Key:
Double-underline - New text
Strike Through - Removed text
Italics - Changes that are more than editorial and/or effect analysis changes

2.3 HOUSING AND POPULATION

2.3.1 *Introduction*

The Housing and Population ~~section of this document has been analyzed by Community Plan Area (CPA). This level of analysis is appropriate because housing impacts occur at the most local level, the neighborhood. However, focusing the analysis at the neighborhood level may be too myopic resulting in a loss of "overview" or "the big picture". As a result, the CPA level~~ analysis is conducted at the Community Plan Area (CPA) level because the CPA level enables ~~the analysis to be conducted~~ ~~at a semi-~~ a more "local" ~~level~~ evaluation ~~with~~ while retaining the ability to recognize overall or "big picture" trends and patterns. ~~This section~~ Section 2.3 ~~attempts to show~~ discusses those areas of the ~~c~~City that may:

- ~~may~~ have units that become more densely populated;
- ~~might~~ undergo a change of residential character; or
- ~~may~~ lack enough affordable housing to meet ~~the~~ City residents' needs ~~of City residents~~.

Data sources include:
~~The baseline~~ Baseline - ~~data was gathered through the~~ 1990 U.S. Census~~.~~; and
~~The project~~ Project related ~~data has been determined by~~ - The Natelson Company, Inc. ~~through its project related projections. Additional project related data is obtained from~~ and the General Plan Framework Background Report, City of Los Angeles, Department of City Planning, 1994.

2.3.2 *Threshold of Significance*

2.3.2.1 Housing

A significant housing impact would result if any of the following occur:

- a CPA's persons per dwelling unit rate of increase ~~for the number of persons per dwelling unit~~ exceeds the citywide rate of increase;
- a CPA's ~~the~~ unit type mix (~~single~~ multiple family - ~~multiple~~ single family) ~~mix for any CPA~~ varies by 10 percent or more ~~from~~ than the CPA's existing ~~mix~~ ratio[1]; or
- *38.0 percent or less of the new ~~rental~~ units ~~or purchase units~~ are affordable to very low income households, ~~19.7~~ 57.7 percent or less of the new units are affordable to the low income households, and ~~17.5~~ 75.2 percent or less of the new units are affordable to the ~~median~~ moderate income households*[2].

1 The 10 percent threshold is recognized as a "state of the industry" acceptable threshold.
2 The threshold is based on the 1990 distribution of very low income, low income, and moderate income

2.3.2.2 Population

A significant population impact would result if the Project generates a population growth that exceeds the Southern California Association of Governments' (SCAG's) 2010 population forecast.

2.3.3 *Existing Conditions*

2.3.3.1 Housing

Total Housing Units

~~According to the~~ In 1990 ~~census,~~ the City ~~has~~ had 1,299,963 dwelling units, representing a 9.3 percent increase ~~up~~ from the 1980 figure of 1,188,923 ~~in 1980~~ units.[3] ~~This represents a 9.3 percent increase in housing units between 1980 and 1990.~~ Most of the increase~~s~~ occurred in the San Fernando Valley communities of Chatsworth-Porter Ranch (21 percent), Mission Hills-Panorama City-Sepulveda (19 percent), Canoga Park-Winnetka-Woodland Hills (17 percent), and Van Nuys-North Sherman Oaks (16 percent). A few areas outside of the Valley also had a substantial increase in housing~~:~~. ~~For instance,~~ Palms-Mar Vista-Del Rey ~~had an increase of~~ (12 percent) and Northeast Los Angeles ~~an increase of~~ (9 percent). In other parts of the City, the number of dwelling units actually declined~~.~~: Silverlake-Echo Park ~~showed a~~ (2.3 percent decrease from 29,045 ~~in 1980~~ to 28,765 ~~in 1990~~ units), Westlake~~'s housing declined~~ (3.7 percent decrease from 36,012 ~~in 1980~~ to 34,536 units), and Central City~~'s housing declined~~ (9.1 percent decrease from 11,887 ~~in 1980 to~~ 10,141 units). Table HP-1 provides a summary of housing conditions.

Housing Type

According to the 1990 U.S. Census, approximately 519,675 units ~~or~~ (38 percent of all units) ~~are~~ were single family detached housing, 780,271 units ~~or~~ (~~53~~ 54 percent) ~~of all units are~~ were multiple family dwellings, and 8 percent of all units ~~are~~ were "other". The "other" category consists of single family attached, mobile homes, group or congregate care homes, dormitories, jails, etc. ~~This~~ These figures represent~~s~~ a 3.3 percent decrease in the number of single family detached units from 1980 ~~to 1990~~ and a 13.5 percent increase in multiple family units.

Most ~~of the~~ multiple family units (defined as condominiums, townhomes, apartments, etc.) ~~are~~ were located in the most urbanized ~~parts~~ areas of the City, for example Central City (100 percent of all units are multiple family), Westlake (94 percent), Central City North (92 percent), Wilshire (86 percent), Westwood (84 percent), and Hollywood (80 percent). In contrast, ~~The~~ the areas ~~that have~~ with the ~~greatest~~ highest concentrations of detached single family housing ~~are~~ were in ~~the~~ Bel Air-Beverly Crest ~~community~~ (91 percent of all units are single family) and in ~~the~~ Valley communities, ~~in particular~~ specifically, Granada Hills-Knollwood (78 percent), Arleta-Pacoima (73 percent), Sylmar (73 percent), and Sunland-Tujunga (72 percent). Housing type characteristics are depicted in **Table HP-1.**

households in the general population. In 1990, 38 percent of all households in the City of Los Angeles were very low income, 19.7 percent of all households were low income, and 17.5 percent of all households were moderate income.

3 Source: Background Report, Volume II, City of Los Angeles, Department of City Planning, 1994. Background Report, Volume IIIA, City of Los Angeles, Department of City Planning, 1994.

Tenure

~~According to the~~ In 1990 ~~census~~, approximately 479,897 units ~~are~~ were owner occupied and 737,539 units ~~are~~ were renter occupied ~~in the City of Los Angeles~~. The communities with the highest percentage of owner occupied units ~~are~~ were Bel Air-Beverly Crest (81 percent), Granada Hills-Knollwood (70 percent), Sylmar (64 percent), and Chatsworth-Porter Ranch (64 percent). The communities with the highest percentage of renter occupied units ~~are~~ were Central City (84 percent), Hollywood (77 percent), and Westwood (71 percent). Housing tenure characteristics are shown in **Table HP-1**.

Overcrowding

~~According to the~~ In 1990 ~~census, 270,235 owner and renter occupied~~ 270,957 units or ~~22~~ 20.8 percent of all units ~~are~~ were overcrowded **(Table HP-2)**; ~~**(Table HP-1)**. This~~ this represents an 83 percent increase in the number of overcrowded units from 1980 ~~when 148,027 units or 13 percent of all units were overcrowded~~ **(Table HP-1)**. Overcrowded units ~~are~~ were defined as units that have more than 1.01 persons per room. Approximately 52,000 ~~Overcrowded~~ owner occupied units account for ~~approximately 52,000~~ 19 percent of ~~the total~~ all overcrowded units, while 216,000 overcrowded units were renter occupied. The communities with the highest percentages of ~~overcrowding~~ overcrowded units ~~are~~ were Westlake (~~58~~ 54 percent), Boyle Heights (~~53~~ 51 percent), Central City North (~~49~~ 42 percent), Arleta-Pacoima (~~43~~ 42 percent), and Southeast Los Angeles (~~43~~ 42 percent). In contrast, the communities with the lowest percentages of overcrowded units were Bel Air-Beverly Crest, Brentwood-Pacific Palisades, and Sherman Oaks-Studio City with 1 percent, 2 percent, and 3 percent of their units being overcrowded, respectively.

Of the 270,000 overcrowded units, approximately 191,000 units~~, or~~ (71 percent)~~, are~~ were classified as severely overcrowded (~~severely overcrowded is defined as units that have~~ having more than 1.51 persons per room). The number of severely overcrowded units increased by 115 percent between 1980 and 1990. The areas that have the highest concentrations of severely overcrowded units ~~are~~ were Westlake, Boyle Heights, ~~North and East~~ Central City North, and Southeast Los Angeles. ~~In contrast, the communities~~

TAE 2-1

1990 City of Los Angeles Housing Stock

		Unit Type (2)				Tenure						Overcrowding	
Community Plan Area	Number of Dwelling Units(1)	Number of Single Family Units	SFU % of Total Dwelling Units	Number of Multiple Family Units	MFU % of Total Dwelling Units	Number of Owner Occupied	Percent Owner Occupied	Number of Renter Occupied	Percent Renter Occupied	Number of Vacant Units	Percent Vacant	Number of Overcrowded Units	Percent of Occupied Units
Arleta-Pacoima	19,908	14,579	73%	5,329	27%	12,010	60.3%	7,361	37.0%	538	2.7%	8,414	43%
Bel Air-Beverly Crest	8,489	7,685	91%	804	9%	6,913	81.4%	1,033	12.2%	543	6.4%	75	1%
Boyle Heights	23,210	8,301	36%	14,909	64%	5,157	22.2%	17,264	74.4%	789	3.4%	11,807	53%
Brentwood-Pacific Palisades	25,987	14,531	56%	11,456	44%	14,213	54.7%	10,292	39.6%	1,481	5.7%	416	2%
Canoga Park- Winnetka-Woodland Hills	59,146	36,637	62%	22,509	38%	33,394	56.5%	22,263	37.6%	3,490	5.9%	5,098	9%
Central City	10,141	50	0%	10,091	100%	85	0.8%	8,463	83.5%	1,592	15.7%	1,829	21%
Central City North	4,043	328	8%	3,715	92%	1,504	37.2%	2,256	55.8%	283	7.0%	1,858	49%
Chatsworth-Porter Ranch	29,775	18,374	62%	11,402	38%	19,062	64.0%	9,820	33.0%	893	3.0%	1,988	7%
Encino-Tarzana	29,642	15,492	52%	14,150	48%	16,562	55.9%	11,509	38.8%	1,571	5.3%	1,239	4%
Granada Hills-Knollwood	19,791	15,417	78%	4,374	22%	13,794	69.7%	5,364	27.1%	633	3.2%	1,235	6%
Harbor Gateway	11,514	5,526	48%	5,988	52%	4,499	39.1%	6,474	56.2%	541	4.7%	2,907	26%
Hollywood	99,885	19,636	20%	80,249	80%	14,623	14.6%	76,772	76.9%	8,490	8.5%	21,579	24%
Mission Hills-Panorama City-Sepulveda	36,320	15,849	44%	20,471	56%	15,527	42.8%	18,977	52.3%	1,816	5.0%	8,169	24%
Northeast Los Angeles	72,597	39,260	54%	33,337	46%	28,966	39.9%	40,001	55.1%	3,630	5.0%	22,811	33%
Northridge	21,474	12,360	58%	9,114	42%	11,738	54.7%	8,855	41.2%	880	4.1%	1,944	9%
North Hollywood	50,979	15,568	31%	35,411	69%	12,938	25.4%	34,982	68.6%	3,059	6.0%	9,119	19%
Palms-Mar Vista-Del Rey	48,100	13,420	28%	34,680	72%	12,660	26.3%	32,554	67.7%	2,886	6.0%	5,518	12%
Reseda-West Van Nuys	33,389	19,756	59%	13,633	41%	19,109	57.2%	13,279	39.8%	1,002	3.0%	4,536	14%
San Pedro	29,687	12,089	41%	17,598	59%	10,110	34.1%	17,974	60.5%	1,603	5.4%	3,535	13%
Sherman Oaks-Studio City	38,772	15,751	41%	23,021	59%	14,516	37.4%	21,774	56.2%	2,481	6.4%	943	3%
Silverlake-Echo Park	28,765	10,875	38%	17,890	62%	7,490	26.0%	17,261	60.0%	2,014	7.0%	8,859	33%
Southeast Los Angeles	63,580	31,325	49%	32,255	51%	18,120	28.5%	42,281	66.5%	3,179	5.0%	26,249	43%
South Central Los Angeles	81,725	34,802	43%	46,923	57%	22,556	27.6%	52,631	64.4%	6,538	8.0%	24,053	32%
Sunland-Tujunga	20,486	14,724	72%	5,762	28%	12,261	59.9%	7,201	35.2%	1,024	5.0%	1,995	10%
Sun Valley	22,157	14,010	63%	8,147	37%	12,337	55.7%	8,934	40.3%	886	4.0%	6,407	30%
Sylmar	17,349	12,625	73%	4,724	27%	11,107	64.0%	5,722	33.0%	520	3.0%	3,553	21%
Van Nuys-North Sherman Oaks	57,220	18,227	32%	38,993	68%	15,913	27.8%	37,130	64.9%	4,177	7.3%	9,689	18%
Venice	21,844	7,222	33%	14,622	67%	4,552	20.8%	15,239	69.8%	2,053	9.4%	1,796	9%
Westchester-Playa Del Rey	22,602	9,928	44%	12,674	56%	9,807	43.4%	10,625	47.0%	2,170	9.6%	1,026	5%
Westlake	34,536	2,020	6%	32,516	94%	1,736	5.0%	29,950	86.7%	2,849	8.3%	18,474	58%
Westwood	19,343	3,070	16%	16,273	84%	3,412	17.6%	13,648	70.6%	2,282	11.8%	1,425	8%
West Adams-Baldwin Hills-Leimert Park	65,668	24,752	38%	40,916	62%	19,753	30.1%	41,975	63.9%	3,940	6.0%	11,758	19%
West Los Angeles	35,788	10,089	28%	25,699	72%	9,600	26.8%	23,504	65.7%	2,684	7.5%	2,067	6%
Wilmington-Harbor City	21,936	9,489	43%	12,447	57%	7,869	35.9%	12,839	58.5%	1,228	5.6%	7,181	35%
Wilshire	114,097	15,908	14%	98,189	86%	56,003	49.1%	51,333	45.0%	1,027	0.9%	30,683	27%
Citywide Total	1,299,945	519,675	40%	780,271	60%	479,897	36.9%	737,539	56.7%	74,775	5.8%	270,235	22%

Notes: (1) Throughout this section, there is a difference between the land use data base and housing data base in the count of single-family and multiple-family residential units when data is aggregated to the CPA level due to variations in the methodology of distributing census tracts to CPAs. The land use data base related estimates of dwelling units will be used as the base for measuring the project.

(2) "Other" units have been eliminated from further analysis because the Project does not quantify these types of units, althought the Project permits them.

Source: Background Report, Volume II; City of Los Angeles, Department of City Planning; 1994
Background Report, Volume IIIA; City of Los Angeles, Department of City Planning; 1994

TABLE HP-2

1990 Housing Affordability, Citywide
(in 1990 Constant Dollars)

Average Annual Income	$45,789			
	Annual Household Income	% of Households in 1990 Meeting Income Criteria	Maximum Affordable Monthly Rent	Maximum Affordable Purchase Price (1)
Very Low Income	$22,534	38.0%	$563	$80,242
Low Income	$36,054	19.7%	$901	$128,388
Moderate Income	$54,081	17.5%	$1,352	$192,582

Based on 20% down payment, 10% interest rate, and 30-year fixed mortgage
Source: Table 13 and Table 16 of Housing Affordability Analysis, Revised 10/24/94
The Natelson Company, Inc.

~~with the lowest percentages of overcrowding are Bel Air-Beverly Crest, Brentwood-Pacific Palisades, and Sherman Oaks-Studio City with 1 percent, 2 percent, and 3 percent, respectively.~~

Affordability

The most critical issue relating to housing is that of ~~housing~~ affordability. ~~This~~ It pertains to persons of all income levels, but it particularly affects those with the lowest incomes in the City. Using HUD's income classification, very low income households earn 50 percent of a jurisdiction median income, low income households earn 80 percent and moderate income households earn 120 percent of the median income. A household is considered to be overpaying for housing when more than 30 percent of its gross income is used for shelter.[4] In accordance with these guidelines, the average annual income for 1990 was $45,789[5]. Therefore, the maximum affordable monthly rent and the maximum affordable purchase price for the very low *income households ~~are~~ were ~~$563~~ $572 and ~~$80,242~~ $81,526, respectively. The maximum affordable monthly rent and the maximum purchase prices are shown in* ***Table HP-3***[6]

Table HP-4, ~~based on the maximum rent and maximum purchase price established in Table HP-2,~~ indicates those CPA~~'s~~' with average monthly rents and average home purchase prices affordable to the income groups. As shown, in 1990, a very low income household with an income at the threshold level, could afford rent in ~~eight~~ *nine of the 35 CPAs (Boyle Heights, Central City, Central City North, Northeast Los Angeles,* Silverlake - Echo Park, Southeast Los Angeles, South Central Los Angeles, Westlake, and West Adams - Baldwin Hills - Leimert Park.) A household at the low income threshold income could afford rent in 32 of the 35 CPAs. (Those CPA's not affordable ~~are~~ were Bel Air - Beverly Crest, Brentwood - Pacific Palisades, and Westwood.) A moderate household with an income at the threshold level could afford rent in all of the CPAs. In contrast, ~~Table HP-3 indicates that~~ finding a home to purchase, at any income level, becomes much more difficult. The average home purchase price in all ~~of the~~ CPAs exceeded the affordable purchase price ~~for~~ of $80,242 for the very low income

4 Affordability has been defined as not more than 30% of gross income spent on shelter.

5 Traditional housing evaluative methodology uses a jurisdiction's "median" income, rent, purchase price, etc., as a mid-point because 50 percent of the jurisdictions' households or housing units would have incomes, rents, or purchase prices above the mid-point and 50 percent would have incomes, rents, or purchase prices below the mid-point. A jurisdiction's average is not as reliable of a measure vecause a number of exceptionally high or low data points could skew the mid-point figure.

The Framework project used average income, rents, and purchase prices because a) the data to determine median incomes, rents, and purchase prices was not available at the CPA level, and b) more reliable projections could be calcualted with averages. As a result, the 1990 average income was $45,789 while the 1990 median income was $30,925. This illustrates that it may be likely that the affordability analysis might understate the affordability impacts due to the use of average as opposed to median.

6 The General Plan Framework EIR calculates the Maximum Affordable Purchase Price based on a 20 percent down payment. This may not be a realistic assumption for the very low, low, and moderate income households, particularily, in the light that some recent lending practices allow a minimum down payment of five percent. However, when the General Plan Framwork's assumptions and projections were formulated, the 20 percent down payment was a reasonable assumption given lending practices at that time.

TABLE HP-3

1990 Housing Affordability, Citywide
(in 1990 Constant Dollars)

Average Annual Income	$45,789			
	Annual Household Income	Percent of Households in 1990 Meeting Income Criteria	Maximum Affordable Monthly Rent	Maximum Affordable Purchase Price (1)
Very Low Income	***$22,895***	38.0%	***$572***	***$81,526***
Low Income	***$36,631***	19.7%	***$916***	***$130,442***
Moderate Income	***$54,947***	17.5%	***$1,374***	***$195,664***

Based on 20% down payment, 10% interest rate, and 30-year fixed mortgage
Source: Table 13 and Table 16 of Housing Affordability Analysis, Revised 10/24/94
The Natelson Company, Inc., Revised 1/13/95 The Natelson Company, Inc.

