

4.11 POPULATION, HOUSING, AND EMPLOYMENT

This section of the EIR describes existing population, employment and housing conditions for the Granada Hills–Knollwood and Sylmar Community Plan Areas (CPAs) and analyzes the potential physical environmental effects related to population and housing associated with implementation of the Granada Hills–Knollwood and Sylmar Community Plans (proposed plans). The analysis is limited to those socioeconomic issues that could result in a direct change on the physical environment (CEQA Guidelines Section 15131). In light of this, the effect of the proposed plans on property values and its economic effect on surrounding businesses are not considered environmental issues, and thus will not be analyzed. The EIR evaluates the environmental impacts related to population and housing based upon information from a variety of sources including, the United States Census (US Census), the California Department of Finance (DOF), the Southern California Association of Governments (SCAG), the City of Los Angeles General Plan Framework (Framework) Element, the City of Los Angeles General Plan Housing Element, and associated documents. Demographic and socioeconomic data from these sources are relatively consistent, but since each of these organizations use different methods of data collection and analysis, the data do not always arrive at precisely the same results. Accordingly, the population, and housing numbers used in this analysis may vary somewhat, depending upon the source cited. Despite the variances, the data used represent the best available data sources and provide a reasonable description of the population, housing and employment characteristics of the CPAs.

No comment letters addressing population/housing were received in response to the Notice of Preparation (NOP) circulated for the proposed plans. Full reference-list entries for all cited materials are provided in Section 4.11.5 (References).

4.11.1 Environmental Setting

■ Granada Hills–Knollwood CPA

Population

The California Environmental Quality Act (CEQA) indicates that an EIR should normally examine the impact of the proposed plan on physical conditions that existed at the time the Notice of Preparation (NOP) was published, which in this case was in 2008. Therefore, the analysis in this section is based on the best available data as of the NOP date of release per CEQA guidelines. The best available data at this time was the 2005 population estimate of 58,696 by SCAG, the metropolitan planning organization (MPO) in Southern California. SCAG is responsible for developing demographic projections for use in preparing various regional plans mandated by federal and state law. During preparation of the draft EIR, 2010 Census data was released. According to the 2010 Census there were 60,690 persons living in the Granada Hills–Knollwood Community Plan area in 2010. The baseline 2005 estimate was 58,696 and is used since it was the data available at the time of the NOP preparation and it does not change the analysis in this section.

Table 4.11-1 (Historical Population [Granada Hills–Knollwood]) presents historical population data for the Granada Hills–Knollwood CPA between 1990 and 2000, as well as SCAG population estimates for

2005, compiled by the City’s Department of City Planning (DCP). Also provided for comparison is population data for the City of Los Angeles, compiled by the DOF based on US Census data, and SCAG. As shown in Table 4.11-1, the population in the Granada Hills–Knollwood CPA is estimated to have increased by approximately 6.5 percent between 1990 and 2005. Within the same time frame, the population increased by approximately 12.7 percent in the City of Los Angeles. Therefore, depending on the estimate used, the population in the Granada Hills–Knollwood CPA appears to be growing at a slower rate compared to the City of Los Angeles as a whole.

<i>Planning Area</i>	<i>1990 (Census)^{a,b}</i>	<i>2000 (Census)^{a,b}</i>	<i>2005 (est.)^{c,d}</i>	<i>Change 1990–2005</i>
Granada Hills–Knollwood	55,105	57,056	58,696	6.5%
City of Los Angeles	3,485,557	3,694,742	3,929,022 ^d	12.7%

SOURCES:

- a. Los Angeles Department of City Planning, City of Los Angeles Local Population and Housing Profile, Granada Hills–Knollwood, Total Population, 1990, 2000, and 2005 (March 2011), <http://cityplanning.lacity.org/DRU/LocI/LocPfl.cfm?geo=CP&loc=SPd&yrc=Y05> (accessed December 8, 2011);
- b. California Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000. Sacramento, California (August 2007).
- c. California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark. Sacramento, California (May 2010).
- e. Los Angeles Department of City Planning, 2005 population estimate for the CPAs based on Southern California Association of Governments (SCAG) 2005 population projections at the TAZ level (2011).

Housing

Residential land uses comprise the largest portion of land uses within the Granada Hills–Knollwood CPA, with approximately 4,644 acres (53 percent) of the Granada Hills–Knollwood CPA zoned for residential uses. This acreage includes single-family and multi-family residential uses. Single-family neighborhoods are located throughout the CPA. Multi-family residential uses are located along the major boulevards and corridors, such as Balboa Boulevard and Devonshire Street. Most of the housing in the CPA is over 40 years old.

Table 4.11-2 (Historical Dwelling Units [Granada Hills–Knollwood]) presents historical data regarding the number of dwelling units in the CPA and the City of Los Angeles between 1990 and 2005. As shown in Table 4.11-2, the Granada Hills–Knollwood CPA experienced a 0.09 percent decline in the number of housing units. During the same time frame, the number of dwelling units in the City of Los Angeles increased by 4.9 percent. Census data from 2010 shows an estimated 31,662 housing units in the CPA. Therefore, depending on the estimate used the number of dwelling units that are being built in the CPAs, Granada Hills–Knollwood is occurring at a slower rate compared to the City as a whole.

Of the 19,373 dwelling units in Granada Hills–Knollwood in 2005, 14,794 were single-family households and 4,574 were multi-family households. According to the DOF, the City had a vacancy rate of 4.7 percent in both 2000 and 2005.

