IV. Environmental Impact Analysis
J. Population, Housing, and Employment

1. Introduction

This section of the EIR analyzes the Project's potential impacts on population, housing, and employment. Data regarding population, housing and employment for the Southern California Associations of Governments (SCAG) region and 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). SCAG is responsible for developing plans for transportation, growth management, 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. SCAG prepares several plans to address regional growth, including the Regional Comprehensive Plan, the Regional Housing Needs Assessment, and the Regional Transportation Plan and associated regional growth forecast. SCAG's plans that address population and housing are discussed below.

(a) Regional Housing Needs Assessment

The Regional Housing Needs Assessment is a key tool for SCAG and its member governments to plan for growth. Its purpose is to quantify and allocate housing needs to each of SCAG's member jurisdictions by level of household income. The 5th Cycle Regional Housing Needs Assessment Allocation Plan quantifies the need for housing within each of SCAG's member jurisdictions from the planning period of October 2013 to October 2021.[1] As discussed further below, the 2014 Regional Housing Needs

[1] *Given the Project's horizon year of 2028, the Project would not build any new residential units that would fall within the horizon of the current 5th Cycle Regional Housing Needs Assessment.*

Assessment assigned 82,002 new units to the City of Los Angeles for the October 1, 2013, through October 1, 2021, planning period, or an average of about 10,250 new units per year.[2] Communities must then plan and decide how they will address this need through the process of completing the housing elements of their general plans. As of December 31, 2018, the City had issued permits for 80,670 units, including 20,427 units (4,265 permits) for very low-income housing, 12,435 units (2,588 permits) for low income housing, 13,728 units (430 permits) for moderate income housing, and 35,412 units (73,387 permits) for above moderate-income housing.[3] As such, while the City is on pace to meet its total housing needs for the planning period, the distribution of building permits is skewed toward the above moderate-income level. The Regional Housing Needs Assessment is produced periodically by SCAG, as mandated by state law, to coincide with the region's schedule for preparing housing elements. It consists of two measurements of housing need: (a) existing need and (b) future need.

(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 SCAG's Regional Transportation Plan, the Air Quality Management Plan, and the Regional Housing Needs Assessment. 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.

On September 1, 2020, SCAG's Regional Council adopted an updated RTP/SCS known as the 2020–2045 RTP/SCS or Connect SoCal.[4] As with the 2016–2020 RTP/SCS, the purpose of the 2020–2045 RTP/SCS is to meet the mobility needs of the six-county SCAG region over the subject planning period through a roadmap identifying sensible ways to expand transportation options, improve air quality and bolster Southern California long-term economic viability.[5] The goals and policies of the 2020–2045 RTP/SCS are similar to, and consistent with, those of the 2016–2040 RTP/SCS. Hence, because the

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[2] *SCAG, 5th Cycle RHNA Final Allocation Plan, 1/1/2014–10/1/2021.*

[3] *Department of Housing and Community Development, RHNA, Annual Progress Reports, 5th Cycle Annual Progress Report Permit Summary, www.hcd.ca.gov/community-development/housing-element/index.shtml#annual, accessed November 2, 2020.*

[4] *SCAG, News Release: SCAG Regional Council Formally Adopts Connect SoCal, September 3, 2020.*

[5] *SCAG, News Release: SCAG Regional Council Formally Adopts Connect SoCal, September 3, 2020.*

Project would be consistent with the 2016–2020 RTP/SCS as discussed in detail in Section IV.H. Land Use of this Draft EIR, the Project would also be consistent with the 2020–2045 RTP/SCS.[6] As the 2020–2045 RTP/SCS was adopted by SCAG subsequent to circulation of the Notice of Preparation (NOP) for the Project on May 21, 2018, this section and the balance of this Draft EIR provide detailed analysis of Project consistency with the 2016–2020 RTP/SCS.

(2) Local

(a) Los Angeles General Plan Framework Element

The City of Los Angeles General Plan Framework Element (the General Plan Framework Element) establishes a citywide context for long-term planning at the City and community levels. Adopted in December 1996 and readopted in August 2001, the General Plan Framework Element provides general guidance regarding land use issues for the City. The General Plan Framework Element focuses on providing strategies that encourage growth in a number of higher-intensity commercial and mixed use districts, centers, and boulevards, as well as industrial districts, particularly in proximity to transportation corridors and transit stations. The General Plan Framework Element is intended to be flexible and recommends the creation of new land use categories for targeted growth areas in various areas of the City that will contain regional centers, community centers, neighborhood districts, and mixed use boulevards based on the planning principles, goals, objectives, and policies it discusses. However, the General Plan Framework Element provides that precise determinations regarding future growth and development will be made through the Community Planning process. As a result, the General Plan Framework Element encourages future growth and development within target areas but does not require that future development and growth be limited to the identified target areas.

One of the General Plan Framework Element's housing goals is an equitable distribution of housing opportunities by type and cost accessible to all residents of the City. The following General Plan Framework Element housing objective is relevant to the Project:

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[6] *For example, the Project would be consistent with both the 2016–2040 RTP/SCS and the 2020–2045 RTP/SCS because it would increase urban density within a High-Quality Transit Area (HQTA), would include transit-oriented development, and would implement TDM, all of which would reduce the City's per capita VMT and associated air emissions. Another example is that because the Project would be consistent with the City's existing General Plan land use designation and zoning of the Project Site, it has been accounted for in the regional growth projections in both the 2016–2040 RTP/SCS and 2020–2045 RTP/SCS.*

- 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.

(b) Los Angeles General Plan Housing Element

The General Plan Housing Element 2013–2021 (Housing Element), adopted in December 2013, addresses the housing needs of the City's residents based on a comprehensive overview of the City's population, household types, housing stock characteristics, and other special needs. As part of this effort, the Housing Element focuses on the City's assigned portion of SCAG's 2013–2021 RHNA (discussed above). The Housing Element of the City's General Plan identifies four primary goals and associated objectives, policies and programs.[7] 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: Produce an adequate supply of rental and ownership housing to meet current and project needs.
- Objective 1.2: Preserve quality rental and ownership housing for households of all income levels and special needs.
- Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.
- Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.
- Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.
- 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.

