

4.11 POPULATION, HOUSING, AND EMPLOYMENT

This section describes existing population, employment, and housing conditions for the San Pedro Community Plan Area (CPA) and analyzes the potential physical environmental effects related to population and housing associated with implementation of the San Pedro Community Plan (proposed plan). The Draft 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), California Department of Finance (DOF), the Southern California Association of Governments (SCAG), the City of Los Angeles General Plan Framework Element (Framework), 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 CPA.

Two comments addressing population/housing were received in response to the Notice of Preparation (NOP) circulated for the proposed plan expressing concern about population growth, residential build-out of the plan, and affordable housing. Full reference-list entries for all cited materials are provided in Section 4.11.5 (References).

4.11.1 Environmental Setting

■ 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 2007. 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 82,112 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 76,651 persons living in the San Pedro Community Plan area in 2010. The baseline 2005 estimate was 82,112 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) 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. 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 CPA is estimated to have increased by approximately 10.7 percent between 1990 and 2005. Within the same time frame, the population increased by approximately 12.7 percent the City of Los Angeles. Therefore, depending on the estimate used the population in the CPA appears to be growing at a comparable or lower rate compared to the City of Los Angeles as a whole.

Table 4.11-1 Historical Population				
<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>
San Pedro	74,176	76,173	82,112 ^c	10.7%
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 Housing Profile (March 2011), San Pedro, General Population Data, 2005 (est.), <http://cityplanning.lacity.org/DRU/LocI/LocPfl.cfm?geo=CP&loc=SPd&yrx=Y05>
- 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 population estimate for the CPA based on Southern California Association of Governments (SCAG) 2005 population 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).

■ Housing

Residential land uses comprise the largest portion of land uses within the CPA, with approximately 2,355 acres (65 percent) of the CPA zoned for residential uses. This acreage includes single-family and multi-family residential uses. Single-family neighborhoods are located in the southern and western portion of the CPA. Multi-family residential uses are located in various areas with the majority located east of Meyler Street between Oliver Street and 22nd Street. Higher-density multi-family residential uses are located in the downtown area with low-density single-family residential uses generally located west of Alma Street and south of 22nd Street. Most of the housing in the CPA is over 40 years old.

Table 4.11-2 (Historical Dwelling Units) 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 number of dwelling units increased by approximately 0.2 percent in the CPA between 1990 and 2005, with growth peaking in 2000 and falling back to approximately 1990 housing levels in 2005. During the same time frame, the number of dwelling units in the City of Los Angeles increased by approximately 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 CPA is occurring at a comparable or lower rate compared to the City as a whole.

Table 4.11-2 Historical Dwelling Units				
<i>Planning Area</i>	<i>1990 (Census)^{a,b}</i>	<i>2000 (Census)^{a,b}</i>	<i>2005 (Est.)</i>	<i>Change 1990–2005</i>
San Pedro	29,865	30,810	29,911 ^c	0.2%
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 Housing Profile, San Pedro, Total Housing Units, 1990 and 2000 Census (March 2011), <http://cityplanning.lacity.org/DRU/LocI/LocPfl.cfm?geo=CP&loc=SPd&yrx=Y05> (accessed February 14, 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 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).

Of the 29,911 dwelling units in 2005, 11,945 were single-family households and 17,966 were multi-family households. According to the DOF, the City had a vacancy rate of 4.7 percent in both 2000 and 2005.¹¹⁰

■ 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 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 (GPF) Element and other City policies. The SCAG projections for population, housing units, and employment in the CPA are shown in Table 4.11-3 (2030 Population, Housing, and Employment Projections for the San Pedro Community Plan Area). The population and household 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.

Population	83,152
Households	34,647
Employment (jobs)	19,917
Jobs-to-Household Ratio	0.57
SOURCE: Los Angeles Department of City Planning (2011), adjusted SCAG 2030 population and housing projection for the San Pedro Community Plan Area. The SCAG 2030 employment projection was not adjusted.	