Table 4.11-2 Historical Dwelling Units (Granada Hills–Knollwood)				
<i>Planning Area</i>	<i>1990 (Census)^{a,b}</i>	<i>2000 (Census)^{a,b}</i>	<i>2005 (Est.)^{c,d}</i>	<i>Change 1990–2005</i>
Granada Hills–Knollwood	19,555	19,929	19,373	-0.09%
City of Los Angeles	1,300,076	1,337,654	1,363,250 ^d	4.9%

SOURCES:

- a. Los Angeles Department of City Planning, City of Los Angeles Local Population and Housing Profile, Granada Hills–Knollwood, Total Housing Units, 1990, 2000, and 2005, <http://cityplanning.lacity.org/DRU/LocI/LocPfl.cfm?geo=CP&loc=SPd&yrx=Y05> (accessed December 8, 2011);
- b. California Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000. Sacramento, California (August 2007).
- c. Los Angeles Department of City Planning (2011), 2005 dwelling units estimate for the CPA based on SCAG 2005 household projections at the TAZ level.
- d. California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark. Sacramento, California (May 2010).

Growth Projections

The State of California requires that cities plan for changes in population, housing, and employment; if growth is projected, each city must accommodate a share of the region’s anticipated growth. These projections are provided to the City of Los Angeles by the SCAG, which forecasts population, housing and job growth for the cities and counties in the six-county Southern California region. The Department of City Planning (DCP) and SCAG jointly finalize the projections, then the City accommodates, or creates, the “capacity” for these projected levels of population, housing, and employment through its Community Plans.

SCAG’s 2030 forecasts for Los Angeles are based on historic and recent growth trends. The DCP refines the population and housing allocations within the City’s thirty-five communities so that projected growth is directed to regional and commercial centers, consistent with the City’s General Plan Framework (Framework) Element and other City policies. The SCAG projections for population, housing, and employment for the Granada Hills–Knollwood CPA are shown in Table 4.11-3 (Granada Hills–Knollwood Adjusted 2030 Population, Housing, and Employment Projections). The distribution of population and housing projections were adjusted by the DCP on a citywide basis to reflect increased growth in regional centers such as Downtown Los Angeles and lower growth rates in other community plan areas.

Table 4.11-3 Granada Hills–Knollwood 2030 Population, Housing, and Employment Projections	
Population	65,293
Housing	23,487
Employment (jobs)	19,976
Jobs-to-Household Ratio	0.85
SOURCE: Los Angeles Department of City Planning (2011).	

Employment

In 2005, the Granada Hills–Knollwood CPA provided 14,957 jobs, while SCAG projects approximately 19,976 jobs in Granada Hills–Knollwood CPA by 2030.^{117,118} This represents an increase of more than 30 percent. During the same time frame, the number of jobs in the City of Los Angeles as a whole is anticipated to rise 11 percent from 1,764,768 to 1,960,393.

The jobs-household ratio in a jurisdiction is an overall indicator of jobs availability within an area, providing residents with an opportunity to work locally. Based on the number of jobs and households, the Granada Hills–Knollwood CPA has a jobs-household ratio of 0.77 compared to Los Angeles County jobs-to-household ratio of 1.3.¹¹⁹

■ Sylmar CPA

Population

The California Environmental Quality Act (CEQA) indicates that an EIR should normally examine the impact of the proposed plan on physical conditions that existed at the time the Notice of Preparation (NOP) was published, which in this case was in 2008. Therefore, the analysis in this section is based on the best available data as of the NOP date of release per CEQA guidelines. The best available data at this time was the 2005 population estimate of 71,794 by SCAG, the metropolitan planning organization (MPO) in Southern California. SCAG is responsible for developing demographic projections for use in preparing various regional plans mandated by federal and state law. During preparation of the draft EIR, 2010 Census data was released. According to the 2010 Census there were 78,862 persons living in the [San Pedro Community Plan] area in 2010. The baseline 2005 estimate was 71,794 and is used since it was the data available at the time of the NOP preparation and it does not change the analysis in this section.

Table 4.11-4 (Historical Population [Sylmar]) presents historical population data for the CPA between 1990 and 2000, as well as SCAG population estimates for 2005, compiled by the City's Department of City Planning (DCP). Also provided for comparison is population data for the City of Los Angeles, compiled by the DCP based on US Census data, and SCAG. As shown in Table 4.11-4, the population in the Sylmar CPA increased by approximately 22.8 percent during that same time frame. Within the same time frame, the population increased by approximately 12.7 percent in the City of Los Angeles. Therefore, depending on the estimate used, the population in the Sylmar CPA is growing at a faster rate compared to the City of Los Angeles as a whole.

¹¹⁷ Los Angeles Department of City Planning (2011), Existing, Current and Proposed Plan Capacity Tables by Land Use, Granada Hills–Knollwood Community Plan Area. September 14, 2011.

¹¹⁸ Los Angeles Department of City Planning (2011), Existing Conditions, Projections and Capacity Tables by Land Use, Sylmar Community Plan Area. November 3, 2011.

¹¹⁹ Based on an interpretation of SCAG 2008 Growth Forecast projections for 2005 and 2010 to get 2008 estimate, and DCP 2009 housing unit estimate.