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

- Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.

- Objective 3.2: Promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

The Housing Element of the City's General Plan functions as a guiding document for the City's housing policy between 2013 and 2021. Although the Project's horizon year of 2028 is well beyond the scope of the current Housing Element, future housing policy, including an updated Housing Element, can be anticipated to include similar goals and objectives as well as address growth beyond 2021.

(c) Central City North Community Plan

The Project is located within the Central City North Community Plan area. The Central City North Community Plan, adopted on December 15, 2000, includes the following objectives and policies that are relevant to population and housing:

- Objective 1-2: Locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.
  - Policy 1-2.1: Encourage multiple residential development in commercial zones.

- Objective 1-4: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.
  - Policy 1-4.1: Promote greater individual choice in type, quality, price, and location of housing.
  - Policy 1-4.2: Ensure that new housing opportunities minimize displacement of the existing residents.

The Department of City Planning is currently updating the Central City Community Plan in conjunction with the Central City North Community Plan, whose areas together make up Downtown Los Angeles (often referred to as DTLA), in a combined planning process referred to as the DTLA 2040 Plan. The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth.[8]

[8] *City of Los Angeles, DTLA 2040, About This Project, https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update, accessed November 2, 2020.*

As Downtown has been a rapidly changing setting within Los Angeles, it supports a collection of economic opportunities and entrepreneurship, people, culture, and distinct neighborhoods, and sits at the center of the regional transportation network. According to regional projections, an additional approximately 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.[9] The Department of City Planning, in partnership with the Downtown community, is anticipated to reflect such growth trends in the updated plan and its policies, plans, and programs for Downtown. As such, the DTLA 2040 Plan will inform developers of permitted development options, densities, and intensities and bring the 2003 Central City Community Plan up-to-date as an improved planning tool.[10] A Draft EIR regarding the DTLA 2040 Plan was released in August 2020 and will be followed by a public comment period and hearing.[11]

b. Existing Conditions

(1) Population

(a) Regional Conditions

As shown in Table IV.J-1 on page IV.J-7, SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS) growth forecast shows the population estimate for the SCAG Region in 2018 is approximately 19,126,750 people.[12] By 2028 (the Project buildout year), the population estimates for the SCAG Region have been forecast to increase to approximately 20,510,200 people, an increase of approximately 1,383,450 people or 7.23 percent.[13]

(b) City of Los Angeles

As provided in Table IV.J-1, SCAG's 2016–2040 RTP/SCS growth forecast shows the population estimate for the City of Los Angeles in 2018 is approximately

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[9] *City of Los Angeles, DTLA 2040, About This Project, https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update, accessed November 2, 2020.*

[10] *City of Los Angeles, DTLA 2040, About This Project, https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update, accessed November 2, 2020.*

[11] *Los Angeles Department of City Planning, Downtown Community Plan Update, Background & FAQs, October 2019.*

[12] *The 2018 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) ÷ 8) + 18,992,625 = 19,126,750 (~19.13 million).*

[13] *The 2028 extrapolated value is calculated using SCAG's 2020 and 2035 values to find the average increase between years and then applying that annual increase to 2028: ((21,486,000 – 19,395,000) ÷ 15) + 20,370,800 = 20,510,200 (~20.51 million).*

Table IV.J-1
SCAG 2016–2040 RTP/SCS Forecast[a]

Year	Population	Households	Employment
SCAG[b]			
2018	19,126,750	6,282,500	8,240,250
2028	20,510,200	6,818,733	9,075,000
Percent Change	**7.23%**	**8.54%**	**10.13%**
City of Los Angeles[c]			
2018	4,009,193	1,403,671	1,797,693
2028	4,282,014	1,533,957	1,966,514
Percent Change	**6.80%**	**9.28%**	**9.39%**

[a] *In September 2020, SCAG adopted the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (2020–2045 RTP/SCS), which includes a long-range visioning plan with strategies that are similar to the 2016–2040 RTP/SCS. Because the 2020–2045 RTP/SCS was adopted by SCAG subsequent to circulation of NOP for the Project on May 21, 2018, this section and the balance of this Draft EIR provide detailed analysis of Project consistency with the 2016–2020 RTP/SCS.*

[b] *Population, housing, and employment forecast for SCAG region in 2018 and 2028 calculated based on linear interpolation from 2012–2040 values.*

[c] *Population, housing, and employment forecast for City of Los Angeles in 2018 and 2028 calculated based on linear interpolations from 2012–2040 values.*

Source: SCAG 2016–2040 RTP/SCS; Eyestone Environmental, 2021.

4,009,193 people.[14] By 2028, the population estimates for the City of Los Angeles have been forecast to increase to approximately 4,282,014[15] people, an increase of approximately 272,821 people or 6.8 percent.

(c) Project Site

As discussed in Section II, Project Description, of this Draft EIR, the Project Site is currently developed with four vacant, three-story structures that comprise 114,600 square feet and which were most recently used as church facilities; and the Elysian apartment building which would remain on the Project Site but is not part of the Project. The Elysian

[14] *The 2018 extrapolated value is calculated using SCAG's 2012 and 2040 values to find the average increase between years and then applying that annual increase to 2012: ((4,609,400 – 3,845,500) ÷ 28)*6) + 3,845,500 = 4,009,193.*

[15] *The 2028 extrapolated value is calculated using SCAG's 2012 and 2040 values to find the average increase between years and then applying that annual increase to 2020: ((4,609,400 – 3,845,500) ÷ 28)*16) + 3,845,500 = 4,282,014. (~4.28 million).*

apartment building provides 96 joint live-work units that could house approximately 232 people.[16]

(2) Housing

(a) Regional Conditions

As summarized above in Table IV.J-1 on page IV.J-7, SCAG's 2016–2040 RTP/SCS regional growth forecast projects approximately 6,282,500 households in the SCAG Region in 2018.[17] By 2028, the number of households is expected to increase to approximately 6,818,733 million households, an increase of approximately 536,233 households or 8.54 percent.[18]

