 10pm Monday through Sunday and, if at least 10 riders are present for each session, until 1am on Friday and Saturday nights. Therefore, population within the Add Area consists of employees and visitors and can be considered a temporary population.

THRESHOLDS OF SIGNIFICANCE

Population

According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The degree to which the project would cause growth (i.e., new housing or employment generators) 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.

Housing

According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The total number of residential units to be demolished, converted to market rate, or removed through other means as a result of the proposed project, in terms of net loss of market-rate and affordable units;
- The current and anticipated housing demand and supply of market rate and affordable housing units in the project area;

- The land use and demographic characteristics of the project area and the appropriateness of housing in the area; and
- Whether the project is consistent with adopted City and regional housing policies such as the Framework and Housing Elements, HUD Consolidated Plan and CHAS policies redevelopment plan, Rent Stabilization Ordinance, and the Regional Comprehensive Plan and Guide (RCP & G).

There are no existing housing units located on the Project Site or Add Area. Due to the need for housing within the City of Los Angeles, the addition of housing units could be considered a beneficial effect of the proposed Project. The thresholds of significance regarding the demolition, conversion, or removal of housing do not apply to the proposed Project and were not analyzed because there are no existing residential units.

ENVIRONMENTAL IMPACTS

Project Site

The residential components of each of the above scenarios are detailed in **Table 37: Proposed Project Site Population**. Based on the scenarios presented above, the potential resident population at the Site will be generated from 389 senior housing units and 35 assisted living units. Additionally, Scenario 3: retail/residential and Scenario 4: office/residential will introduce approximately 300 condominiums that will generate a permanent population at the Site. Scenarios one and two have the potential to increase population by approximately 797 residents while Scenarios three and four have the potential to increase population by approximately 1,547 residents. The maximum potential residential population increase will be generated by Scenarios three and four.

As shown in **Table 37: Proposed Project Site Population**, the proposed Project could increase the population at the Project Site by a maximum of approximately 1,547 residents as a result of Scenarios three and four. Based on a 2000 Census population of 84,734 residents, this increase would result in a total of approximately 86,281 residents in the Chatsworth - Porter Ranch Community Plan Area.

The Los Angeles Citywide General Plan Framework EIR has projected a resident population in the Chatsworth - Porter Ranch Community Plan Area of 102,360 residents by 2010. Therefore, the proposed increase of 1,547 residents to 86,281 residents will result in a less than significant impact to the existing population or public services in the area as a result of the population increase.

TABLE 37
PROPOSED PROJECT SITE POPULATION

Land Use	Unit	Factor	Residents
Scenario 1: Retail Project Site Only			
Senior Housing	211 one bedroom/du	1.5 res/du	317
	178 two bedroom/du	2.5 res/du	445
	35 asst. liv. beds	1 res/bed	35
Total potential population increase			797
Scenario 2: Office Project Site Only			
Senior Housing	211 one bedroom/du	1.5 res/du	317
	178 two bedroom/du	2.5 res/du	445
	35 asst. liv. beds	1 res/bed	35
Total potential population increase			797
Scenario 3: Retail/Residential Project Site Only			
Senior Housing	211 one bedroom/du	1.5 res/du	317
	178 two bedroom/du	2.5 res/du	445
	35 asst. liv. beds	1 res/bed	35
Condominium	300 du	2.5 res/du	750
Total potential population increase			1,547
Scenario 4: Office/Residential Project Site Only			
Senior Housing	211 one bedroom/du	1.5 res/du	317
	178 two bedroom/du	2.5 res/du	445
	35 asst. liv. beds	1 res/bed	35
Condominium	300 du	2.5 res/du	750
Total potential population increase			1,547

As a result of the proposed Project, the housing unit total on the Project Site could increase by a maximum of 724 units under Scenario 3: Retail/Residential and Scenario 4: Office/Residential, each of which proposes 424 Senior units and 300 Condominium units. The City of Los Angeles Citywide General Plan Framework EIR projects approximately 37,290 housing units in the Chatsworth - Porter Ranch Community Plan Area by 2010. As shown in **Table 36: Existing Housing and Population**, the Chatsworth - Porter Ranch Community Plan Area had a total of 31,065 housing units in 2000.⁶³ An increase of approximately 724 units in the Chatsworth -

⁶³<http://www.lacity.org/PLN/DRU/CPAInfo/Valley/ChtInfo.htm>. June 5, 2002.

Porter Ranch Community Plan Area would increase the total to 31,789 units as a result of the proposed Project. This projected increase does not exceed the projected 37,290 units. Therefore, the proposed Project will result in a less than significant impact to housing at the Project Site.

The Chatsworth - Porter Ranch Community Plan does not currently include provisions for affordable housing. The proposed Project at the Project Site does not include affordable housing units. However, based on the lack of policies in the Chatsworth - Porter Ranch Community Plan, the proposed Project at the Project Site would not result in a significant impact to the current or future provision of affordable housing units in the project area.