Table 4.11-4 Historical Population (Sylmar)				
<i>Planning Area</i>	<i>1990 (Census)^{a,b}</i>	<i>2000 (Census)^{a,b}</i>	<i>2005 (est.)^{c,d}</i>	<i>Change 1990–2005</i>
Sylmar	58,463	69,575	71,794	22.8%
City of Los Angeles	3,485,557	3,694,742	3,929,022 ^d	12.7%

SOURCES:

- a. Los Angeles Department of City Planning, City of Los Angeles Local Population and Housing Profile, Sylmar, Total Population, 1990 and 2000 Census, <http://cityplanning.lacity.org/dru/LocI/LocPfl.cfm?geo=CP&loc=Syl&yrx=Y05> (accessed December 8, 2011).
- b. California Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000. Sacramento, California (August 2007).
- c. Los Angeles Department of City Planning, Existing Conditions, Projections and Capacity Tables by Land Use, Sylmar Community Plan Area (November 3, 2011).
- d. California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark. Sacramento, California (May 2010).
- e. Los Angeles Department of City Planning (2011), 2005 population estimate for the CPAs based on Southern California Association of Governments (SCAG) 2005 population projections at the TAZ level.

Housing

Residential land uses comprise the largest portion of land uses within the Sylmar CPA, with approximately 3,896 acres (64 percent) of the Sylmar CPA zoned for residential uses. This acreage includes single-family and multi-family residential uses. Single-family neighborhoods are located throughout the CPA. Multi-family residential uses are primarily located along the major boulevards and corridors, such as Foothill Boulevard and San Fernando Road. Most of the housing in the CPA is over 40 years old.

Table 4.11-5 (Historical Dwelling Units [Sylmar]) presents historical data regarding the number of dwelling units in the CPA and the City of Los Angeles between 1990 and 2005. As shown in Table 4.11-5, the number of dwelling units in the Sylmar CPA grew by 5.3 percent. During the same time frame, the number of dwelling units in the City of Los Angeles increased by 4.9 percent. Census data from 2010 shows an estimated 31,662 housing units in the CPA. Therefore, depending on the estimate used the number of dwelling units that are being built in the CPAs, housing growth in the Sylmar CPA is occurring at a comparable rate compared to the City as a whole.

In Sylmar, of the 18,329 dwelling units in 2005, 11,884 were single-family households and 6,445 were multi-family households. According to the DOF, the City had a vacancy rate of 4.7 percent in both 2000 and 2005.

Table 4.11-5 Historical Dwelling Units (Sylmar)				
Planning Area	1990 (Census)^{a,b}	2000 (Census)^{a,b}	2005 (Est.)^{c,d}	Change 1990–2005
Sylmar	17,411	18,658	18,329	5.3%
City of Los Angeles	1,300,076	1,337,654	1,363,250 ^d	4.9%

SOURCES:

- a. Los Angeles Department of City Planning, City of Los Angeles Local Population and Housing Profile, Sylmar, Total Housing Units, 1990, 2000, and 2005, <http://cityplanning.lacity.org/dru/LocI/LocPfl.cfm?geo=CP&loc=Syl&yrx=Y05> (accessed December 8, 2011).
- b. California Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000. Sacramento, California (August 2007).
- c. Los Angeles Department of City Planning (2011), 2005 dwelling unit estimates for the CPA based on SCAG 2005 household projections at the TAZ level.
- d. California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark. Sacramento, California (May 2010).

Growth Projections

The State of California requires that cities plan for changes in population, housing, and employment; if growth is projected, each city must accommodate a share of the region’s anticipated growth. These projections are provided to the City of Los Angeles by the SCAG, which forecasts population, housing and job growth for the cities and counties in the six-county Southern California region. The Department of City Planning (DCP) and SCAG jointly finalize the projections, then the City accommodates, or creates the “capacity” for these projected levels of population, housing, and employment through its Community Plans.

SCAG’s 2030 forecasts for Los Angeles are based on historic and recent growth trends. The DCP refines the population and housing allocations within the City’s thirty-five communities so that projected growth is directed to regional and commercial centers, consistent with the City’s General Plan Framework (Framework) Element and other City policies. The SCAG projections for population, housing, and employment for the Sylmar CPA are shown in Table 4.11-6 (Sylmar Adjusted 2030 Population, Household, and Employment Projections). The population and housing projections were adjusted by the DCP on a citywide basis to reflect increased growth in regional centers such as Downtown Los Angeles and lower growth rates in other community plan areas.

Table 4.11-6 Sylmar 2030 Population, Household, and Employment Projections	
Population	85,993
Housings	23,887
Employment (jobs)	25,660
Jobs-to-Household Ratio	0.93

SOURCE: Los Angeles Department of City Planning (2011).

Employment

In 2005, the Sylmar CPA provided 19,619 jobs, while SCAG projects approximately 25,660 jobs in the Sylmar CPA by 2030.¹²⁰¹²¹ This represents an increase of more than 30 percent. During the same time frame, the number of jobs in the City of Los Angeles as a whole is anticipated to rise 11 percent from 1,764,768 to 1,960,393.

The jobs-to-household ratio in a jurisdiction is an overall indicator of jobs availability within an area, providing residents with an opportunity to work locally. Based on the number of jobs and households, the Sylmar CPA has a jobs- household ratio of 1.07 in 2005 compared to Los Angeles County jobs-to-household ratio of 1.3.¹²²

4.11.2 Regulatory Framework

■ Federal

There are no federal regulations related to population and housing that apply to the proposed plans.