(b) City of Los Angeles

Based on SCAG's 2016–2040 RTP/SCS growth forecast, as provided in Table IV.J-1, approximately 1,403,671 households were projected in the City of Los Angeles in 2018.[19] By 2028, the number of households is expected to increase to approximately 1,533,957 households, an increase of approximately 130,286 households or 9.28 percent.[20]

(c) Project Site

As discussed in Section II, Project Description, of this Draft EIR, the Project Site is currently developed with four vacant, three-story structures that comprise 114,600 square feet and which were most recently used as church facilities; and the Elysian apartment building which would remain on the Project Site with implementation of the proposed

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[16] *Based on a household rate of 2.41 persons for multi-family units based on the 2018 American Community Survey 5-Year Average Estimates. Source: Jack Tsao, Data Analyst II, Los Angeles Department of City Planning, June 12, 2020.*

[17] *The 2018 extrapolated value is calculated using SCAG's 2012 and 2020 values for the SCAG region to find the average increase between years and then applying that annual increase to 2012: (((6,415,000 – 5,885,000) ÷ 8) + 6,216,250 = 6,282,500 (~6.3 million).*

[18] *The 2028 extrapolated value is calculated using SCAG's 2020 and 2035 values for the SCAG region to find the average increase between years and then applying that annual increase to 2020: (((7,172,000 – 6,415,000) ÷ 15) + 6,768,267 = 6,818,733 (~6.9 million).*

[19] *The 2018 extrapolated 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 applying that annual increase to 2012: (((1,690,300 – 1,325,500) ÷ 28) * 6) + 1,325,500 = 1,403,671 (~1.4 million).*

[20] *The 2028 extrapolated 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 applying that annual increase to 2012: ((1,690,300 – 1,325,500) ÷ 28) * 16 + 1,325,500 = 1,533,957 (~1.53 million).*

Project but is not part of the Project. The Elysian apartment building includes 96 joint living and work quarter units.

(3) Employment

(a) Regional Conditions

As shown in Table IV.J-1 on page IV.J-7, 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 8,240,250 jobs in the SCAG Region in 2018.[21] The household data presented above show 6,282,500 households in the SCAG Region in 2018. Therefore, based on SCAG's 2016–2040 RTP/SCS, the 2018 jobs/housing ratio for the SCAG Region was 1.31 jobs per household. By 2028, the number of jobs is expected to increase by 10.13 percent to approximately 9,075,000 jobs.[22] In addition, the household data presented above show 6,818,733 households in the SCAG Region in 2028. Therefore, based on SCAG's 2016–2040 RTP/SCS, the 2028 jobs/housing ratio for the SCAG Region is 1.33 jobs per household.

(b) City of Los Angeles

As shown in Table IV.J-1, SCAG's 2016–2040 RTP/SCS growth forecast for the City resulted in an employment forecast of approximately 1,797,693 jobs in 2018.[23] In addition, there were approximately 1,403,671 households in the City in 2018. Therefore, based on SCAG's 2016–2040 RTP/SCS, the 2018 jobs/housing ratio for the City was 1.28 jobs per household. By 2028, the number of jobs is expected to increase by 9.39 percent to approximately 1,966,514 jobs.[24] In addition, the household data presented above show 1,533,957 households in the City in 2028. Therefore, based on SCAG's 2016–2040 RTP/SCS, the 2028 jobs/housing ratio for the City is 1.28 jobs per household.

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[21] *The 2018 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) ÷ 8) + 8,106,875 = 8,240,250.*

[22] *The 2028 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: (((9,572,000 – 8,507,000) ÷ 15) + 9,075,000 = 9,075,000.*

[23] *The 2018 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) ÷ 28) * 6) + 1,696,400 = 1,797,693.*

[24] *The 2028 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) ÷ 28) * 16) + 1,696,400 = .1,966,514.*

(c) Project Site

As discussed in Section II, Project Description, of this Draft EIR, the Project Site is currently developed with four vacant, three-story structures that comprise 114,600 square feet and which were most recently used as church facilities; and the Elysian apartment building (which is on the Project Site, but not part of the Project). Therefore, the Project Site currently does not accommodate any existing employees.

3. Project Impacts

a. Thresholds of Significance

In accordance with the State CEQA Guidelines Appendix G, the Project would have a significant impact related to population or 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)?

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

For this analysis, the Appendix G Thresholds listed above are relied upon. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions.

The L.A. CEQA Thresholds Guide identifies the following criteria to evaluate population and housing growth on a case-by-case basis:

- 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.

As provided in the impact analysis below, the Project's potential impacts related to displacing substantial numbers of existing people or housing were fully evaluated in the Initial Study (Appendix A of this Draft EIR).

b. Methodology

As evaluated below, the Project's potential impacts related to population and housing growth are determined based on the proposed number of residential units included in the Project's development scenarios, all of which are conservatively estimated to be occupied (i.e., "households"). The Project's direct population and housing growth impacts are then compared to population and household growth projections from SCAG's 2016–2040 RTP/SCS. Growth forecasts for the SCAG Region and the City of Los Angeles were derived based on linear interpolations of data from SCAG and the Department of City Planning for the Project's baseline year (2018) and the Project's buildout year (2028).

With respect to employment, the focus of environmental analysis prepared under CEQA is a project's potential to cause effects on the *physical* environment.[25] Accordingly, the 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.[26] 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.[27]

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.[28] 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."[29] 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.[30]

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[25] *"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).*

[26] *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).*

[27] *See discussion following CEQA Guidelines Section 15131.*

[28] *CEQA Guidelines Sections 15131(a) and 15064(f).*

[29] *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."*

[30] *CEQA Guidelines Section 15064(f).*

The Project's direct employment impacts are compared to SCAG's employment growth projections for the SCAG region and the City, as interpolated to 2028 (the Project buildout year).