TABL .P-4

Affordability of Existing Housing Stock, 1990

Community Plan Area	Average Monthly Rent	Average Home Purchase Price	Average Monthly Rent of CPA Affordable to			Maximum Purchase Price of CPA Affordable to		
			Very Low * Income	Low ** Income	Moderate *** Income	Very Low * Income	Low ** Income	Moderate *** Income
Arleta-Pacoima	$645	$155,274		X	X			X
Bel Air-Beverly Crest	$1,209	$569,257			X			
Boyle Heights	$458	$139,182	X	X	X			X
Brentwood-Pacific Palisades	$1,013	$577,128			X			
Canoga Park- Winnetka-Woodland Hills	$849	$318,625		X	X			
Central City	$403	$123,180	X	X	X		X	X
Central City North	$542	$188,920	X	X	X			X
Chatsworth-Porter Ranch	$811	$344,081		X	X			
Encino-Tarzana	$825	$458,596		X	X			
Granada Hills-Knollwood	$862	$290,525		X	X			
Harbor Gateway	$663	$200,321		X	X			
Hollywood	$621	$423,744		X	X			
Mission Hills-Panorama City-Sepulveda	$685	$206,459		X	X			
Northeast Los Angeles	$569	$191,572	X	X	X			X
Northridge	$757	$351,055		X	X			
North Hollywood	$657	$259,256		X	X			
Palms-Mar Vista-Del Rey	$750	$365,077		X	X			
Reseda-West Van Nuys	$738	$215,753		X	X			
San Pedro	$662	$317,248		X	X			
Sherman Oaks-Studio City	$820	$456,842		X	X			
Silverlake-Echo Park	$562	$246,650	X	X	X			
Southeast Los Angeles	$479	$103,295	X	X	X		X	X
South Central Los Angeles	$511	$124,350	X	X	X		X	X
Sunland-Tujunga	$690	$234,321		X	X			
Sun Valley	$671	$198,757		X	X			
Sylmar	$734	$197,226		X	X			
Van Nuys-North Sherman Oaks	$684	$272,552		X	X			
Venice	$817	$378,632		X	X			
Westchester-Playa Del Rey	$856	$375,238		X	X			
Westlake	$454	$182,634	X	X	X			X
Westwood	$1,035	$576,868			X			
West Adams-Baldwin Hills-Leimert Park	$550	$179,203	X	X	X			X
West Los Angeles	$855	$481,854		X	X			
Wilmington-Harbor City	$586	$211,690		X	X			
Wilshire	$642	$384,979		X	X			
Citywide Total (Averaged)	$705	$294,296		X	X			

* Very Low - 0% to 50% of Average Citywide Income
** Low - 51% to 80% of Average Citywide Income
*** Moderate - 81% to 120% of Average Citywide Income

Source: Background Report, Volume II; City of Los Angeles, Department of City Planning; 1994
Background Report, Volume IIIA; City of Los Angeles, Department of City Planning; 1994

households. For the low income households, all but three CPAs ~~have~~ had home purchase prices that exceed their $128,388 threshold. (The three CPAs ~~are~~ were Central City, Southeast Los Angeles, and South Central Los Angeles.) Last, nine CPAs ~~have~~ had average purchase prices that ~~could be~~ were affordable to moderate income households (Arleta - Pacoima, Boyle Heights, Central City, Central City North, Northeast Los Angeles, Southeast Los Angeles, South Central Los Angeles, Westlake, and West Adams - Baldwin Hills - Leimert Park.)

According to the study done by the Shelter Partnership Inc. for 1990–1991, between 63,000 and 100,000 persons were homeless at some time during the year in the City. Furthermore, increasing numbers of women and children are among the homeless.

2.3.3.2 Population

The ~~1990~~ U.S. Census estimates the City of Los Angeles ~~to have~~ had 3,485,398 residents in 1990. This represented ~~is~~ an average annual increase of ~~2.47~~ 1.75 percent over the 1980 population. The CPAs with the highest percen~~tage~~ of population increase ~~from~~ between 1980 ~~to~~ and 1990, as shown in **Table HP-5**, ~~are~~ were Arleta-Pacoima (3.3 percent), Central City North (4.4 percent), Mission Hills-Panorama City-Sepulveda (3.8 percent), and Sylmar (4.2 percent). The CPAs with the smallest percentage growth for the same time period ~~are~~ were Bel Air-Beverly Crest (0.02 percent), Brentwood-Pacific Palisades (0.02 percent), Encino-Tarzana (0.10 percent), Granada Hills-Knollwood (0.20 percent), and Sherman Oaks-Studio City (0.60 percent).

When comparing ~~the City's~~ housing ~~change to~~ growth with the population growth ~~change occurring between 1980 and 1990, the City's~~ housing ~~growth~~ did not keep pace with ~~the~~ population ~~growth.~~ ~~During this time period~~ Between 1980 and 1990, the housing stock increased by 9.3 percent ~~and~~ while population increased by ~~24~~ 17.5 percent. Furthermore, the CPAs ~~where the~~ in which population growth occurred ~~within the City~~ does not ~~appear to~~ correlate with the CPAs exhibiting a ~~where the~~ housing growth ~~occurred~~. For example, ~~those~~ the CPAs with the largest housing growth (growth between 17 percent and 21 percent) experienced only 1.2 percent to 3.8 percent population increase. However, ~~In~~ the CPAs with ~~the smallest housing growth,~~ an actual housing decline of 2.3 percent to 9 percent had their populations increase~~d~~ by 1.5 percent to 2 percent. The lack of correlation between population and housing growth appears to indicate that other factors contribute to the City's population and housing growth; these factors may include land availability, differing birth/death rates of residents within the CPAs, etc.

The City's residents ~~of the City~~ are racially and ethnically diverse. The City of Los Angeles has the largest Mexican, Filipino, and Korean populations outside their native countries. The 1970 U.S. Census was the last census that counted a single ethnic majority in Los Angeles. At that time, non-Hispanic Whites accounted for 60 percent of the population. While not the majority, Latinos ~~are~~ were ~~now~~ the single largest ethnic group in the City and accounted for 39 percent of all residents in 1990. The proportion

TABLE HP-5

1990 City of Los Angeles Population and Ethnicity Characteristics

Community Plan Area	1990 Population	Annual Percent Change from 1980	Ethnicity as Percent of CPA Population: Asian	African American	Latino	White	Native American	Other
Arleta-Pacoima	90,958	3.30%	4%	9%	74%	12%	<1%	<1%
Bel Air-Beverly Crest	19,537	0.02%	5%	2%	5%	88%	<1%	<1%
Boyle Heights	237,293		3%	1%	94%	2%	<1%	<1%
Brentwood-Pacific Palisades	54,880	0.02%	5%	1%	5%	89%	<1%	<1%
Canoga Park- Winnetka-Woodland Hills	150,560	1.20%	8%	2%	18%	71%	<1%	<1%
Central City	22,374	1.50%	13%	23%	42%	21%	1%	<1%
Central City North	19,318	4.40%	42%	17%	30%	11%	<1%	<1%
Chatsworth-Porter Ranch	79,784	1.80%	13%	2%	13%	72%	<1%	<1%
Encino-Tarzana	66,487	0.10%	4%	2%	8%	86%	<1%	<1%
Granada Hills-Knollwood	54,352	0.20%	13%	3%	12%	72%	<1%	<1%
Harbor Gateway	36,011	1.90%	19%	14%	44%	22%	<1%	<1%
Hollywood	213,858	1.80%	10%	4%	36%	50%	<1%	<1%
Mission Hills-Panorama City-Sepulveda	109,072	3.80%	11%	7%	44%	37%	<1%	<1%
Northeast Los Angeles	237,293	2.00%	16%	2%	64%	18%	<1%	<1%
Northridge	58,867	0.90%	11%	3%	18%	69%	<1%	<1%
North Hollywood	123,410	2.90%	6%	4%	39%	50%	<1%	<1%
Palms-Mar Vista-Del Rey	103,707	0.90%	14%	6%	25%	54%	<1%	<1%
Reseda-West Van Nuys	89,279	1.80%	8%	3%	26%	63%	<1%	<1%
San Pedro	71,970	1.50%	5%	5%	34%	55%	1%	<1%
Sherman Oaks-Studio City	68,221	0.60%	4%	3%	7%	86%	<1%	<1%
Silverlake-Echo Park	79,097	1.80%	24%	2%	53%	21%	<1%	<1%
Southeast Los Angeles	238,991	29.00%	1%	39%	59%	1%	<1%	<1%
South Central Los Angeles	114,755	1.70%	3%	48%	45%	4%	<1%	<1%
Sunland-Tujunga	52,919	1.50%	5%	5%	21%	68%	1%	<1%
Sun Valley	76,573	2.70%	10%	3%	55%	33%	<1%	<1%
Sylmar	59,479	4.20%	4%	4%	52%	39%	1%	<1%
Van Nuys-North Sherman Oaks	136,889	2.60%	6%	5%	34%	54%	<1%	<1%
Venice	40,040	1.00%	3%	8%	24%	64%	<1%	<1%
Westchester-Playa Del Rey	48,003	1.00%	8%	7%	12%	72%	<1%	<1%
Westlake	106,972	2.00%	11%	3%	79%	6%	<1%	<1%
Westwood	41,297	2.00%	14%	3%	7%	76%	<1%	<1%
West Adams-Baldwin Hills-Leimert Park	169,397	1.20%	5%	62%	27%	5%	<1%	<1%
West Los Angeles	68,062	0.80%	11%	3%	13%	73%	<1%	<1%
Wilmington-Harbor City*	74,073	2.30%	7%	5%	63%	24%	<1%	<1%
Wilshire	271,620	2.10%	21%	11%	38%	29%	<1%	<1%
Citywide Total	3,485,398	1.75%	9%	13%	40%	37%	<1%	<1%

Source: Background Report, Volume II; City of Los Angeles, Department of City Planning; 1994
Background Report, Volume IIIA; City of Los Angeles, Department of City Planning; 1994

* The Port of Los Angeles is included within this Community Plan Area.

of non-Hispanic Whites has declined significantly to only 36 percent of the City's Table population. From 1980 to 1990, Asians and Pacific Islanders increased from 7 percent to 9 percent of the population, while African Americans decreased from ~~48~~ 17 percent to ~~37~~ 13 percent ~~of the population.~~ and Native Americans' ~~population~~ ~~also~~ decreased from 0.56 percent to 0.28 percent ~~during the same 1980 – 1990 period~~. ~~Population and ethnicity characteristics are depicted in Table HP-4.~~

The ~~communities~~ CPAs with the highest percentage of Asian residents ~~are~~ were Central City North (42 percent), Silverlake - Echo Park (24 percent), and Wilshire (21 percent). The ~~communities~~ CPAs with the highest percentage of African Americans ~~are~~ were West Adams -Baldwin Hills - Leimert Park (62 percent), South Central Los Angeles (48 percent), and Southeast Los Angeles (39 percent). The ~~communities~~ CPAs with the highest percentage of Latinos ~~are~~ were Boyle Heights (94 percent), Arleta - Pacoima (74 percent), Northeast Los Angeles (64 percent), and Wilmington - Harbor City (63 percent). The ~~communities~~ CPAs with the highest percentage of Whites ~~are~~ were Brentwood - Pacific Palisades (89 percent), Bel Air - Beverly Crest (88 percent), Encino - Tarzana (86 percent), and Sherman Oaks - Studio City (86 percent). The ~~communities~~ CPAs with the highest percentage of Native Americans ~~are~~ were Central City, San Pedro, Sunland - Tujunga, and Sylmar each with 1 percent.

2.3.4 *Project Impacts*

2.3.4.1 Housing

The Project is ~~estimated to generate the development of~~ forecast to have 544,921 single family units and 1,021,187 multiple family units, for a total ~~1,566,908~~ *1,566,108* units citywide. The Project adequately designates enough sites to accommodate the anticipated housing development, through its policies that:

- support~~s~~ stable single family and multiple family neighborhoods, thereby encouraging the maintenance and preservation of the existing housing stock in these areas;
- ~~establishes housing conservation areas;~~
- encourage~~s~~ and direct~~s~~ housing growth to occur in mixed use districts and transit centers;
- permit~~s~~ and increase~~s~~ housing densities in commercial areas; and
- designate~~s~~ 116,393 acres ~~of~~ for residential land use~~;~~.

~~adequately designates enough sites to accommodate the anticipated housing development.~~

Overcrowding

Traditionally, the number of persons per room is the standard measure for overcrowding. However, the General Plan Framework does not project housing unit size. Therefore, another measure is needed. This analysis uses persons per occupied unit as its overcrowding measure. The Project will be considered to have a significant impact if a CPA's persons per dwelling unit rate of increase exceeds the citywide rate of increase.

~~The number of occupied dwelling units, population, and the number of persons per occupied dwelling unit are shown for each CPA on **Table HP-5**. As indicated in this table,~~ In 1990, the number of persons per occupied dwelling unit for the City of Los Angeles ~~in 1990~~ was 2.84[7]. *Fourteen CPAs' occupancy rates exceeded the citywide average as shown in **Table HP-6** These CPAs were not proportionately dispersed throughout the City; they were, generally, concentrated in the harbor and the metropolitan areas. The CPAs that exceeded the citywide average were: Arleta - Pacoima, Boyle Heights, Central City North, Harbor Gateway, Mission Hills - Panorama City - Sepulveda, Northeast Los Angeles, Northridge, Silverlake - Echo Park, South Central Los Angeles, Southeast Los Angeles, Sun Valley,* Sylmar, *Westlake, and Wilmington-Harbor City*. ~~The Project will be considered to have a significant impact if a CPA's **persons per dwelling unit** rate of increase exceeds the citywide rate of increase.~~

~~Referring to **Table HP-5**,~~ With the Project's implementation, ~~*all each*~~ *most* CPAs have an increase in the number of persons per occupied dwelling unit. ~~indicating that all of the City will become more densely populated at Project buildout.~~ In general, the estimated persons per dwelling unit are anticipated to range from ~~2.07~~ *1.93* ~~and~~ to ~~4.77~~ 5.19 with Arleta - Pacoima (4.77), Boyle Heights (4.32), Central City North (5.19) having the highest persons per household ratios. Conversely, Sherman Oaks - Studio City - Toluca Lake (1.93), Venice (2.07), and West Los Angeles (~~2.10~~ 2.12) have the lowest persons per household ratios. *Three CPAs, South Central Los Angeles, Westlake, and Westwood are projected to have a decrease in the number of persons per occupied dwelling unit. ~~Five~~ Seven CPA's have rates of increase above the ~~2.5~~ 2.8 percent threshold. These ~~five~~ CPAs are ~~Canoga Park - Winnetka - Woodland Hills,~~ Northridge, ~~San Pedro, Sherman Oaks - Studio City,~~ Southeast Los Angeles, Sun Valley, ~~Sunland - Tujunga,~~ West Adams - Baldwin Hills - Leimert Park , West Los Angeles, Wilshire, and Westchester - Playa del Rey.* While these ~~five~~ CPAs have person per dwelling unit ratios that increase the most, none of the CPAs have the highest number of persons per unit either before or after the Project. *However, three of the CPAs, Northridge, Southeast Los Angeles, and Sun Valley, have persons per unit rates that exceed the citywide average both in 1990 and with the Project.* Furthermore, the Southeast Los Angeles CPA is noted in the Existing Conditions to have 43 percent of its 1990 housing units overcrowded and it is forecast, in this section, to have a higher than average occupancy increase. Therefore, it can be said that ~~*all*~~ *most* of the City's CPAs will experience a higher number of persons per unit, but those ~~areas~~ CPAs with an

~~7 The most frequent statistic used to determine overcrowding is the number of persons per room. The General Plan Framework does not estimate the number of rooms to be generated in the anticipated dwelling unit. Therefore, another statistic was needed to determine overcrowding.~~

TABLE HP-6

Population, Occupied Dwelling Units, and Persons per Unit by Community Plan Area

	Existing			Project			
Community Plan Area	Population	Occupied DUS (1)	Persons/DU	Population	Occupied (2) DUS	Persons/DU	Percent Change
Arleta-Pacoima	90,958	19,370	4.70	*115,461*	*24,193*	*4.77*	*1.5%*
Bel Air-Beverly Crest	19,537	7,946	2.46	*21,557*	*8,653*	*2.49*	*1.2%*
Boyle Heights	94,580	22,421	4.22	*122,092*	*28,260*	*4.32*	*2.4%*
Brentwood-Pacific Palisades	54,880	24,506	2.24	*64,619*	*28,338*	*2.28*	*1.8%*
Canoga Park-Winnetka-Woodland Hills	150,560	55,656	2.71	*191,892*	*69,161*	*2.77*	*2.2%*
Central City	22,374	8,549	2.62	*27,029*	*10,241*	*2.64*	*0.8%*
Central City North	19,318	3,760	5.14	*38,839*	*7,481*	*5.19*	*1.0%*
Chatsworth-Porter Ranch	79,784	28,882	2.76	*102,360*	*36,171*	*2.83*	*2.5%*
Encino-Tarzana	66,487	28,071	2.37	*79,352*	*32,868*	*2.41*	*1.7%*
Granada Hills-Knollwood	54,352	19,158	2.84	*61,630*	*21,384*	*2.88*	*1.4%*
Harbor Gateway	36,011	10,973	3.28	*45,951*	*13,674*	*3.36*	*2.4%*
Hollywood	213,858	91,395	2.34	*257,033*	*107,505*	*2.39*	*2.1%*
Mission Hills-Panorama City-Sepulveda	109,072	34,504	3.16	*139,950*	*43,189*	*3.24*	*2.5%*
North Hollywood	123,410	47,920	2.58	*156,181*	*59,833*	*2.61*	*1.2%*
Northeast Los Angeles	237,293	68,967	3.44	*298,084*	*85,464*	*3.49*	*1.5%*
Northridge	58,867	20,594	2.86	*76,308*	*25,547*	*2.99*	*4.5%*
Palms-Mar Vista-Del Rey	103,707	45,214	2.29	*118,981*	*51,115*	*2.33*	*1.7%*
Port of LA	N/A	N/A	N/A	*N/A*	*0*	*N/A*	*N/A*
Reseda-West Van Nuys	89,279	32,387	2.76	*109,678*	*38,978*	*2.81*	*1.8%*
San Pedro	71,970	28,084	2.56	*88,927*	*33,790*	*2.63*	*2.7%*
Sherman Oaks-Studio City	68,221	36,291	1.88	*86,863*	*44,892*	*1.93*	*2.7%*
Silverlake-Echo Park	79,097	26,751	2.96	*97,048*	*32,027*	*3.03*	*2.4%*
South Central Los Angeles	257,469	75,187	3.42	*314,900*	*92,850*	*3.39*	*-0.9%*
Southeast Los Angeles	238,991	60,401	3.96	*288,156*	*69,018*	*4.18*	*5.6%*
Sun Valley	76,573	21,271	3.60	*95,212*	*25,670*	*3.71*	*3.1%*
Sunland-Tujunga	52,919	19,462	2.72	*69,032*	*24,765*	*2.79*	*2.6%*
Sylmar	59,479	16,829	3.53	*77,683*	*21,555*	*3.60*	*2.0%*
Van Nuys-N. Sherman Oaks	136,889	53,043	2.58	*165,973*	*63,102*	*2.63*	*1.9%*
Venice	40,040	19,791	2.02	*46,198*	*22,317*	*2.07*	*2.5%*
West Adams-Baldwin Hills-Leimert Park	169,397	61,728	2.74	*200,981*	*69,134*	*2.91*	*6.2%*
West Los Angeles	68,062	33,104	2.06	*83,331*	*39,318*	*2.12*	*2.9%*
Westchester-Playa del Rey	48,003	20,432	2.35	*62,306*	*25,116*	*2.48*	*5.5%*
Westlake	106,972	31,687	3.38	*124,040*	*36,968*	*3.36*	*-0.6%*
Westwood	41,297	17,061	2.42	*49,605*	*20,988*	*2.36*	*-2.5%*
Wilmington-Harbor City	74,073	20,708	3.58	*92,168*	*25,415*	*3.63*	*1.4%*
Wilshire	271,620	113,070	2.40	*337,144*	*125,930*	*2.68*	*11.7%*
Citywide Total	3,485,399	1,225,171	2.84	*4,306,564*	*1,475,274*	*2.92*	*2.8%*

(1) Based on U.S. Census data
(2) Estimated by multiplying the1990 vacancy rate by the number of projected units, then subtracting the number of projected vacant units from the total number of projected units.

existing highest number of persons per unit are not made *significantly* worse by the Project with the exception of the Southeast Los Angeles CPA.