■ State

There are no state regulations related to population and housing that apply to the proposed plans.

■ Regional

Southern California Association of Governments (SCAG)

SCAG determines regional housing needs and the share of the regional needs to be addressed by Los Angeles County and its constituent cities. SCAG is a Joint Powers Agency and is the designated Council of Governments (COG), Regional Transportation Planning Agency (RTPA), and Metropolitan Planning Organization (MPO) for the six-county region of Los Angeles, Orange, Ventura, San Bernardino, Riverside, and Imperial counties. SCAG's Regional Comprehensive Plan and Guide (RCPG) and Regional Housing Needs Assessment (RHNA) are tools for coordinating regional planning and housing development strategies in southern California.

Regional Housing Needs Assessment (RHNA)

State Housing Law mandates that local governments, through COGs, identify existing and future housing needs in a RHNA. The RHNA provides recommendations and guidelines to identify housing needs within cities. It does not impose requirements as to housing development in cities. The City of Los Angeles was delegated by SCAG with the responsibility for developing the RHNA in coordination with other cities in the County.

¹²⁰ Los Angeles Department of City Planning (2011), Existing, Current and Proposed Plan Capacity Tables by Land Use, Granada Hills–Knollwood Community Plan Area. September 14, 2011.

¹²¹ Los Angeles Department of City Planning (2011), Existing Conditions, Projections and Capacity Tables by Land Use, Sylmar Community Plan Area. November 3, 2011.

¹²² Based on an interpretation of SCAG 2008 Growth Forecast projections for 2005 and 2010 to get 2008 estimate, and DCP 2009 housing unit estimate.

■ Local

City of Los Angeles General Plan

California State Planning and Zoning law requires every city and county to prepare and adopt a comprehensive general plan for development in their respective jurisdictions. The General Plan Framework and Housing Elements contain policies and goals relevant to the analysis of population and housing impacts.

General Plan Framework Element (Framework)

The City of Los Angeles General Plan Framework Element¹²³ is a strategy for long-term growth that sets a citywide context to guide the update of the City’s community plans and development for each CPA. The Framework responds to state and federal mandates to plan for the City of Los Angeles’ future. The Framework recognizes the importance of existing single-family residential neighborhoods and the need to conserve them. Goals, objectives, and policies pertinent to population and housing are addressed in the Housing and Land Use chapters of the General Plan Framework Element.

Housing Element

While there are seven mandatory elements for every general plan in the state, the housing element is deemed to have “preeminent importance” and is the only element that is subject to approval by the state. This approval process occurs as part of the RHNA, which is conducted by the State Department of Housing and Community Development pursuant to Government Code Section 65584 in conjunction with the appropriate regional agency in this case, SCAG. The RHNA process examines existing and projected population, housing, and economic characteristics to determine the need for housing in a given region, including both market rate and affordable housing. The RHNA process ensures that local governments share the responsibility for accommodating the housing needs of all economic levels.

To target growth strategically, policies of the Housing Element promote and provide incentives to increase the feasibility of infill development to accommodate projected growth. This includes new zoning categories for residential and mixed-use development near jobs and transit stops, incentives to increase housing opportunities that can facilitate a jobs-housing balance, and zoning to encourage the adaptive reuse of the City’s stock of historic office buildings for housing.¹²⁴

Policies from the Framework and Housing Elements related to Population and Housing is listed below in Table 4.11-7 (General Plan Policies Relevant to Population, Housing, and Employment).

¹²³ Los Angeles Department of City Planning, *The Citywide General Plan Framework: An Element of the City of Los Angeles General Plan* (CPC 94-0354 GPF CF 95-2259 CF 01-1162, adopted August 8, 2001), <http://cityplanning.lacity.org/> (accessed May 27, 2009).

¹²⁴ Los Angeles Department of City Planning, *Housing Element of the General Plan 2006–2014* (Council File No. 08-1933 and No. 08-1933-S1, CPC-2008-2120-GPA, adopted January 14, 2009), p. 6, http://cityplanning.lacity.org/HousingInitiatives/HousingElement/Final/HE_Final.pdf (accessed March 16, 2011).

Table 4.11-7 General Plan Policies Relevant to Population and Housing	
No.	Policy
GENERAL PLAN FRAMEWORK ELEMENT	
Land Use	
Policy 3.1	Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
Policy 3.3	Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.
Policy 3.4	Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridor/boulevards, while at the same time conserving existing neighborhoods and related districts.
Policy 3.4.1	Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.
Policy 3.5	Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
Housing	
Policy 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 sub region to meet the projected housing needs by income level of the future population to the year 2010.
Policy 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.
Policy 4.3	Conserve scale and character of residential neighborhoods.
Policy 4.4	Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.
2006-2014 HOUSING ELEMENT	
Policy 1.1.1	Promote homeownership opportunities and support current homeowners in retaining their homeowner status.
Policy 1.1.2	Promote affordable rental housing for all income groups that need assistance.
Policy 1.1.3	Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
Policy 1.1.4	Expand location options for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
Policy 1.2.1	Facilitate the maintenance of existing housing in decent, safe, healthy, and sanitary condition.
Policy 1.2.2	Encourage and incentivize the preservation of affordable housing to ensure that demolitions and conversions do not result in a net loss of the City's stock of decent, safe, healthy, sanitary, or affordable housing.
Policy 1.3.1	Monitor the production and preservation of the housing supply.
Policy 1.3.2	Advocate for the production of data necessary for that City's planning purposes, particularly with regard to special needs populations.
Policy 1.3.3	Collect, report, and project citywide and local housing needs on a periodic basis.
Policy 1.4.1	Provide incentives to include affordable housing in residential development, particularly in mixed-use development, Transit Oriented Districts and designated Centers.
Policy 1.4.2	Promote the development of new affordable housing units citywide and within each Community Plan area.
Policy 2.2.3	Provide incentives and flexibility to generate new housing and to preserve existing housing near transit.