As set forth above, the analysis of potential population, housing, and employment impacts is based largely on information obtained from SCAG's growth forecasts in the 2016–2040 RTP/SCS.

c. Project Design Features

No specific project design features are proposed with regard to population or 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 workday.
- 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, the Project would not induce substantial unplanned population growth in the area during construction. Therefore, construction-related impacts associated with population and housing would be less than significant.**

(b) Operation

(i) Direct Population Impacts

As discussed in Section II, Project Description, of this Draft EIR, the Project proposes two development scenarios—the Mixed Use Development Scenario and the No-Hotel Development Scenario. Under the Mixed Use Development Scenario, up to 737 residential units, up to 180 hotel rooms, up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area are proposed. Under the No-Hotel Development Scenario, a maximum of up to 827 residential units would be constructed along with up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area. The additional residential units (under the No-Hotel Development Scenario) would be located in the Sunset Building and would replace the 180 hotel rooms proposed by the Mixed Use Development Scenario.

Based on a household size factor of 2.41 persons per household, the Mixed Use Development Scenario is anticipated to generate a residential population of approximately 1,777 persons at full buildout.[31] As illustrated in Table IV.J-2 on page IV.J-14, based on SCAG's 2016–2040 RTP/SCS, the estimated population of 1,777 persons generated by the Mixed Use Development Scenario would represent approximately 0.13 percent of the projected growth in the SCAG region between 2018 and 2028 (i.e., the Project's baseline and buildout years), and 0.65 percent of the projected growth in the City of Los Angeles during the same period. The Mixed Use Development Scenario's increase in population represents 0.01 percent of the population forecasted for the SCAG Region in 2028 and 0.04 percent of the population forecasted for the City of Los Angeles in 2028.

By switching out the hotel floor area proposed under the Mixed Use Development Scenario for residential floor area, the No-Hotel Development Scenario would result in approximately 217 more permanent residents on the Project Site compared to the Mixed Use Development Scenario. Specifically, based on a household size factor of 2.41 persons

[31] *Based on a household rate of 2.41 persons for multi-family units based on the 2018 American Community Survey 5-Year Average Estimates. Source: Jack Tsao, Data Analyst II, Los Angeles Department of City Planning, June 12, 2020.*

Table IV.J-2
Project Percentage Share of 2018–2028 Growth

Year	Project Residents, Housing Units, and Employment	Percent of SCAG Growth	Percent of Los Angeles Growth
Mixed Use Development Scenario—Population	1,777	0.13%	0.65%
No-Hotel Development Scenario—Population	1,994	0.14%	0.73%
Mixed Use Development Scenario—Housing Units	737	0.14%	0.57%
No-Hotel Development Scenario—Housing Units	827	0.15%	0.63%
Mixed Use Development Scenario—Employment	582	0.07%	0.34%
No-Hotel Development Scenario—Employment	492	0.06%	0.29%

Source: SCAG 2016–2040 RTP/SCS; Eyestone Environmental, 2021.

per household, the No-Hotel Development Scenario is anticipated to generate a residential population of approximately 1,994 persons at full buildout.[32] As illustrated in Table IV.J-2, based on SCAG's 2016–2040 RTP/SCS, the estimated population of 1,994 persons generated by the No-Hotel Development Scenario would represent approximately 0.14 percent of the projected growth in the SCAG region between 2018 and 2028 (i.e., the Project's baseline and buildout years), and 0.73 percent of the projected growth in the City of Los Angeles during the same period. The No-Hotel Development Scenario's increase in population represents 0.01 percent of the total population forecasted for the SCAG Region in 2028 and 0.05 percent of the total population forecasted for the City of Los Angeles in 2028.

Overall, the new residents generated under both the Mixed Use Development Scenario and the No-Hotel Development Scenario would be within and, thus, consistent with SCAG growth forecasts, constituting a small percentage of projected City and regional growth. Moreover, both development scenarios would result in new multi-family housing within a Transit Priority Area.[33] As such, both development scenarios would be consistent

[32] *Based on a household rate of 2.41 persons for multi-family units based on the 2018 American Community Survey 5-Year Average Estimates. Source: Jack Tsao, Data Analyst II, Los Angeles Department of City Planning, June 12, 2020.*

[33] *See Zoning Information File No. 2452 and Parcel Profile Report for 1111 W. Sunset Boulevard, www.zimas.lacity.org.*

with Objective 4.2 of the City of Los Angeles General Plan Framework Element, which calls for the City to "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."

While the Project has the potential to induce population growth, the growth is accounted for in the SCAG 2016–2040 RTP/SCS, including for the SCAG region and the Los Angeles Subregion. Additionally, as discussed above, the growth associated with the proposed Project would be distributed in a manner consistent with local planning efforts. Furthermore, as discussed in Section IV.N, Utilities and Service Systems, of this Draft EIR, the population growth would not require significant upgrades to water or wastewater infrastructure. **As such, Project impacts related to population growth would be less than significant.**

(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. While the Project would not eliminate the housing shortage in the City, it would incrementally advance the goal of generating more housing for the region in a developed, infill location. As shown in Table IV.J-2 on page IV.J-14, the up to 737 residential units proposed under the Mixed Use Development Scenario would represent approximately 0.14 percent of the projected household growth in the SCAG region between 2018 and 2028 and 0.57 percent of the projected household growth in the City of Los Angeles during the same period. The Mixed Use Development Scenario's increase in housing would represent approximately 0.011 percent of the households forecasted for the SCAG region in 2028 and 0.05 percent of the households forecasted for the City of Los Angeles in 2028. Whereas the up to 827 residential units proposed under the No-Hotel Development Scenario would represent approximately 0.15 percent of the projected household growth in the SCAG region between 2018 and 2028 and 0.63 percent of the projected household growth in the City of Los Angeles during the same period. The No-Hotel Development Scenario's increase in housing would represent approximately 0.012 percent of the households forecasted for the SCAG Region in 2028 and 0.05 percent of the households forecasted for the City in 2028. Accordingly, both the Mixed Use Development Scenario and the No-Hotel Development Scenario would not cause housing growth in an undeveloped area or exceed projected/planned levels for the Project's buildout year that would result in an adverse physical change in the environment. **As such, the Project would bring additional housing growth to the City. Furthermore, the addition of housing units would help meet the City's fair share of the regional housing need. Therefore, Project impacts related to housing growth would be less than significant.**

(iii) Indirect Population and Housing Impacts

The Mixed Used Development Scenario could include up to 737 residential units, up to 180 hotel rooms, up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor. Whereas the No-Hotel Development Scenario could include up to 827 residential units along with up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area.

