

IV. Environmental Impact Analysis

G. Population and Housing

1. Introduction

This section of the EIR analyzes the Project's potential impacts on population, housing, and employment growth within the City of Los Angeles. Data regarding population, housing and employment growth forecasts adopted by the Southern California Associations of Governments (SCAG) region for the City of Los Angeles (City) were obtained from SCAG, as discussed further below.

2. Environmental Setting

a. Regulatory Framework

(1) Regional

SCAG is the federally designated Metropolitan Planning Organization for six Southern California counties (Ventura, Orange, San Bernardino, Riverside, Imperial, and Los Angeles). It is responsible for developing plans for transportation, growth management, and hazardous waste management, and a regional growth forecast that is a foundation for these plans and regional air quality plans developed by the South Coast Air Quality Management District (SCAQMD). SCAG prepares several plans to address regional growth, including the Regional Housing Needs Assessment (RHNA) and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

(a) Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for SCAG and its member governments to plan for growth. SCAG prepares the RHNA mandated by State law so that local jurisdictions can use this information during their periodic update of the General Plan Housing Element. The RHNA identifies the housing needs for very low income, low income, moderate income, and above moderate-income groups, and allocates these targets among the local jurisdictions that comprise SCAG. The RHNA addresses existing and future housing needs. The existing need for housing is determined using data from the most recent U.S. Census. The future need for housing is determined using data on forecasted household growth, historical growth patterns, job creation, household formation rates, and other factors. The need for new housing is distributed among income

groups so that each community moves closer to the regional average income distribution. The most recent RHNA allocation, the “6th Cycle RHNA Allocation Plan,” was adopted by SCAG’s Regional Council on March 4, 2021.¹ The City of Los Angeles was assigned a RHNA of 456,643 units for the 2021 to 2029 planning period. This allocation identified housing needs for the planning period between October 2021 through October 2029. The City now has until October 2021 to update its Housing Element to demonstrate its capacity to accommodate the allocated housing units.

(b) SCAG Regional Growth Forecast

SCAG is responsible for producing socioeconomic forecasts and developing, refining, and maintaining macro and small-scale forecasting models. These forecasts are developed in close consultation with a Technical Advisory Committee comprised of local government and other public agencies, the California Department of Finance, County Transportation Commissions, and other major stakeholders. The forecasts are developed in five-year increments. The forecasts are relied upon for preparation of the RTP/SCS, the Air Quality Management Plan (AQMP), and the RHNA. Consistency with the growth forecast, at the subregion level, is one criterion that SCAG uses in exercising its federal mandate to review “regionally significant” development projects for conformity with regional plans.

(2) Local

(a) City of Los Angeles General Plan Framework Element

The City of Los Angeles General Plan Framework Element (Framework Element), adopted in December 1996 and readopted in August 2001, sets forth general guidance regarding land use issues for the entire City of Los Angeles.

With respect to population growth, the Framework Element is considered population “neutral,” meaning that it is not intended to cause, promote, or deter growth but rather to plan for and accommodate whatever population growth (or decline) does occur, based on SCAG projections. Although based on a planning horizon through the year 2010, the Framework Element’s strategies and policies are not tied to specific growth levels or timeframes. More generally, the Framework Element is designed to accommodate population growth largely within centers, districts, and mixed-use boulevards. The Growth and Capacity Chapter also acknowledges that maintaining the City’s jobs/housing ratio is important in maintaining the City’s fiscal stability. With respect to housing, the Framework

¹ *Southern California Association of Governments, Regional Housing Needs Assessment, <https://scag.ca.gov/housing>, accessed April 27, 2021.*

Element is considered an implementation mechanism for several of the programs identified within the General Plan Housing Element (discussed below). The Framework Element's central housing goal is an equitable distribution of housing opportunities by type that is cost accessible to all residents of the City. The following General Plan Framework Element housing objectives are relevant to the Project:

- Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.
- Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.
- Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.

Project consistency with the General Plan Framework Element is addressed in Section IV.E, Land Use, of this Draft EIR.

(b) City of Los Angeles General Plan Housing Element

The City's General Plan Housing Element (Housing Element), which is prepared, in part to address the RHNA objectives identified above in Subsection 2.a.(1)(a), identifies four primary goals and associated objectives, policies and programs.² The goals are: (1) a City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary, and affordable to people of all income levels, races, ages, and suitable for their various needs; (2) a City in which housing helps to create safe, livable and sustainable neighborhoods; (3) a City where there are housing opportunities for all without discrimination; and (4) a City committed to ending and preventing homelessness. The following Housing Element objectives are relevant to the Project:

- Objective 1.1: Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.

² *City of Los Angeles Department of City Planning, Housing Element 2013–2021, City of Los Angeles General Plan, adopted December 3, 2013.*

- Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
- Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.
- Policy 2.2.5: Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.
- Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.
- Objective 3.1: Ensure the housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.
- Policy 3.1.1: Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

The City is currently in the process of updating the Housing Element. As of July 2021, a draft of the update has been released and public comments will be accepted until September 9, 2021.

(c) Hollywood Community Plan

As discussed in Section IV.E, Land Use, of this Draft EIR, the Project Site is located within the Hollywood Community Plan (Community Plan) area. The Community Plan, adopted on December 13, 1988, does not include specific objectives with respect to population and housing, beyond generalized guidelines for hillside development, encouraging the preservation and enhancement of existing residential neighborhoods, and noting that additional low and moderate income housing is needed in all parts of the Hollywood community.

The Community Plan is currently being updated. The City Planning Commission recommended the updated Community Plan for approval in March 2021, but it has not yet been adopted by the City Council. The goals included in the update related to population and housing are accommodating projected population and housing growth and directing growth away from low-density neighborhoods and preserving single-family residential neighborhoods.

b. Existing Conditions

(1) Population

(a) Regional

As shown in Table IV.G-1 on page IV.G-6, SCAG's 2016–2040 RTP/SCS growth forecast for the SCAG Region shows approximately 18,992,625 people for the year 2017.³ By 2026 (Project buildout year), the SCAG Region is expected to increase to approximately 20,231,400 people,⁴ an increase of 6.52 percent from 2017 forecasts.

