
IV. ENVIRONMENTAL IMPACT ANALYSIS

G. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

The Project Site is located within the Hollywood community of the City of Los Angeles. Currently, the Project Site is developed with an approximately 128-space (approximately 37,336 square feet) surface parking lot located at 5960 West Sunset Boulevard.

REGULATORY SETTING

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

Applicable Plans

Southern California Association of Governments

The 2008 Regional Comprehensive Plan (RCP) was accepted in October of 2008 and serves as an advisory document for (voluntary) use by local governments in the SCAG region as an informational resource, and as a reference document for their use in developing plans and addressing local issues of regional significance. As an advisory document, it is not used in SCAG's review of regionally significant projects.

As part of its comprehensive planning process for the Southern California region, SCAG has divided its jurisdiction into 14 subregions. The Project Site is located within the City of Los Angeles subregion, which includes all areas within the boundaries of the City of Los Angeles. The Regional Comprehensive Plan and Guide (RCPG) was adopted in 1994 (amended in 1996) by the member agencies of SCAG to set broad goals for the Southern California region and identify strategies for agencies at all levels of government to guide their decision-making process. Adopted RCPG policies related to growth are contained primarily in Chapter 3 of the RCPG. Among other goals, the Growth Management chapter presents forecasts for growth and land consumption in the region. An analysis of the Growth Management policies identified in the RCPG as they relate to the Proposed Project is provided in Section IV.H., Land Use Planning, of this Draft EIR.

Population and Housing Projections

Based on SCAG's Regional Transportation Plan Growth Forecast Data (RTP, 2008), the City of Los Angeles had an estimated permanent population of approximately 3,955,392 persons in 2005. As of that

same year, there were 1,306,079 residences in the City. By the year 2015, SCAG forecasts an increase to 4,128,125 persons (a 4 percent increase), and 1,424,701 residences (a 9 percent increase) for the City of Los Angeles.¹

City of Los Angeles

General Plan Framework Element

California State Planning and Zoning law requires every city and county to prepare and adopt a comprehensive general plan for the development of their respective jurisdictions. The City of Los Angeles General Plan Framework (Framework), adopted December 1996 (re-adopted August 2001), provides general guidance on land use issues for the entire City. The Framework contains the following goals for the City, identified as relevant to the Proposed Project²

- Housing, jobs, and services in mutual proximity; and
- Energy efficient housing.

The General Plan Framework is implemented through the 35 Community/District Plans. As such, consistency with the applicable Community Plan would also establish consistency with the General Plan Framework. An analysis of the Proposed Projects conformity and consistency with the relevant and applicable land use plans is presented in Section IV.H., Land Use Planning, of this Draft EIR.

General Plan Housing Element

The Housing Element of the City of Los Angeles General Plan, adopted August 13, 2008, identifies the general goal of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the Housing Element acknowledges the goal of working towards assuring that housing is provided to all residents. Further, the Housing Element contains several objectives and policies for the City, including:

- Promote safety and health within neighborhoods.
 - Establish development standards and policing practices that reduce the likelihood of crime.

¹ SCAG Regional Transportation Plan (RTP), Forecast 2008.

² Framework Element of the Los Angeles General Plan Executive Summary, website: <http://www.ci.la.ca.us/PLN/Cwd/Framwk/chapters/00/00.htm>, accessed December 23, 2008.

- Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.
 - Provide incentives to encourage the integration of housing with other compatible land uses.
 - Develop design standards that promote sustainable development in public and private open space and street rights-of-ways.
 - Provide incentives and flexibility to generate new housing and to preserve existing housing near transit.
 - Promote and facilitate a jobs/housing balance at a citywide level.
 - To accommodate projected growth to 2014 in a sustainable way, encourage housing in centers and near transit, in accordance with the General Plan Framework Element.
- Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.
 - Promote and facilitate reduction of waste in construction and building operations.
- Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.
 - Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.
 - Develop and implement design standards that promote quality development.
 - Promote preservation of neighborhood character in balance with facilitating new development.

A discussion of the Proposed Project's consistency with these Housing Element objectives and policies is provided below under the "Project Impacts" subheading of this Draft EIR.