Based on the generation rates provided by the City of Los Angeles VMT Calculator Documentation, the Mixed Use Development Scenario would generate approximately 582 employees.[34] As shown in Table IV.J-2 on page IV.J-14, the additional 582 employees generated by the Mixed Use Development Scenario would represent approximately 0.07 percent of the employment growth forecasted in the SCAG region between 2018 and 2028 and 0.34 percent of the employment growth forecasted in the City during the same period. The Mixed Use Development Scenario's increase in employees would represent approximately 0.006 percent of the employees forecasted for the SCAG Region in 2028 and 0.03 percent of the employees forecasted for the City in 2028. The No-Hotel Development Scenario would generate approximately 492 employees.[35] As shown in Table IV.J-2, the additional 492 employees generated by the No-Hotel Development Scenario would represent approximately 0.06 percent of the employment growth forecasted in the SCAG region and 0.29 percent of the employment growth forecasted in the City between 2018 and 2028. The No-Hotel Development Scenario's increase in employees would represent approximately 0.005 percent of the employees forecasted for the SCAG Region in 2028 and 0.03 percent of the employees forecasted for the City in 2028. Therefore, Project-related employment generation would be consistent with SCAG's employment forecasts for the SCAG Region and the City of Los Angeles.

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[34] *Based on the City of Los Angeles VMT Calculator Documentation Guide, Table 1, May 2020, the employee generation rate 0.5 employee per room for "Hotel" land use is applied to the 180 hotel rooms, the rate 0.002 employee per square foot for "General Retail" land use is applied to the 18,200 square feet of commercial uses, the rate 0.004 employee per square foot for "Supermarket" land use is applied to the 27,300-square-foot grocery store, the rate 0.001 employee per square foot for "Health Club" land use is applied to the 14,500-square-foot health club/spa, the rate 0.004 employee per square foot for "High-Turnover Sit-Down Restaurant" land use is applied to the 35,000-square-foot restaurant, and the rate 0.004 employee per square foot for "General Office" land use is applied to the 48,000 square feet of office uses.*

[35] *Based on the City of Los Angeles VMT Calculator Documentation Guide, Table 1, May 2020, the employee generation rate 0.002 employee per square foot for "General Retail" land use is applied to the 18,200 square feet of commercial uses, the rate 0.004 employee per square foot for "Supermarket" land use is applied to the 27,300-square-foot grocery store, the rate 0.001 employee per square foot for "Health Club" land use is applied to the 14,500-square-foot health club/spa, the rate 0.004 employee per square foot for "High-Turnover Sit-Down Restaurant" land use is applied to the 35,000-square-foot restaurant, and the rate 0.004 employee per square foot for "General Office" land use is applied to the 48,000 square feet of office uses.*

Both the uses proposed under the Mixed Use Development Scenario and the No-Hotel Development Scenario would include a range of permanent and part-time positions that may be filled, in part, by persons already residing in the vicinity of the workplace and who generally do not relocate their households due to such employment opportunities and other persons who would commute to the Project Site from other communities in and outside of the City. As such, the Project would not indirectly induce substantial population growth.

With regard to housing, any indirect demand for housing associated with the uses proposed under both scenarios would be fulfilled by a combination of the Project's new 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 significant adverse impacts in terms of the introduction of unplanned infrastructure that was not previously evaluated in the Community Plan and the General Plan.**

(2) Mitigation Measures

Project-level impacts related to inducing substantial unplanned population growth in the area would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation Measures

Project-level impacts related to inducing substantial unplanned population growth in the area were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

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

As discussed in Section VI, Other CEQA Considerations, of this Draft EIR, and evaluated in the Initial Study prepared for the Project, included in Appendix A of this Draft EIR, the Project would not displace any existing people or housing necessitating the

construction of replacement housing elsewhere. **Therefore, impacts with respect to Threshold (b) would not occur. No further analysis is required.**

e. Cumulative Impacts

(1) Impact Analysis

As identified in Section III, Environmental Setting, of this Draft EIR, 89 related projects in the surrounding area are assumed to be constructed and/or operational during the same time period as the Project. Much of this growth is anticipated by the City and will be incorporated into the Central City Community Plan update, known as the DTLA 2040 Plan, which the Department of City Planning is in the process of preparing. According to the DTLA 2040 projections, an additional approximately 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.[36]

Table IV.J-3 on page IV.J-19 shows estimates for population and housing generated by each related project. Further discussion of these estimates is provided below in Table IV.J-4 on page IV.J-25 to contextualize the impact of the related projects within the City of Los Angeles Subregion of SCAG.

As shown in Table IV.J-4, the Mixed Use Development Scenario's residential uses would generate a population of 1,777 persons, whereas the No-Hotel Development Scenario's residential uses would generate a population of 1,994 persons. The related projects containing residential land uses would generate a population of 45,295 persons. Based on forecasts in the 2016–2040 RTP/SCS, the cumulative population (i.e., Project residents plus related projects' residents) generated under the total Mixed Use Development Scenario account for approximately 1.10 percent of the 2028 population in the City of Los Angeles. Whereas the cumulative population (i.e., Project residents plus related projects' residents) generated under the No-Hotel Development Scenario account for approximately 1.10 percent of the 2028 population in the City of Los Angeles. As such, the population generated by the Project, under both development scenarios, and the related projects would be within and, thus, consistent with SCAG growth forecasts. **Therefore, the cumulative population growth would not represent a considerable percentage of the estimated population growth in the City of Los Angeles. As such, the Project's contribution would not be cumulatively considerable, and cumulative population impacts would be less than significant.**