As shown in Table IV.G-2 on page IV.G-7, SCAG's 2020–2045 RTP/SCS growth forecast for the SCAG Region shows approximately 19,003,500 people for the year 2017.⁵ By 2026 (Project buildout year), the SCAG Region is expected to increase to approximately 20,288,000 people,⁶ an increase of 6.76 percent from 2017 forecasts.⁷

(b) City of Los Angeles

As shown in Table IV.G-1, SCAG's 2016–2040 RTP/SCS growth forecast for the City of Los Angeles is approximately 3,981,911 people for the year 2017.⁸ By 2026, the City of Los Angeles is expected to increase to approximately 4,227,450,⁹ an increase of 6.17 percent from 2017 forecasts.

³ The 2017 extrapolated value is calculated using SCAG's 2012 and 2020 values to find the average increase between years and then applying that annual increase to 2012: $((19,395,000 - 18,322,000) \div 8) * 5 + 18,322,000 = 18,992,625$.

⁴ The 2026 value is calculated using SCAG's 2020 and 2035 values for the SCAG region to find the average increase between years and then adding that annual increase to 2020: $((21,486,000 - 19,395,000) \div 15) * 6 + 19,395,000 = 20,231,400$.

⁵ The 2017 extrapolated value is calculated using SCAG's 2016 and 2020 values to find the average increase between years and then applying that annual increase to 2016: $(19,518,000 - 18,832,000) \div 4 + 18,832,000 = 19,003,500$

⁶ The 2026 value is calculated using SCAG's 2020 and 2035 values for the SCAG region to find the average increase between years and then adding that annual increase to 2020: $((21,443,000 - 19,518,000) \div 15) * 6 + 19,518,000 = 20,288,000$.

⁷ As the 2020–2045 RTP/SCS was adopted by SCAG subsequent to circulation of the NOP for the Project on June 28, 2017, this section and the balance of this Draft EIR provide detailed analysis of Project consistency with the 2016–2020 RTP/SCS.

⁸ The 2017 value is calculated using SCAG's 2012 and 2040 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2012: $((4,609,400 - 3,845,500) \div 28) * 5 + 3,845,500 = 3,981,911$.

⁹ The 2026 value is calculated using SCAG's 2012 and 2040 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2012: $((4,609,400 - 3,845,500) \div 28) * 14 + 3,845,500 = 4,227,450$.

**Table IV.G-1
SCAG 2016–2040 RTP/SCS Forecast**

Year	Population	Housing	Employment
SCAG			
2017 ^a	18,992,625	6,216,250	8,106,875
2026 ^b	20,231,400	6,717,800	8,933,000
2017–2026 Difference	1,238,778	501,550	826,125
2017–2026 Change (%)	6.52%	8.07%	10.19%
City of Los Angeles			
2017 ^c	3,981,911	1,390,643	1,780,111
2026 ^d	4,227,450	1,507,900	1,932,750
2017–2026 Difference	245,539	117,257	151,939
2017–2026 Change (%)	6.17%	8.47%	8.53%
<p>^a Population, housing, and employment forecast for SCAG region in 2017 calculated based on linear interpolation from 2012–2040 values.</p> <p>^b Population, housing, and employment forecast for SCAG region in 2026 calculated based on linear interpolation from 2012–2040 values.</p> <p>^c Population, housing, and employment forecast for the City of Los Angeles in 2017 calculated based on linear interpolation from 2012–2040 values.</p> <p>^d Population, housing, and employment forecast for the City of Los Angeles in 2026 calculated based on linear interpolation from 2012–2040 values.</p> <p>Source: SCAG 2016–2040 RTP/SCS; Eyestone Environmental, 2021.</p>			

As shown in Table IV.G-2 on page IV.G-7, SCAG’s 2020–2045 RTP/SCS growth forecast for the City of Los Angeles shows approximately 3,962,679 people for the year 2017.¹⁰ By 2026, the City of Los Angeles is expected to increase to approximately 4,222,593,¹¹ an increase of 6.56 percent from 2017 forecasts.

(c) Project Site

As detailed in Section II, Project Description, of this Draft EIR, the Project Site is currently developed with commercial uses including a grocery store and fast-food restaurant. As such, the Project Site has no residential population.

¹⁰ The 2017 value is calculated using SCAG’s 2016 and 2045 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2016: $((4,771,300 - 3,933,800) \div 29) + 3,933,800 = 3,962,679$.

¹¹ The 2026 value is calculated using SCAG’s 2016 and 2045 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2016: $((4,771,300 - 3,933,800) \div 29) * 10 + 3,933,800 = 4,222,593$.

**Table IV.G-2
SCAG 2020–2045 RTP/SCS Forecast**

Year	Population	Housing	Employment
SCAG			
2017 ^a	19,003,500	6,092,250	8,465,500
2026 ^b	20,288,000	6,667,800	8,753,067
2017–2026 Difference	1,284,500	575,550	287,567
2017–2026 Change (%)	6.76%	9.45%	3.40%
City of Los Angeles			
2017 ^c	3,962,679	1,381,690	1,858,217
2026 ^d	4,222,593	1,513,897	1,947,472
2017–2026 Difference	259,914	132,207	89,255
2017–2026 Change (%)	6.56%	9.57%	4.80%
<p>^a Population, housing, and employment forecast for SCAG region in 2017 calculated based on linear interpolation from 2016–2045 values.</p> <p>^b Population, housing, and employment forecast for SCAG region in 2026 calculated based on linear interpolation from 2016–2045 values.</p> <p>^c Population, housing, and employment forecast for the City of Los Angeles in 2017 calculated based on linear interpolation from 2016–2045 values.</p> <p>^d Population, housing, and employment forecast for the City of Los Angeles in 2026 calculated based on linear interpolation from 2016–2045 values.</p> <p>Source: SCAG 2020–2045 RTP/SCS; Eystone Environmental, 2021.</p>			

(2) Housing

(a) Regional

As shown in Table IV.G-1 on page IV.G-6, based on SCAG’s 2016–2040 RTP/SCS growth forecast for the SCAG Region there were approximately 6,216,250 households for the year 2017.¹² By 2026, the number of households is expected to increase by 8.07 percent to approximately 6,717,800 households.¹³

¹² The 2017 value is calculated using SCAG’s 2012 and 2020 values for the SCAG region to find the average increase between years and then adding that annual increase to 2012: $((6,415,000 - 5,885,000) \div 8) * 5) + 5,885,000 = 6,216,250$.