Table 4.11-7 General Plan Policies Relevant to Population and Housing

No.	Policy
Policy 2.2.4	Promote and facilitate a jobs/housing balance at a citywide level.
Policy 2.2.6	To accommodate projected growth to 2014 in a sustainable way, encourage housing in centers and near transit, in accordance with the General Plan Framework Element.
Policy 2.4.4	Promote residential development that meets the needs of current residents as well as new residents.
Policy 4.1.6	Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

SOURCE: Los Angeles Department of City Planning, *The Citywide General Plan Framework: An Element of the City of Los Angeles General Plan* (adopted August 8, 2001), CPC 94-0354 Framework CF 95-2259 CF 01-1162, <http://cityplanning.lacity.org>; Los Angeles Department of City Planning, *General Plan of the City of Los Angeles, 2006–2014 Housing Element* (adopted January 14, 2009).

Consistency Analysis

Implementation of the proposed plans would allow for the development of mixed uses, particularly in the Sylmar CPA near the Sylmar/San Fernando Metrolink station, and multi-family residential uses along major corridors in order to accommodate projected growth through 2030 and place a variety of housing types in proximity to transit and jobs. Compliance with proposed plans’ policies would provide for an equitable distribution of housing types within identified growth areas consistent with policies of the Framework and Housing Elements. Additionally, proposed plans’ policies would serve to stabilize and improve existing residential neighborhoods, and would minimize displacement of existing residents when new housing is developed. All future development occurring under the proposed plans would be subject to the Framework and Housing Element policies, as well as the policies of the proposed plans. As such, the proposed plans would be consistent with applicable policies.

■ Proposed Plan Policies

Table 4.11-8 (Proposed Granada Hills–Knollwood Community Plan Policies) and Table 4.11-9 (Proposed Sylmar Community Plan Policies) list Land Use Policies of the proposed plans that are applicable to issues of Population and Housing.

Table 4.11-8 Proposed Granada Hills–Knollwood Community Plan Policies

No.	Policy
Policy LU1.1	Choice in Type, Quality, and Location of Housing. Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Granada Hills–Knollwood’s residential neighborhoods and in targeted areas near commercial amenities and public transit.
Policy LU1.2	Existing Housing Stock. Minimize the loss of good quality affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
Policy LU1.3	Recreational Amenities. Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens, which promote a sense of community, physical activity, fitness, and health.
Policy LU1.4	Affordability. Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses, in exchange for affordable housing set-asides.

Table 4.11-8 Proposed Granada Hills–Knollwood Community Plan Policies

<i>No.</i>	<i>Policy</i>
Policy LU1.5	Multiple Family Housing. Direct multiple-family housing growth to neighborhoods designated as Medium and Low Medium Residential.
Policy LU6.1	Neighborhood Preservation. Preserve single-family zoned residential neighborhoods, while maintaining the existing character and scale.
Policy LU6.2	Housing Density. Maintain the existing density of single-family residential neighborhoods by directing more intensive residential development to areas identified in this Plan that have the capacity to accommodate such growth, to neighborhoods designated as Medium and Low Medium I and II Residential.
Policy LU10.1	Corridor Development. Improve existing and support the development of new multiple-family housing in existing multiple-family residential areas along Balboa Boulevard south of Rinaldi Street, Chatsworth Street and adjacent streets, Devonshire Street, and Woodley Avenue, near transit and amenities.

Table 4.11-9 Proposed Sylmar Community Plan Policies

<i>No.</i>	<i>Policy</i>
Policy LU1.1	Choice in Type, Quality, and Location of Housing. Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar’s residential neighborhoods and in targeted mixed-use areas.
Policy LU1.2	Existing Housing Stock. Minimize the loss of good quality affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
Policy LU1.3	Recreational Amenities. Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
Policy LU1.4	Land Lease Communities. Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
Policy LU1.5	Affordability. Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
Policy LU1.6	Multifamily Housing. Direct multifamily housing growth to neighborhoods designated as Medium and Low Medium Residential.
Policy LU8.1	Neighborhood Preservation. Preserve single-family-zoned residential neighborhoods, while maintaining the existing character and scale.
Policy LU8.2	Housing Density. Maintain the existing density of single-family residential neighborhoods by directing intensive residential development to areas identified in this Plan that have the capacity to accommodate such growth, to neighborhoods designated as Medium and Low Medium Residential.
Policy LU8.3	Flag Lots. Discourage flag lots as part of any subdivision tract, parcel map, or small lot subdivision. Allow flag lots only when property development is not otherwise practical due to adjacent topography and/or when street access cannot reasonably serve the lot and all other alternatives have been exhausted, and with application of design guidelines.
Policy LU10.1	Corridor Development. Improve and stabilize existing multi-family residential neighborhoods, allowing for growth particularly in areas along Foothill Boulevard and adjacent streets, Maclay Street, San Fernando Road, and within a half mile of the Sylmar/San Fernando Metrolink station, where there is sufficient public infrastructure and services.