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[36] *City of Los Angeles, DTLA 2040, About This Project, https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update, accessed November 2, 2020.*

Table IV.J-3
Population, Housing, and Employment Estimates

No.	Project	Description	Size	Population[a]	Housing	Employment[b]
1	Bus Maintenance & Inspection Facility 454 E Commercial St.	Bus Facility (87,120 sf)[c]	2 ac			88
2	Tenten Wilshire Expansion (the Icon) 1027 W. Wilshire Blvd.	Condominiums	402 du	969	402	
		Retail	4,728 sf			10
3	Da Vinci Apartments 327 N. Fremont Ave.	Apartments	600 du	1,446	600	
		Retail	30 ksf			1
4	1101 N Main Condos 1101 N. Main St.	Condominiums	316 du	762	316	
5	5th & Olive (formerly Park Fifth Project) 437 S. Hill St.	Condominiums	660 du	1,591	660	
		Restaurant	16,309 sf			66
6	Beverly + Lucas Project 1430 W. Beverly Blvd.	Apartments	157 du	379	157	
		Commercial	3,500 sf			7
7	Wilshire Grand Project 900 W. Wilshire Blvd.	Hotel	889 rm			445
		Office	369,299 sf			1478
		Retail/Restaurant	34,765 sf			140
		Ancillary Space[d]	46,170 sf			16
8	Mixed Use 1435 W. 3rd St.	Apartments	122 du	295	122	
		Retail	3,500 sf			7
9	Grand Avenue Project 100 S. Grand Ave.	Condominium	968 du	2,333	968	
		Apartments	242 du	584	242	
		Hotel	225 rm			113
		Retail	152,150 sf			305
		Office	650,000 sf			2,600
		Restaurant	52,000 sf			104
		Supermarket	53,000 sf			212
		Health Club	24,000 sf			24
		Event Facility[e]	250 seats			5
10	LA Civic Center 150 N. Los Angeles St.	Office	712,500 sf			2,850
		Retail	35,000 sf			70
		Child Care[f]	2,500 sf			1
11	Residential 1329 W. 7th St.	Apartments	87 du	210	87	
12	Mixed Use 534 S. Main St.	Apartments	160 du	386	160	
		Retail	18,000 sf			36
		Restaurant	3,500 sf			14
		Fast Food	3,500 sf			24
13	Retail/Restaurant 201 S. Broadway	Retail/Restaurant	27,765 sf			112
14	Mixed Use 400 S. Broadway	Apartments	450 du	1,085	450	
		Retail	6,904 sf			14
		Bar[g]	5,000 sf			20
15	Mixed Use 601 S. Main St.	Apartments	452 du	1,090	452	
		Retail	25,000 sf			50

Table IV.J-3 (Continued)
Population, Housing, and Employment Estimates

No.	Project	Description	Size	Population[a]	Housing	Employment[b]
16	La Plaza Cultura Village 527 N. Spring St.	Apartments	345 du	832	345	
		Retail	23,000 sf			46
		Specialty Retail	21,000 sf			42
		Restaurant	11,000 sf			44
17	Mixed Use 1335 W. 1st St.	Apartments	102 du	246	102	
		Retail	3,463 sf			7
18	Residential 401 N. Boylston St.	Apartments	101 du	244	101	
19	Apartments 1218 W. Ingraham St.	Apartments	80 du	193	80	
20	Mixed Use 1145 W. 7th St.	Condominium	241 du	581	241	
		Retail	7,291 sf			15
21	Apartments 118 S. Astronaut E.S. Onizuka St.	Apartments	77 du	186	77	
22	Stadium Way and Chavez Ravine Apartments 959 E. Stadium Way	Apartments	158 du	381	158	
23	Mixed Use 700 W. Cesar E. Chavez Ave.	Apartments	300 du	723	300	
		Retail	8,000 sf			16
24	Metro Emergency Security Operations Center 410 N. Center St.	Office	110,000 sf			440
25	Medallion Phase 2 300 S. Main St.	Apartments	471 du	1,136	471	
		Restaurant	27,780 sf			112
		Retail	5,190 sf			11
26	Apartments 340 N. Patton St.	Apartments	43 du	104	43	
27	Giannini Place (Nomad Hotel) 649 S. Olive St.	Hotel	241 rm			121
28	Sapphire Mixed Use (Revised) 1111 W. 6th St.	Apartments	362 du	873	362	
		Retail	25,805 sf			52
29	Sunset Everett Mixed Use 1185 W. Sunset Blvd.	Apartments	214 du	516	214	
		Single-Family Home	6 du	15	6	
		Condominium	6 du	15	6	
30	Hotel & Apartments 675 S. Bixel St.	Apartments	422 du	1,018	422	
		Hotel	126 rm			63
		Retail	4,874 sf			10
31	Spring St Hotel 633 S. Spring St.	Hotel	176 rm			88
		Bar[g]	5,290 sf			22
		Restaurant	8,430 sf			34
32	Everett St. (1013) Project 1013 Everett St.	Apartments	49 du	119	49	
33	Hill Mixed Use Project 708 N. Hill St.	Apartments	162 du	391	162	
		Retail	5,000 sf			10