Given the threshold, the Project is considered to have a significant impact because seven CPAs rates of increase exceed the citywide rate of increase and, therefore, exceed the significance threshold.

Although the General Plan Framework does not project unit size, ~~The~~ the citywide increase ~~of~~ in the persons per occupied dwelling unit ~~ratio~~ rates indicates the need for the Los Angeles housing stock to increase the number of larger (more rooms per unit) units. In those areas of the City where remodeling to ~~expanding~~ expand existing units or the new construction of larger units may be difficult, the potential for overcrowding may be exacerbated.

Housing Mix

Although people currently reside in single family, multiple family, and other types of residential units such as congregate care, hospitals, jails, etc. and, although, the Project provides for "other" housing units in many areas of the City, the Project only ~~designates~~ examines and quantifies ~~only~~ single family units and multiple family units. ~~The housing stock provided by the "other" housing category is permitted in many areas of the City, but the Project does not quantify those units.~~ As a result, the housing mix discussion will focus on single and multiple family units.

Table HP-7 shows the number of single family dwelling units~~,~~ and multiple family dwelling units, and ~~their percentage of the total dwelling units~~ calculates the ratio of multiple family units to single family units ~~for the existing conditions and the Project~~. As indicated in the table, the ~~current~~ 1990 housing type mix ~~is 40 percent single family and 60 percent multiple family~~ ratio was *1.5 multiple family units per single family unit* on a citywide basis. With the Project, the citywide ~~proportion of multiple family units~~ ratio increases to ~~65.2 percent multiple family~~ *1.87*, an increase of 24.8 percent. ~~The Project, therefore, exceeds the threshold on a citywide basis.~~

The Bel Air-Beverly Crest ~~(90.0 percent single family/10 percent multiple family)~~ *(0.11)*, Granada Hills-Knollwood ~~(76.6/23.4)~~ *(0.31)*, Sunland-Tujunga ~~(63.3/36.4)~~ *(0.57)*, and Sylmar ~~(63.2/36.8)~~ *(0.58)* CPAs are forecast to have the ~~highest proportion of single family units and the lowest proportion of multiple family units~~ lowest multiple family units to single family units ratios. Conversely, the Central City ~~(0.4/99.6)~~ *(241.96)*, Central City North ~~(4.1/95.9)~~ *(23.52)*, and Westlake ~~(5.1/94.9)~~ *(18.47)* CPAs are forecast to have the ~~lowest proportion of single family and the~~ highest ~~proportion~~ multiple family units to single family units ratios .

Referring to **Table HP-7**, ~~30~~ *33 of the ~~36~~ 35* CPAs are shown to have housing type ~~proportions~~ ratios that vary more than 10 percent from their "existing" ~~single family-multiple family proportions~~ multiple family/single family ratios. ~~In each of these~~

TABLE HP-7

Housing Type Mix by Community Plan Area

Community Plan Area	EXISTING Total DUs	EXISTING Single Family DUs	EXISTING Multiple Family DUs	EXISTING Ratio of MF to SF	PROJECT Total DUs	PROJECT Single Family DUs	PROJECT Multiple Family DUs	PROJECT Ratio of MF to SF	PROJECT MF % Change From Existing
Arleta-Pacoima	19,908	14,579	5,329	0.37	24,864	15,346	9,518	0.62	69.7%
Bel Air-Beverly Crest	8,489	7,685	804	0.10	9,245	8,323	922	0.11	5.9%
Boyle Heights	23,210	8,301	14,909	1.80	29,255	8,301	20,954	2.52	40.5%
Brentwood-Pacific Palisades	25,987	14,531	11,456	0.79	30,051	15,989	14,062	0.88	11.6%
Canoga Park-Winnetka-Woodland Hills	59,147	36,637	22,510	0.61	73,497	39,908	33,589	0.84	37.0%
Central City	10,141	50	10,091	201.82	12,148	50	12,098	241.96	19.9%
Central City North	4,043	328	3,715	11.33	8,044	328	7,716	23.52	107.7%
Chatsworth-Porter Ranch	29,776	18,374	11,402	0.62	37,290	22,062	15,228	0.69	11.2%
Encino-Tarzana	29,641	15,492	14,149	0.91	34,707	16,790	17,917	1.07	16.8%
Granada Hills-Knollwood	19,791	15,417	4,374	0.28	22,091	16,917	5,174	0.31	7.8%
Harbor Gateway	11,514	5,526	5,988	1.08	14,348	5,758	8,590	1.49	37.7%
Hollywood	99,885	19,636	80,249	4.09	117,492	20,480	97,012	4.74	15.9%
Mission Hills-Panorama City-Sepulveda	36,320	15,849	20,471	1.29	45,462	16,931	28,531	1.69	30.5%
North Hollywood	50,979	15,568	35,411	2.27	62,982	15,935	47,047	2.95	29.8%
Northeast Los Angeles	72,597	39,260	33,337	0.85	89,118	41,532	47,586	1.15	34.9%
Northridge	21,473	12,360	9,113	0.74	27,178	13,385	13,793	1.03	39.8%
Palms-Mar Vista-Del Rey	48,099	13,420	34,679	2.58	54,378	13,464	40,914	3.04	17.6%
Port of LA	18	18	N/A	N/A	0	0	0	N/A	0.0%
Reseda-West Van Nuys	33,389	19,756	13,633	0.69	40,184	20,806	19,378	0.93	35.0%
San Pedro	29,687	12,089	17,598	1.46	35,719	12,236	23,483	1.92	31.8%
Sherman Oaks-Studio City	38,772	15,751	23,021	1.46	47,962	16,507	31,455	1.91	30.4%
Silverlake-Echo Park	28,765	10,875	17,890	1.65	34,438	10,875	23,563	2.17	31.7%
South Central Los Angeles	81,725	34,802	46,923	1.35	97,737	34,802	62,935	1.81	34.1%
Southeast Los Angeles	63,580	31,325	32,255	1.03	75,020	31,325	43,695	1.39	35.5%
Sun Valley	22,157	14,010	8,147	0.58	27,021	14,385	12,636	0.88	51.1%
Sunland-Tujunga	20,486	14,724	5,762	0.39	25,797	16,419	9,378	0.57	46.0%
Sylmar	17,349	12,625	4,724	0.37	22,222	14,054	8,168	0.58	55.3%
Van Nuys-N. Sherman Oaks	57,220	18,227	38,993	2.14	68,071	18,563	49,508	2.67	24.7%
Venice	21,844	7,222	14,622	2.02	24,632	7,222	17,410	2.41	19.1%
West Adams-Baldwin Hills-Leimert Park	65,668	24,752	40,916	1.65	76,476	24,752	51,724	2.09	26.4%
West Los Angeles	35,789	10,088	25,701	2.55	42,877	10,234	32,643	3.19	25.2%
Westchester-Playa del Rey	22,602	9,928	12,674	1.28	28,476	10,391	18,085	1.74	36.3%
Westlake	34,536	2,020	32,516	16.10	39,328	2,020	37,308	18.47	14.7%
Westwood	19,343	3,070	16,273	5.30	22,690	3,088	19,602	6.35	19.8%
Wilmington-Harbor City	21,936	9,489	12,447	1.31	26,923	9,768	17,155	1.76	33.9%
Wilshire	114,097	15,908	98,189	6.17	138,385	15,975	122,410	7.66	24.1%
Citywide Total	1,299,963	519,692	780,271	1.50	1,566,108	544,921	1,021,187	1.87	24.8%

~~CPA's, the proportion of single family decreases by more than 10 percent. These CPAs are Arleta – Pacoima, Boyle Heights, Brentwood – Pacific Palisades, Canoga Park – Winnetka – Woodland Hills, Central City, Central City North, Harbor Gateway, Hollywood, Mission Hills – Panorama City – Sepulveda, North Hollywood, Northeast Los Angeles, Northridge, Palms – Mar Vista – Del Rey, Port, Reseda – West Van Nuys, San Pedro, Sherman Oaks – Studio City – Toluca Lake, Silverlake – Echo Park, South Central Los Angeles, Southeast Los Angeles, Sun Valley, Sunland – Tujunga, Sylmar, Van Nuys – North Sherman Oaks, Venice, West Adams – Baldwin Hills – Leimert Park, West Los Angeles, Westchester – Playa Del Rey, Westlake, Westwood, Wilmington – Harbor City, and Wilshire. Furthermore, two of the CPA's single family proportion decreases by more than 20 percent. These CPAs are Boyle Heights and Central City North.~~ The two CPAs that do not have rates of change above 10 percent are Bel Air - Beverly Crest and Granada Hills - Knollwood. Nearly half of the Project's CPAs have a rate of change ranging between 30 and 40 percent. The analysis indicates that the housing stock will become more predominately multiple family as nearly two thirds of the forecast housing units will be multiple family. Many CPAs will undergo a significant change of character. ~~Therefore,~~ *Since the citywide rate of change and 33 of 35 CPAs' rate of change exceed 10 percent, the* Project exceeds the housing mix threshold at the citywide and CPA analysis level.

While the ~~project~~ Project quantifies the number of dwelling units by ~~single family and multiple family~~ unit type, it does not address ~~the size of~~ unit's size ~~or~~ (the number of bedrooms within units). Since the Project designates most of the housing growth into multiple family units or mixed use units, it can be anticipated that the units constructed will continue to follow the existing trend— that is, multiple family units with fewer number of bedrooms (mostly one or two bedrooms and a smaller number of three bedroom units). This direction may have the potential to limit larger households' ability to find adequately sized housing units. Since the Project is a "land use plan", it is not fully responsible for designating policies or programs to remedy existing trends in non-land use related housing issues, issues such as housing unit size. However, the Project does contain a housing component. In this component, the Project should encourage further studies and remedial actions to be undertaken to minimize any secondary impacts the Project may have on overcrowding.

Affordability

a. Rental

Table HP-8 shows, on a CPA and a citywide basis:

- ~~the~~ existing (1990) average rent and forecast average rent;
- ~~maximum affordable rent for very low, low, and moderate income households;~~
- ~~total~~ number of existing (1990) rental units and forecast number of new rental units;
- ~~number of new units affordable to each income group;~~
- existing (1990) and forecast percentage of units affordable to each income group; and

TABLE HP-8

Rental Housing Affordability by CPA

	Existing (1990)					Projected	Projected	Project			
			Percentage of Units Affordable To Each Income Group			Projected Average	Number of New Rental	Percentage of Units Affordable To Each Income Group			Exceeds the
Community Plan Area	Average Rent	Total Rental Units	Very Low Income	Low Income	Moderate Income	Rent Price	Units	Very Low Income	Low Income	Moderate Income	Threshold
Arleta - Pacoima	$645	7,191	43.8%	79.4%	91.8%	$823	1,999	24.6%	71.2%	88.8%	X
Bel Air - Beverly Crest	$1,209	931	8.5%	25.3%	55.5%	$1,401	95	0.0%	10.2%	45.1%	X
Boyle Heights	$458	16,941	75.4%	97.5%	99.4%	$548	4,769	63.7%	96.0%	99.1%	
Brentwood - Pacific Palisades	$1,013	9,001	8.1%	46.2%	74.0%	$1,117	1,703	1.1%	40.2%	71.2%	X
Canoga Park - Winnetka - Woodland Hills	$849	21,235	19.8%	66.0%	84.5%	$1,061	5,819	0.0%	47.9%	76.5%	X
Central City	$403	8,578	82.5%	91.0%	95.5%	$638	2,242	63.6%	80.9%	90.5%	
Central City North	$542	3,702	62.4%	86.3%	93.2%	$665	4,139	51.5%	82.3%	91.2%	
Chatsworth - Porter Ranch	$811	8,757	23.5%	71.5%	87.3%	$901	2,553	10.5%	65.7%	84.9%	X
Encino - Tarzana	$825	10,186	16.4%	70.3%	88.2%	$998	2,093	0.0%	54.4%	82.4%	X
Granada Hills - Knollwood	$862	5,119	19.3%	63.3%	82.7%	$950	611	12.8%	59.1%	80.9%	X
Harbor Gateway	$663	6,298	36.3%	88.2%	97.2%	$689	1,659	32.1%	86.5%	97.1%	X
Hollywood	$621	72,689	48.7%	87.9%	95.8%	$731	14,731	29.3%	82.7%	94.2%	X
Mission Hills - Panorama City	$885	17,814	34.0%	83.9%	94.6%	$746	5,059	25.9%	81.1%	94.0%	X
Northeast Los Angeles	$569	37,641	56.6%	92.1%	97.7%	$653	9,531	43.2%	89.2%	97.0%	
Northridge	$757	8,419	22.6%	77.9%	91.7%	$861	2,452	3.2%	71.1%	89.5%	X
North Hollywood	$657	33,231	38.3%	87.4%	96.3%	$708	8,720	30.1%	84.9%	95.8%	X
Palms - Mar Vista - Del Rey	$750	31,136	26.0%	77.8%	92.2%	$870	4,607	3.0%	69.3%	89.7%	X
Reseda - West Van Nuys	$738	14,066	30.6%	75.9%	89.5%	$885	3,203	13.4%	69.2%	86.8%	X
San Pedro	$662	15,871	38.4%	83.8%	94.8%	$807	3,733	12.8%	75.7%	92.6%	X
Sherman Oaks - Studio City	$820	19,110	18.0%	71.1%	88.2%	$921	5,397	2.2%	63.9%	85.7%	X
Silverlake - Echo Park	$562	17,833	58.8%	92.3%	97.6%	$687	3,874	35.2%	87.4%	96.3%	X
Southeast Los Angeles	$478	40,239	70.7%	95.5%	98.7%	$537	7,478	64.3%	94.3%	98.5%	
South Central Los Angeles	$511	50,350	67.5%	93.7%	97.7%	$581	11,166	59.6%	91.9%	97.2%	
Sunland - Tujunga	$690	6,464	36.3%	80.9%	92.4%	$820	1,866	17.4%	74.3%	90.0%	X
Sun Valley	$671	8,495	40.1%	83.4%	93.2%	$787	2,069	21.5%	77.8%	91.1%	X
Sylmar	$734	4,964	31.0%	75.0%	89.9%	$847	1,721	19.6%	69.6%	88.1%	X
Van Nuys - North Sherman Oaks	$684	35,777	34.3%	85.0%	95.4%	$728	7,766	27.9%	82.7%	94.9%	X
Venice	$817	13,517	26.4%	66.6%	84.6%	$965	2,021	9.3%	57.8%	80.7%	X
Westchester - Playa Del Rey	$856	9,416	15.7%	66.1%	85.8%	$959	3,042	2.1%	59.0%	83.2%	X
Westlake	$454	29,984	79.6%	97.5%	99.4%	$529	4,677	70.8%	96.3%	99.1%	
Westwood	$1,035	10,763	8.2%	40.7%	69.3%	$1,259	2,608	0.0%	23.4%	60.2%	X
West Adams - Baldwin Hills - Leimert Park	$550	39,415	57.5%	93.4%	98.2%	$641	7,304	43.1%	90.8%	97.6%	
West Los Angeles	$855	20,412	18.1%	65.3%	84.7%	$1,043	5,044	0.0%	49.7%	78.2%	X
Wilmington - Harbor City	$586	12,333	52.7%	90.8%	96.9%	$698	3,234	32.6%	86.5%	95.6%	X
Wilshire	$642	87,099	46.5%	85.9%	94.7%	$791	21,205	17.7%	77.6%	91.8%	X
Citywide Total	$653	734,975	45.2%	84.1%	93.8%	$824	170,190	28.9%	78.0%	91.6%	X

- the CPAs that ~~meet~~ exceed the threshold criteria.

In 1990, on a citywide basis, 45.2 percent of all rental housing was affordable to the very low income households, 84.1 percent of all rental housing was affordable to low income households, and 93.8 percent of all rental housing was affordable to moderate income households. With the Project, as Table HP-8 indicates, the percentage of affordable rental units decreases for all income levels. ~~On a citywide basis, Table HP-7 indicates that the~~ The very low income households are able to afford ~~49,212 or~~ 28.9 percent of the all the forecast new rental units~~. Similarly~~, the low income households ~~with a maximum affordable rent of $901~~ are able to afford ~~132,702 or~~ 78.0 percent of the new rental units, and the moderate income households are able to afford ~~155,840 or~~ 91.6 percent of the new rental units.