Hollywood Redevelopment Plan

The Project Site is located in the Hollywood Redevelopment Project Area (the "Redevelopment Plan"), adopted in May 2003 and effective in July 2003. The Redevelopment Plan provides CRA/LA with powers, duties and obligations to implement and further the redevelopment, rehabilitation, and revitalization of the Redevelopment Project Area. The Plan encompasses 1,107 acres of land located approximately six miles northwest of the Los Angeles Civic Center at the base of the Hollywood Hills, covering the area generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west. The Redevelopment Plan specifies various goals, objectives, and policies applicable to residential,

commercial, industrial, public and quasi-public uses and development within the Plan area.³ For further discussion and analysis of the Proposed Project's consistency with the goals, objectives and policies of the Redevelopment Plan, see Section IV.H., Land Use Planning, of this Draft EIR.

Hollywood Community Plan

The Hollywood Community Plan was adopted in 1988 as one of 35 community plans that comprise the City of Los Angeles' General Plan Land Use Element. The City of Los Angeles provides population and housing growth estimates for each Community Plan Area (CPA), including the Hollywood CPA, in which the Project Site is located. The population and housing estimates presented in the Hollywood Community Plan are based on the Los Angeles Citywide General Plan Framework EIR (1996). An update of the Plan is currently under preparation, including ongoing community meetings and preparation of initial drafts of the revised Plan. However, the update process is not anticipated to be completed prior to the Proposed Project's review. As such, population and housing projections presented below are the best estimates available at this time, supplemented with 2008 SCAG and Census data as well as information from the City of Los Angeles Department of City Planning.

Population Projections

According to the Department of City Planning, the estimated 1990 population for the Hollywood CPA was 210,713 persons. By 2000, the population had decreased to 206,996 persons.⁴ The projected population within the Hollywood CPA in 2010 is 257,033 persons.⁵ This translates to an anticipated 10-year population growth forecast of 50,037 persons, which represents a 24 % increase above the 2000 population. The 2008 population estimate for Hollywood CPA is approximately 221,744 persons.⁶ Therefore, the net remaining growth potential from 2008 through the 2010 projection for the Hollywood Planning Area (to fit within the anticipated growth projections) is 35,289 persons. This data is further summarized in Table IV.G-1, below.

³ *Community Redevelopment Agency, Hollywood Redevelopment Project, website: <http://www.crala.org/internet-site/Projects/Hollywood/index.cfm>, accessed December 23, 2008.*

⁴ *City of Los Angeles Department of City Planning, Statistical Information: Population & Housing Profile: Community Plan Area: Hollywood website: <http://cityplanning.lacity.org>, December 23, 2008.*

⁵ *Los Angeles Citywide General Plan Framework EIR, July 17, 1996.*

⁶ *City of Los Angeles Department of City Planning, Statistical Information, Population & Housing Profile, Community Plan Area: Hollywood, website: <http://cityplanning.lacity.org>, accessed January 20, 2009.*

**Table IV.G-1
Los Angeles Citywide and Hollywood CPA Population Forecasts (1990-2010)**

City/Community	Population				10-Year Growth Forecast (2000-2010)
	1990	2000	2008 (est.)	2010	
Population Projections					
City of Los Angeles	3,485,398 ^a	3,694,820 ^a	4,003,000 ^a	4,057,484 ^b	362,664 (10 %)
Hollywood CPA	210,713 ^a	206,996 ^a	221,744 ^a	257,033 ^c	50,037 (24 %)
^a City of Los Angeles, Department of City Planning, Demographic Research Unit, Statistical Information, Local Population and Housing Estimates, website: http://cityplanning.lacity.org/DRU/HomeLocl.cfm , accessed June 25, 2009. ^b The City of Los Angeles does not have a current adopted growth forecast for 2010 or beyond. Therefore the SCAG's 2008 RTP Growth Forecast for 2010 was used. ^c Los Angeles Citywide General Plan Framework EIR, July 17, 1996. Source: Christopher A. Joseph & Associates, June 2009.					