Table IV.J-3 (Continued)
Population, Housing, and Employment Estimates

No.	Project	Description	Size	Population[a]	Housing	Employment[b]
34	Alpine Mixed Use 211 W. Alpine St.	Apartments	122 du	295	122	
		Retail	7,500 sf			15
35	Beaudry Ave & 2nd St Mixed Use Project 130 S. Beaudry Ave.	Apartments	220 du	531	220	
		Other[f]	9,000 sf			18
36	College Station Mixed Use 129 W. College St. 924 N. Spring St.	Apartments	770 du	1,856	770	
		Commercial	51,390 sf			103
37	Apartments 422 S. Lake St.	Apartments	80 du	193	80	
38	Title Insurance Building 433 S. Spring St.	Office	320,000 sf			1,280
39	Mitsui Fudosan (Eighth and Figueroa Tower) 744 S. Figueroa St.	Apartments	436 du	1,051	436	
		Restaurant	3,750 sf			15
		Retail	3,750 sf			8
40	945 West 8th Street 845 W. 8th St.	Apartments	781 du	1,883	781	
		Commercial	6,700 sf			14
41	Brooks Building 644 S. Broadway	Apartments	30 du	73	30	
		Bar[g]	2,500 sf			10
42	Ferrante 1000 W. Temple St.	Apartments	1,500 du	3,615	1,500	
		Retail	30,000 sf			60
43	Marionette Lofts 1345 W. 1st St.	Apartments	102 du	246	102	
44	Budokan of Los Angeles 237 S. Los Angeles St.	Sports Complex[h]	43,453 sf			44
45	643–655 North Spring Street 643–655 N. Spring St.	Apartments	281 du	678	281	
		Hotel	142 rm			71
		Commercial	17,003 sf			35
		Restaurant	2,532 sf			11
46	1201 North Broadway Mixed Use 1201 N. Broadway	Apartments	118 du	285	118	
		Office	9,000 sf			36
47	Sunset Flats Mixed Use 2225 W. Sunset Blvd.	Condominium	65 du	157	65	
		Retail and Restaurant	15,550 sf			63
48	Mixed Use 1924 W. Temple St.	Condominium	205 du	495	205	
		Apartments	46 du	111	46	
		Retail	19,103 sf			39
49	Barlow Hospital Replacement & Master Plan 2000 Stadium Way	Condominium	888 du	2,141	888	
		Hospital (83,000 sf)[i,j]	56 beds			249
		Retail	15,000 sf			30
50	LA Hotel 1625 W. Palo Alto St.	Hotel	89 rm			45
51	Urban View Lofts Project 495 S. Hartford Ave.	Apartments	220 du	531	220	
52	1316 Court & 1323 Colton Apartments 1316 W. Court St.	Apartments	60 du	145	60	

Table IV.J-3 (Continued)
Population, Housing, and Employment Estimates

No.	Project	Description	Size	Population[a]	Housing	Employment[b]
53	433 South Main Street 433 S. Main St.	Condominium	196 du	473	196	
		Retail	5,300 sf			11
		Restaurant	900 sf			4
54	Tribune (LA Times) South Tower Project 222 W. 2nd St.	Condominium	107 du	258	107	
		Office	534,044 sf			2,137
		Retail	7,200 sf			15
55	Elysian Park Lofts 1030–1380 N. Broadway	Apartments	920 du	2,218	920	
		Restaurant	16,147 sf			65
56	Mixed Use (Times Mirror Square) 100 S. Broadway	Apartments	1,127 du	2,717	1,127	
		Office	285,088 sf			1,141
		Supermarket	50,000 sf			200
		Restaurant	75,589 sf			303
57	Apartments 1246 W. Court St.	Apartments	54 du	131	54	
58	1018 West Ingraham Street 1018 W. Ingraham St.	Apartments	43 du	104	43	
		Retail	7,400 sf			15
59	8th/Grand/Hope Project 754 S. Hope St.	Condominium	409 du	986	409	
		Retail	7,329 sf			15
60	4th & Spring Hotel 361 S. Spring St.	Hotel	315 rm			158
		Meeting Space[k]	2,000 sf			8
61	Mixed Use 1800 Beverly Blvd.	Apartments	243 du	586	243	
		Restaurant	3,500 sf			14
62	425 South Union Apartments 425 S. Union Ave.	Apartments	33 du	80	33	
63	1301 Colton Apartments 1301 Colton St.	Apartments	29 du	70	29	
64	Apartments 1301 W. Sunset Blvd.	Apartments	45 du	109	45	
65	1346 Court Apartments 1346 W. Court St.	Apartments	43 du	104	43	
66	Kaiser Medical Center 765 W. College St.	Medical Office Building	100,000 sf			300
67	Alameda District Plan Union Station Terminal Annex	Residential	22 du	511	22	
		Office	7,443,200 sf			30
		Retail	645,000 sf			1,290
		Hotel	750 rm			375
		Restaurant	20,000 sf			80
		Museum[f]	70,000 sf			140
68	Hellman/Banco Building 354 S. Spring St.	Apartments	212 du	511	212	
69	Foreman and Clark Building 701 S. Hill St.	Apartments	165 du	398	165	
		Restaurant	11,902 sf			48
		Restaurant	14,032 sf			57
70	Data Center 900 N. Alameda St.	Data Center[k]	179,900 sf			720

Table IV.J-3 (Continued)
Population, Housing, and Employment Estimates

No.	Project	Description	Size	Popu-lation[a]	Housing	Employ-ment[b]
71	Equity Residential Mixed Use 340 S. Hill St.	Apartments	406 du	979	406	
		Affordable Housing	22 du	54	22	
		Office	2,980 sf			12
		Retail	2,630 sf			6
72	Mixed Use (Lifan Tower) 1235 W. 7th St.	Apartments	303 du	731	303	
		Retail	5,960 sf			12
73	Apartments 459 S. Hartford Ave.	Affordable Apartments	101 du	244	101	
74	Hotel 1011 N. Broadway	Hotel	92 rm			46
75	708 South New Depot Street Residential 708 S. New Depot St.	Apartments	33 du	80	33	
76	Mixed Use 1322 W. Maryland St.	Apartments	47 du	114	47	
		Retail	760 sf			2
77	5th & Hill 323 W. 5th St.	Hotel	190 rm			95
		Meeting Rooms[k]	6,100 sf			25
		Apartments	31 du	75	31	
		Restaurant	29,200 sf			117
78	Restaurant & Retail 1455 N. Alvarado St.	Restaurant	5,050 sf			21
		Retail	2,984 sf			6
79	Men's Central Jail Replacement 441 E. Bauchet St.	Prison	3,885 beds			50[l]
80	Residential 2335 W. Temple St.	Apartments	71 du	172	71	
81	Restaurant & Theater 2139 W. Sunset Blvd.	Restaurant and Theater	5,979 sf			24
82	Restaurants 1453 N. Alvarado St.	Building to House 6 Restaurants with Surface Parking	7,300 sf			30
83	Apartments 740 S. Hartford Ave.	Apartments	80 du	193	80	
84	Condominiums 742 S. Hartford Ave.	Condominium	42 du	102	42	
85	Apartments & Retail 1324 W. Wilshire Blvd.	Apartments	50 du	121	50	
		Retail	5,730 sf			12
86	Community Center 445 W. Cottage Home St.	Community Center[h]	8,530 sf			9
87	Apartments 418 N. Alvarado St.	Apartments	73 du	176	73	
88	Condominiums 1100 W. Temple St.	Condominium	53 du	128	53	
89	Mixed Use 1150 W. Wilshire Blvd.	Condominium	140 du	338	140	
		Retail and Restaurant	9,115 sf			37
Related Total				**45,295**	**18,779**	**19,725**
Mixed Use Development Scenario Total				**1,777**	**737**	**582**