¹³ The 2026 value is calculated using SCAG’s 2020 and 2035 values for the SCAG region to find the average increase between years and then adding that annual increase to 2020: $((7,172,000 - 6,415,000) \div 15) * 6) + 6,415,000 = 6,717,800$.

As shown in Table IV.G-2 on page IV.G-7, based on SCAG's 2020–2045 RTP/SCS growth forecast for the SCAG Region there were approximately 6,092,250 households for the year 2017.¹⁴ By 2026, the number of households is expected to increase by 9.45 percent to approximately 6,667,800 households.¹⁵

(b) City of Los Angeles

As shown in Table IV.G-1 on page IV.G-6, SCAG's 2016–2040 RTP/SCS growth forecast for the City of Los Angeles, shows approximately 1,390,643 households for the year 2017.¹⁶ By 2026, the City is expected to add another 117,257 households for a total of approximately 1,507,900 households, an increase of 8.47 percent from 2017 forecasts.¹⁷

As shown in Table IV.G-2, SCAG's 2020–2045 RTP/SCS growth forecast for the City of Los Angeles, shows approximately 1,381,690 households for the year 2017.¹⁸ By 2026, the City is expected to add another 132,207 households for a total of approximately 1,513,897 households, an increase of 9.57 percent from 2017 forecasts.¹⁹

(c) Project Site

As previously discussed, there are no residential buildings on the Project Site.

¹⁴ The 2017 value is calculated using SCAG's 2016 and 2020 values for the SCAG region to find the average increase between years and then adding that annual increase to 2016: $((6,333,000 - 6,012,000) \div 4) + 6,012,000 = 6,092,250$.

¹⁵ The 2026 value is calculated using SCAG's 2020 and 2035 values for the SCAG region to find the average increase between years and then adding that annual increase to 2020: $((7,170,000 - 6,333,000) \div 15) * 6 + 6,333,000 = 6,667,800$.

¹⁶ The 2017 value is calculated using SCAG's 2012 and 2040 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2012: $((1,690,300 - 1,325,500) \div 28) * 5 + 1,325,500 = 1,390,643$.

¹⁷ The 2026 value is calculated using SCAG's 2012 and 2040 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2012: $((1,690,300 - 1,325,500) \div 28) * 14 + 1,325,500 = 1,507,900$.

¹⁸ The 2017 value is calculated using SCAG's 2016 and 2045 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2016: $((1,793,000 - 1,367,000) \div 29) + 1,367,000 = 1,381,690$.

¹⁹ The 2026 value is calculated using SCAG's 2016 and 2045 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2016: $((1,793,000 - 1,367,000) \div 29) * 10 + 1,367,000 = 1,513,897$.

(3) Employment

(a) Regional

As shown in Table IV.G-1 on page IV.G-6, based on a linear interpolation from 2012–2040 values, SCAG’s 2016–2040 RTP/SCS employment forecast for the SCAG Region resulted in a forecast of approximately 8,106,875 jobs in the SCAG Region in 2017.²⁰ The household data presented above show 6,216,250 households in the SCAG Region in 2017. Therefore, based on SCAG’s 2016–2040 RTP/SCS, the 2017 jobs/housing ratio for the SCAG Region was 1.28 jobs per household. By 2026, the number of jobs is expected to increase by 10.19 percent to approximately 8,933,000 jobs.²¹ In addition, the household data presented above show 6,717,800 households in the SCAG Region in 2026. Therefore, based on SCAG’s 2016-2040 RTP/SCS, the 2026 jobs/housing ratio for the SCAG Region is 1.33 jobs per household.

As shown in Table IV.G-2 on page IV.G-7, based on a linear interpolation from 2016–2045 values, SCAG’s 2020–2045 RTP/SCS employment forecast for the SCAG Region resulted in a forecast of approximately 8,465,500 jobs in the SCAG Region in 2017.²² The household data presented above show 6,092,250 households in the SCAG Region in 2017. Therefore, based on SCAG’s 2020–2045 RTP/SCS, the 2017 jobs/housing ratio for the SCAG Region was 1.39 jobs per household. By 2026, the number of jobs is expected to increase by 3.40 percent to approximately 8,753,067 jobs.²³ In addition, the household data presented above show 6,667,800 households in the SCAG Region in 2026. Therefore, based on SCAG’s 2016-2040 RTP/SCS, the 2026 jobs/housing ratio for the SCAG Region is 1.31 jobs per household.

(b) City of Los Angeles

As shown in Table IV.G-1, SCAG’s 2016–2040 RTP/SCS growth forecast for the City of Los Angeles resulted in an employment forecast of approximately 1,780,811 jobs in

²⁰ The 2017 value is calculated using SCAG’s 2012 and 2020 values for the SCAG region to find the average increase between years and then adding that annual increase to 2012: $((8,507,000 - 7,440,000) \div 8) * 5) + 7,440,000 = 8,106,875$.

²¹ The 2026 value is calculated using SCAG’s 2020 and 2035 values for the SCAG region to find the average increase between years and then adding that annual increase to 2012: $((9,572,000 - 8,507,000) \div 15) * 6) + 8,507,000 = 8,933,000$.

²² The 2017 value is calculated using SCAG’s 2016 and 2020 values for the SCAG region to find the average increase between years and then adding that annual increase to 2016: $((8,695,000 - 8,389,000) \div 4) + 8,389,000 = 8,465,500$.

²³ The 2026 value is calculated using SCAG’s 2020 and 2035 values for the SCAG region to find the average increase between years and then adding that annual increase to 2020: $((9,566,000 - 8,695,000) \div 15) * 6) + 8,695,000 = 8,753,067$.

2017.²⁴ In addition, there were approximately 1,390,643 households in the City of Los Angeles in 2017. Therefore, based on SCAG's 2016–2040 RTP/SCS, the 2017 jobs/housing ratio for the City of Los Angeles was 1.28 jobs per household. By 2026, the number of jobs is expected to increase by 8.53-percent to approximately 1,932,750 jobs.²⁵ In addition, the household data presented above show 1,507,900 households in the City of Los Angeles in 2026. Therefore, based on SCAG's 2016-2040 RTP/SCS, the 2026 jobs/housing ratio for the City of Los Angeles is 1.28 jobs per household.