Add Area

The potential resident population within the Add Area could increase by a maximum of 250 residents, as shown in **Table 38: Proposed Add Area Population**. This would increase the Chatsworth - Porter Ranch Community Plan Area population to 84,984 residents excluding residential development on the Project Site.

TABLE 38
PROPOSED ADD AREA POPULATION

UNIT	FACTOR	TOTAL
100 condominiums	2.5 persons/du	250
Chatsworth - Porter Ranch Community Plan Year 2000 population		84,734
Chatsworth - Porter Ranch Population with development at Add Area		84,984

As shown in **Table 36: Existing Housing and Population**, the City of Los Angeles Citywide General Plan Framework EIR projects a total population of 102,360 residents in the Chatsworth - Porter Ranch area by 2010. Based on a year 2000 Census population of 84,734 residents in the Chatsworth - Porter Ranch Community Plan Area, a potential increase of approximately 250 residents at the Add Area will result in a less than significant impact to the existing population.

The City of Los Angeles Citywide General Plan Framework EIR estimates approximately 37,290 housing units in the Chatsworth - Porter Ranch Community Plan Area in 2010. Based on City of Los Angeles data, the Chatsworth - Porter Ranch Community Plan Area had a total of 31,065 housing units in 2000.⁶⁴ With an increase of approximately 100 condominium units at the Add Area, the total number of housing units in the Chatsworth - Porter Ranch Community Plan Area would increase to 31,165 units as a result of the proposed Project. Therefore, the development scenarios analyzed for the Add Area will result in a less than significant impact to housing.

⁶⁴<http://www.lacity.org/PLN/DRU/CPAInfo/Valley/ChtInfo.htm>. June 5, 2002.

The Chatsworth - Porter Ranch Community Plan does not currently include provisions for affordable housing. The proposed Project at the Project Site does not include affordable housing units. However, based on the lack of policies in the Chatsworth - Porter Ranch Community Plan, development scenarios analyzed for Add Area would not result in a significant impact to the current or future provision of affordable housing units in the project area.

MITIGATION MEASURES

None required.

LEVEL OF IMPACT AFTER MITIGATION

Less than significant.

CUMULATIVE IMPACTS

Related Projects

Of the eleven related projects in the area, only two include housing components that might affect the resident population in the area. Porter Ranch (No. 4) is expected to increase the housing stock in the Chatsworth - Porter Ranch Community Plan Area by approximately 3,845 units. Based on City records and consistent with the traffic analysis conducted for the proposed Project, it is assumed that approximately 1,327 units have been filed, recorded, or are under construction. Therefore, Porter Ranch has the potential to contribute approximately 2,518 additional housing units as a result of this related project. The Porter Ranch project could introduce a maximum of approximately 9,443 residents into the Plan Area.⁶⁵ Deer Lake Ranch (No. 5) is expected to increase the housing stock in the Chatsworth - Porter Ranch Community Plan Area by 484 single family dwellings. This development is anticipated to increase the number of residents in the Plan Area by 1,815.⁶⁶

With the addition of both Related Project No. 4 and 5, approximately 11,258 residents will be introduced into the Chatsworth - Porter Ranch Community Plan Area. With the addition of both Related Projects 4 and 5, the population in the Chatsworth - Porter Ranch Community Plan Area will be increased to approximately 95,992 residents. Based on the Citywide General Plan Framework EIR projection of approximately 102,360 residents by 2010, this increase will result in a less than significant impact on population in the area. Additionally, this increase will not result in unplanned infrastructure not previously adopted by the Chatsworth - Porter Ranch

⁶⁵Based on a worst case scenario of all single family units with 3.75 residents per unit.

⁶⁶Based on 3.75 residents per single family dwelling.

Community Plan and will therefore result in a less than significant impact to population in the area.

Related Project No. 4 and 5 would add approximately 3,002 housing units to the Chatsworth - Porter Ranch Community Plan Area. The housing stock in the Chatsworth - Porter Ranch Community Plan Area will be increased to approximately 34,067 units. Based on the Citywide General Plan Framework EIR projection of approximately 37,350 housing units by 2010, this increase will not result in unplanned infrastructure not previously adopted by the Chatsworth - Porter Ranch Community Plan and will therefore result in a less than significant impact to housing in the area.

Proposed Project, Add Area, and Related Projects

The addition of the proposed Project at the Project Site and the development scenarios analyzed for the Add Area, in combination with applicable Related Projects, the population in the area will be increased by approximately 13,055 residents to 97,789 residents. The housing stock in the area will be increased by 3,826 units to approximately 34,891 units. Based on the Citywide General Plan Framework EIR projections of 102,360 residents and 37,290 housing units, combination of the proposed Project and analyzed scenarios with related projects will not result in a significant cumulative impact to population, housing, and associated public services and infrastructure in the area.