Examining housing impacts on ~~On~~ a CPA basis, the Project is anticipated to provide 38 percent or more of the new rental housing affordable to the very low income households in only eight of the ~~36~~ 35 CPAs. These eight CPAs are Boyle Heights, Central City, Central City North, Northeast Los Angeles, Southeast Los Angeles, South Central Los Angeles, Westlake, and West Adams - Baldwin Hills - Leimert Park. ~~All CPAs except Bel Air – Beverly Crest, are anticipated to have 19.7 or more percent of the new unit affordable to the low income households.~~ *Thirty of the 35 CPAs are anticipated to provide 57.7 percent or more of the new rental units affordable to the low income households.* ~~Last, all CPAs are anticipated to have 17.5 percent or more of the new units affordable to moderate income households.~~ *All but three CPAs (Bel Air - Beverly Crest, Brentwood - Pacific Palisades, and Westwood) are anticipated to provide 75.2 percent of the new rental housing affordable to moderate income households.* As a result, all CPAs exceed the significance threshold except those forecast to provide sufficient affordable housing to the very low income households. *These CPAs are Boyle Heights, Central City, Central City North, Northeast Los Angeles, Southeast Los Angeles, South Central Los Angeles, Westlake, and West Adams - Baldwin Hills - Leimert Park.* ~~Therefore, the CPAs that meet the significance threshold are Arleta – Pacoima, Bel Air – Beverly Crest, Brentwood – Pacific Palisades, Canoga Park – Winnetka, Chatsworth – Porter Ranch, Encino – Tarzana, Granada Hills – Knollwood, Harbor Gateway, Hollywood, Mission Hills – Panorama City, Northridge, North Hollywood, Palms – Mar Vista – Del Rey, Reseda – West Van Nuys, San Pedro, Sherman Oaks – Studio City, Silverlake – Echo Park, Sunland – Tujunga, Sun Valley, Sylmar, Van Nuys – North Sherman Oaks, Venice, Westchester – Playa Del Rey, Westwood, West Los Angeles, Wilmington – Harbor City, and Wilshire.~~

b. Purchase

Table HP-9 shows, on a CPA and a citywide basis:

- ~~the~~ existing (1990) average sale price and forecast average price;
- ~~maximum affordable purchase price for very low, low, and moderate income households;~~

TABLE 2

Purchase Housing Affordability by CPA

Community Plan Area	Existing: Average Purchase Price	Existing: Total No. of Units	Existing: Percentage of Units Affordable To Each Income Group: Very Low Income	Existing: Low Income	Existing: Moderate Income	Projected Average Purchase Price	Projected Number of New Sale Units	Project: Percentage of Units Affordable To Each Income Group: Very Low Income	Project: Low Income	Project: Moderate Income	Exceeds the Threshold
Arleta - Pacoima	$155,274	11,539	1.6%	22.0%	69.9%	$157,487	3,208	1.6%	22.0%	69.9%	X
Bel Air - Beverly Crest	$569,257	6,451	0.0%	0.0%	0.0%	$604,775	660	0.0%	0.0%	0.0%	X
Boyle Heights	$139,182	4,640	0.0%	36.5%	76.9%	$149,625	1,306	0.0%	36.5%	76.9%	X
Brentwood - Pacific Palisades	$577,128	12,531	0.0%	0.0%	0.2%	$604,197	2,371	0.0%	0.0%	0.2%	X
Canoga Park - Winnetka - Woodland Hills	$318,625	31,316	0.0%	0.0%	5.2%	$327,681	8,581	0.0%	0.0%	5.2%	X
Central City	$123,180	81	0.0%	54.7%	79.6%	$136,612	21	0.0%	54.7%	79.6%	X
Central City North	$188,920	164	0.0%	18.9%	53.5%	$202,114	183	0.0%	18.9%	53.5%	X
Chatsworth - Porter Ranch	$344,061	17,104	0.0%	0.0%	5.4%	$354,094	4,986	0.0%	0.0%	5.4%	X
Encino - Tarzana	$458,596	14,466	0.0%	0.0%	0.0%	$505,868	2,973	0.0%	0.0%	0.0%	X
Granada Hills - Knollwood	$290,525	12,883	0.0%	0.0%	6.1%	$297,478	1,537	0.0%	0.0%	6.1%	X
Harbor Gateway	$200,321	4,412	0.0%	11.4%	34.5%	$207,483	1,162	0.0%	11.4%	34.5%	X
Hollywood	$423,744	14,280	0.0%	0.0%	4.6%	$454,038	2,894	0.0%	0.0%	4.6%	X
Mission Hills - Panorama City	$206,459	14,463	0.0%	8.7%	32.5%	$208,405	4,107	0.0%	8.7%	32.5%	X
Northeast Los Angeles	$191,572	27,706	0.0%	18.2%	43.8%	$201,084	7,015	0.0%	18.2%	43.8%	X
Northridge	$351,055	11,354	0.0%	0.0%	3.7%	$361,216	3,307	0.0%	0.0%	3.7%	X
North Hollywood	$259,256	12,579	0.0%	3.5%	21.1%	$267,160	3,301	0.0%	3.5%	21.1%	X
Palms - Mar Vista - Del Rey	$365,077	12,327	0.0%	0.0%	0.0%	$391,248	1,824	0.0%	0.0%	0.0%	X
Reseda - West Van Nuys	$215,753	15,869	0.0%	3.7%	19.8%	$219,160	3,613	0.0%	3.7%	19.8%	X
San Pedro	$317,248	8,877	0.0%	0.0%	0.0%	$353,298	2,088	0.0%	0.0%	0.0%	X
Sherman Oaks - Studio City	$456,842	12,821	0.0%	0.0%	1.4%	$473,435	3,621	0.0%	0.0%	1.4%	X
Silverlake - Echo Park	$246,650	6,917	0.0%	8.3%	27.1%	$270,812	1,503	0.0%	8.3%	27.1%	X
Southeast Los Angeles	$103,295	16,873	0.0%	71.5%	93.7%	$116,418	3,136	0.0%	71.5%	93.7%	X
South Central Los Angeles	$124,350	21,879	0.0%	51.7%	86.8%	$134,436	4,852	0.0%	51.7%	86.8%	X
Sunland - Tujunga	$234,321	11,172	0.0%	7.4%	28.9%	$239,297	3,225	0.0%	7.4%	28.9%	X
Sun Valley	$198,757	11,741	0.0%	9.7%	35.9%	$202,458	2,859	0.0%	9.7%	35.9%	X
Sylmar	$197,226	9,824	0.0%	11.6%	43.6%	$199,221	3,406	0.0%	11.6%	43.6%	X
Van Nuys - North Sherman Oaks	$272,552	15,125	0.0%	3.7%	14.8%	$279,726	3,283	0.0%	3.7%	14.8%	X
Venice	$378,632	4,049	0.0%	0.0%	0.0%	$407,682	606	0.0%	0.0%	0.0%	X
Westchester - Playa Del Rey	$375,238	8,855	0.0%	0.0%	0.0%	$397,020	2,861	0.0%	0.0%	0.0%	X
Westlake	$182,634	901	0.0%	0.0%	28.4%	$213,897	141	0.0%	0.0%	28.4%	X
Westwood	$576,868	2,688	0.0%	0.0%	0.0%	$603,195	651	0.0%	0.0%	0.0%	X
West Adams - Baldwin Hills - Leimert Park	$179,203	18,922	0.0%	28.5%	57.9%	$190,017	3,506	0.0%	28.5%	57.9%	X
West Los Angeles	$481,854	8,522	0.0%	0.0%	0.0%	$513,297	2,106	0.0%	0.0%	0.0%	X
Wilmington - Harbor City	$211,690	7,446	0.0%	6.8%	33.6%	$223,800	1,953	0.0%	6.8%	33.6%	X
Wilshire	$384,979	12,780	0.0%	0.0%	0.0%	$440,523	3,111	0.0%	0.0%	0.0%	X
Citywide Total	$288,536	403,558	0.0%	11.3%	26.0%	$311,664	95,957	0.0%	11.0%	26.7%	X

- ~~total~~ number of existing (1990) sale units and forecast number new sale units;
- ~~number of new units affordable to each income group;~~
- existing (1990) and forecast percentage of units affordable to each income group; and
- CPAs that ~~meet~~ exceed the threshold criteria.

In 1990, less than one percent of all purchase housing was affordable to very low income households, 11.3 percent of all purchase housing units was affordable to low income households, and 26.0 percent was affordable to moderate income households. The Project is anticipated to continue to provide less than one percent of new purchase units affordable to very low income households. The Project is anticipated to provide a slightly lower percentage of units (11.0 percent) affordable to low income households, and provide a slightly higher percentage of units (26.7 percent) affordable to moderate income households. ~~On a citywide basis, **Table HP-8** indicates that the very low income households with a maximum affordable purchase price of $80,242 are able to afford less than one percent of all the projected new sale units. Similarly, the low income households with a maximum affordable purchase price of $128,388 are able to afford 11 percent of the new sale units, and the moderate income households are able to afford 26.7 percent of the new sale units.~~

On a CPA basis, none of the CPAs are anticipated to have 38 percent or more of the new sale units affordable to very low income households. ~~Six~~ *One CPA*~~s are~~ *(Southeast Los Angeles)* is anticipated to provide 57.5 percent of more of the new purchase units affordable to low income households~~; these CPAs are Arleta-Pacoima, Boyle Heights, Central City, Southeast Los Angeles, South Central Los Angeles, and West Adams–Baldwin Hills—Leimert Park.~~ and ~~Eighteen~~ *four CPAs (Boyle Heights, Central City, Southeast Los Angeles, and South Central Los Angeles) are anticipated to provide 75.2* percent of the new purchase ~~sale~~ units affordable to moderate income households. Therefore, all CPAs ~~meet~~ exceed the threshold criteria for ~~sale~~ purchase units.

c. Rental and Purchase Combined

Table HP-10 shows, on a CPA and a citywide basis:

- total number of existing (1990) units and the forecast number of new units;
- number of existing (1990) units and forecast new units affordable to each income group;
- existing (1990) and forecast percentage of units affordable to each income group; and
- CPAs that exceed the threshold criteria.

TABLE HP-10
Combined Rental and Purchase
Affordable Housing Units
By CPA

	Existing (1990)								Project							
		Very Low Income		Low Income		Moderate Income		Meets	Total	Very Low Income		Low Income		Moderate Income		Meets
Community Plan Area	Total Number	Number of	% of Total	Number of	% of Total	Number of	% of Total	the	Number of	Number of	% of Total	Number of	% of Total	Number of	% of Total	the
	of Units	Affordable Units	Units	Affordable Units	Units	Affordable Units	Units	Threshold	New Units	Affordable Units	Units	Affordable Units	Units	Affordable Units	Units	Threshold
Arleta-Pacoima	18,730	3,338	17.8%	8,249	44.0%	14,666	78.3%	X	5,207	544	10.4%	2,129	40.9%	4,018	77.2%	X
Bel Air-Beverly Crest	7,382	79	1.1%	236	3.2%	517	7.0%	X	755	0	0.0%	10	1.3%	43	5.7%	X
Boyle Heights	21,581	12,766	59.2%	18,202	84.3%	20,407	94.6%		6,075	3,039	50.0%	5,056	83.2%	5,731	94.3%	
Brentwood-Pacific Palisades	21,532	728	3.4%	4,155	19.3%	6,683	31.0%	X	4,074	18	0.4%	684	16.8%	1,217	29.9%	X
Canoga Park-Winnetka-Woodland Hills	52,551	4,205	8.0%	14,022	26.7%	19,555	37.2%	X	14,400	0	0.0%	2,787	19.4%	4,892	34.0%	X
Central City	8,659	7,076	81.7%	7,854	90.7%	8,259	95.4%		2,263	1,427	63.1%	1,827	80.7%	2,046	90.4%	
Central City North	3,866	2,310	59.8%	3,227	83.5%	3,539	91.5%		4,322	2,134	49.4%	3,442	79.6%	3,874	89.6%	
Chatsworth-Porter Ranch	25,861	2,061	8.0%	6,258	24.2%	8,571	33.1%	X	7,539	267	3.5%	1,676	22.2%	2,438	32.3%	X
Encino-Tarzana	24,652	1,675	6.8%	7,165	29.1%	8,986	36.5%	X	5,066	0	0.0%	1,138	22.5%	1,724	34.0%	X
Granada Hills-Knollwood	18,002	990	5.5%	3,239	18.0%	5,022	27.9%	X	2,148	78	3.6%	361	16.8%	588	27.4%	X
Harbor Gateway	10,710	2,288	21.4%	6,058	56.6%	7,649	71.4%	X	2,821	533	18.9%	1,567	55.5%	2,011	71.3%	X
Hollywood	86,969	35,431	40.7%	63,905	73.5%	70,306	80.8%		17,625	4,320	24.5%	12,177	69.1%	14,015	79.5%	X
Mission Hills-Panorama City	32,277	6,063	18.8%	16,211	50.2%	21,553	66.8%	X	9,166	1,310	14.3%	4,461	48.7%	6,087	66.4%	X
North Hollywood	45,810	12,722	27.8%	29,463	64.3%	34,659	75.7%	X	12,021	2,625	21.8%	7,514	62.5%	9,052	75.3%	X
Northeast Los Angeles	65,347	21,307	32.6%	39,727	60.8%	48,902	74.8%	X	16,546	4,118	24.9%	9,779	59.1%	12,316	74.4%	X
Northridge	19,773	1,902	9.6%	6,559	33.2%	8,139	41.2%	X	5,759	79	1.4%	1,743	30.3%	2,316	40.2%	X
Palms-Mar Vista-Del Rey	43,463	8,094	18.6%	24,221	55.7%	28,716	66.1%	X	6,431	138	2.1%	3,191	49.6%	4,131	64.2%	X
Reseda-West Van Nuys	29,935	4,302	14.4%	11,263	37.6%	15,735	52.6%	X	6,816	429	6.3%	2,352	34.5%	3,497	51.3%	X
San Pedro	24,748	6,089	24.6%	13,300	53.7%	15,053	60.8%	X	5,821	479	8.2%	2,826	48.5%	3,458	59.4%	X
Sherman Oaks-Studio City-Toluca Lake	31,931	3,447	10.8%	13,579	42.5%	17,037	53.4%	X	9,018	120	1.3%	3,449	38.2%	4,674	51.8%	X
Silverlake-Echo Park	24,750	10,477	42.3%	17,038	68.8%	19,288	77.9%		5,377	1,363	25.3%	3,509	65.3%	4,138	77.0%	X
South Central Los Angeles	72,229	33,977	47.0%	58,471	81.0%	68,193	94.4%		16,018	6,655	41.5%	12,775	79.8%	15,066	94.1%	
Southeast Los Angeles	57,112	28,459	49.8%	50,494	88.4%	55,549	97.3%		10,614	4,807	45.3%	9,291	87.5%	10,303	97.1%	
Sun Valley	20,236	3,407	16.8%	8,225	40.6%	12,135	60.0%	X	4,928	444	9.0%	1,887	38.3%	2,912	59.1%	X
Sunland-Tujunga	17,636	2,348	13.3%	6,056	34.3%	9,196	52.1%	X	5,091	325	6.4%	1,625	31.9%	2,611	51.3%	X
Sylmar	14,788	1,538	10.4%	4,866	32.9%	8,747	59.1%	X	5,127	337	6.6%	1,595	31.1%	3,001	58.5%	X
Van Nuys-North Sherman Oaks	50,902	12,287	24.1%	30,988	60.9%	36,371	71.5%	X	11,049	2,165	19.6%	6,542	59.2%	7,858	71.1%	X
Venice	17,566	3,572	20.3%	9,009	51.3%	11,436	65.1%	X	2,627	188	7.2%	1,168	44.5%	1,632	62.1%	X
West Adams-Baldwin Hills-Leimert Park	58,337	22,654	38.8%	42,214	72.4%	49,643	85.1%		10,810	3,148	29.1%	7,630	70.6%	9,154	84.7%	X
West Los Angeles	28,934	3,686	12.7%	13,332	46.1%	17,296	59.8%	X	7,150	0	0.0%	2,506	35.0%	3,945	55.2%	X
Westchester-Playa Del Rey	18,271	1,481	8.1%	6,225	34.1%	8,081	44.2%	X	5,903	65	1.1%	1,793	30.4%	2,531	42.9%	X
Westlake	30,885	23,874	77.3%	29,235	94.7%	30,053	97.3%		4,818	3,313	68.8%	4,502	93.4%	4,676	97.1%	
Westwood	13,451	886	6.6%	4,385	32.6%	7,459	55.5%	X	3,259	0	0.0%	611	18.7%	1,569	48.1%	X
Wilmington-Harbor City	19,779	6,499	32.9%	11,706	59.2%	14,446	73.0%	X	5,187	1,053	20.3%	2,931	56.5%	3,747	72.2%	X
Wilshire	99,879	40,503	40.6%	74,852	74.9%	82,494	82.6%		24,316	3,743	15.4%	16,454	67.7%	19,476	80.1%	X
Citywide Total	1,138,534	332,521	29.2%	663,989	58.3%	794,341	69.8%	X	266,147	49,264	18.5%	142,988	53.7%	180,749	67.9%	X

Source: The Natelson Company, Inc., December 1994 and January 1995

In 1990, 29.2 percent of all housing units were affordable to very low income households, 58.3 percent of all housing units were affordable to low income households, and 69.8 percent were affordable to moderate income households. The Project is anticipated to decrease the percentage of new units affordable to all income groups. Specifically, the Project is anticipated to provide 18.5 percent of all new units affordable to very low income households, 53.7 percent affordable to low income households, and 67.9 percent affordable to moderate income households.

On a CPA basis, six CPAs are anticipated to provide a minimum of 38 percent of all new units affordable to very low income households. These CPAs are Boyle Heights, Central City, Central City North, South Central Los Angeles, Southeast Los Angeles, and Westlake. Thirteen CPAs are anticipated to provide a minimum of 57.5 percent of the new units affordable to low income households. These CPAs are Boyle Heights, Central City, Central City North, Hollywood, North Hollywood, Northeast Los Angeles, Silverlake - Echo Park, South Central Los Angeles, Southeast Los Angeles, Van Nuys - North Sherman Oaks, West Adams - Baldwin Hills - Leimert Park, Westlake, and Wilshire. Twelve CPAs are anticipated to provide a sufficient number of units affordable to moderate income households. These CPAs are Arleta - Pacoima, Boyle Heights, Central City, Central City, Hollywood, North, Hollywood, North Hollywood, Silverlake - Echo Park, South Central Los Angeles, Southeast Los Angeles, West Adams - Baldwin Hills - Leimert Park, Westlake, and Wilshire. All but six CPAs exceed the significance threshold. (Table HP-10)

In summary, the Project results in decreasing housing affordability for rental, purchase, and rental/purchase combined housing when compared with existing conditions.

2.3.4.2 Population

~~Implementation of~~ The Project would result in ~~the~~ an estimated population of 4,306,564 as indicated in **Table ~~HP-9~~ HP-11**. The 4.3 million person estimate does not exceed SCAG's Draft Regional Comprehensive Plan forecast population of 4,365,469. However, the increased population ~~at buildout~~ has the potential to significantly impact the necessary public infrastructure, community services, and natural resources. These impacts and the level of significance are discussed in greater detail in their respective sections of this EIR.

The City will establish a growth monitoring program that will provide information regarding the accuracy of future growth estimates and the distribution of that new development. This monitoring program is anticipated to annually document what has actually happened to Los Angeles' population and housing.

