

---

---

## IV.H. POPULATION & HOUSING

---

---

### ENVIRONMENTAL SETTING

The project site is located in the Pacific Palisades community of the City of Los Angeles. Future development on-site is subject to the housing and economic development policies of the Brentwood-Pacific Palisades Community Plan. The Housing Element of the City of Los Angeles General Plan Framework also provides guidance on housing and economic development issues against which potential on-site development must be considered. The proposed project site is located within the planning area of the Southern California Association of Governments (SCAG), the Southern California region's federally-designated metropolitan planning organization, which has prepared a Regional Comprehensive Plan and Guide (RCPG) to address the issue of regional growth.

### Population and Housing

As part of its comprehensive planning process for the Southern California region, SCAG has divided the region into 13 subregions. The proposed project site is located within the City of Los Angeles subregion, which includes all areas within the boundaries of the City of Los Angeles. In 2000, the City of Los Angeles Subregion had an estimated permanent population of 3,823,062 persons and approximately 1,276,318 housing units. By the year 2005, SCAG forecasts an increase to 4,030,730 persons (a 5.2 percent increase) and 1,323,238 housing units (a 3.5 percent increase). Between the years 2005 and 2020, SCAG forecasts an increase to 4,628,339 persons (a 13 percent increase) and 1,632,598 housing units (an 18.9 percent increase).

Currently, the project site is improved with two apartment buildings (consisting of a total of 20 dwelling units) known as the Ocean Woods Terrace apartments. In addition, there is a swimming pool located between the two buildings, and a carport area for 32 cars with additional surface parking for approximately 15 cars. The pool and deck extend over the slope between the two buildings with a view of the Pacific Ocean and the commercial area below the site near Sunset Boulevard and Pacific Coast Highway.

### Planning Policies and Programs

#### *City of Los Angeles and Local Community Housing and Economic Development Goals and Policies*

The Housing Element is one of six primary City-wide Elements of the City's General Plan. The Housing Element, adopted by the City Council in November 1993, provides a guide to housing development within the City by assessing housing needs for all economic segments of the community. Projected housing needs are then incorporated into housing policy and programs intended to produce housing opportunities for all residents of the community, consistent with the identified housing

projections. The principal purpose of the City's Housing Element is to promote housing affordability and availability and to preserve housing stock in appropriate areas throughout the City.

As discussed in Section IV.F, Land Use, the Brentwood-Pacific Palisades Community Plan supplements the City's General Plan by providing more specific policies and more detailed patterns of intended development for the Pacific Palisades areas. Specifically, the Community Plan has the following criteria regarding the intensity of housing land uses in the mountain and hillside areas:

- The ability of the existing and assured street circulation system, both within the area and in the peripheral areas, to accommodate traffic.
- The availability of sewers, drainage facilities, fire protection services and facilities, and other public facilities.
- The suitability of the geology of the area for development, and the steepness of the natural topography.
- The adequacy of existing and assured school and park facilities.

#### *Mello Act Interim Ordinance*

The City of Los Angeles has prepared an Interim Ordinance for the Mello Act. The Interim Administrative Procedures for Complying with the Mello Act were adopted on January 19, 2000 by the Los Angeles City Council as an action program related to the implementation of the California Government Code Sections 65590 and 65590.1.<sup>1</sup> The Mello Act is a statewide ordinance which implements the preservation of housing for persons and families with low to moderate incomes in the California Coastal Zone. The Mello Act requires developers of new housing projects in the Coastal Zone, if feasible, to provide residential units affordable to low or moderate income persons or families. The City Council has directed the Department of City Planning to develop a permanent Mello Act Implementation Ordinance, which is currently being prepared.

#### *Regional Comprehensive Plan and Guide*

The Regional Comprehensive Plan and Guide (RCPG) was adopted in 1994 by the member agencies of SCAG to set broad goals for the Southern California region and identify strategies for agencies at all levels of government to use in guiding their decision-making. It includes input from each of the 13 subregions that make up the Southern California region (comprised of Los Angeles, Orange, San

---

<sup>1</sup> A copy of the Interim Administrative Procedures for Complying with the Mello Act can be found at the City of Los Angeles Department of Planning, Office of Zoning Administration.

Bernardino, Riverside, Imperial and Ventura Counties). The proposed project site is located within the City of Los Angeles subregion, which encompasses the entire City of Los Angeles.