4.11.3 Project Impacts and Mitigation

■ Analytic Method

This analysis considers population and household growth that would occur with implementation of the proposed plans, and whether this growth is within local or regional forecasts, whether it can be considered substantial with respect to remaining growth potential in the City as articulated in the City's Framework, and/or whether it would result in the displacement of housing or people. In addition, this analysis of potential population and housing impacts considers whether population growth and increased development were previously assumed to occur in a particular area. Specifically, population and housing impacts were conducted by comparing growth in the CPAs with growth projections for the City and the Granada Hills–Knollwood and Sylmar CPAs from SCAG.

It should be noted that the DCP adjusted SCAG's population and housing allocations within the City's thirty-five communities so that projected growth is directed to regional and commercial centers, consistent with the City's General Plan Framework Element and other City policies.

The Los Angeles CEQA Thresholds Guide (2006) sets forth guidance for the determination of significance of aesthetic impacts. This guidance is based on CEQA Guidelines Appendix G and provides specific criteria to be considered when making a significance determination. In some cases, the Thresholds Guide includes quantitative thresholds. For purposes of this analysis, Thresholds Guide criteria are used, supplemented by the thresholds identified in Appendix G, where appropriate.

■ Thresholds of Significance

Implementation of the proposed plans may have a significant adverse impact on population/housing if they would:

- Induce substantial population growth directly (i.e., new housing or employment generators) or indirectly (i.e. accelerate development in an undeveloped area that exceeds projected planned levels, and that would result in an adverse physical change in the environment)
- Not accommodate the potential growth in population and/or employment that has been forecasted to occur by 2030
- Result in inconsistency 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

In analyzing the significance of impacts, the City Thresholds Guide requires consideration of the extent to which growth would occur without implementation of the proposed plans; the total number of residential units to be demolished, converted to market rate, or removed through other means as a result of the proposed plans, 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 plan area; and the land use and demographic characteristics of the plan areas and the appropriateness of housing in these areas.

■ Effects Not Found to Be Significant

There were no effects identified that would not have any impact with respect to population, housing, and employment.

■ Less-Than-Significant Impacts

Impact 4.11-1 Implementation of the proposed plans would not induce substantial population growth directly (i.e., new housing or employment generators) or indirectly (i.e., accelerate development in an undeveloped area that exceeds projected planned levels) that would result in an adverse physical change in the environment, and would accommodate the potential growth in population and/or employment that has been forecasted to occur by 2030. This impact is *less than significant*.

Granada Hills–Knollwood

The proposed Granada Hills–Knollwood Community Plan is designed to accommodate projected population, housing, and employment growth in the Granada Hills–Knollwood CPA. A majority of the future development would be considered infill development, as the CPA is already built out with a wide range of uses. As of 2005, the maximum development capacity of the CPA, as dictated by the 1996 Granada Hills–Knollwood Community Plan, has not been reached, and additional capacity for growth is available in the CPA based on existing land use designations.

Growth projected by SCAG in 2030 for the entire City of Los Angeles has been distributed across the City’s thirty-five community plan areas by the DCP (adjusted SCAG 2030 projections), as shown for the Granada Hills–Knollwood CPA in Table 4.11-10 (Existing and Proposed Community Plan Capacity Comparisons for 2030 [Granada Hills–Knollwood]), so that projected growth be directed to regional and commercial centers in a manner that is more consistent with the policies of the Framework and other City policies. The proposed Granada Hills–Knollwood Community Plan has been designed to accommodate the adjusted SCAG 2030 population, housing, and employment projections based on assumptions about the amount of development that can reasonably be expected to occur during the life of the plans, given the proposed plan’s land use designations and policies.

Table 4.11-10 Existing and Proposed Community Plan Capacity Comparisons for 2030 (Granada Hills–Knollwood)

	Existing (2005)	Current Plan Capacity	Proposed Plan Capacity	Change from Existing to Proposed	Adjusted SCAG 2030 Projections*
Population	58,696	70,482	66,168	7,472	65,293
Housing	19,373	25,353	23,801	4,428	23,487
Employment	14,957	17,984	20,194	5,237	19,976
Resident-to-Housing Ratio	3.03	2.78	2.78	—	2.78

SOURCE: Los Angeles Department of City Planning (2011).

Based on the proposed Granada Hills–Knollwood plan’s capacity, shown in Table 4.11-10, the CPA would have a resident population capacity of approximately 66,168, and a housing inventory of up to 23,801 units.¹²⁵ This represents an increase of approximately 7,472 residents, and 4,428 new housing units, compared to the 2005 conditions in the CPA. Based on an estimated existing 19,373 units in 2005 according to SCAG, and proposed plan capacity of 23,801 housing units, the proposed plan could accommodate approximately 4,428 housing units. Population capacity is calculated based on projected trends and average persons per household assumptions. Based on the 2005 SCAG average persons per household of 3.01 in the Granada Hills–Knollwood CPA and 19,373 housing units, this represents an estimated population of 58,696 in 2005. Based on SCAG’s 2030 estimated average persons per household of 2.78 for the Granada Hills–Knollwood CPA, this represents a proposed plan population capacity of 66,168; or an increase of 7,742 new residents from 2005.