TABLE HP-11

~~Population Generation Projection~~

Community Plan Area	Existing Persons	Project Persons	Increase Above Existing	Percent Change
Arleta-Pacoima	90,958	115,461	24,503	26.9%
Bel Air-Beverly Crest	19,537	21,557	2,020	10.3%
Boyle Heights	94,580	122,092	27,512	29.1%
Brentwood-Pacific Palisades	54,880	64,619	9,739	17.7%
Canoga Park-Winnetka-Woodland Hills	150,560	191,892	41,332	27.5%
Central City	22,374	27,029	4,655	20.8%
Central City North	19,318	38,839	19,521	101.1%
Chatsworth-Porter Ranch	79,784	102,360	22,576	28.3%
Encino-Tarzana	66,487	79,352	12,865	19.3%
Granada Hills-Knollwood	54,352	61,630	7,278	13.4%
Harbor Gateway	36,011	45,951	9,940	27.6%
Hollywood	213,858	257,033	43,175	20.2%
Mission Hills-Panorama City-Sepulveda	109,072	139,950	30,878	28.3%
North Hollywood	123,410	156,181	32,771	26.6%
Northeast Los Angeles	237,293	298,084	60,791	25.6%
Northridge	58,867	76,308	17,441	29.6%
Palms-Mar Vista-Del Rey	103,707	118,981	15,274	14.7%
Port of LA	0	0	0	0.0%
Reseda-West Van Nuys	89,279	109,678	20,399	22.8%
San Pedro	71,970	88,927	16,957	23.6%
Sherman Oaks-Studio City	68,221	86,863	18,642	27.3%
Silverlake-Echo Park	79,097	97,048	17,951	22.7%
South Central Los Angeles	257,469	314,900	57,431	22.3%
Southeast Los Angeles	238,991	288,156	49,165	20.6%
Sun Valley	76,573	95,212	18,639	24.3%
Sunland-Tujunga	52,919	69,032	16,113	30.4%
Sylmar	59,479	77,683	18,204	30.6%
Van Nuys-North Sherman Oaks	136,889	165,973	29,084	21.2%
Venice	40,040	46,198	6,158	15.4%
West Adams-Baldwin Hills-Leimert Park	169,397	200,981	31,584	18.6%
West Los Angeles	68,062	83,331	15,269	22.4%
Westchester-Playa Del Rey	48,003	62,306	14,303	29.8%
Westlake	106,972	124,040	17,068	16.0%
Westwood	41,297	49,605	8,308	20.1%
Wilmington-Harbor City	74,073	92,168	18,095	24.4%
Wilshire	271,620	337,144	65,524	24.1%
Citywide Total	3,485,399	4,306,564	821,165	23.6%

2.3.4.3 Rates of Growth

While the Project ~~has adopted~~ adopts a 2010 planning horizon and ~~provided estimated~~ forecasts population ~~projections~~ and ~~anticipated~~ housing ~~distribution~~ growth, ~~the Project and~~ actual growth ~~are~~ may not ~~dependent upon these~~ occur ~~population levels or distributions~~ as forecast.

Population trends are influenced by many factors including development activity, economic trends, employment levels, natural disasters, and immigration policy. If the factors change, the actual population may vary from what was ~~more slowly than currently~~ anticipated. For example, if ~~as a result of slowing~~ economic trends slowed, population may not increase as much as forecast. Conversely, if immigration and birth rates swell ~~or it~~ population could expand rapidly ~~as a result of changing immigration and birth rates~~. As a result, the Project ~~will~~ does not directly prevent nor cause growth, it will only attempt to direct the growth that will occur to specific targeted areas.

Population levels, while related to development activity, are not directly tied to the number of housing units available. Population increases can occur during periods of slow or no growth in the number of available units. Similarly, it is possible to have stable or declining population levels during periods of rapid housing construction. Over long periods of time, construction of new housing units will match with population trends, but over shorter time periods construction cycles and population trends may not be consistent.

~~Population trends are influenced by many factors including development activity, economic trends, employment levels, natural disasters, and immigration policy. The Project attempts to accommodate anticipated population growth within specific targeted areas.~~

2.3.5 *Mitigation Measures*

2.3.5.1 Mitigation Through Framework Policy

Housing

Contained within the Project are policy statements ~~that~~ addressing potential housing and population impacts. The applicable plan policies are summarized below as they relate to the specific housing and population impacts.

Policies 3.3.1, 3.4.1, 3.5.1, 3.7.1, 3.13.1, 3.13.2, 4.1.2, and 4.1.5 provide for the ~~continuation~~ maintenance of existing and the development of new housing to meet the needs of existing and future residents. Policy 3.3.1, 4.1.2, and 4.1.5 distribute the housing and the population growth throughout the City, with Policy 3.4.1 conserving the existing residential neighborhoods designated as "Conservation Areas" and focusing new development in a network of centers and corridors known as "Targeted Growth Areas". With ~~the first two policies~~ Policies 3.3.1 and 3.4.1, the existing single family neighborhoods should remain intact with little development pressure to increase density or to change land use. Policies 3.7.1, 3.13.1, 3.13.2, and 4.2.1 encourage the majority of housing development to occur in multiple family ~~residentially designated~~ areas and mixed use designated areas.

Policies 3.5.4 and 3.7.3 encourage the rehabilitation and restoration of deteriorated and aging housing units. ~~*Policy 4.1.4 ensures that there is no net loss of housing capacity.*~~

Policies 3.5.2 and 3.6.1 encourage the development of new forms of housing such as small lot single family units, secondary units, co-housing units, and duplexes to meet the changing demographics of the City's residents.

Policies 4.1.1 and 4.1.6 encourage the development of housing for all levels of income. Specifically, Policies 4.1.2 and 4.1.6 will ~~require~~ encourage the equitable distribution of affordable units throughout the City.

Policy 4.1.3 attempts to reduce overcrowding by ~~regulating~~ encouraging the size of dwelling units to accommodate family size and composition.

Population

The Project contains policies that monitor growth on an annual basis. If the population in any CPA attains 75 percent of its total population as stated in **Table HP-~~9~~ 11**, then the City must reconsider demand for services.

2.3.6 *Level of Impact Significance*

2.3.6.1 Housing

Overcrowding

The analysis concludes that the Project meets the significance threshold for overcrowding when the *~~five~~ seven CPAs'* percentage of increase exceeds the citywide percentage increase (in persons per unit).

Housing Type Mix

~~With the Project, 32~~ *Thirty-three of the ~~36~~ 35 CPAs'* ~~have a~~ multiple family/single family ratios ~~that~~ vary by more than 10 percent from the CPAs' existing ratio. Furthermore, the Project's citywide ~~averages~~ ratio exceeds the 10 percent variation threshold. As a result, the Project's housing type mix impact is considered significant.

Affordability

The Project is not anticipated to provide sufficient number of rental or purchase units affordable to the very low income households, low income households, and moderate income households. As a result, housing affordability impacts are considered significant.

2.3.6.2 Population

The estimated population generated by the Project does not exceed the SCAG forecast. Therefore, population impacts are not considered significant.

2.3.6.3 Summary

The impacts generated by the Project are significant with respect to housing. The housing impact can be reduced to acceptable levels provided that the policies that are part of the Project and ~~the mitigation measures included here~~ are fully implemented.

For these reasons, the housing impacts related to the Project have been classified as *Class II, Significant but Able to be Mitigated Environmental Impacts*.

Page 2.4-1 – Section 2.4.1 Solid Waste Management Introduction, Insert the following as the first paragraph:

At the time of the Draft EIR preparation, the baseline numbers wee transmitted form the Bureau of Sanitation to the City of Los Angeles Planning Department during the data collection phase of this project. Since publishing the Draft EIR the Phase IV Report Solid Waste Management Policy Plan (Oct. 1993) has been implemented and the Program EIR for the Solid Waste Management Plan (SCH #89022213) is incorporated by reference. Also, the City's Source Reduction and Recycling Element is incorporated by reference as a mitigation measure in the Framework. This Element contains a monitoring component to track solid waste generation, diversion, and disposal.

Page 2.5-2 – Fourth paragraph shall be revised to read:

The Hyperion Treatment Plant is located on a 144-acre site adjacent to Santa Monica Bay and the City of El Segundo, southwest of Los Angeles International Airport.

Page 2.5-26 – First paragraph shall be revised to read:

Policies 9.1.1, 9.1.2, 9.1.3, 9.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.5, 9.3.1, 9.3.2, 9.4.1, 9.4.2, will provide measures to insure that the City's future wastewater treatment need can be met through...

Page 2.6-1 – Section 2.6.1 Water Resources Introduction, Insert the following as the first paragraph:

At the time of the Draft EIR preparation, the baseline numbers were transmitted from the Los Angeles Department of Water and Power to the City of Los Angeles Planning Department during the data collection phase of this proejct. Since publishing the Draft EIR, the 1995 Urban Water Managment Plan has been adopted and implemented. This document is now incorporated by reference as new information is now available. This new data will update the database at the first update.

Page 2.6-3 – Table WR-2, column 2 heading shall be revised to read:

Cubic ~~Feet~~ Meters

Page 2.6-21 – Last paragraph, second sentence shall be revised to read:

...demand (see Section ~~3.6.3.4~~ 2.6.3.4 above for a description of...)

Page 2.6-23 – Third paragraph, last sentence shall be revised to read:

As was discussed in Section ~~3.6.3~~ 2.6.3... Project (see Section ~~3.6.3.1~~ 2.6.3.1 above...

Page 2.6-23 – Fourth paragraph, first sentence shall be revised to read:

As was discussed in Section ~~3.6.3.5~~ 2.6.3.5...

Page 2.7-2 –Shall be revised as follows:

Delete Figure U-1

Page 2.8-1 – 'Introduction' to Section 2.8.1, second to last sentence shall be revised to read:

...However flooding impacts are generated when development is placed ~~development~~ in floodplain areas. Given...occur. Effects of the changed runoff patterns are not limited to the immediate vicinity of the changes. Changes have potential ramifications for "downstream" areas as well. Absent a sophisticated computer model, it is nearly impossible to accurately predict the full effect of altered drainage conditions (no such model is used or planned for use by the City at this time).

Page 2.8-1 – Section 2.8.2 shall be revised to read:

"...for the purposes of this analysis, development permitted by the Plan which has the potential of increasing ~~the amount of impervious surface in the City, thereby substantially increasing~~ stormwater runoff..."

Page 2.8-1 – Section 2.8.2 a, third threshold will be added to read:

c. Significant impacts to water quality could occur if the proposed project results in an increase in non-point pollutant sources.

Page 2.8-2 – Second paragraph shall be revised to read:

"The City of Los Angeles lies within parts of three major watersheds: the Ballona Creek, the Dominguez Channel and the Los Angeles River watersheds (Figure FC-1). ~~The...area.~~ Three major rivers drain ~~the Los Angeles Basin~~ through the City of Los Angeles: the Los Angeles River..."

Page 2.8-2 – Forth paragraph shall be revised to read:

Relief within the drainage basins in which the City is located ranges from sea level to over 2,700 feet. A portion ~~most~~ of the City is located...

Page 2.8-4 – Prior to section 2.8.4 'Project Impacts' shall insert:

For years now, the scientific community has been aware of an existing water pollution problems in Santa Monica Bay and San Pedro Bay. While inadequate sewage treatment has contributed substantially to this problem, the consensus is that today, the primary source of this pollution is non-point urban and storm water runoff which flows into the Los Angeles River. A substantial portion of this non-point water pollution comes from automobile use. Most urban and storm water runoff is not treated before it enters the ocean and, as a result, trash, hazardous chemicals and sediments are deposited into these bays, degrading off-shore water quality. According to the California Regional Water Quality Control Board, Harbor Park (machado) lake is also severely impaired from urban runoff. According to Heal the Bay, a non-profit environmental group, there is growing concern that this contaminated runoff affects the health of swimmers as well as the health of local aquatic ecosystems.

Page 2.8-4 – First paragraph shall be revised to read:

Figure FC-2 illustrates the areas of the City which are subject to flooding during 100-year and 500-year storm events (i.e. a rain storm with a one percent and 0.2 percent, respectively, chance of occurring in any given year). The 100-year flood zone is used as the benchmark in administration of the National Flood Insurance Program. As the figure illustrates, 100- and 500- year storm events primarily affect Sunland-Tujunga, Hollywood, Wilshire, West Adams, and Wilmington-Harbor City planning areas. According to the U.S. Army Corps of Engineers' (ACOE) study entitled "Los Angeles County Drainage Area (LACDA) Final Feasibility Report 6/92", a potential flood threat from a 100-year storm currently exists in the City of Los Angeles along Tujunga Wash Channel from Panorama City to Studio City, at the confluence with the Los Angeles River. In addition the area adjacent to the Los Angeles River is subject to flooding from northern Griffith Park down to the confluence with Arroyo Seco, with flooding occurring in the downtown Los Angeles area. Table FC-1 identifies the relative...

Page 2.8-4 – Second paragraph shall be revised to read:

"Storm drains within the City are constructed by both the City and ~~the~~ Los Angeles County ~~Flood Control District (LACFCD)~~. Los Angeles County constructs the majority of stormdrains and open flood control channels, and the City constructs local interconnecting tributary drains. The City generally designs its systems to convey storm flows from a ten year storm event; sump areas are usually designed to accommodate 50 year events. The County designs for a 50 year storm event..."

Section 2.8 all references to the "District" shall be changed to the "County".

Page 2.8-4 – Fourth paragraph shall be revised to read:

Identification of the City's storm drain deficiencies was not possible as part of this EIR; however, the current list of capital improvements (Bureau of Engineering, 1993/1994) provides some understanding as to where current problems are. There are also two large district proposed drainage projects which would reduce existing flood hazard areas. One is the ACOE/County "LACDA" project. The flood zone reduction benefits of this project occur along the Los Angeles river, in the lower reaches which are largely outside of the City's corporate limits. The local sponsor will address the drainage deficiencies of the upper reaches at a later date. The second is the County's proposed Hollyhills drain..."

Page 2.8-4 – Final paragraph, first sentence shall be revised to read:

"Identification of the City's stormdrain deficiencies was not possible as part of this EIR; however, the current list of capital improvements (Bureau of Engineering 1993/1994) provides some understanding as to where some of the current problems are.".

Page 2.8-7 – Bullets at the start of the page shall be revised to add the following:

- Victory Boulevard and Coldwater Canyon Boulevard
- Sherman Way Boulevard between Woodman Avenue and Whitsett Avenue
- Laurel Canyon and Riverside Drive
- CBS Studio Center
- Chinatown
- Downtown Center

Page 2.8-8 – Prior to section 2.8.5 'Mitigation Measures' shall insert:

The increase in impervious surfaces associated with future development could also result in an increase in contaminants and debris being swept by storm runoff into the City's storm drain channels, and then into local lakes and the ocean. Although the relationship between impervious surface areas and stormwater quality cannot be generalized, it should be acknowledged that implementation of the Framework would result in an increase in vehicular pavement area and the amount of vehicular activity, causing increased levels of pollutants in stormwater. As such, implementation of the Framework may result in a potentially significant water quality impact.

Page 2.8-9 – Section 2.8.5.1 shall be revised to read:

The Framework contains several policies which are intended to reduce the potential for increased storm water runoff and development in floodplains. Policy 6.1.1 calls for the consideration of appropriate methodologies to protect significant remaining open spaces to mitigate hazards such as flooding. Policy 6.1.4 calls for the conservation of the City's undeveloped watersheds, where feasible, as a mechanism to reduce stormwater runoff. Program P-8 calls for the development and adoption of standards which address flood hazards and stormwater quality problems generated by new and redevelopment. Furthermore, the City will be required to address these issues as part of the municipal NPDES permit approval process.

In the Open Space and Conservation Chapter, Policy 6.2.1, which deals with the establishment of a citywide Greenways Network, highlights the Los Angeles River as a primary element of the network. However, the policy also indicates that when considering open space improvements of the River and drainages, their primary purpose for flood control shall be considered.

Policy 6.3.1 calls for the preservation of flood plains, among other things, as open space wherever possible to minimize the risk to public safety.

In the Infrastructure and Public Services section of the proposed Framework, several stormwater policies are proposed. Many of these policies have been revised or supplemented during the public review process of the Draft Framework. Policies 9.5.1 through 9.5.4 call for development of a stormwater management system that has adequate capacity, adequate maintenance of the City's drainage system and implementation of programs to correct any existing deficiencies. Policy 9.6.1 calls for the pursuit of funding strategies which link sources of revenue to sources of runoff and project beneficiaries.

Policies 9.6.1 through 9.6.3 call for the establishment of standards and/or incentives which mitigate flood hazards and manage stormwater pollution, the support of programs which intercept runoff, protect natural drainage features, create stormwater detention/retention facilities, flood-proof or buy-out inappropriate structures in existing flood zones. Most importantly, Policy 9.6.4 call for proactive participation in inter-agency efforts such as the Santa Monica Bay Restoration Project, the Los Angeles River master Plan, the Los Angeles River Parkway Project and the Los Angeles County Drainage Area Water Conservation and Supply Feasibility Study. Not only do these policies address storm water flow volumes, *these policies also help to mitigate water quality impacts.*

There are additional policies in the Framework which address potential water quality impacts directly: Policy 9.7.1 calls for the City's active involvement in the regional NPDES municipal stormwater permit. Policy 9.7.2 calls for aggressive development and implementation of educational programs. Finally, Policy 9.7.3 calls for management practices to reduce stormwater pollution through monitoring and modeling of sources, prioritization of pollutants, pilot projects for specific management practices, development of implementation standards and consideration of runoff reduction techniques. These policies conform with the Draft Report of Waste Discharge which is being prepared as part of the application for a new, municipal NPDES permit (the current permit will expire July, 1995). These policies are also consistent with the programs included in the Santa Monica Bay Project Restoration Plan, a document which was recently approved.

When considered altogether, these policies adequately reduce potential stormwater increases and flooding impacts as well as water quality impacts generated by anticipated development in the Targeted Growth Areas to less than significant levels

Page 2.8-10 – Section 2.8.6 shall be added to the end of the section to read:

However, please not that even if local infrastructure provides adequate protection against flooding, future development could still have flood-related consequences on downstream areas. Accurately determining the extent of such indirect effects is not possible at this level of analysis, and must be addressed within the existing efforts at interjurisdictional coordination.

Page 2.9-19 – Third paragraph, first sentence shall be revised to read:

Growth within Los Angeles will have only a small traffic impact relative to regional growth outside the City.

Page 2.10-2 – Second paragraph, last sentence will be deleted as follows:

~~Services not addressed in the Fire Protection and Prevention Plan are assumed to be adequate, such as EMS units, Port of LA units, and units at both LAX and Van Nuys Airports.~~

Page 2.10-11 – Paragraph 4, line 4 will be revised to read:

"...~~six~~ 13 emergency medical..."

Page 2.10-11 – Paragraph 4, line 5 will be revised to read:

"...~~three~~ 11 paramedic..."

Page 2.10-11 – Paragraph 4 line 6 will be revised to read:

"...~~1990~~ 1995)

Page 2.10-11 – Last paragraph, fifth sentence shall be revised to read:

Based on this database, the LAFD has indicated that the average response time to emergencies requiring EMS is predicated on traveling approximately 22 miles per hour.

Page 2.10-11 – Last paragraph, seventh sentence shall be revised to read:

The City standard for EMS (medical emergency response, includes fire resources and rescue ambulance ~~not just ambulance service~~) is one and a half miles.

Page 2.10-13 – First paragraph, first two sentences shall be deleted as follows:

~~The desirable response distance for ambulance service is two miles. In addition, most ambulances are paramedic trained to provide additional service other than only transport.~~

Page 2.10-13 – Second paragraph, shall be revised to read:

Existing conditions indicate that ~~both~~ engine, ~~and~~ truck and rescue ambulance ~~company~~ service availability experience an overall shortage within the City. ~~As indicated by the LAFD, EMS is considered adequate.~~

Page 2.10-15 – First paragraph, last sentence shall be revised to read:

Policy 9.17.1 addresses the monitoring and forecasting of demand for existing and future fire facilities and service for the purpose of assuring that every neighborhood would have the necessary level of fire protection and EMS service and infrastructure.

Page 2.10-15 – Second paragraph, last sentence shall be revised to read:

Specific issues covered in this set of policies include: completion of current fire service capital improvements; identifying and prioritizing areas of insufficient fire facilities; land acquisition for fire station sites in areas deficient in these facilities; ordinance related actions pertaining to fire protection and EMS services; and advance planning for fire station site funding and construction.