The Housing Chapter of the RCPG is non-mandated and does not establish any requirements for local governments. However, SCAG is responsible for assisting cities and counties in fulfilling their statutory obligations to prepare and regularly update the Housing Elements of their General Plans. The Housing Chapter of the RCPG is intended to provide the broad picture of housing issues affecting the region to assist local governments in meeting this requirement. By providing a regional framework for local housing strategies that are responsive to market area needs and state mandates, the Housing Chapter is a major tool for coordinating local housing development strategies within Southern California. It also includes a set of principles and policies associated with increasing the supply of housing in the region, particularly housing that is affordable to low- and moderate-income households.

## **ENVIRONMENTAL IMPACTS**

### **Thresholds of Significance**

The proposed project would have a significant impact on population and housing if it would exceed population and housing forecasts for the area in which it is located, induce substantial growth or concentration of population, or displace a large number of people. The determination of significance shall be made 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.

Consistency with goals/expectations set forth in regional and City of Los Angeles plans is determined through review of these planning documents and policies. Applicable planning documents include the SCAG RCPG, General Plan Framework and the Brentwood-Pacific Palisades Community Plan.

### **Project Impacts**

The proposed project is a residential development consisting of 82 condominium units on 3.98 net acres of hillside terrain. Specifically, the 82 units will be split into six buildings: three buildings are proposed to contain three levels and include 25 three-bedroom townhomes parking below each unit; and three buildings are proposed to include four stories consisting of 57 three-bedroom flats with parking being provided in a subterranean garage.

### ***Construction Impacts***

Employment opportunities provided by construction of the proposed project would not likely result in household relocation by construction workers to the vicinity of the project site. The construction industry differs from most other industry sectors in several important ways:

- Construction employment has no regular place of business. Rather, construction workers commute to job sites that may change several times a year.
- Many construction workers are highly specialized (e.g., crane operators, steel workers, masons) and move from job site to job site as dictated by the demand for their skills.
- The work requirements of most construction projects are also highly specialized and workers are employed on a job site only as long as their skills are needed to complete a particular phase of the construction process.

Additionally, construction workers will likely be drawn from the construction employment labor force already resident in the City of Los Angeles and surrounding community. It is not likely that construction workers would relocate their place of residence as a consequence of working on the proposed project. Therefore, impacts on population and housing resulting from the construction of proposed project would be less than significant.

### ***Long-Term Operational Impacts***

The proposed project will have a direct impact on housing and population demographics within the Pacific Palisades community area, as the project will create 82 new multi-family residential dwelling units. Full buildout of the proposed project would result in an increase in on-site residential population by approximately 199 people.<sup>2</sup> However, there are two existing apartment buildings (consisting of a total of 20 dwelling units and containing approximately 33 residents), which will be demolished. The following discussion includes an assessment of the project's impact on local and regional population and housing projections.

---

<sup>2</sup> Based upon the Census Tract's average of 2.43 persons per household, as reported by the 2000 U.S. Census.

## Local Growth Forecasts

### ***Housing***

As seen in Table IV.L-1, the City's General Plan Framework Element assumed a multi-family housing rate increase of 2,606 dwelling units or approximately 19 percent for the Brentwood-Pacific Palisades Community Plan Area (CPA) between the years of 1990 to 2010. The proposed project proposes to add 82 units to the Brentwood-Pacific Palisades CPA, representing approximately 3.15 percent of the City's projected housing unit increase for the same period. Since the proposed project does not exceed the growth projections, it is consistent with City's housing projections. Impacts related to housing projections would therefore be less than significant.

### ***Population***

As seen in Table IV.H-1, the City's General Plan Framework Element assumed a population rate increase of 9,739 persons, or approximately 15 percent for the Brentwood-Pacific Palisades CPA between the years 1990 to 2010. The proposed project would add approximately 199 persons to the Brentwood-Pacific Palisades CPA, which represents approximately 2.04 percent of the City's projected population increase for the same period. Since the proposed project would not exceed the projected growth rate for the area, the project is consistent with City's population projections. Impacts related to local population growth projections would therefore be less than significant.

## Regional Growth Forecasts

### ***Housing***

As seen in Table IV.H-1, SCAG assumed a housing increase by 141,352 dwelling units (a growth rate of approximately 11 percent), for the City of Los Angeles Subregion between the years of 2000 to 2010. The increase in housing units on the project site would represent 0.06 percent of SCAG's projected housing unit increase for this Subregion during the same period. Because the proposed project would not exceed the projected growth rates for the area, the project would be consistent with regional housing projections. Impacts related to housing projections would therefore be less than significant.