Housing Projections

According to the Department of City Planning, the estimated number of residences in the Hollywood CPA in 1990 was 99,943 units. By 2000, that number had decreased to 99,939 units.⁷ The projected number of housing units within the Hollywood CPA by 2010 is estimated to be 107,505 units.⁸ This translates to an anticipated 10-year increase of 7,566 units, which is an approximately 7% increase above the 2000 housing stock. The housing stock estimate for the Hollywood CPA in 2008 was approximately 102,629.⁹ Therefore, the net remaining growth potential from 2008 through the 2010 projection for the Hollywood Planning Area (to fit within the anticipated growth projections) is 4,876 units. This data is summarized in Table IV.G-2.

Existing Emerson College Los Angeles Site/Project Site

As stated in Section II., Project Description, Emerson College, based in downtown Boston, Massachusetts, operates an off-site internship program with approximately 108 students in Los Angeles out of temporary leased facilities located near Universal Studios in the Cahuenga Pass and in nearby Burbank. Emerson College employs approximately 10-15 full and part-time faculty, staff and administrative positions for its Los Angeles program.¹⁰

⁷ *Ibid.*

⁸ *Los Angeles Citywide General Plan Framework EIR, July 17, 1996.*

⁹ *City of Los Angeles Department of City Planning, Statistical Information: Population & Housing Profile: Community Plan Area: Hollywood, website: <http://cityplanning.lacity.org>, accessed January 20, 2009.*

¹⁰ *Emerson College, 2009.*

**Table IV.G-2
Los Angeles and Hollywood Housing Forecasts (1990-2010)**

City/Community	Dwelling Units				Growth Forecast (2000-2010)
	1990	2000	2008	2010	
Housing Projections					
City of Los Angeles	1,300,025 ^a	1,337,654 ^a	1,389,000 ^a	1,366,985 ^b	29,331 (2%)
Hollywood CPA	99,943 ^a	99,939 ^a	102,629 ^a	107,505 ^c	7,566 (7.6%)
^a City of Los Angeles, Department of City Planning, Demographic Research Unit, Statistical Information, Local Population and Housing Estimate, website: http://cityplanning.lacity.org/DRU/HomeLocl.cfm , accessed June 25, 2009. ^b The City of Los Angeles does not have a current adopted growth forecast for 2010 or beyond. Therefore the SCAG's 2008 RTP Growth Forecast for 2010 was used. ^c Los Angeles Citywide General Plan Framework EIR, July 17, 1996. Source: Christopher A. Joseph & Associates, January 2009.					

The Project Site is presently used as a surface parking lot with approximately 128 parking spaces. The parking spaces are currently leased to Sunset Studios Holdings, LLC (from which Emerson College purchased the Project Site) for the use of KTLA studios on a temporary basis. These spaces are not available to the general public and, at the time the NOP was circulated, the Project Site was vacant and not being used by the KTLA Studios or any other occupant. While it is expected that up to two parking or security attendants may occupy the site when it is in use, any personnel would be employed by KTLA or through a temporary employment agency. Therefore, the Project Site does not generate any permanent jobs.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

State CEQA Thresholds Guide – Initial Study Checklist Questionnaire

Appendix G to the State CEQA Guidelines provides sample checklist questions to assist lead agencies in determining the impacts of a Proposed Project. The following checklist questions address potential impacts upon population and housing projections:

- (a) Would the project induce substantial 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)?
- (b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- (c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

City of Los Angeles CEQA Thresholds Guide

As set forth in the City of Los Angeles CEQA Thresholds Guide (2006), the determination of significance for population and housing growth impacts shall be made on a case-by-case basis, considering the following factors:

- (a) The degree to which the Project would cause growth (e.g., 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;
- (b) Whether the Project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and
- (c) The extent to which growth would occur without implementation of the Project.

Project Impacts***Population***

The Proposed Project would result in less than significant impacts with regard to physical changes to the environment due to population growth.

Construction- Related Population Growth

The Proposed Project is located within an urban environment which is improved with infrastructure systems. Construction of the Proposed Project would result in increased employment opportunities during the Project's construction period. However, the employment opportunities provided by the construction of the Proposed Project would not likely result in household relocation by construction workers to the vicinity of the Project Site for various reasons, including the following:

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

Additionally, construction workers would likely be drawn from the construction employment labor force already resident in the surrounding communities. It is not likely that construction workers would relocate their place of residence on a permanent basis as a consequence of working on the Proposed Project. Since construction workers would not be expected to relocate to the area, such workers would not cause an

increase in population. Therefore, indirect population growth impacts (e.g., schools, housing, etc.) associated with construction jobs would be less than significant.