Page 2.11-6, First sentence in the first paragraph under section 2.11.5.1 Mitigation through Framework Policy shall be revised as follows:

Policies 3.3.2, 5.4.2, 9.14.1 through ~~9.16.2~~ 9.16.1...

Page 2.11-7, Third paragraph replace the two numbered bullets as follows:

1. For individual expenditure categories, the analysis assumes that unitized expenditures (i.e. per capita, per household, per square foot of commercial/industrial space) will be maintained at current levels. Total expenditures do not remain constant through 2010 but increase in proportion to the City's growth.

2. The fiscal analysis for 2010 does not assume full utilization (i.e. buildout) of commercial and industrial areas. The 2010 levels of commercial and industrial development assumed in the fiscal model are based on the Framework market analysis and are thus considered feasible.

   The buildout analysis, by definition does assume full utilization of commercial and industrial areas in the City. The buildout analysis is based on the theoretical capacity of the Plan; these levels of development are not necessarily feasible from a market perspective.

Page 2.11-7 – Second to the last paragraph shall be replaced with:

If full buildout of the Framework Plan were achieved, the City would experience a tremendous fiscal surplus (over $2 billion per year). The reason for this large surplus is that the Theoretical capacity for commercial and industrial development under the Framework Plan significantly exceeds the level which would be necessary from a fiscal standpoint to serve the buildout population. Thus, it would not be necessary to achieve full utilization (i.e. Theoretical capacity) of commercial and industrial areas in order to maintain or even expand services to the buildout population.

Page 2.12-1 – Paragraph 4, lines 7 and 8 shall be revised to read:

This enables the school to accommodate ~~1/3 more students than in~~ 123 percent the capacity of a traditional calendar school.

Page 2.12-1 – Paragraph 4, lines 13 and 14 shall be revised to read:

Both enabled schools to accommodate ~~50 percent more students than under~~ 140 percent the capacity of a traditional calendar school.

Page 2.12-1 – Paragraph 4 will be followed by the following:

In 3-track calendar systems two-thirds of all enrolled students are in school while the other third is on vacation.

Page 2.12-1 – Footnote 1, line 1 will be revised to read:

"This came about as a result of a lawsuit which, among other things, challenged the overcrowded..."

Page 2.12-9 – Paragraph 2, third sentence shall be revised to read:

~~The calendar of any particular school facility in the district is left to the discretion of the principal of that school.~~ The calendar of any school in the district is determined by consensus of the stakeholder groups, i.e. parent/community members, teachers, and school and District staff. A multi-track schedule cam be imposed on a school when the number of students who have to be bused out reaches critical levels. Schools operating on multi-track calendars may not change to single track calendars unless they can accommodate all of their current students, plus any projected enrollment increase of the next five years, an a two semester calendar.

Page 2.12-11 – Third paragraph, first sentence shall be revised to read:

Policies 3.3.2, 3.9.2, 3.13.3, 5.4.1, 7.4.2, 9.32.1, 9.33.1, 9.33.2, 9.34.1, and **7.10.1** through **7.10.3...**

Page 2.13-11 – Last paragraph, first sentence shall be revised to read:

Policies 3.9.2, 3.13.3, 5.4.2, 7.10.1, 9.21.1, 9.21.2, and 9.22.1, 9.21.2, and 9.21.3 and contained in the General...

Page 2.14-1 – Section 2.14.2.2, thresholds "a" and "b" shall be rewritten to clarify as follows:

"1. permits development which substantially inhibits provision of sufficient quantities of public open space (based upon City planning standards).

"2. places substantial demands on existing open space."

Page 2.14-15 – Table R-3

The second column of Table R-3 for the Northridge community planning area shall be revised to 2378.2 acres of existing and proposed open space zoned land.

Figure R-3 shall be deleted from the EIR as it inappropriately portrays private lands as desirable open space.

Page 2.14-14 – First and second paragraphs shall be revised to read:

Table R-3 identifies the acreage of existing and proposed open space land within each CPA. Please note that the "open space" zone is only applied to public lands, and that this zoning designation ~~open space zoned land~~ includes portions of certain City, County and state parks, but does not include all City park property. As the table indicates, the greatest amount of open space zoned land can be found in the Brentwood-Pacific Palisades area,, while there is no designated open space within the Port of Los Angeles.

As noted, the City's planning standard for open space and parkland is 10 percent of all lands. However, in terms of state law, open space is defined only as those areas which are currently, or proposed to be, zoned as open space. Because the state definition is more restrictive, it provides a worst-case analysis of the status of open space in the City because it only counts those lands which are assured protection under open space zoning. Therefore, this analysis redefines the 10 percent standard to only include current or proposed open space zoned land, and not include all parkland (which may have different, less protective zoning). Using this revised planning standard...

Page 2.14-17 – Section 2.14.4.2 shall be revised to read:

As implementation of the Framework proceeds, the following open space-related impacts can be expected:

- Private vacant lands (with non-rural zoning) both within, and outside of, proposed Targeted Growth Areas would likely be developed with non-open space uses. This is considered to be a potentially significant impact of the Framework pursuant to open space threshold "a" because the location of these vacant lands tends to correlate with areas which are currently lacking public open space.

- Private open space (A-1, A-2 and RA zoned lands) could be lost to development of at least one dwelling unit per acre, or may be committed through adopted Community and Specific Plans to other more intensive uses. This is a particular concern in the Santa Monica Mountains area and the northern edge of the San Fernando Valley. However, the extent of this loss is unknown because other factors, such as existing geologic conditions or adherence to the City's hillside development ordinance, may limit the amount of development that can actually occur on these private open space lands. Note that there are no Targeted Growth Areas proposed by the Draft General Plan Framework in areas of the City which are zoned RA, A-1 or A-2 other than where approved Specific Plans already exist. The loss of private open space is considered to be an adverse but less than significant impact because the City currently meets the planning standard of 10% of all lands being in public open space, and the areas in which these losses would occur are not currently deficient in public open space.

- Existing public open space would not be lost as a direct result of the Framework because there are no Targeted Growth Areas proposed on public open space zoned lands, Citywide acreages may increase due to parkland dedications associated with the Porter Ranch and Playa del Rey Specific Plans.

- In open space deficient areas of the City, development under the Framework would result in the existing open spaces of these areas being increasingly utilized by the ensuing population. This, in turn, may compromise the value of these limited public open spaces through over-use. Because 24 of the 35 community planning areas (plus the Port of LA) are currently deficient in public open space, this is considered to be a potentially significant impact pursuant to open space threshold "b".

~~Furthermore, land acquisition is inherently inequitable because it may not occur in the areas which are the most in need. "With this in mind, the TGA map of the proposed Framework Plan was superimposed on Figure R-3 to determine whether the plan would result in the substantial loss of zoned or desired open space areas. The mapping analysis revealed that several TGAs would infringe upon several mapped open space areas. These impact areas include:~~

~~the west side of Laurel Canyon Blvd. between Vanowen Street and Victory Blvd.;~~
~~the east side of Van Nuys Blvd. between Magnolia Blvd. and Riverside Drive;~~
~~the north side of Ventura Blvd. east of Coldwater Canyon Ave.;~~
~~the north side of Wilshire Blvd. between Fairfax Avenue and La Brea Avenue.~~

~~Based upon open space threshold "a" stated in Section 2.14.2.2, the Framework is considered to generate a potentially significant open space impact in this regard.~~

~~Future development permitted in the "conservation" areas of the Framework could also result in a significant loss of open space. This is because private lands that currently support open space uses could still be developed in the future with non open space uses. This is a particular concern in the Santa Monica Mountains area and the northern edge of the San Fernando Valley. Consequently, based upon open space threshold "b", the Framework would result in a potentially significant open space impact in this regard.~~

Page 2.14-18 – Section 2.14.5.2.1 shall be revised to read:

"The Framework proposes several policies which address the issue of open space preservation and enhancement. Policy 6.1.1 calls for the consideration of appropriate methodologies to protect significant remaining open spaces through various economic incentives and public acquisition. Policy 6.1.2 calls for development policies which, among other things, should preserve habitat linkages, where feasible, and which should preserve natural viewsheds, wherever possible in hillside and coastal areas. These policies further reduce impacts associated with loss of private open space.

To offset the loss of open space associated with the development of vacant lands and the increased demand on remaining urban open spaces, Policy 6.2.1 calls for the establishment, where feasible, of the linear open space system represented in the Citywide Greenways Network map. Policy 6.4.6 calls for the consideration of pedestrian street, community gardens, shared school playfields and privately owned commercial open spaces that are accessible to the public as part of the City's open space inventory. Policy 6.4.7 encourages the development of public plazas, forested streets, farmers markets, residential commons, rooftop spaces, in urbanized areas. Policy 6.4.7b encourages the improvement of open space, both on public and private property, as opportunities arise. Policy 6.5.5 calls for the establishment of incentives for the provision of publicly accessible open space in conjunction with private development projects. When considered as a whole, these open space policies go far in offsetting the loss of vacant lands which currently support open space uses.

Page 2.14-18 – Section 2.14.6 shall be revised to read:

"Implementation of the proposed Framework Plan would generate potentially significant but mitigable (Class II) impacts to the City's recreational resources because of the policies the Plan includes. The loss of open space uses resulting from Framework implementation is considered to be a potentially significant but mitigable impact (Class II), given the proposed policies. ~~and the additional mitigation recommended above.~~"

Page 2.15-8 – Following the fifth paragraph and bullets under Section 2.15.4 Project Impacts, add the following text and figure:

...: Ventura Boulevard and Balboa Boulevard.

Figure CR-4A (following page) illustrates Potential Historic Areas from the 1995 LUPAMS Housing Data. From this figure, it is evident that the majority of the pre-1955 parcels are located in four Community Planning Areas:

- Wilshire
- West Adams–Baldwin Hills–Leimert
- South Central Los Angeles
- Westchester–Playa del Rey

Page 2.18-16 – Forth paragraph, line 13 shall be revised to read:

"...between April and September of each ~~hear~~ year..."

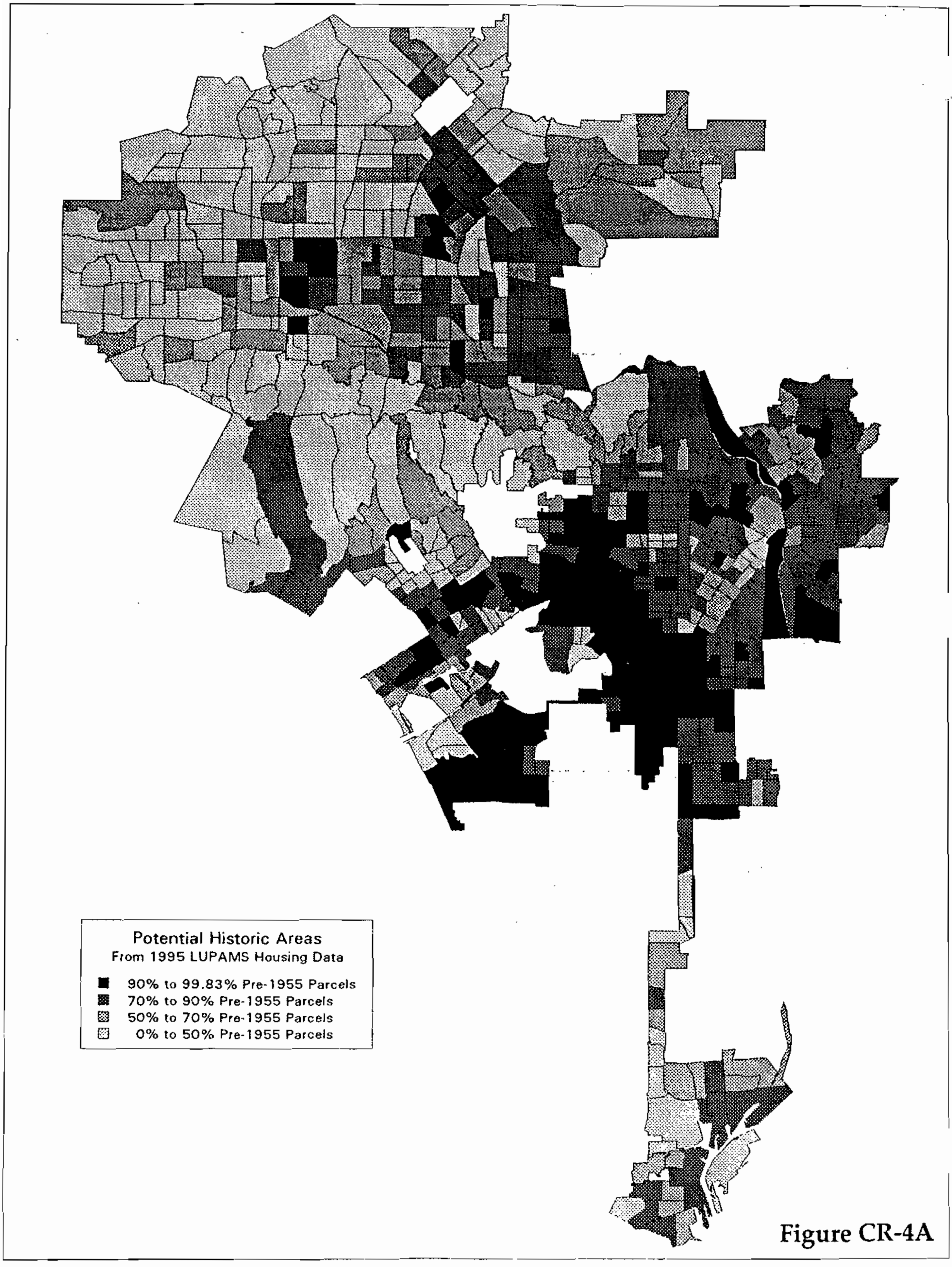
Potential Historic Areas
From 1995 LUPAMS Housing Data
90% to 99.83% Pre-1955 Parcels
70% to 90% Pre-1955 Parcels
50% to 70% Pre-1955 Parcels
0% to 50% Pre-1955 Parcels

Figure CR-4A

Page 2.18-39 – Section 2.18.7 shall be revised to read:

The policies within the Framework Plan would reduce potential impacts to biological ~~resources to less than significant (Class III),~~ however, they remain significant and unavoidable (Class I) outside the Targeted Growth Areas.

Page 2.19-19 – Fourth paragraph title shall be revised to read:

Urban Form and Neighborhood Design (Policies 5.2.1, 5.2.2, 5.3.1, 5.3.3, 5.3.4, ~~8.5.2~~ 5.5.2)

Page 2.19-19 – Fifth paragraph title shall be revised to read:

Transportation (Policies 8.1.1, 8.1.2, 8.1.3, 8.2.1, 8.2.2, 8.2.3, 8.3.1, 8.3.2, 8.4.1, 8.4.2, 8.4.3, 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, ~~8.5.8,~~ 8.8.1, ~~8.8.2, 8.8.4, 8.8.5,~~ 8.9.1, ~~8.10.2, 8.11.2, 8.12.2, 8.13.2,~~ ~~8.14.3, 8.14.4, 8.18.1, 8.18.2~~)

Page 2.19-20 – Fifth paragraph title shall be revised to read:

Permitted Uses, Density, and Character (Policies 3.8.2, 3.8.3, 3.9.2, 3.9.5, 3.13.1, 3.13.2, 3.13.3, ~~3.13.7,~~ 3.13.6, 3.14.2, 3.15.2, 3.15.3)

Page 2.19-31 – Second paragraph, second sentence shall be revised to read:

Section ~~3.19.5.1~~ 2.19.5.1 above...

Page 2.19-32 – Section 2.19.6.3, first bullet shall be revised to read:

- Provide bicycle lanes on City streets where appropriate, including whenever possible room for bicycle users to avoid striking open car doors without obstructing motor vehicle traffic.

Throughout the LAFW EIR document, the term "No Growth alternative" shall be changed to "No Build alternative".

Section 3.1 – Pages 3-1 through 3-16 shall become the new **Section 4.0 Adjacent Jurisdictions** and shall have the following changes:

Page 3-13 – First paragraph, line 1 under City of El Segundo shall be revised to read:

A mixed-use Regional Center ~~Community Center~~...

Page 3-13 – First paragraph, last sentence under City of El Segundo shall be revised to read:

These changes may significantly impact lands in the City of El Segundo ~~Hawthorne~~.

Page 3-20 – Section 3.4.8 shall be revised to read:

Further urbanization of other cities and communities within Los Angeles County has the potential to result in a continuing increase in stormwater runoff, further degradation of coastal water quality, and exposure of an increased number of persons and property to floodplain hazards. The development allowed under the Framework could also potentially contribute to this cumulatively adverse impact. However, the Framework's watershed and storm drain management policies (as discussed in Section 2.8.5.1), in conjunction with existing water quality control regulations, compliance with both the city's municipal NPDES permit and implementation of the Santa Monica Bay Project Restoration Plan, would adequately mitigate these cumulative drainage and water quality impacts.

Page 3-21 – Section 3.4-14 shall be revised to read:

Development allowed under the proposed Framework would contribute incrementally to the overall , cumulative loss of open space that is presently occurring throughout the County. Cumulative increases in recreational demands are also a concern. In particular, the lace of open space in the Westchester/Playa Del Rey area and the projected population increase in this community planning area has the potential of resulting in increased usage of the City of El Segundo's recreational facilities. However, as discussed in Section 2.14 Recreation and Open Space, the Framework contains a variety of policies which would be able to reduce the City of Los Angeles' contribution to the cumulative recreation impact to less than significant levels. The cumulative loss of vacant lands which currently provide open space uses remains significant and unavoidable.

Page 3-22 – Section 3.4.18 shall be revised to read:

~~The Framework Plan would not generate significant impacts to biological resources.~~ The Plan...

3.0 CUMULATIVE PROJECTS

The California Environmental Quality Act (CEQA, §15355) defines "cumulative impacts" as two or more individual effects that, when considered together, are considerable or will compound other environmental impacts. The cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby related projects. For example, traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together. An applicable situation could be that in itself, the City of Los Angeles' traffic generation would not impact the existing roadway/freeway system throughout the City. However, when regional traffic from other counties, jurisdictions, and out of area truck traffic are added to the City's traffic, the impact becomes much greater and the necessary mitigation multiplies. The method of cumulative impact analysis used in this document allows the EIR to provide a reasonable forecast of future environmental conditions and more accurately gauge the effects of a series of projects.

The proposed project is a Framework Element which sets guidelines for the regulation of all future development within the City of Angeles and influences future development in the adjacent areas. As such, the cumulative impact analysis for this type of project must be based on a larger scale than is utilized for EIRs on individual developments. A cumulative area for analysis includes cities adjacent to the City of Los Angeles and significant areas which influence or are influenced by the City of Los Angeles. These significant areas are discussed separately in Section 4.0, titled Adjacent Jurisdictions. The text that follows, provides a listing of the regionally significant projects that have been undertaken during the General Plan Framework process.

This section provides a qualitative analysis of the Cumulative Projects. Another measurement of analysis for cumulative significance is compliance with the regional plan for the Los Angeles region.