As shown in Table IV.G-2 on page IV.G-7, SCAG's 2020–2045 RTP/SCS growth forecast for the City of Los Angeles resulted in an employment forecast of approximately 1,858,217 jobs in 2017.²⁶ In addition, there were approximately 1,381,690 households in the City of Los Angeles in 2017. Therefore, based on SCAG's 2020–2045 RTP/SCS, the 2017 jobs/housing ratio for the City of Los Angeles was 1.34 jobs per household. By 2026, the number of jobs is expected to increase by 4.80-percent to approximately 1,947,472 jobs.²⁷ In addition, the household data presented above show 1,513,897 households in the City of Los Angeles in 2026. Therefore, based on SCAG's 2020–2045 RTP/SCS, the 2026 jobs/housing ratio for the City of Los Angeles is 1.29 jobs per household.

(c) Project Site

As discussed above, the Project Site is currently developed with approximately 100,796 square feet of commercial uses including a grocery store, vacant commercial space, and fast-food restaurant. Based on employee generation rates developed by the Los Angeles Department of Transportation (LADOT) and Department of City Planning (DCP), the existing grocery store and fast-food restaurant generate approximately 340 employees.²⁸ The vacant commercial space is presumed to have no employees.

²⁴ The 2017 value is calculated using SCAG's 2012 and 2040 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2012: $((2,169,100 - 1,696,400) \div 28) * 5) + 1,696,400 = 1,780,811$.

²⁵ The 2026 value is calculated using SCAG's 2012 and 2040 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2012: $((2,169,100 - 1,696,400) \div 28) * 14) + 1,696,400 = 1,932,750$.

²⁶ The 2017 value is calculated using SCAG's 2016 and 2045 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2016: $((2,135,900 - 1,848,300) \div 29) + 1,848,300 = 1,858,217$.

²⁷ The 2026 value is calculated using SCAG's 2016 and 2045 values for the City of Los Angeles to find the average increase between years and then adding that annual increase to 2016: $((2,135,900 - 1,848,300) \div 29) * 10) + 1,848,300 = 1,947,472$.

²⁸ Los Angeles Department of Transportation (LADOT) and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020, Table 1. Based on (Footnote continued on next page)

3. Project Impacts

a. Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project would have a significant impact related to population and housing if it would:

Threshold (a): Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure); or

Threshold (b): Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

For this analysis, the Appendix G thresholds are relied upon. The analysis utilized factors and considerations identified in the City's 2006 LA. CEQA thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold Questions. The *L.A. CEQA Thresholds Guide* identifies the following factors to evaluate population and housing:

- *The degree to which the project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment;*
- *Whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and*
- *The extent to which growth would occur without implementation of the project.*

b. Methodology

The environmental impacts of the Project with respect to population and housing growth are determined based on the proposed number of residential units included in the Project, all of which are conservatively estimated to be occupied (i.e., "households").

the employee generation rates for Supermarket (4.0 employees/1,000 square feet), General Retail (2.0 employees/1,000 square feet), and Fast-Food Restaurant (6.7 employees/1,000 square feet).

The population impacts of the Project are determined based on the estimated number of people who would occupy the proposed number of residential units included in the Project, as well as the potential for indirect population (population growth from new businesses, or the extension of roads or other infrastructure) associated with the Project. The Project's population and housing impacts are then compared to population projections from SCAG's RTP/SCS to determine whether the Project would induce substantial unplanned growth. Growth forecasts for the SCAG Region, the City of Los Angeles were derived based on straight-line interpolations of data from SCAG for the Project's baseline year (2017) and the Project's buildout year (2026).

With respect to employment, the focus of environmental analysis prepared under CEQA is a project's potential to cause effects on the physical environment.²⁹ Accordingly, the State CEQA Guidelines state that while economic or social information may be included in an EIR, or may be presented in whatever form(s) the lead agency desires, social and economic effects shall not be treated as significant effects on the environment.³⁰ The CEQA Guidelines are very clear in that there must be a physical change resulting from the project directly or indirectly for an impact to be considered significant.³¹ However, social and economic effects, including employment, are relevant CEQA issues to the extent that anticipated social and economic changes arising from a proposed project may result in physical changes.³² Additionally, if a project's physical impacts would cause social or economic effects, the magnitude of the social or economic effects may be relevant in determining whether a physical impact is "significant."³³ If the physical change causes adverse economic or social effects on people, those adverse effects may be used as the basis for determining that the physical change is significant.³⁴

²⁹ "Environment" means the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance (Public Resources Code Section 21060.5).

³⁰ CEQA Guidelines Sections 15131(a) and 15064(f); see also Pub. Resources Code §§ 21100 and 21151. "Significant effect on the environment" means a substantial, or potentially substantial adverse change in the environment (Public Resources Code Section 21068).

³¹ See discussion following CEQA Guidelines Section 15131.

³² CEQA Guidelines Sections 15131(a) and 15064(f).

³³ CEQA Guidelines Section 15131(b). For example, a project's direct and indirect population can be used to estimate the amount of natural resources, energy resources, and public services that might be consumed as a result of the project, and whether the resulting scale of use is "significant."

³⁴ CEQA Guidelines Section 15064(f).

c. Project Design Features

No specific project design features are proposed with regard to population and housing.

d. Analysis of Project Impacts

Threshold (a): Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?

(1) Impact Analysis

(a) Construction

Due to the employment patterns of construction workers in Southern California, and the operation of the market for construction labor, construction workers are not likely, to any notable degree, to relocate their households as a consequence of the construction job opportunities presented by the Project. The construction industry differs from most other industry sectors in several important ways that are relevant to potential impacts on population and housing:

- There is no regular place of work. Construction workers commute to job sites that change many times in the course of a year. These often lengthy daily commutes are made possible by the off-peak starting and ending times of the typical construction work day.
- Many construction workers are highly specialized (e.g., crane operators, steel workers, masons), and move from job site to job site as dictated by the demand for their skills.
- The work requirements of most construction projects are also highly specialized and workers are employed on a job site only as long as their skills are needed to complete a particular phase of the construction process.