Population Growth Due to Permanent Jobs

The Proposed Project is located within an urban environment that is improved with infrastructure systems. As discussed in Section II., Project Description, and in this section under Environmental Setting, the Proposed Project would relocate and expand the existing Emerson College trade school, which is currently located in leased facilities in Burbank to the Project Site in Hollywood. Existing employment at Emerson College's temporary facilities in Burbank includes 10-15 full- and part-time faculty, staff and support positions. In conjunction with the Proposed Project, all existing employees would be reassigned to the new location in Hollywood. It is anticipated that the new facility will support 4 resident faculty/staff positions, 8 part-time instructors on any single day, and up to 12 administrative support positions. The distance between the existing leased facilities in Burbank and the Project Site is approximately 4.1 miles. Thus, existing Emerson employees would not be expected to relocate their residences due to an increase in commute length. The projected increase of up to 10 new positions would not generate substantial population growth in the region that would necessitate additional housing and/or infrastructure. Therefore, indirect population growth impacts (e.g. schools, housing, etc.) associated with permanent jobs would be less than significant.

The Proposed Project would result in less than significant impacts with regard to physical changes in the environment due to housing growth.

Population Growth Due to Housing

As presented above under Environmental Setting, the Project Site does not contain any housing units. As part of the Proposed Project, approximately 224 student rooms and 4 faculty/staff apartments would be developed as an ancillary use to the primary mixed-use trade school use, as described in Section II., Project Description. As an ancillary use, these student rooms and faculty/staff apartments would not be available to the general population and, therefore, would not contribute to the housing stock addressed by either SCAG's or the City's population and housing growth projections. Nevertheless, these student rooms and faculty/staff apartment facilities would serve to directly support the industries indigenous to Hollywood motion picture and television production, including radio studios, sound and recording studios, and film processing studios, by providing a temporary housing location for housing juniors, seniors, graduate students, faculty, and staff, enabling their participation in the Emerson College Los Angeles Program. Further, Emerson College's existing resident student population (estimated to be approximately 108 students) currently housed at the Oakwood Apartments (located near Universal Studios in the Cahuenga Pass) would be relocated to the Project Site (planned to accommodate approximately 224 students) once construction is complete. Thus, while the Proposed Project would relocate and expand Emerson's program in the Los Angeles area, no new residential housing units available to the general public would be constructed. Therefore, no indirect housing growth impacts due to new housing units would occur with implementation of the Proposed Project.

Further, and in keeping with the intent of the existing qualified condition on the Project Site prohibiting residential uses (see Section IV.H., Land Use), the 224 student rooms and 4 faculty/staff apartments proposed are ancillary uses to the trade school, provided for the exclusive use of students, faculty and staff of Emerson College. These student rooms and faculty/staff apartments would be provided in direct support of the experiential education requirements of the Emerson College Los Angeles Project, directly benefitting and supporting the Hollywood entertainment industry. Because the student rooms and faculty/staff apartments would not be available for rent by the general public, the intent of the existing qualified condition to prohibit residential uses on the Project Site would be retained. Importantly, in the event that the Proposed Project is not approved, residential uses would continue to be prohibited by the existing qualified condition on the zoning, which would remain in effect as a condition of the zoning. Thus, both with and without the Proposed Project, no residential units available to the general public would be developed on the Project Site.

Consistency with Regional and Local Housing Policies

As discussed in Section IV.H., Land Use and Planning, the Proposed Project would be generally consistent with and would implement the relevant policies as identified in SCAG's RCPG, the City's Framework, the City's Housing Element, the Community Plan, and the Redevelopment Plan, but would be inconsistent with the existing industrial land use designation. However, with approval of the requested General Plan amendment to Regional Center Commercial, consistency with the land use designation of the Hollywood Community Plan and Redevelopment Plan would be achieved. As discussed above under the "Applicable Plans" subheading, the overall goal of the Housing Element of the City of Los Angeles is to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs amenities and services. Other objectives and policies encourage: promotion of safety and health within neighborhoods, sustainable neighborhoods, sustainable buildings, and livable neighborhoods. The Proposed Project would be generally consistent with these objectives.