■ Employment

In 2005, the CPA provided 13,307 jobs while SCAG projects approximately 19,917 jobs for 2030. This represents an increase of almost 50 percent. During the same time frame, the number of jobs in the City of Los Angeles as a whole is anticipated to rise 11.1 percent from 1,764,768 to 1,960,393.¹¹¹ It should be noted that about 43,398 jobs are directly generated by activities at the marine terminals owned by the Port of Los Angeles, and about 13 percent of the direct jobholders are residents in San Pedro.

¹¹⁰ 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).

¹¹¹ Los Angeles Department of City Planning (2011), Southern California Association of Governments Adopted 2008 Regional Transportation Plan Growth Forecast by City.

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. According to the City of Los Angeles, there were approximately 13,307 jobs in the San Pedro CPA in 2005.¹¹² Based on the CPA's 2005 housing stock of 29,911 dwelling units, the San Pedro CPA has approximately 0.44 jobs per household as compared to Los Angeles County jobs to household ratio of 1.3.¹¹³

4.11.2 Regulatory Framework

■ Federal

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

■ State

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

■ Regional

Southern California Association of Governments

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

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.

■ 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

¹¹²SCAG, 2004 RTP. Socio-economic Data (SED) with TAZ splits prepared by Iteris.

¹¹³ Based on an interpolation of SCAG 2008 Growth Forecast projections for 2005 and 2010 to get 2008 estimate, and DOF 2009 housing unit estimate.

Framework Element and the Housing Element contain policies and goals relevant to the analysis of population and housing impacts.

General Plan Framework Element

The City of Los Angeles General Plan Framework Element¹¹⁴ 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 Element responds to state and federal mandates to plan for the City of Los Angeles' future. The Framework Element 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.¹¹⁵

Policies from the General Plan Framework Element and Housing Element related to Population and Housing are listed below in Table 4.11-4 (General Plan Policies Relevant to Population, Housing, and Employment).

¹¹⁴ 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).

¹¹⁵ 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 4.11-4 General Plan Policies Relevant to Population, Housing, and Employment

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 4.11-4 General Plan Policies Relevant to Population, Housing, and Employment	
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 GPF 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 plan and implementing ordinances would allow for the development of mixed-use and multi-family residential uses in order to accommodate projected growth through 2030 and place a variety of housing types in proximity to transit and jobs. Compliance with proposed plan’s policies would provide for an equitable distribution of housing types within identified growth areas consistent with policies of the GPF and Housing Element. Additionally, proposed plan’s 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 plan would be subject to the GPF and Housing Element policies, as well as the policies of the proposed plan. As such, the proposed plan would be consistent with applicable policies.

■ Proposed Plan Policies

Table 4.11-5 (Proposed San Pedro Community Plan Policies) lists Land Use Policies that are applicable to issues of Population and Housing.

Table 4.11-5 Proposed San Pedro Community Plan Policies	
No.	Policy
Policy LU1.2	Adequate housing and services. Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.
Policy LU3.1	Neighborhood stability. Stabilize and improve existing multi-family residential neighborhoods, allowing for growth in areas where there is sufficient public infrastructure and services and where quality of life can be maintained or improved.
Policy LU3.3	Equitable housing distribution. Provide an equitable distribution of housing types for all income groups throughout San Pedro’s multi-family neighborhoods and promote mixed-income developments rather than creating concentrations of below-market-rate housing.
Policy LU3.4	Minimize displacement. Minimize displacement of residents when building new housing.
Policy LU3.7	Senior housing. Develop senior housing in neighborhoods that are accessible to public transit, commercial services, recreational and health and community facilities, especially within or adjacent to designated Community Centers.
Policy LU3.8	Special needs housing. Maintain and improve developments that serve homeless, transitional needs and special needs populations. Support the retention of residential hotels and Single-Room Occupancy (SRO’s) to provide housing for extremely low and very-low income residents.