It is reasonable to assume, therefore, based on these factors that Project-related construction workers would not relocate their households' places of residence as a direct consequence of working on the Project. Thus, there would not be any significant population and housing impacts on unplanned growth in the SCAG Region or the City of Los Angeles due to Project construction. **Therefore, construction-related impacts associated with population and housing would be less than significant.**

(b) Operation

(i) Direct Population Impacts

The Project includes 735 multi-family residential units and, thus, would introduce a new residential population into the area. Based on a household size factor of 2.41 persons per household for multi-family housing units, the Project is estimated to generate a residential population of 1,771 persons at full buildout.³⁵

As illustrated in Table IV.G-3 on page IV.G-15, based on SCAG's 2016–2040 RTP/SCS, the population of 1,771 persons generated by the Project would represent approximately 0.14 percent of the projected growth in the SCAG region between 2017 and 2026 (i.e., the Project's baseline and buildout years), and 0.72 percent of the projected growth in the City of Los Angeles during the same period. As such, the 1,771 new residents constitute a small percentage of projected City and regional growth and thus would not be considered to be unplanned growth. Furthermore, this growth would support City and regional goals and policies to encourage housing development in the greater Hollywood area. In particular, Objective 4.2 of the Housing Chapter states that the City should "[e]ncourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods." The Project Site is located in a SCAG-designated HQTAs and approximately 0.25 mile south of the Metro B (Red) Line Hollywood and Western Station. The Project Site's accessibility to transit would help the City increase housing in HQTAs and would contribute to the City's ability to meet its housing obligation under SCAG's RHNA and Objective 4.2 of the Housing Chapter. **Therefore, Project impacts related to unplanned population growth would be less than significant, and no mitigation measures are required.**

As illustrated in Table IV.G-4 on page IV.G-15, based on SCAG's 2020–2045 RTP/SCS, the population of 1,771 persons generated by the Project would represent approximately 0.14 percent of the projected growth in the SCAG region between 2017 and 2026 (i.e., the Project's baseline and buildout years), and 0.68 percent of the projected growth in the City of Los Angeles during the same period. As such, the 1,771 new residents constitute a small percentage of projected City and regional growth and thus would not be considered to be unplanned growth. Furthermore, this growth would support City and regional goals and policies to encourage housing development in the

³⁵ Based on a rate of 2.41 persons per multi-family unit based on 2018 American Community Survey 5-Year Average Estimates per correspondence with Jack Tsao, Data Analyst II, Los Angeles Department of City Planning, June 12, 2020.

**Table IV.G-3
Project Percentage Share of 2017–2026 Growth (2016–2040 RTP/SCS)**

Year	Net Project Increase	% of SCAG Growth	% of Los Angeles Growth
Population	1,771 res	0.14%	0.72%
Housing	735 du	0.15%	0.63%
Employment	35 emp	0.001%	0.02%
<hr/> <i>du = dwelling units</i> <i>emp = employees</i> <i>res = residents</i> Source: SCAG 2016–2040 RTP/SCS and Eystone Environmental, 2021.			

**Table IV.G-4
Project Percentage Share of 2017–2026 Growth (2020–2045 RTP/SCS)**

Year	Net Project Increase	% of SCAG Growth	% of Los Angeles Growth
Population	1,771 res	0.16%	0.68%
Housing	735 du	0.15%	0.56%
Employment	35 emp	0.007%	0.04%
<hr/> <i>du = dwelling units</i> <i>emp = employees</i> <i>res = residents</i> Source: SCAG 2020–2045 RTP/SCS and Eystone Environmental, 2021.			

greater Hollywood area. In particular, Objective 4.2 of the Housing Chapter states that the City should “[e]ncourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.” The Project Site is located in a SCAG-designated HQTAs and approximately 0.25 mile south of the Metro B (Red) Line Hollywood and Western Station. The Project Site’s accessibility to transit would help the City increase housing in HQTAs, and would contribute to the City’s ability to meet its housing obligation under SCAG’s RHNA and Objective 4.2 of the Housing Chapter. **Therefore, Project impacts related to unplanned population growth would be less than significant, and no mitigation measures are required.**

(ii) Direct Housing Impacts

As stated in many adopted regional and local planning documents, including the City's 2013–2021 Housing Element, the City remains in need of new dwelling units to serve both current and projected populations.³⁶ While the Project would not eliminate the housing shortage in the City, it would incrementally advance the goal of generating more housing for the City and the region.

As illustrated in Table IV.G-3 on page IV.G-15, based on SCAG's 2016–2040 RTP/SCS, the 735 multi-family residential units included in the Project would represent approximately 0.15³⁷ percent of the projected housing growth in the SCAG region between 2017 and 2026, and 0.63³⁸ percent of the projected housing growth in the City of Los Angeles during the same period. Based on the above analysis, the Project would not cause housing growth to exceed projected/planned levels for the Project's buildout year. As such, development of the Project would not result in an adverse physical change in the environment due to an unplanned expansion of the local housing stock. **Impacts relating to housing growth would be less than significant, and no mitigation measures are required.**

As illustrated in Table IV.G-4 on page IV.G-15, based on SCAG's 2020–2045 RTP/SCS, the 735 multi-family residential units included in the Project would represent approximately 0.15³⁹ percent of the projected housing growth in the SCAG region between 2017 and 2026, and 0.56⁴⁰ percent of the projected housing growth in the City of Los Angeles during the same period. Based on the above analysis, the Project would not

³⁶ As noted above, the City's current Housing Element covers an eight year period between 2013 and 2021. The Project's buildout date is 2026, which is beyond the current planning period. However, the need for additional dwelling units is expected to continue. Additionally, as noted above, the City is currently in the process of updating the Housing Element.

³⁷ The Project share percentage of projected housing growth in the SCAG region between 2017 and 2026 is calculated by dividing the number of households provided by the Project by the housing difference between 2017 and 2026 and then multiply by 100: $(735 \div (6,717,800 - 6,216,250)) * 100 = 0.15\%$.

³⁸ The Project share percentage of projected housing growth in the City of Los Angeles between 2017 and 2026 is calculated by dividing the number of households provided by the Project by the housing difference between 2017 and 2026 and then multiply by 100: $(735 \div (1,507,900 - 1,390,643)) * 100 = 0.63\%$.