**Table IV.H-1  
Population and Housing Estimates**

	Existing	2010 Forecast	Policy Increase (%)	Project's % of Policy Increase
<b>Housing</b>				
General Plan Framework Forecasts for the Brentwood-Pacific Palisades Area	11,456 <sup>a</sup>	14,062	2,606 (19%)	3.15
SCAG Forecasts for the Los Angeles Subregion	1,276,318 <sup>b</sup>	1,417,670	141,352 (11%)	0.06
<b>Population</b>				
General Plan Framework Forecasts for the Brentwood-Pacific Palisades Area	54,880 <sup>a</sup>	64,619	9,739 (15%)	2.04
SCAG Forecasts for the Los Angeles Subregion	3,823,062 <sup>b</sup>	4,210,853	387,791 (10%)	0.05
<sup>a</sup> Based on 1990 US Census estimates.				
<sup>b</sup> Based on 2000 US Census estimates.				
Source: Christopher A. Joseph & Associates, 2002.				

### **Population**

SCAG assumed a population rate increase of 387,791 persons, (a population growth rate of approximately 10 percent), for the City of Los Angeles Subregion between the years of 2000 to 2010. The proposed project would add approximately 199 persons to the Subregion, representing approximately 0.05 percent of SCAG's regional projected population increase for the same period. Because the proposed project would not exceed the growth rate anticipated for the area, the project would be consistent with regional population projections. Impacts upon regional population policies would therefore be less than significant.

### **City of Los Angeles and Local Community Housing Goals and Policies**

The proposed project would follow the criteria regarding the intensity of housing land uses in the mountain and hillside areas, by complying with the applicable policies; such as assured street circulation system (see Section IV.B. Traffic), both within the area and in the peripheral areas, providing adequate sewer capacity (see Section IV.K, Utilities), drainage facilities (see Section IV.E, Hydrology and Water Quality), fire protection services and other facilities (see Section IV.I, Public Services), and taking into account the suitability of the geology of the area for development (see Section IV.D, Geology and Soils). Such development would implement the Brentwood-Pacific Palisades Community Plan policies and would not have an impact regarding the intensity of housing land uses in the mountain and hillside areas.

### ***Relocation of Residents***

Prior to construction of the proposed project, all on-site uses would be demolished, including approximately 20 multi-family units. Demolition of these residential units would result in the displacement of the estimated 33 occupants<sup>3</sup> and would therefore constitute a significant impact. However, the proposed project would be subject to the resident relocation and displacement requirements of the City of Los Angeles. Compliance with City of Los Angeles relocation and displacement requirements would reduce potentially significant impacts to less than significant levels.

### **CUMULATIVE IMPACTS**

According to the related projects list presented in Section II.B (Related Projects) of this EIR, there are a total of 11 related projects located in the project site vicinity. The related projects include approximately 235,000 square feet of museum uses, a 38,666-square foot beach club, 37 condominium units and seven single family dwelling units (Table II-1 and Figure II-12).

It is reasonable to expect that most of the employees generated by the museum and beach club would be drawn from the local labor force and student population readily available in the City of Los Angeles and surrounding communities and would not contribute to a permanent population increase in the City. With the exception of the museum, all of the related projects are consistent with their land use designations as described in the Brentwood-Pacific Palisades Community Plan from which the SCAG bases its population and housing forecasts. Additionally, employment growth associated with the commercial and industrial related projects would be consistent with the forecast for the City.

### **MITIGATION MEASURES**

Based on consultation with the City of Los Angeles Housing Department, the following mitigation measure is required to reduce the project's significant impact regarding the displacement of existing on-site residents:<sup>4</sup>

1. The applicant shall comply with all applicable Mello Act Ordinance Guidelines that are in affect at the time the permits for the proposed project are processed.

---

<sup>3</sup> Source: *Tenant's Information Chart*, prepared by Kristina Fielder, June 20, 2000.

<sup>4</sup> *The City of Los Angeles Housing Department, Simon Pastucha, Mello Act Coordinator, Phone Conversation, September 19, 2002.*

2. The applicant shall comply with the City of Los Angeles Housing Department's relocation assistance requirements.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Population and housing impacts would be less than significant.