Although capacity of the proposed plan is slightly in excess than SCAG’s 2030 projections for population and housing, past building data demonstrate that many sites will not be built to the maximum densities permitted by the plan for a variety of reasons, including economic conditions and market trends, financial lending practices, construction and land acquisitions costs, physical site constraints, and other General Plan policies or regulations.

The proposed plan’s capacity for jobs is 20,194 for the Granada Hills–Knollwood CPA. This represents an increase of 5,237 jobs for Granada Hills–Knollwood compared to 2005 conditions in the CPA. The proposed plan’s capacity is slightly greater than the SCAG projected jobs of 19,976. Overall, employment capacity citywide is consistent with SCAG projections. Accordingly, planned build-out in the City, including build-out of the CPA under the proposed plan, would be consistent with SCAG’s year 2030 projections.

Based on reasonably expected build-out of the CPA in 2030, implementation of the proposed Granada Hills–Knollwood Community Plan would result in growth that, combined with growth identified in other Community Plans, is consistent with SCAG 2030 projections for the City as a whole. Although the proposed plan’s capacity for population, housing, and employment is slightly greater than SCAG’s projections, the expected built-out of the CPA is less than the existing plan. The proposed plan allows for slight intensification of residential development along major corridors and established multiple family residential areas, and not in undeveloped areas, promoting reduction in future vehicle miles traveled (VMT) as compared to the existing plan. This reduction in VMT, in turn, results in a beneficial impact on air quality, noise, and greenhouse gas emissions, all beneficial impacts of this type of development. The proposed plan would also provide new employment opportunities, but would not include employment-generating uses that would induce substantial growth. As such, implementation of the proposed plan would not cause growth or accelerate development in an undeveloped area that exceeds adjusted SCAG 2030 projections, and would not result in substantial adverse physical changes in the environment. Based on the analysis provided above, a *less-than-significant* impact relating to population, housing, and employment growth would occur.

¹²⁵ Los Angeles Department of City Planning (2011), Existing, Current and Proposed Plan Capacity Tables by Land Use, Granada Hills–Knollwood Community Plan Area. September 14, 2011.

Sylmar

The proposed Sylmar Community Plan is designed to accommodate projected population, housing, and employment growth in the Sylmar CPA. A majority of future development would be considered infill development, as the CPA is already built out with a wide range of uses. As of 2005, the maximum development capacity of the CPA, as dictated by the 1997 Sylmar Community Plan, has not been reached, and additional capacity for growth is available in the CPA based on existing land use designations.

Growth projected by SCAG in 2030 for the entire City of Los Angeles has been distributed across the City's thirty-five community plan areas by the DCP (adjusted SCAG 2030 projections), as shown for the Sylmar CPA in Table 4.11-11 (Existing and Proposed Community Plan Capacity Comparisons for 2030 [Sylmar]), so that projected growth be directed to regional and commercial centers in a manner that is more consistent with the policies of the Framework and other City policies. The proposed Sylmar Community Plan has been designed to accommodate the adjusted SCAG 2030 population, housing, and employment projections based on assumptions about the amount of development that can reasonably be expected to occur during the life of the plans, given the proposed plan's land use designations and policies.

Based on the proposed plan's capacity, as shown in Table 4.11-11, the CPA would have a resident population capacity of approximately 89,378, and a housing inventory of up to 24,827 housing units.¹²⁶ This represents an increase of approximately 17,584 residents, and 6,498 housing units, compared to the 2005 conditions in the CPA. Based on an estimated existing 18,329 units in 2005 according to SCAG, and proposed plan capacity of 24,827 housing units, the proposed plan could accommodate approximately 6,498 new housing units. Population capacity is calculated based on projected trends and average persons per household assumptions. Based on the 2005 SCAG average persons per household of 3.92 in the Sylmar CPA and 18,329 housing units, this represents an estimated population of 71,794 in 2005. Based on SCAG's 2030 estimated average persons per household of 3.6 for the Sylmar CPA, this represents a proposed plan population capacity of 89,378; or an increase of 17,584 new residents from 2005.

Although, capacity of the proposed plan in Sylmar is in excess of SCAG's 2030 projections for population and housing, past building data demonstrates that many sites will not be built to the maximum densities permitted by the plan for a variety of reasons, including economic conditions and market trends, financial lending practices, construction and land acquisitions costs, physical site constraints, and other General Plan policies or regulations. Important to note that the proposed plan capacity for the Sylmar CPA is less than the current plan capacity for population and housing.

The proposed plan's capacity for jobs is 26,389 for the Sylmar CPA. This represents an increase of 6,770 jobs for Sylmar compared to 2005 conditions in the CPA. The proposed plan's capacity for jobs is slightly greater than the SCAG projected jobs of 25,660. Overall, employment capacity citywide is consistent with SCAG projections. Accordingly, planned build-out in the City, including build-out of the CPA under the proposed plan, would be consistent with SCAG's year 2030 projections.

¹²⁶ Los Angeles Department of City Planning (2011), Existing Conditions, Projections and Capacity Tables by Land Use, Sylmar Community Plan Area. November 3, 2011.

Table 4.11-11 Existing and Proposed Community Plan Capacity Comparisons for 2030 (Sylmar)

	Existing (2005)	Current Plan Capacity	Proposed Plan Capacity	Change from Existing to Proposed	Adjusted SCAG 2030 Projections*
Population	71,794	99,770	89,378	17,584	85,993
Housing	18,329	27,714	24,827	6,498	23,887
Employment	19,619	24,285	26,389	6,770	25,660
Resident-to-Housing Ratio	3.92	3.60	3.60	—	3.60

SOURCE: Los Angeles Department of City Planning (2011).