3.1 Regionally Significant Projects

The following includes a brief listing of regionally significant projects and the level of impact the Framework Plan may have on these future projects. The integrated projects within the Framework Plan are described following the project title.

Community Plan Updates - It is a goal of this EIR and Framework Plan to be the data base for the Community Plan updates within the City of Los Angeles for the 35 Community Plans and one District Plan (Port of Los Angeles).

Metro Rail - This rail system is composed of the Red Line, the Green Line, and the Blue Line (extension) forming the newly merging backbone of the MTA's regional transportation network for the Los Angeles regional area. The General Plan Framework integrates these Metro Rail lines and stations into the Plan.

Other regionally significant projects include:

- I-110 Transit-way
- Alameda Corridor
- Airport Master Plan
- Port of Los Angeles 2020 Project
- Air Quality Management Plan (SCAQMP - described in the Air Quality Chapter of this document)

- SCAG Regional Comprehensive Plan (Described further in this section)
- Los Angeles County Sanitation District Wastewater System Master Plan
- Army Corps of Engineers Los Angeles Basin flood Control Plan
- Glendale Industrial Redevelopment Plan
- Burbank Downtown Redevelopment Plan
- Burbank Airport Expansion
- Clean Water Program (Wastewater Treatment Expansion)
- City Solid Waste Management Program and SRRE
- County Solid Waste Management Program and CoSRRE
- Buildout of Porter Ranch
- Playa Vista Buildout
- Central City West
- MUCA - North Hollywood

3.2 Regional Plan

The Southern California Association of Governments (SCAG) is in the process of restructuring the process which may develop into a Regional Comprehensive Plan. At the present time SCAG has adopted the Regional Mobility Plan and a Growth Management Plan for the five county SCAG region (including Los Angeles, San Bernardino, Riverside, Orange and Ventura Counties). The City of Los Angeles General Plan Framework is inherently consistent with these plans because it will be incorporated as the sub-regional component of the future cumulative Regional Plan. For consistency purposes, there are no impacts to this plan. With respect to the two already adopted plans, the City of Los Angeles General Plan Framework incorporated the conclusions of these into the modeling efforts for the regional analysis. Volume III of the Regional Comprehensive Plan (1994) is included in the Appendices of this document.

The General Plan Framework is a very visable, integral piece of the SCAG regional plan. As such, the cumulative "picture" for the Framework Plan is necessarily the recently adopted (1994/1995) Regional Comprehensive Plan, Regional Mobility Element and accompanying EIR. As previously noted, the Framework Plan is inherently consistent with these Plans and as such, relies on the analysis performed and approved by the Southern California Association of Governments.

One of the principal regional issues covered by the Framework Plan is the correlation of the regional transportation picture and its relationship with regional air quality. If development were to stop in the City of Los Angeles and no Transportation Improvement and Mitigation Program (TIMP) were put into place, the mobility and air quality would worsen throughout the region. The City, along with the entire region, need to work together as a cohesive unit to address these challenges facing southern California.

3.3 Cumulative Environmental Analysis

This section contains discussions regarding cumulative impacts as they relate to each of the environmental sections analyzed herein. Each section has a distinct representation of cumulative analysis. For example, transportation/circulation and air quality are necessarily analyzed on a regional basis for cumulative impacts. This is due, primarily, to the regional nature of governing bodies for these issues, such as SCAG and the Air Quality Management District. Other environmental issues are governed locally like schools (Los Angeles Unified School District), libraries (Los Angeles City Library System) and emergency services like police and fire (Los Angeles Police and Fire Departments).

3.3.1 Land Use

There are 35 Community Plan Areas (and the Port of Los Angeles) in the City of Los Angeles, as well as many Specific Plans within these Plan areas, such as the Downtown Specific Plan and the Porter Ranch Specific Plan. The General Plan Framework has taken into account and is compatible with these community and Specific Plans. It is also acknowledged that this EIR is based in part on the Airport Land Use Planning Handbook for compliance with the Airport Land Use Plan. The estimates of development that will occur on implementation of the General Plan Framework represent, for both Policy and Theoretical Buildout, the cumulative amount of development and growth that will occur within the City and each Community Plan Area. Consequently, they represent the "cumulative" development that will occur throughout the City of Los Angeles.

According to Volume 1 Chapter 1, and Volume 2 Part IV Chapter 1, of the SCAG RCP EIR, an increase of nearly 7.4 million people and corresponding land use impacts on a regional perspective are considered significant. "Implementation of the strategies identified in the Regional Mobility Element should reduce the potential significant changes ~~impacts~~ of the proposed project". These policies, however only mitigate to the maximum extent feasible and significant unavoidable impacts remain on a cumulative level for the General Plan Framework ~~Plan~~.

Cumulative Significance: Significant Unavoidable impacts on the Los Angeles region

3.3.2 Urban Form

The estimates of development that will occur on implementation of the General Plan Framework represent, for both Policy and Theoretical Buildout, the cumulative amount of development and growth that will occur within the City and each Community Plan Area. Consequently, this characterization of these areas along with the region constitute the cumulative analysis picture. It is anticipated that the urban form of the region, when considered as a whole, would result in cumulative impacts, however, these are considered less than significant.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.3 Housing and Population

The City of Los Angeles and its neighboring cities and Los Angeles County have undergone significant growth in the past decades. As the region continued to grow, however, the southern California growth centers during the 1980s shifted to the Inland Empire (San Bernardino County, Riverside County) and Orange County. In efforts to forecast and guide development on a regional basis, the Southern California Association of Governments (SCAG) has developed Regional Growth Management Plan and more recently, Draft Regional Comprehensive Plan. As part of the Draft Regional Comprehensive Plan, SCAG solicited input including growth forecasts and growth maps from the local jurisdictions. SCAG concurs with the City of Los Angeles that the General Plan Framework project when adopted will constitute the City of Los Angeles subregion's input to the Regional Comprehensive Plan. As such, the traditional evaluative tool for housing/population cumulative projects, comparing the proposed project with the regional plan, would result in the conclusion that the Project complies with the Regional Comprehensive Plan for housing and population.

The issue of Housing and Population is addressed in Volume 1, Chapter 2 and Volume 2 Part IV Chapter 2 of the SCAG RCP EIR. "Implementation of the strategies identified in the Regional Mobility Element (RME) are consistent with general plans of local jurisdictions within the region. Implementation of the RME policies would reduce secondary impacts such as education, human resources, air quality, water resources, transportation, noise, and public utilities and facilities associated with the distribution of housing growth. However, implementation of these policies would not reduce secondary impacts to a less than significant level." Implementation of the proposed mitigation measures offered in Table II-1 page II-5 No. 2.4 would reduce impacts to housing and population to less than significant. Thus the cumulative impacts for the General Plan Framework are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.4 *Solid Waste*

As the region and City of Los Angeles continue to grow, there will be a continued need for increased landfill capacities on a regionwide level. Since City generated wastes are disposed in a number of landfills which also accept wastes generated outside of the City of Los Angeles, a potential for cumulative impacts to solid waste management exists on a regional level. As the City continues to grow and disposal quantities increase, less and less disposal capacities remain available for the region as a whole. The impact analysis assumed that the region would continue to grow at a rate equivalent to that of the City (which is assumed to be a conservative assumption). This assumption entails that those landfills which accept waste from outside City boundaries (including Bradley West, Calabasas, Chiquita Canyon, and BKK) will also exhaust their disposal capacities for non-City-, as well as City-generated-disposal-need concurrently as for City-generated-disposal-need.

Volume 1 Chapter 13 and Volume 2 Part IV Chapter 13 of the SCAG RCP EIR identify potential solid waste impacts. According to this analysis, solid waste generation in 2015 is expected to exceed 1990 levels and Los Angeles and Ventura County landfill capacity depletion is considered a significant impact. Solid waste generation in Los Angeles County is expected to range from 8.4 (50 percent diversion) to 16.7 (0 percent diversion) million tons annually. Implementation of mitigation measures 13.3, 13.4 (a-g) and 13.6 identified in Table II-1 page II-49 of Volume II are considered to reduce solid waste impacts to the region to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, solid waste impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.5 Wastewater

As was discussed in Section 3.5, the City of Los Angeles utilizes the Burbank Water Reclamation Plant (BWRP) and the LA County Sanitation District - Joint Water Pollution Control Plant (LACSD-JWPCP) for a small portion of its wastewater treatment needs. Both BWRP and JWPCP are not owned by the City of Los Angeles and potential cumulative impacts to these facilities exist.

The Project Buildout analysis assumed that flows to these facilities not originating from the City of Los Angeles would continue to increase with the same proportion as that for the City as a whole.

Table WW-7 includes projected flows to BWRP and JWPCP for Project Buildout of the General Plan Framework. Cumulative impacts are not anticipated at BWRP under Project Buildout; however, cumulative impacts are expected at JWPCP. With the assumption that the County will continue to grow at the same rate as the City, JWPCP will have projected flows in excess of capacity of 80 MGD under the proposed Project Buildout of the General Plan Framework.

For BWRP and JWPCP, the portion of wastewater treatment need originating from the City of Los Angeles is relatively small. For JWPCP, projections of Los Angeles City wastewater treatment need at Project Buildout represents only 4 percent of the total wastewater treatment need for JWPCP Thus, although cumulative impacts are expected for LACSD-JWPCP; as discussed in the Wastewater section of this document, the City's contribution to wastewater impacts can be mitigated.

Volume 1 Chapter 13 and Volume 2 Part IV Chapter 13 of the SCAG RCP EIR identify potential wastewater impacts. According to this analysis, impacts as they relate to projected growth (San Bernardino–94 percent increase, Riverside–50 percent increase, and Imperial–126 percent increase) affecting wastewater treatment capacity are of concern. Adequate wastewater treatment capacity is expected in Los Angeles, Ventura, and Orange Counties, with implemtnation of RCP strategies. Implementation of mitigation measures 13.1 (a-h) identified in Table II-1 page II-46 - II-49 Of Volume II are considered to reduce regional wastewater impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, wastewater impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.6 Water Resources

Future water supply availability from the Los Angeles Aqueducts and the MWD are dependent upon the water demands of the state as a whole. As was noted in section 2.6.3.2, changes in the water supply or use of any one region of the State tend to have effects that ripple throughout the State. Much of the City's future increase in water demands will be met through increased purchases from MWD. MWD preferential water rights, under Section 135 of the MWD Act are determined by the total cumulative taxes paid to MWD by that member agency divided by the total cumulative taxes collected by the MWD for its entire service area. Each member Agency's preferential rights are therefore proportionate, and future water supply from the MWD is dependent upon the relative growth of the City versus other member agencies.

A significant cumulative impact under Project Buildout will not occur. Long term projected water rights for the City are based on projected preferential water rights from the MWD. Under Project Buildout of the Framework Plan, the generated water demand for the City is estimated at 784,000 AFY while long term forecasts for available water supply are estimated at 1,371,000 AFY.

Volume 1, Chapter 7 and Volume 2, Part IV, Chapter 7 of the SCAG RCP EIR identify potential water resource impacts. According to this analysis, ~~impacts as they relate to projected growth affecting water demand and distribution are of concern.~~ Implementation of the RCP would generate a water demand by the year 2010 in excess of current projected supply for the MWD and non-MWD water agencies, due to the distribution of population within these water agencies' service areas. Implementation of mitigation measures 7.1 (a-l) identified in Table II-1 page II-9 through II-14 Of Volume II are considered to reduce regional water resource impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, water resource impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.7 Utilities (Electricity/Natural Gas)

Although anticipated power and natural gas supplies for the City appear to be adequate to support the anticipated 2010 buildout of the proposed Framework Plan, the increase in utility demands generated by this Plan can be considered to be cumulatively significant in the context of future growth elsewhere in Los Angeles County. As discussed in Section 2.7, electrical power is generated by a variety of means, some of which are non-renewable resources. Future legislation arising from environmental concerns may also limit the expansion of nuclear power and hydroelectric power sources. Consequently, power supplies may become more expensive if the County's demand continues to expand without a corresponding expansion in power supply sources. Similarly, as discussed in Section 2.7, natural gas is also a non-renewable resource for which expansion of demand may ultimately outstrip expansion of supplies.

Volume 1, Chapter 13 and Volume 2, Part IV, Chapter 13 of the SCAG RCP EIR identify potential electricity and natural gas resource impacts. According to this analysis, ~~impacts as they relate to projected growth affecting energy demand and distribution are of concern.~~ Implementation of the RCP would result in an increase in energy consumption in the SCAG region and would require additional transmission capacity to convey energy into the region. Also, there would be the need to expand upon, and upgrade existing energy distribution facilities and related infrastructure within the SCAG region. Implementation of mitigation measure 13.6 identified in Table II-1 page II-51 of Volume II is considered to reduce regional energy resource impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, water resource impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.8 Flood Control/Drainage

Further urbanization of Los Angeles County will result in a continuing increase in stormwater runoff, water quality degradation and exposure of persons and property to floodplain hazards. Development under this plan would contribute to this cumulative impact because of the problems described in Section 2.8. Policies outlined as mitigation in Section 2.8 offer a reduction of potential impacts.

Volume 1 Chapter 7 and Volume 2 Part IV Chapter 7 of the SCAG RCP EIR identify potential flooding and drainage impacts. According to this analysis, impacts as they relate to projected growth affecting flooding as they specifically relate to flood hazard zones are of concern. The major growth areas and river systems affected include:

- the northern portion of the county surrounding the Angeles National Forest (Los Angeles Co.);
- the southeastern portion of the county surrounding the Cleveland National Forest (Orange Co.);
- the southwestern portion of the county and along the Mojave River (San Bernardino Co.);
- the western portion of the county surrounding the Cleveland National Forest (Riverside Co.);
- the southern portion of the county south of the Los Padres National Forest (Ventura Co.); and
- the southern portion of the county in the agricultural areas south of the Salton Sea (Imperial Co.).

Implementation of mitigation measures 7.5 (a-h), 7.6 (a-d) and 7.7 identified in Table II-1 page II-18 through II-20 of Volume II are considered to reduce regional flood hazard impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, flooding impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.9 Transportation

The General Plan Framework modeling was prepared with full consideration of the SCAG Regional Mobility Plan - a part of the Regional Comprehensive Plan (RCP). The analysis and conclusions adopted in the Regional Mobility Plan realize fully the Framework Transportation analysis, TIMP and CMP. The Transportation Improvement and Mitigation Program (TIMP) for the Framework is designed to address numerous goals, objectives, and policies. Not all of the components of the TIMP are designed to mitigate the impacts of growth as described herein. However, the TIMP along with regional attempts at transportation management will reduce these impacts to the maximum extent feasible. Cumulatively though, regional transportation issues as identified in SCAG's Regional Mobility Plan remain significant even with the extensive project sepcific mitigation being implemented through the CMP and the TIMP.

Volume 1 Chapter 11 and Volume 2 Part IV Chapter 11 of the SCAG RCP EIR identify potential transportation/circulation and mobility impacts. According to this analysis, impacts as they relate to projected growth affecting regional mobility are of concern. Implementation of the Regional Mobility Element would significantly imcrease levels of regional congestion along highways and major arterials, increase the total vehicle miles traveled (vmt), increase the total number of daily vehicle trips over existing conditions, and increase the overall average trip length. Implementation of the Transportaiton Control Measures (TCMs) as well as mitigation measures 11.1 (a-h), 11.2, 11.3, 11.4 (a and b), 11.5, 11.6, 11.7 (a and b), and 11.8 (a-c) identified in Table II-1 page II-38 through II-44 of Volume II reduce impacts to regional mobility to the maximum extent feasible. Thus for the cumulative analysis for the General Plan Framework, transportation/circulation and mobility impacts are considered significant and unavoidable even with implementation of all proposed mitigation measures.

Cumulative Significance: Significant Unavoidable impacts on the Los Angeles region.

3.3.10 Fire/Emergency Medical Services

Implementation of the Framework Plan would result in additional land use densities that would generate an increased need for fire services and EMS. However, because buildout under the Plan would be serviced by the City's fire services and EMS, it is not considered to generate cumulatively significant impacts within Los Angeles.

Volume 1 Chapter 5 and Volume 2 Part IV Chapter 5 of the SCAG RCP EIR identify potential fire and emergency impacts. According to this analysis, impacts as they relate to projected growth affecting fire and emergency services are of principal concern. To maintain existing levels of service, the region will require approximately 9,692 additional fire and emergency service personnel above 1992 staffing levels. Implementation of mitigation measures 5.3 (a and b) identified in Table II-1 page II-8 of Volume II are considered to reduce fire and emergency service impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, fire and emergency service impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.11 Police

Implementation of the Framework Plan would result in additional demand for police services from the additional population generated by the Plan. However, with the exception of existing mutual aid agreements, additional population generated by the Plan would be serviced by the LAPD; therefore, the Plan is not considered to generate cumulatively significant impacts within Los Angeles County.

Volume 1 Chapter 5 and Volume 2 Part IV Chapter 5 of the SCAG RCP EIR identify potential law enforcement impacts. According to this analysis, impacts as they relate to projected growth affecting law enforcement are of concern. Given a regional population of 22 million in 2015, to maintain staffing at the current level of one officer per 285 citizens, the region will require an additional 21,722 law enforcement personnel. Implementation of mitigation measures 5.2 (a-c) identified in Table II-1 page II-8 of Volume II are considered to reduce regional law enforcement impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, law enforcement impacts are considered less than significant when the above referenced mitigation measures are referenced.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.12 Schools

Implementation of the Framework Plan would result in additional student enrollment in LAUSD facilities. However, because the LAUSD is primarily a City of Los Angeles service provider and does not provide service to all of Los Angeles County, additional demands generated as a result of the Plan are not considered to be cumulatively significant within Los Angeles County. It should be noted, however, that a small percentage of residents of Los Angeles attend public schools outside the City of Los Angeles as well as residents outside of the City attending LAUSD schools. Another sector of student population from the City of Los Angeles attend private schools both within the City and outside the City. These crossovers, though, are not anticipated to create a significant cumulative impact.

Volume 1 Chapter 5 and Volume 2 Part IV Chapter 5 of the SCAG RCP EIR identify potential education impacts. According to this analysis, impacts as they relate to projected growth affecting existing school facilities are of concern. Implementation of mitigation measures 5.1 (a-f) identified in Table II-1 page II-7 of Volume II are considered to reduce regional education impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, educational impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.13 Libraries

Implementation of the Framework Plan would result in increased population that would create additional demand for library service. However, because libraries are a City service, additional population and library service demand would not be considered cumulatively significant within Los Angeles County. It should be noted, however, that a percentage of residents of the City of Los Angeles utilize libraries outside the City as well as residents outside of the City utilizing the LA City Library system.

Volume I Chapter 10 and Volume II Part IV Chapter 10 of the SCAG RCP EIR reference issues as they relate to recreation space and need for communities to work as a team to provide needed services. In the broader context, these mitigation measures (10.3c, 10.3d, 10.3g, and 10.3h) can also be applicable to the regional issue of libraries and the necessity of shared use. These mitigations when applied to library services could mitigate the jurisdictional boundary issues that are a cumulative issue. When implemented, these mitigation measures will reduce any regional library impacts to a less than significant level.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.14 *Recreation/Open Space*

Development allowed under the proposed Framework would contribute incrementally to the overall, cumulative loss of open space that is presently occurring throughout the County. However, through the designation of targeted growth areas and the provision of open space policies, the Framework is able to minimize its cumulative open space impact to less than significant.