Specifically, as noted in Section IV.J., Public Services, of this Draft EIR, and consistent with the Housing Element objective of promoting safety and health within neighborhoods, the Applicant would consult with both the Los Angeles Police Department (LAPD) and the Los Angeles Fire Department (LAFD) in an effort to reduce the likelihood of fire prevention and crime. The Proposed Project would be located within the Hollywood community in an area that includes commercial and office uses, low to medium density residential neighborhoods, mixed-use developments and major public transportation infrastructure. The trade school includes jobs and amenities, would be located close to commercial services in the area, and would be adjacent and easily accessible to major bus routes and Metro Red Line stations. It also integrates housing with neighborhood serving retail uses, thus promoting compatibility both within the Project and the adjacent community. It also supports jobs/housing balance by providing student housing and faculty/staff apartments proximate to the targeted internship and employment areas within the Hollywood community. The Project's close proximity to commercial uses would also provide opportunities for pedestrian travel to nearby services. Thus, the Proposed Project would be consistent with the objective of promoting sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit. Furthermore, the Proposed Project would promote sustainable building practices by providing a mixed-use project with the intent to achieve the equivalent of LEED™

certification at the Silver Level pursuant to the City's Green Building Program. As discussed in Section IV.A., Aesthetics, and Section IV.H., Land Use, the Proposed Project would comply with the objective of promoting livable neighborhoods by providing retail services and amenities to support both the planned mixed-use trade school and surrounding community. The Proposed Project is also being designed to be consistent with the goals and intent of the Sunset Boulevard and Civic Center Urban Design Plan currently under development by the community Redevelopment Agency of the City of Los Angeles. Therefore, the Proposed Project would be substantially consistent with and would further achievement of the Housing Element of the City of Los Angeles General Plan.

In addition, it is noteworthy to mention that in as much as the Proposed Project would provide 224 student rooms and 4 faculty/staff apartments, thereby meeting all housing needs of students and guest faculty and staff population of Emerson College Los Angeles Project, no impacts on any housing units within the adjacent Hollywood community would result (i.e., ongoing changes in tenants coinciding roughly with each new college term). Therefore the Proposed Project would be consistent with all applicable adopted City and regional plans and impacts would be less than significant.

ADD AREA

The Department of City Planning has reviewed the existing land use and zoning patterns in the project vicinity and has requested that the EIR include an analysis of adjacent properties ("Add Area") to be re-designated from "Limited Manufacturing" to "Regional Center Commercial" within the Hollywood Community Plan. The existing [Q]C4-1 (i.e., commercial) zoning designation of the parcels within the identified Add Area is inconsistent with the underlying Limited Manufacturing General Plan land use designation. The intent of the proposed General Plan amendment is to provide for consistent zoning-General Plan designations across the Add Area boundaries. No physical development is currently proposed on these lots. The existing uses within the Add Area would continue to operate as they currently are. Currently, the uses with Add Area include commercial retail uses, office use, and one commercial/residence that is operated by a psychic reader. Stand alone residential uses within the Add Area would not be allowed as they are prohibited by the [Q] condition of the zoning designation, which is not proposed to be changed. No new housing would be generated by the proposed GP amendment and no impacts upon population and housing would occur.

CUMULATIVE IMPACTS

The 70 related projects identified in Section III would introduce additional residential, hotel, commercial/retail/restaurant, office, hospital, school, parking, and entertainment industry related uses to the City of Los Angeles. The residential uses proposed would generate an increase in housing as well as population. For the purpose of evaluating cumulative population and housing impacts, the population and housing generated by those related projects located within the same CPA as the Proposed Project (i.e., the Hollywood CPA) are evaluated. These cumulative numbers are then compared to the population and housing projections in the Hollywood Community Plan.