Table 4.11-5 Proposed San Pedro Community Plan Policies

No.	Policy
Policy LU4.1	<p>Improve Rancho San Pedro. When redevelopment of the Rancho San Pedro site is planned, including rehabilitation and modernization to conform with all applicable health and safety codes, such development should be:</p> <ul style="list-style-type: none"> ■ Designed to provide a mix of housing types for a range of incomes; ■ Planned with an appropriate mix of rental and for-sale units; ■ Compatible with low medium to medium plan density designation on average; ■ Open and integrated into the community (not gated); ■ Coordinated with LAUSD to provide needed school facilities; ■ Coordinated with LAPD to include design features that reduce the incidence of criminal activity; and ■ Developed with accessible public open and recreational space.
Policy LU4.3	<p>Integrate Reservation sites. When redevelopment of the Fort MacArthur sites is planned, such development should be:</p> <ul style="list-style-type: none"> ■ Designed to provide a mix of housing types for a range of incomes ■ Compatible with a Low Medium I density designation on average ■ Open and integrated into the community (not gated); and ■ Developed with accessible public open space, community facilities, and other public amenities.
Policy LU4.5	<p>Integrate Ponte Vista. New development at Ponte Vista should include a mix of uses and densities, a range of housing types, neighborhood services and amenities, compatible with and integrated into the adjacent San Pedro community. Development of the Ponte Vista site should be:</p> <ul style="list-style-type: none"> ■ Designed to provide a mix of housing types for a range of incomes; ■ Compatible with a Low Medium density designation; ■ Open and accessible to the community (not gated); and ■ Developed with accessible public open space, community facilities, and other public amenities.
Policy LU6.5	<p>Limit new residential uses. Discourage new residential uses in Neighborhood Commercial designated areas to maintain an adequate level of neighborhood commercial services.</p>
Policy LU7.2	<p>Mixed-use projects. Promote mixed-use projects and higher density developments along transit priority streets, and in Community Commercial and Regional Commercial areas. Redevelop existing commercial centers into dynamic mixed-use centers.</p>
Policy LU8.1	<p>Vibrant Community Center. The Community Commercial center at Western Avenue and 25th when redeveloped, should be:</p> <ul style="list-style-type: none"> ■ Designed to include a mixed use center to serve the surrounding community with services and retail opportunities ■ Developed with a mix of housing types for a range of incomes ■ Designed with buildings of varied heights to maximize existing and new public views to the ocean ■ Developed with parking below ground level if feasible; and ■ Integrated with public plazas and other public gathering spaces.
Policy LU11.1	<p>Commerce and jobs. Develop regional shopping and office projects in the Regional and Community centers that provide shopping and jobs for the San Pedro labor force, as well as residents of neighboring communities.</p>
Policy LU11.2	<p>Urban vitality. Promote housing and employment uses in San Pedro's existing Regional Center as a means of enhancing retail viability, establishing pedestrian-oriented shopping districts, creating more attractive buildings and public spaces, supporting transit viability, and reducing vehicle trips.</p>
Policy LU11.3	<p>Urban core. Foster development of the Regional Center into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours.</p>
Policy LU14.1	<p>Preserve employment base. Retain industrial plan designations to maintain the industrial employment base for existing and new businesses that provide higher-skilled and high wage manufacturing and research/development jobs, particularly those in port-related and maritime industries.</p>

4.11.3 Project Impacts and Mitigation

■ Analytic Method

This analysis considers population and household growth that would occur with implementation of the proposed San Pedro Plan and implementing ordinances, 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 GPF, 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 CPA with growth projections for the City and the San Pedro CPA 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 (GPF) 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 plan may have a significant adverse impact on population/housing if it 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 plan; the total number of residential units to be demolished, converted to market rate, or removed through other means as a result of the proposed plan, 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 area and the appropriateness of housing in the area.

■ Effects Not Found to Be Significant

There are no Effects Not Found to be Significant related to population, housing, and employment.