³⁹ The Project share percentage of projected housing growth in the SCAG region between 2017 and 2026 is calculated by dividing the number of households provided by the Project by the housing difference between 2017 and 2026 and then multiply by 100: $(735 \div (6,570,966 - 6,067,897)) * 100 = 0.15\%$.

⁴⁰ The Project share percentage of projected housing growth in the City of Los Angeles between 2017 and 2026 is calculated by dividing the number of households provided by the Project by the housing difference between 2017 and 2026 and then multiply by 100: $(735 \div (1,513,897 - 1,381,690)) * 100 = 0.56\%$.

cause housing growth to exceed projected/planned levels for the Project's buildout year. As such, development of the Project would not result in an adverse physical change in the environment due to an unplanned expansion of the local housing stock. Impacts relating to housing growth would be less than significant, and no mitigation measures are required.

(iii) Direct Employment Impacts

As shown in Table IV.G-3 on page IV.G-15, based on employment generation rates published by LADOT, development of the Project would result in a net increase of 35 employment positions on the Project Site (340 existing employees and 375 with the Project).⁴¹

As shown in Table IV.G-3, the net increase of 35 on-site employees that would be generated by the Project would represent 0.001 percent of the employment growth forecasted for the SCAG Region and 0.02 percent of the employment growth forecasted for the City of Los Angeles between 2017 and 2026 based on SCAG's 2016–2040 RTP/SCS. As shown in Table IV.G-4 on page IV.G-15, the net increase of 35 employees would represent 0.007 percent of the employment growth forecasted for the SCAG Region and 0.04 percent of the employment growth forecasted for the City of Los Angeles between 2017 and 2026 based on SCAG's 2020–2045 RTP/SCS. Therefore, Project-related employment generation would not conflict with SCAG's employment forecasts for the SCAG Region and the City of Los Angeles.

As previously described, when the jobs/housing ratio occurs equally throughout the region, the opportunity is the greatest for people to live close to where they work.

Based on SCAG's 2016–2040 RTP/SCS projections, there would be approximately 8,933,000 employees in the SCAG Region and 1,932,750 employees in the City of Los Angeles in 2026. The household data presented in Table IV.G-1 on page IV.G-6 show 6,717,800 households in the SCAG Region and 1,507,900 households in the City of Los Angeles in 2026. Therefore, based on SCAG's 2016–2040 RTP/SCS, the 2026 jobs/housing ratios for the SCAG Region and the City of Los Angeles are 1.33 jobs per household and 1.28 jobs per household, respectively. For the SCAG Region, the jobs/housing ratio is forecast to slightly increase from 1.30 in 2017 to 1.33 in 2026 based on SCAG's 2016–2040 RTP/SCS. For the City, the jobs/housing ratio is forecast to be the same (i.e., 1.28) in 2017 and 2026. Since the Project represents a net increase of

⁴¹ *Based on the employee generation rates in City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020. Specifically, the following rates were used: Supermarket (4 employees/1,000 square feet), General Retail (2 employees/1,000 square feet), and Fast-Food Restaurant (6.7 employees/1,000 square feet). The vacant commercial space is assumed to generate zero employees.*

35 employment positions for the SCAG Region and the City, which is a negligible change relative to existing conditions on the Project Site, impacts on the jobs/housing ratio would be less than significant.

Based on SCAG's 2020–2045 RTP/SCS projections, there would be approximately 8,753,067 employees in the SCAG Region and 1,947,472 employees in the City in 2026. The household data presented in Table IV.G-2 on page IV.G-7 show 6,667,800 households in the SCAG Region and 1,513,897 households in the City in 2026. Therefore, based on SCAG's 2020–2045 RTP/SCS, the 2026 jobs/housing ratios for the SCAG Region and the City are 1.31 jobs per household and 1.29 jobs per household, respectively. For the SCAG Region, the jobs/housing ratio is forecast to slightly decrease from 1.39 in 2017 to 1.31 in 2026 based on SCAG's 2020–2045 RTP/SCS. The jobs/housing ratio is forecast to slightly decrease for the City of Los Angeles also, from 1.34 to 1.29 in 2017 and 2026. Since the Project represents a net increase of 35 employment positions for the SCAG Region and the, representing 0.007 percent and 0.04 percent of planned employment growth respectively, which is a negligible change relative to existing conditions on the Project Site, impacts on unplanned induced population growth related to the jobs/housing ratio would be less than significant.

Based on the above, the Project would not cause unplanned growth (i.e., new employment) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of Project buildout. In addition, since the Project would develop a mix of residential and commercial uses, it would provide opportunities for jobs and housing to co-exist on-site. **Therefore, impacts related to employment consistency with SCAG's forecast for the SCAG region and the City would be less than significant, and no mitigation measures are required.**

(iii) Indirect Population and Housing Impacts

In addition to 735 new dwelling units, the Project proposes to construct up to 95,000 square feet of commercial uses. As shown in Table IV.G-5 on page IV.G-19, based on employment generation rates, development of the Project would result in approximately 375 employees on the Project Site, resulting in a net increase of 35 employees compared to existing conditions. The net increase of 35 on-site employees resulting from the Project would represent a negligible amount of the employment growth forecasted for the SCAG Region or the City between 2017 and 2026 based on SCAG's 2016–2040 RTP/SCS. Therefore, Project-related employment generation would be consistent with SCAG's employment forecasts for the SCAG Region and the City.