Of the 70 total related projects identified in Table III-1 and Figure III-1 in Section III, 6 projects are not within the Hollywood CPA. These projects include: Related Project #2, a mixed-use development located at 5920 Melrose Avenue, Related Project #51, a shopping center located at 145 La Brea Avenue, Related Project #52, a mixed-use development located at 600 Hobart Avenue, Related Project #54, a private school expansion located at 258 Manhattan Place, Related Project #55, a mixed-use development located at 694 Hobart Avenue, and Related Project #57, the HK Town Mixed-Use Project located at 100 Western Avenue. Of the remaining 64 projects within the Hollywood CPA, 42 related projects involve development of residential units. These 42 related projects would add approximately 8,271 new residential units to the area, generating approximately 19,768 new residents to the Hollywood CPA.¹¹

Cumulative Population and Housing Growth within the Hollywood Community Plan Area

As shown in Table IV.G-3, the Proposed Project and 42 related projects involving residential developments located in the Hollywood CPA would cumulatively contribute approximately 8,275 new residential dwelling units to the area, generating approximately 19,998 new residents to the Hollywood CPA. Thus, the net remaining population growth potential for the Hollywood CPA through 2010, after accounting for the related project's contribution of new residents, would be 15,291 residents. With respect to housing, the Proposed Project and related projects within the Hollywood CPA would generate a total of 8,275 new residences. As compared to the housing forecast for the Hollywood CPA (2010 growth forecast minus the 2008 housing data) (see Table IV.G-2) the Proposed Project in combination with the related project's new housing units would exceed the CPA's housing growth projections for 2010 by 3,587 housing units. However, revision of the Hollywood Community Plan is currently underway and would include development of revised housing growth projections, as benefitted by updated regional population and housing data with adjustments made in the Hollywood Community Plan updated to account for population and housing growth effects of these related projects. Thus, while cumulative housing growth impacts from the related projects would be significant based on the current housing projections for the year 2010, the Proposed Project's contribution to cumulative housing growth impacts would be less than significant.

¹¹ Based on a rate of 2.39 residents per unit. Los Angeles Citywide General Plan Framework EIR, 1996.

**Table IV.G-3
Projected Cumulative Population and Housing Growth in Hollywood CPA**

Related Projects (By Housing type)	Total Units (DUs)	Total Residents ^a
Apartment Units	4,581	10,949
Condominium Units	3,690	8,819
Related Projects Total	8,271	19,768
Student Rooms (224 beds)	NA	224
Faculty/Staff Apartments ^b	4	6
Proposed Project Total	4	230
Related Projects and Proposed Project Total	8,275	19,998
Remaining Growth Potential Through 2010 Prior to Cumulative Growth ^c	4,876	35,289
Remaining Growth Potential Through 2010 After Cumulative Growth	<3,399>	15,291
^a Based on a rate of 2.39 residents per unit. Los Angeles Citywide General Plan Framework EIR, 1996.		
^b Based on two single occupancy apartments and two double occupancy apartments.		
^c Based on 2010 growth projections minus 2005 population and housing data.		
Source: Christopher A. Joseph & Associates, June 2009.		

Population Growth Due to Temporary Jobs

While the construction of the Proposed Project combined with the related projects would generate an increase in construction jobs in the Project Area, it is expected that most construction workers would already reside in the surrounding community or would commute from their existing place of residence. This is due to the fact that the work requirements of many construction projects are highly specialized so that construction workers remain at a job site only for the time frame in which their specific skills are needed to complete a particular phase of the construction process. As such, a substantial number of permanent residents would not be generated as a result of the construction of the Proposed Project combined with the related projects and impacts associated with population growth due to temporary jobs would be less than significant.

Population Growth Due to Permanent Jobs

The Proposed Project combined with the related projects would introduce new permanent jobs to the Project Area. Nonetheless, similar to the construction jobs created, it is expected that most of the new permanent jobs created would be filled by employees who already reside in the surrounding community or would commute from their existing place of residence. As such, a substantial number of permanent residents would not be generated as a result of the permanent jobs created by the Proposed Project combined with the related projects and impacts associated with population growth due to permanent jobs would be less than significant.

MITIGATION MEASURES

Code-Required Measures

Development of the Proposed Project would result in a less-than-significant impact related to population and housing. Therefore, no Code-required measures are required.

Project-Specific Mitigation Measures

No project-specific mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

The Proposed Project's impacts to population and housing would be less than significant.