Based on reasonably expected build-out of the CPAs in 2030, implementation of the proposed Sylmar Community Plan would result in growth that, combined with growth identified in other Community Plans, is consistent with SCAG 2030 projections for the City as a whole. Although the proposed plan’s capacity for population, housing, and employment is in excess of SCAG’s projections, the expected built-out of the CPA is significantly less than the existing community plan, reducing the capacity to be more in line with the General Plan Framework. The proposed plan allows for intensification of residential development along major corridors near commercial areas, near the Sylmar/San Fernando Metrolink station, and established multiple family residential areas, and not in undeveloped areas, promoting reduction in vehicle miles traveled (VMT). This reduction in VMT as compared to the existing plan, in turn, results in a beneficial impact on air quality, noise, and greenhouse gas emissions, all beneficial impacts of this type of development. The proposed plan would also provide new employment opportunities, but would not include employment-generating uses that would induce substantial growth. As such, implementation of the proposed plan would not cause growth or accelerate development in an undeveloped area that exceeds adjusted SCAG 2030 projections, and would not result in substantial adverse physical changes in the environment. Based on the analysis provided above, a *less-than-significant* impact relating to population, housing and employment growth would occur.

Impact 4.11-2 Implementation of the proposed plans would not result in inconsistencies with adopted City and regional housing policies. This impact is *less than significant*.

The proposed plans would be subject to all policies and provisions of applicable City and regional plans and ordinances relating to housing. Adoption of the proposed plans would result in the refinement and amendment of any applicable Citywide Elements of the General Plan, including the Framework and Housing Element. This would ensure that future development occurring under the proposed plans would be consistent with policies of the City’s General Plan. Policies of the proposed plans address affordable housing, anticipated growth, and a range of other issues relating to housing. Compliance with these policies through the proposed plans implementation programs, as well as all other applicable policies and ordinances, would ensure that the proposed plans would not result in inconsistencies with adopted City and regional housing policies. As such, a *less-than-significant* impact would occur.

■ Significant and Unavoidable Impacts

There are no significant and unavoidable impacts related to population, housing, and employment.

■ Mitigation Measures

The proposed plans include policies and programs that would reduce any potential population and housing impacts. No mitigation measures are required.

■ Level of Significance After Mitigation

Not applicable, as there are no mitigation measures required.

4.11.4 Cumulative Impacts

The cumulative context for population and housing growth is the City of Los Angeles. The City of Los Angeles is almost entirely developed, and nearly all future development occurring in the City would occur as infill on vacant or underutilized parcels. Past development has occurred in accordance with the growth allowed under the City of Los Angeles General Plan, and all cumulative development in the City is required to maintain consistency with regional housing policies. Future projects would be developed consistent with the planned growth in the General Plan and would similarly be required to be consistent with housing policies. Therefore, there is no existing significant cumulative impact with respect to unplanned growth or inconsistency with adopted regional housing policies.

As discussed above, for the New Community Plan program, the Department of City Planning has redistributed the citywide projected 2030 population growth among the Community Plan Areas to meet the City's needs and focus growth in targeted areas. Citywide population growth anticipated by SCAG has been reallocated to other areas in the City, and overall citywide planning efforts remain consistent with SCAG's year 2030 projections as well as General Plan build-out. As such, development occurring under the proposed plans, in combination with development occurring throughout the City, all of which would primarily occur as infill development, would not cause growth in excess of projected SCAG 2030 levels that would result in an adverse physical changes in the environment. The proposed Granada Hills–Knollwood Community Plan has a capacity at maximum build-out of 66,168 residents, 23,801 housing units, and 20,194 jobs. The proposed Sylmar Community Plan has a capacity of approximately 89,378 residents, 24,827 housing units, and 26,389 jobs at maximum build-out. These data include the related projects described in Table 4-1 (Cumulative Projects) of Chapter 4 (Environmental Analysis). As shown the population, housing, and job capacity exceeds SCAG 2030 projections only slightly for Granada Hills–Knollwood, but, as noted above, past building data demonstrates that many sites will not be built to the maximum densities permitted by the plans for a variety of reasons, including economic conditions and market trends, financial lending practices, construction and land acquisitions costs, physical site constraints, and other General Plan policies or regulations. Further, all future development would be required to comply with applicable plans and policies related to housing and would not result in inconsistencies with adopted City and regional housing polices and plans. The cumulative impact of the proposed plans is *less than significant*.

4.11.5 References

- California Department of Finance. E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000. Sacramento, California, August 2007.
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- . City of Los Angeles Local Population and Housing Profile, Granada Hills–Knollwood, Total Population, 1990, 2000, and 2005, March 2011.
<http://cityplanning.lacity.org/DRU/Locl/LocPfl.cfm?geo=CP&loc=SPd&yxr=Y05> (accessed December 8, 2011).
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- . *Housing Element of the General Plan 2006–2014*. Council File No. 08-1933 and No. 08-1933-S1, CPC-2008-2120-GPA, adopted January 14, 2009.
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- Southern California Association of Governments. Adopted 2008 Regional Transportation Plan (RTP) Growth Forecast, by City, March 2008.