In addition, the commercial uses would include a range of permanent and part-time positions that may be filled by persons already residing in the vicinity of the workplace and who generally do not relocate their households due to such employment opportunities. In

**Table IV.G-5
Estimate of Project Net Employees**

Land Use	Size (sf)	Employees/1,000 sf^a	Employees
Existing			
Grocery Store	78,328	4.00	313
Vacant Commercial Space	18,525	0	0
Fast Food	3,943	6.7	27
<i>Total Existing</i>			340
Proposed			
Retail	16,000	2	32
Market	69,000	4	276
Restaurant	10,000	6.7	67
<i>Total Proposed</i>			375
Net New Employees (Proposed - Existing)			35
<hr/> <i>sf = square feet</i> <i>Numbers may not sum due to rounding.</i> ^a <i>Using employee generation factors from the Los Angeles Department of Transportation (LADOT) and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020, Table 1. Based on the employee generation rates for Supermarket (4.0 employees/1,000 square feet), General Retail (2.0 employees/1,000 square feet), and Fast-Food Restaurant (6.7 employees/1,000 square feet).</i> <i>Source: Eyestone Environmental, 2021.</i>			

the event some jobs are filled by persons from outside the area who relocate for their job, limited indirect population growth and associated housing demand could occur. This demand could be met by a combination of the Project's 735 dwelling units, existing vacancies in the surrounding housing market, as well as by the other new units currently planned in the Hollywood area. Given these options, sufficient housing is expected to be available to accommodate any indirect demand for housing generated by the Project. Likewise, any indirect population growth associated with Project employment would not be substantial and would fall well within SCAG's projections for population growth in the SCAG region and the City, as discussed above. As such, the Project would not induce substantial population growth or exceed SCAG's population forecast for the City or the SCAG region.

With regard to housing, any indirect demand for housing that would be generated by the Project's commercial uses would be fulfilled by a combination of the Project's 735 dwelling units, vacancies in the surrounding housing market, and from other new units in the vicinity of the Project Site. As such, the Project's indirect housing demand would not

cause housing growth to exceed projected/planned levels for the Project's buildout year, and the Project's indirect impacts on housing would be less than significant.

With regard to infrastructure, all circulation improvements planned for the Project are intended to improve circulation flows and safety throughout the Project Site and vicinity. Utility and other infrastructure improvements planned for the Project are intended to connect the proposed uses to the existing main infrastructure system and would not require upgrades to the main system. Therefore, the Project would not result in any significant adverse impacts in terms of the introduction of unplanned infrastructure that was not previously evaluated in the Community Plan and the General Plan.

(c) Other Growth Inducement Issues

While the Project's addition of new employment would be consistent with regional employment forecasts, it will not, in and of itself, foster new growth in the area by removing impediments to growth. As discussed in Section IV.E, Land Use, of this Draft EIR, the area surrounding the Project Site is already developed with a mix of commercial, office, and residential uses and growth would occur without implementation of the Project. All roadway improvements planned for the Project would be tailored to improve circulation flows and safety throughout the area, consistent with the Project's impacts and objectives. Utility and other infrastructure upgrades are intended primarily to meet Project-related demand. The Project's residents and employees demand for commercial goods and services would be provided by a proposed market, retail, restaurant uses, and other on-site commercial services that are included as part of the Project. Additionally, the Project is located within a fully developed, urban area, with a wide range of existing commercial goods and services. The Project's development proposal meets the existing land use designation which is consistent with the anticipated land use development pattern within the area. No new development specifically to meet the Project's scale of commercial demand would be needed.

(d) Conclusion

The Project Site is located in an already developed, urbanized location. Furthermore, the Project's net increase in housing represents about 0.011 percent⁴² of the households forecasted by SCAG for the SCAG Region in 2026, and 0.15 percent of forecasted household growth between 2017 and 2026. The Project's net increase in households represents about 0.05 percent of the households forecasted by SCAG for the City of Los Angeles in 2026, and 0.63 percent of forecasted household growth between 2017 and 2026. In addition, the Project

⁴² *The Project's net increase percentage is calculated by dividing the number of households provided by the project by the anticipated number of households for 2026 ($735 / 6,717,800 = 0.011$)*

would assist the City in meeting its fair share of regional housing need, provide new housing opportunities, and conform to City policies supporting higher density, compact, infill housing development. **Therefore, the Project would not cause substantial unplanned growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of Project occupancy/buildout.**

(2) Mitigation Measures

Project-level impacts with regard to unplanned population growth would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Project-level impacts with regard to unplanned population growth were determined to be less than significant without mitigation. **Therefore, no mitigation measures are required, and the impact level remains less than significant.**

Threshold (b): Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

As evaluated in the Initial Study included as Appendix A, of this Draft EIR, no housing currently exists on the Project Site and as such, the Project would not displace any existing housing, and the development of the Project would not cause the displacement of any persons or require the construction of housing elsewhere. **Therefore, no impacts related to housing or population displacement would occur, and no mitigation measures would be required.**

e. Cumulative Impacts

(1) Impact Analysis

As identified in Section III, Environmental Setting, of this Draft EIR, cumulative growth in the greater Project area through 2026 includes 100 known development projects, as well as general ambient growth projected, as described in Section III, Environmental Setting, of this Draft EIR. The projected growth reflected by 100 known related projects is a conservative assumption, as some of the related projects may not be built out by 2026, may never be built, or may be approved and built at reduced densities. To provide a conservative forecast, the future baseline forecast assumes that all 100 related projects are fully built out by 2026, unless otherwise noted.

As shown in Table IV.G-6 on page IV.G-23, the Project's residential uses would generate a population of 1,771. Sixty-three of the 100 related projects contain residential land uses which, in total, generate a population of 30,330. Together the Project and related projects would generate a population of 32,101.

Based on forecasts in the 2016–2040 RTP/SCS, the total Project population plus the related projects population represents approximately 0.76 percent of the 2026 population in the City. The cumulative population growth accounts for 13.07 percent of the 2017–2026 population growth forecast in the City. However, as noted above, the Project represents only 0.72 percent of this growth and cumulative growth would be within SCAG's projections. The Project and most related projects are in an infill area served by transit, consistent with the growth pattern envisioned in local/regional plans, and therefore would not constitute substantial unplanned growth. Furthermore, the Project's contribution is small at 0.72 percent of forecasted population growth, is consistent with the Project Site's land use designation of Highway Oriented Commercial land uses, and not cumulatively considerable. **Therefore, the Project's incremental population impact is not cumulatively considerable under CEQA,⁴³ and, as such, its cumulative unplanned population impact would be less than significant.**

Based on forecasts in the 2020–2045 RTP/SCS, the total Project population plus the related projects population represents approximately 0.76 percent of the 2026 population in the City. The cumulative population accounts for 12.35 percent of the 2017–2026 population growth forecast in the City. However, as noted above, the Project represents only 0.68 percent of this growth and cumulative growth would be within SCAG's projections. The Project and most related projects are in an infill area served by transit, consistent with the growth pattern envisioned in local/regional plans, and therefore would not constitute substantial unplanned growth. Furthermore, the Project's contribution is small at 0.68 percent of forecasted population growth, is consistent with the Project Site's land use designation of Highway Oriented Commercial land uses, and not cumulatively considerable. **Therefore, the Project's incremental population growth is not cumulatively considerable under CEQA,⁴⁴ and, as such, its unplanned cumulative population impact would be less than significant.**