Volume 1 Chapter 10 and Volume 2 Part IV Chapter 10 of the SCAG RCP EIR identify potential recreationa and open space impacts. According to this analysis, impacts as they relate to projected growth would result in increased recreation demand for federal and state regional recreation areas and increased encroachment surrounding these resources. Also of concern would be increased recreation demand for county regional parkland and open space areas as well as conversion of an unknown amount of private open space land to urban and suburban uses.. Implementation of mitigation measures 10.3 (a-j), 10.4, and 10.5 identified in Table II-1 page II-35 through II-38 of Volume II are considered to reduce regional recreational and open space impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, recreation and open space impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.15 *Cultural Resources*

Cultural Resources in the region, including Los Angeles County, are protected by state and regional laws. Loss and/or disturbance of known or unknown archaeological sites within the county is considered to be cumulatively significant. Loss of known and unknown historical structures and/or sites within the cumulative area is also considered to be cumulatively significant. The General Plan Framework is not anticipated to impact any identified or otherwise known cultural resourses within the County. It is for this reason that, although loss of cultural resources are considered significant, the cumulative impact is considered insignificant as there is no project contribution to the regional condition.

Volume 1 Chapter 15 and Volume 2 Part IV Chapter 15 of the SCAG RCP EIR identify potential cultural resource impacts. According to this analysis, additional growth and development could potentially damage, destruct or remove recorded or unrecorded cultural resources. The SCAG EIR goes on to report that recorded paleontological resource sites may be located on or near proposed development and cultural resources from these sites could be damaged or destroyed by construction activities and displaced from thei environmental context. Implementation of mitigation measures 15.1 (a and b) identified in Table II-1 page II-52 through II-5 of Volume II are considered to reduce regional cultural resource impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, cultural resource impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.16 Public Health

The continual growth within the region will increase the demand for public health care facilities above its current level. These project increases are expected to be significant but mitigable through Framework plans, policies, and implementation programs. The areas of the most significant impact are the higher density areas within the City affecting County facilities. The City, in Policy Buildout, will be approximately two-fifths to one-half of the County's total population. Cumulatively, the need for public health care is a significant impact however, mitigation has been identified in Secion 2.16 which reduces the City's impact to the overall need. Additionally, medical emergencies are expected to steadily increase, as previously indicated. If a 0.8 bed per 1000 population ratio is applied to the current County population, a surplus appears to remain. However, with the regions growth, that surplus will disappear within the time frame of this Plan. Thus this Plan in conjunction with the region's growth is considered to create a cumulatively significant public health impact even with the implementation of all proposed mitigation.

Cumulative Significance: Significant Unavoidable impacts on the Los Angeles region.

3.3.17 Geologic/Seismic Conditions

Development of the cumulative projects allowable under the Framework Plan and the land uses included in the Plan would expose additional individuals and structures to potentially significant geologic and seismic hazards. As these areas grow, Community Plan Area and site specific studies will be necessary to identify potential hazards and to stipulate mitigation that will reduce impacts. Adequate study, design and construction measures can be taken to reduce the potential impacts. The planned development that would be accepted as a part of this Framework Plan would contribute to the cumulative increase in the number of persons exposed to these hazards; this is considered significant. It is likely that growth limits within the City will increase growth outside the City.

Volume 1 Chapter 9 and Volume 2 Part IV Chapter 9 of the SCAG RCP EIR identify potential geology, soils and mineral resource impacts. According to this analysis, impacts as they relate to projected growth affecting these issue areas are of concern. The analysis in the RCP EIR identifies that implementation of the RCP owuld expose people, structures, and property to landslides and coastal erosion. The most significant issue as it relates to geology is the exposure of people, structures and property to ground shaking and surface rupture as a result of earthquakes. This is primarily due to the fact that the entire SCAG region is located in Seismic Risk Zone 4. Implementation of mitigation measures 9.1 (a-g), 9.2, 9.3 (a-d), 9.4 (a and b), 9.5, and 9.6 identified in Table II-1 page II-29 through II-33 Of Volume II are considered to reduce regional geologic/seismic impacts to the maximum extent feasible. Thus for the cumulative analysis for the General Plan Framework, geologic/seismic hazard impacts as they relate to groundshaking and surface rupture as a result of earthquakes are considered significant and unavoidable. All other potential impacts are mitigated to a level less than significant.

Cumulative Significance: Significant Unavoidable impacts on the Los Angeles region as it relates to groundshaking and surface rupture. Other potential impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.18 Biological Resources

The Framework Plan is anticipated to generate potentially significant impacts to biological resources outside the Targeted Growth Areas as a result of an increase in population. The Plan attempts to reduce ongoing effects through its policies regarding the use of open space and targeting growth within previously developed areas. However, because the Plan more closely controls development within the City, potential growth may be pushed into other areas outside of Los Angeles, such as other cities in Los Angeles County or neighboring counties. The redirection of growth to these areas, where protection of biological resources may be less important than growth, could result in the loss of habitat for plants and animals (including some sensitive species) in these other areas.

Despite policies in the Framework Plan that are designed to minimize future impacts to biological resources, the adoption of Community Plan Area zoning will allow the further piecemeal loss of biological resources on the periphery of the City. While no single project in these areas can be said to be responsible for the loss of biological resources, the cumulative effect of numerous small projects in natural open space (and SEAs in particular) will have a significant impact as the remaining habitat for plants and animals is fragmented and lost to piecemeal evaluation of potential project effects.

Volume 1 Chapter 8 and Volume 2 Part IV Chapter 8 of the SCAG RCP EIR identify potential biological resource impacts. According to this analysis, implementation of the regional plan would result in the loss of extent and quality of sensitive biological communities, and could result in the loss of large proportions of at-risk communities as well as habitat used by listed and proposed to be listed wildlife species. Implementation of mitigation measures 8.1 (a-h), 8.2 (a-d), 8.3 (a-d), 8.4 (a and b), 8.5 (a-d), 8.6 (a-c), and 8.7 (a-c) identified in Table II-1 page II-20 through II-29 Of Volume II are considered to reduce regional biological resource impacts to the maximum extent feasible. Impacts remain following mitigation measures for the potential loss of substantial amounts of plant and wildlife habitat and diversity in the southwest SCAG region and for the loss of extent and quality of sensitive biological communities int he southwest SCAG region. Thus for the cumulative analysis for the General Plan Framework, biological resource impacts for these issues are considered significant and unavoidable even with implementation of proposed mitigation. All other potential impacts are mitigated to a level less than significant.

Cumulative Significance: Significant Unavoidable impacts on the Los Angeles region as it relates to potential loss of habitat and diversity in the southwest SCAG region. Other potential impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.19 Air Quality

As the proposed Los Angeles General Plan Framework exceeds estimated 2010 thresholds for the City of Los Angeles it would contribute to an adverse cumulative impact on air quality.

Volume 1 Chapter 6 and Volume 2 Part IV Chapter 6 of the SCAG RCP EIR identify no air quality impacts. According to this analysis, the SCAG Regional Comprehensive Plan and Mobility Element through implementation will result in fewer emissions than will occur without the Plan in place. Implementation of all strategies identified in the Regional Mobility Element should keep impacts below significant levels. Thus for the cumulative analysis for the General Plan Framework, air quality impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.20 Noise

Volume 1 Chapter 12 and Volume 2 Part IV Chapter 12 of the SCAG RCP EIR identify potential noise impacts. According to this analysis, expansion of major transportation facilities would cause exceedance of normally acceptable noise levels. Also contributing to the noise impact is the expected increase of the additional residents by the year 2015 which will in turn increase overall activities which involve vehicular trips, industrial development, construction activities due to the additional housing demand, etc. Implementation of mitigation measures 12.1 (a-c) identified in Table II-1 page II-44 through II-45 Of Volume II are considered to reduce regional noise impacts to a less than significant level. Thus for the cumulative analysis for the General Plan Framework, noise impacts are considered less than significant when the above referenced mitigation measures are implemented.

Cumulative Significance: Impacts on the Los Angeles region mitigated to a level of insignificance.

3.3.21 Risk of Upset

Implementation of the Framework Plan may result in greater local exposure of populations to a variety of hazards. The Plan does not substantially increase the potential for industrial activity within the City, however, the additional hazards that may result may generate cumulatively significant impacts within the region.

Volume 1 Chapter 16 and Volume 2 Part IV Chapter 16 of the SCAG RCP EIR identify potential risk of upset/human health impacts. According to this analysis, impacts as they relate to projected growth affecting public health are of concern. Specific issue of concern with the projected population increase comes exposure of additional people to contamination of the environment by hazardous wastes. The projected growth could result in increased or intensified fire hazards in a substantial portion of the western SCAG region that is project for most of the regional population growth. Implementation of mitigation measures 16.1 (a-d) identified in Table II-1 page II-54 through II-55 Of Volume II are considered to reduce risk of upset/human health impacts to the maximum extent feasible Impacts to the region as they relate to hazardous materials remain significant and unavoidable. Thus for the cumulative analysis for the General Plan Framework, risk of upset impacts are considered significant and unavoidable even with implementation of all proposed mitigation measures.

Cumulative Significance: Significant Unavoidable impacts on the Los Angeles region.

NOTE:

All section numbers following the new section 4.0 Adjacent Jurisdictions, will change as follows:

Old Section Number		New Section Number
4.0	Growth Inducement	*5.0*
5.0	Significant Irreversible Environmental Changes	*6.0*
6.0	Short-Term vs. Maintenance of Long-Term Productivity	*7.0*
7.0	Alternatives	*8.0*
8.0	Impact Interrelationships	*9.0*
9.0	Plan Consistency	*10.0*
10.0	Organizations and Persons Consulted	*11.0*
11.0	References	*12.0*

Pages 7-13 and14 , 'Flood Control/Drainage' shall be replaced to read:

Under this alternative, the amount of impervious surface within the City limits would basically remain at today's levels because no substantial, additional development would be allowed. Consequently, this alternative would not generate a significant increase in storm flows from within the City. Furthermore, current water quality conditions in the local bays would not degrade further as a direct result of this alternative. Therefore, the No Growth Alternative should result in less flooding, drainage and water quality impacts than those generated by the proposed Framework. It should be noted that increased development in areas surrounding the City could affect flood conditions within City limits as well as continue to further degrade coastal water quality.

Page 7-17, Section 7.2.2 "No Project" (Buildout of the Community Plans) Alternative will have the following changes:

Housing and Population

Under the alternative, the City's ~~buildout~~ forecast population (6,191,039) ~~would be~~ is approximately 1.9 million persons greater than the proposed Framework Plan's forecast population (4,306,564).

In terms of overcrowding, this alternative's persons per occupied unit rate of increase (5.2 percent) is greater than the Framework Plan's rate of increase (2.8 percent). In terms of housing type, this alternative would result in a lower citywide multiple family - single family ratio (1.57) than the Framework Plan (1.87). In terms of ~~affordable~~ housing affordability, this alternative would result in a greater percentage of new rental units ~~being of~~ affordable to the very low, low and moderate income groups than under the Framework Plan; specifically, 36.4 percent, 84.0 percent, and 92.6 percent of this alternative's new rental units would be affordable to the income groups as compared to 28.9 percent, 78.0 percent, and 91.6 of the Framework Plan's new rental units. The percentage of new purchase units ~~for purchase~~ affordable to these groups would be similar to that of the Framework Plan; specifically, 0 percent, 8.4 percent, and 30.2 percent of this alternative's new purchase units would be affordable to the income groups as compared to 0 percent, 11.0 percent, and 26.7 of Framework Plan's new purchase units. The percentage of all new units (rental and purchase) affordable to these groups is slightly higher than under the Framework Plan; specifically, 22.4 percent, 54.9 percnet, and 68.6 percent of all new units would be affordable as compared with 18.5 percent, 53.7 percnet, and 67.9 percent under the Framework Plan.

In summary, this alternative increases unit occupancy and the potential for overcrowding more than the Framework Plan, increases new unit housing affordability (most notibly, new rental unit affordability) more than the Framework Plan, and increases the proportion of multiple family units at a slower rate than the Framework Plan.

Page 7.21, Section 7.2.3 Alternative A1 will have the following changes:

Housing and Population

Under the alternative, the City's ~~buildout~~ forecast population (5,983,781) ~~would be~~ is approximately 1.7 million persons greater than the proposed Framework Plan's **forecast** population (4,306,564).

In terms of overcrowding, this alternative's persons per occupied unit rate of increase (4.6 percent) is greater than the Framework Plan's rate of increase (2.8 percent). In terms of housing type, this alternative would result in a higher citywide multiple family - single family ratio (2.19) than the Framework Plan (1.87). In terms of ~~affordable~~ housing affordability, this alternative would result in a greater percentage of new rental units ~~being of~~ affordable to the very low, low and moderate income groups than under the Framework Plan; specifically, 40.6 percent, 85.2 percent, and 92.8 percent as compared to 28.9 percent, 78.0 percent, and 91.6 of the Framework Plan's new rental units. The percentage of new purchase units ~~for purchase~~ affordable to these income groups would be ~~similar~~ ~~to~~ lower than that of the Framework Plan; specifically, 0 percent, 7.0 percent, and 26.7 percent as compared to 0 percent, 11.0 percent, and 26.7 of the Framework Plan's new purchase units. The percentage of all new units (rental and purchase) affordable to these groups is slightly lower than under the Framework Plan; specifically, 23.1 percent, 51.5 percnet, and 64.3 percent as compared with 18.5 percent, 53.7 percnet, and 67.9 percent under the Framework Plan.

In summary, this alternative increases unit occupancy and the potential for overcrowding more than the Framework Plan, increases new rental unit housing affordability but decreases new purchase unit and the overall new unit affordability compared with the Framework Plan, and increases the proportion of multiple family units at a faster rate than the Framework Plan.

Page 7-22, 'Flood Control/Drainage' shall be replaced to read:

Under this alternative, the greater development potential may mean that there would incrementally greater areas of impervious surface, resulting in an increase in the volume of storm flows and a further degradation in water quality. In addition, the development that would occur under this alternative may ultimately expose a larger population to existing flooding hazards than would be expected under the proposed Framework, which ensure that development is adequately supported by infrastructure would not be available. Therefore, the "No Project" alternative is considered to generate greater flood control, drainage and water quality impacts than the proposed Framework.

Page 7.25, Section 7.2.4 2010 Market Alternative will have the following changes:

Housing and Population

Under this alternative, the City's ~~buildout~~ forecast population (4,306,563) ~~would be~~ is similar to ~~that expected under~~ the Framework Plan's forecast population (4,306,564).

In terms of overcrowding, this alternative's persons per occupied unit rate of increase (2.8 percent) is the same as the Framework Plan's rate of increase. In terms of housing type, this alternative would result in a slightly higher citywide multiple family - single family ratio (1.89) than the Framework Plan (1.87). In terms of ~~affordable~~ housing affordability, the ~~percentages of both new rental units and new purchase units for purchase which are affordable new to the very low and moderate income groups would be are similar to that expected under of the Framework Plan.~~ percentage of new rental units affordable to the income groups is slightly less than the Framework Plan; specifically, 27.0 percent, 76.6 percent, and 91.3 percent of new rental units as compared to 28.9 percent, 78.0 percent, and 91.6 of Framework new rental units. The percentage of new purchase units affordable to these income groups is slightly lower under this alternative than under the Framework Plan; specifically, 0.1 percent, 10.7 percent, and 26.0 percent as compared to 0 percent, 11.0 percent, and 26.7 of Framework Plan's new purchase units. The percentage of all new units (rental and purchase) affordable to these groups is slightly higher than under the Framework Plan; specifically, 22.4 percent, 54.9 percnet, and 68.6 percent of all new units as compared with 18.5 percent, 53.7 percnet, and 67.9 percent under the Framework Plan.

In summary, this alternative increases unit occupancy and the potential for overcrowding at the same rate as the Framework Plan, decreases new rental unit housing affordability but slightly increases the overall new unit affordability compared with the Framework Plan, and increases the proportion of multiple family units at the same rate as the Framework Plan.

Page 7-26, 'Flood Control/Drainage' shall be replaced to read:

Under this alternative, the increase in the amount of impervious surfaces would be slightly less than could be expected under the proposed Framework Plan because there would be somewhat less infill development this alternative. However, this effect would likely be offset by the fact that future land use patterns would not be as regulated as under the proposed Framework and, therefore, there may be more conversion of permeable surfaces (i.e. open space areas) to impermeable ones. This would also have detrimental impacts to water quality which may ultimately be greater than those generated by the Framework because of the lack of watershed protection policies. Therefore, the overall flood control, drainage and water quality impacts of the 2010 Market alternative are considered to be slightly greater than that of the proposed Framework.

Page 7.29, Section 7.2.5 Theoretical Buildout Alternative will have the following changes:

Housing and Population

Under the alternative, the City's ~~buildout~~ forecast population (7,190,942) is approximately 2.9 million persons greater than the proposed Framework Plan's forecast population (4,306,564).

In terms of overcrowding, this alternative's persons per occupied unit rate of increase (5.3 percent) is the greater than the Framework Plan's rate of increase (2.8 percent). In terms of housing type, this alternative would result in a higher citywide multiple family - single family ratio (2.25) than the Framework Plan (1.87). In terms of ~~affordable~~ housing affordability, this alternative would result in a greater percentage of new rental units ~~being of~~ affordable to the very low, low and moderate income groups than under the Framework Plan; specifically, 39.4 percent, 86.2 percent, and 93.1 percent as compared to 28.9 percent, 78.0 percent, and 91.6 percent. The percentage of new purchase units ~~for purchase~~ affordable to these groups would be similar to that of the Framework Plan; specifically, 0 percent, 8.4 percent, and 30.3 percent as compared to 0 percent, 11.0 percent, and 26.7 of the Framework Plan's new purchase units. The percentage of all new units (rental and purchase) affordable to these groups is slightly higher than under the Framework Plan; specifically, 24.3 percent, 56.3 percnet, and 68.9 percent as compared to 18.5 percent, 53.7 percnet, and 67.9 percent under the Framework Plan.

In summary, this alternative increases unit occupancy and the potential for overcrowding greater than the Framework Plan, increases new rental unit and the overall new unit housing affordability but remains similar for new purchase unit affordability as compared to the Framework Plan, and increases the proportion of multiple family units at the faster rate than the Framework Plan.

Page 7-30 – 'Flood Control/Drainage' shall be replaced to read:

Under this alternative, the greater development potential may mean that there would be incrementally greater areas of impervious surface, resulting in an increase in the volume of storm flows and further degradation of water quality. In addition, the development that would occur under this alternative may ultimately expose a larger population to existing flooding hazards than would be expected under the proposed Framework, because the proposed mechanisms associated with the Framework which would ensure that development was adequately supported by infrastructure improvements would not be put in place. Watershed protection policies would also be lacking under this alternative. Therefore, the Theoretical Buildout Alternative is considered to generate greater flood control, drainage and water quality impacts than the proposed Framework Plan.