■ Less-Than-Significant Impacts

Impact 4.11-1 **Implementation of the proposed plan 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*.**

The proposed plan is designed to accommodate projected population, housing, and employment growth in the CPA. All 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 1999 San Pedro Community Plan, had 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 CPA in Table 4.11-3, so that projected growth is directed to regional and commercial centers in a manner that is more consistent with the policies of the GPF and other City policies. The San Pedro Community Plan has been designed to accommodate these 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 plan, given the Plan's land use designations and policies.

Based on the proposed plan's capacity, the CPA would have a resident population capacity of approximately 83,354, and a housing inventory of up to 34,731 units. This represents an increase of approximately 1,242 residents, and 4,820 housing units compared to 2005 conditions in the CPA. Based on an estimated existing 29,911 units in 2005 according to SCAG, and proposed plan capacity of 34,731 housing units, the proposed community plan could accommodate approximately 4,820 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 2.75 in the San Pedro CPA and 29,911 housing units, this represents an estimated population of 82,112 in 2005. Based on SCAG's 2030 estimated average persons per household of 2.40 for the San Pedro CPA, this represents a proposed plan population capacity of 83,354; or an increase of 1,242 new residents from 2005. Additionally, the estimated population capacity of 83,354 does not exceed the City's General Plan Framework population forecast of 88,927 for San Pedro.

Although, capacity of the proposed plan is slightly 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.

The proposed plan's capacity for jobs is 19,074. This represents an increase of approximately 5,767 jobs compared to 2005 conditions in the CPA. The proposed plan's capacity for jobs is slightly less than the SCAG projected jobs of 19,917; however, the difference of 843 jobs could be accounted for in other areas of the City, such as the adjacent Port of Los Angeles Community Plan. 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 plan would result in growth that, combined with growth identified in the thirty-four other Community Plans, is consistent with SCAG 2030 projections for the City as a whole. The proposed plan allows for intensification of residential development in the established downtown area, not an undeveloped area, promoting reduction in vehicle miles traveled (VMT); 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 exceed employment projections or 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 plan would not result in inconsistencies with adopted City and regional housing policies. This impact is *less than significant*.

The proposed plan would be subject to all policies and provisions of applicable City and regional plans and ordinances relating to housing. Adoption of the proposed plan would result in the refinement and amendment of any applicable Citywide Elements of the General Plan including the GPF and Housing Element. This would ensure that future development occurring under the proposed plan would be consistent with policies of the City's General Plan. Policies of the proposed plan address affordable housing, anticipated growth, and a range of other issues relating to housing. Compliance with these policies through the proposed plan's implementation programs, as well as all other applicable policies and ordinances, would ensure that the proposed plan 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, or employment.

■ Mitigation Measures

The proposed plan includes policies and programs that would reduce any potential population, housing and employment 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 NCP 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 plan, in combination with development occurring throughout the City, all of which would 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 plan has a capacity at maximum build-out of 83,354 persons, 34,731 households, and 19,074 jobs. These data include the related projects described in Table 4-1 (Cumulative Projects) of Chapter 4 (Environmental Analysis). As shown in Table 4.11-3, the population and household capacity slightly exceeds SCAG projections, but, as noted above, 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. While the proposed plan would not provide as many jobs as projected by SCAG, the difference of 843 jobs could be provided elsewhere in the City, and overall, build-out of the City's General Plan is consistent with SCAG projections. 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 policies and plans. The cumulative impact of the proposed plan is *less than significant*.

4.11.5 References

- 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-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000. Sacramento, California, August 2007.
- Los Angeles Department of City Planning. City of Los Angeles Local Population Housing Profile. San Pedro, March 2011. <http://cityplanning.lacity.org/DRU/Locl/LocPfl.cfm?geo=CP&loc=SPd&yrx=Y05> (accessed February 14, 2011).

- . *General Plan of the City of Los Angeles*. 2006–2014 Housing Element, adopted January 14, 2009.
- . *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>.