The Project's residential uses would generate a total of 735 households, as shown in Table IV.G-6. In total, the residential land uses of the related projects would generate 12,533 households. Based on forecasts in the 2016–2040 RTP/SCS, the cumulative households (i.e., Project households plus related projects households) account for

⁴³ *State CEQA Guidelines, Section 15064(h)(1).*

⁴⁴ *State CEQA Guidelines, Section 15064(h)(1).*

**Table IV.G-6
Cumulative Population and Housing Impacts (2016–2040 RTP/SCS)**

	Population (people)	Housing (units)	Employment (jobs)
Proposed	1,771	735	375
Existing	—	—	340
Total Net Project Impact (Proposed – Existing)	1,771	735	35
Related Projects Total	30,330	12,533	34,096
Cumulative (Project + Related Projects) Total	32,101	13,268	34,131
SCAG Region Total, 2026 ^a	20,230,000	6,648,500	8,656,000
SCAG Region Growth, 2017–2026	1,226,571	490,821	781,714
City of Los Angeles Total, 2026 ^a	4,227,450	1,507,900	1,932,750
City of Los Angeles Growth, 2017–2026	245,539	117,257	151,939
Cumulative (Project + Related Projects) Share of Total in the SCAG Region, 2026	0.16%	0.20%	0.39%
Cumulative (Project + Related Projects) Share of Growth in the SCAG Region, 2017–2026	2.62%	2.70%	4.37%
Cumulative (Project + Related Projects) Share of Total in the City of Los Angeles, 2026	0.76%	0.88%	1.77%
Cumulative (Project + Related Projects) Share of Growth in the City of Los Angeles, 2017–2026	13.07%	11.32%	22.46%
<i>Source: SCAG 2016–2040 RTP/SCS; Eyestone Environmental, 2021.</i>			

approximately 0.88 percent of 2026 households in the City. The cumulative households account for 11.32 percent of the 2017–2026 household growth forecast in the City. However, of the 11.32 percent, the Project’s incremental contribution is only 0.63 percent and cumulative growth would be within SCAG’s projections. Furthermore, the addition of the Project’s 735 new housing units would help meet needed demand for housing in the City. **Therefore, the Project’s incremental households impact is also not cumulatively considerable, and its cumulative household impact would be less than significant.**

As shown in Table IV.G-6, the Project uses would generate a net increase of 35 jobs. The related projects would generate a total of 34,096 jobs. Based on forecasts in the 2016–2040 RTP/SCS, the Project’s cumulative employment share of growth (i.e., Project employment plus related projects employment) would equate to approximately 1.77 percent of 2026 jobs in the City. The cumulative employment share of growth accounts for 22.46 percent of the 2017–2026 employment growth forecast in the City.

However, of the 22.46 percent, the Project's incremental contribution would represent 0.02 percent of the projected growth. **Therefore, the Project would not contribute to the cumulative growth, and its cumulative employment impact would be less than significant.**

The Project's residential uses would generate a total of 735 households, as shown in Table IV.G-7 on page IV.G-25. In total, the residential land uses of the related projects would generate 12,533 households. Based on forecasts in the 2020–2045 RTP/SCS, the cumulative households (i.e., Project households plus related projects households) account for approximately 0.88 percent of 2026 households in the City. The cumulative households account for 10.04 percent of the 2017–2026 household growth forecast in the City. However, of the 10.04 percent, the Project's incremental contribution is only 0.56 percent and cumulative growth would be within SCAG's projections. Furthermore, the addition of the Project's 735 new housing units would help meet needed demand for housing in the City. **Therefore, the Project's incremental households total is also not cumulatively considerable, and its cumulative household impact would be less than significant.**

As shown in Table IV.G-7, the Project uses would generate a net increase of 35 jobs. The related projects would generate a total of 34,096 jobs. Based on forecasts in the 2020–2045 RTP/SCS, the Project's cumulative employment share of growth (i.e., Project employment plus related projects employment) would equate to approximately 1.75 percent of 2026 jobs in the City. The cumulative employment share of growth accounts for 38.24 percent of the 2017–2026 employment growth forecast in the City. However, of the 38.24 percent, the Project's incremental contribution would represent 0.04 percent of the projected growth. **Therefore, the Project's contribution to the cumulative employment growth would be negligible, and its cumulative employment impact would be less than significant.**

(2) Mitigation Measures

Cumulative impacts with regard to unplanned population growth would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance after Mitigation

Cumulative impacts related to unplanned population growth would be less than significant without mitigation. Therefore, no mitigation measures were required, and the impact level remains less than significant.

**Table IV.G-7
Cumulative Population and Housing Impacts (2020–2045 RTP/SCS)**

	Population (people)	Housing (units)	Employment (jobs)
Proposed	1,771	735	375
Existing	—	—	340
Total Net Project Impact (Proposed – Existing)	1,771	735	35
Related Projects Total	30,330	12,533	34,096
Cumulative (Project + Related Projects) Total	32,101	13,268	34,094
SCAG Region Total, 2026 ^a	20,098,207	6,570,966	8,961,414
SCAG Region Growth, 2017–2026	1,139,586	503,069	515,172
City of Los Angeles Total, 2026 ^a	4,222,593	1,513,897	1,947,472
City of Los Angeles Growth, 2017–2026	259,914	132,207	89,255
Cumulative (Project + Related Projects) Share of Total in the SCAG Region, 2026	0.16%	0.20%	0.38%
Cumulative (Project + Related Projects) Share of Growth in the SCAG Region, 2017–2026	2.82%	2.64%	6.63%
Cumulative (Project + Related Projects) Share of Total in the City of Los Angeles, 2026	0.76%	0.88%	1.75%
Cumulative (Project + Related Projects) Share of Growth in the City of Los Angeles, 2017–2026	12.35%	10.04%	38.24%
<i>Source: SCAG 2020–2045 RTP/SCS; Eyestone Environmental, 2021.</i>			