Table IV.J-3 (Continued)
Population, Housing, and Employment Estimates

No.	Project	Description	Size	Popu-lation[a]	Housing	Employ-ment[b]
Related + Mixed Use Development Scenario Total				**47,072**	**19,516**	**20,307**
No-Hotel Development Scenario Total				**1,994**	**827**	**492**
Related + No-Hotel Development Scenario Total				**47,289**	**19,606**	**20,217**

du = dwelling units

rm = rooms

sf = square feet

Related Projects based on data from Los Angeles Department of Transportation and Department of City Planning as of May 21, 2018 (release of the Project's Notice of Preparation).

[a] *Based on a household rate of 2.41 persons for multi-family units based on the 2018 American Community Survey 5-Year Average Estimates. Source: Jack Tsao, Data Analyst II, Los Angeles Department of City Planning, June 12, 2020.*

[b] *Based on employee generation rates from the Los Angeles Department of Transportation and Los Angeles Department of City Planning, City of Los Angeles VMT Calculator Documentation Version 1.3, May 2020, Table 1, including: General Retail = 2/1,000 sf; Restaurant (high-turnover sit-down and quality restaurants) = 4/1,000 sf; Hotel = 0.5/rm; General Office = 4/1,000 sf; Supermarket = 4/1,000 sf.*

[c] *The VMT Calculator does not have employee generation rates for Bus Facility uses. Therefore, the VMT Calculator's employee generation rate for Auto Repair (e.g., 1/1,000 sf) was used for this use.*

[d] *The VMT Calculator does not have employee generation rates for Ancillary Space uses. Therefore, the VMT Calculator's employee generation rate for Warehouse/Self-Storage (e.g., 0.33/1,000 sf) was used for these uses.*

[e] *The VMT Calculator does not have employee generation rates for Event Facility uses. Therefore, the VMT Calculator's employee generation rate for Movie Theater (Theater with Matinee) (e.g., 0.02/seat) was used for these uses.*

[f] *The VMT Calculator does not have employee generation rates for Child Care, Other, Museum uses. Therefore, the VMT Calculator's employee generation rate for General Retail (e.g., 2/1,000 sf) was used for these uses.*

[g] *The VMT Calculator does not have employee generation rates for Bar uses. Therefore, the VMT Calculator's employee generation rate for High-Turnover Sit-down Restaurant (e.g., 4/1,000 sf) was used for these uses.*

[h] *The VMT Calculator does not have employee generation rates for Sports Complex and Community Center uses. Therefore, the VMT Calculator's employee generation rate for Health Club (e.g., 1/1,000 sf) was used for these uses.*

[i] *The VMT Calculator does not have employee generation rates for Hospital uses. Therefore, the VMT Calculator's employee generation rate for Medical Office (e.g., 3/1,000 sf) was used for these uses.*

[j] *City of Los Angeles, Department of City Planning. Barlow Hospital Replacement and Master Plan Project, Draft EIR.*

[k] *The VMT Calculator does not have employee generation rates for Meeting Space, Data Center, and Meeting Rooms uses. Therefore, the VMT Calculator's employee generation rate for General Office (e.g., 4/1,000 sf) was used for these uses.*

[l] *City of Los Angeles, Department of City Planning. Consolidates Correctional Treatment Facility (Men's Central Jail Replacement Project), Draft EIR.*

Source: Gibson Transportation Consulting, Inc. in consultation with the Los Angeles Department of Transportation and the Department of City Planning, 2020. Based on consultation with the Los Angeles Department of Transportation and the Department of City Planning, related projects within a 1.5-mile radius of the Project Site were identified.

Table IV.J-4
Cumulative Population and Housing Impacts

	Population (people)	Housing (units)	Employment (jobs)
Mixed Use Development Scenario Impact	1,777	737	582
Existing to be Removed	—	—	—
Total Net Mixed Use Development Scenario Impact (Proposed – Existing)	**1,777**	**737**	**582**
Related Projects Impact for City of Los Angeles	45,483	18,779	19,725
Cumulative (Mixed Use Development Scenario + Related Projects) Impact for the City of Los Angeles	**47,072**	**19,516**	**20,307**
SCAG Region Impact, 2028	20,510,200	6,818,733	9,075,000
SCAG Region Growth, 2018–2028	1,383,450	536,233	834,750
City of Los Angeles Impact, 2028	4,282,014	1,533,957	1,966,514
City of Los Angeles Growth, 2018–2028	272,821	130,286	168,821
Cumulative (Mixed Use Development Scenario + Related Projects) Share of Impact in the SCAG Region, 2028	0.23%	0.29%	0.22%
Cumulative (Mixed Use Development Scenario + Related Projects) Share of Impact in the City of Los Angeles, 2028	1.10%	1.27%	1.03%
No-Hotel Development Scenario Impact	1,994	827	492
Existing to be Removed	—	—	—
Total Net No-Hotel Development Scenario Impact (Proposed – Existing)	1,994	827	492
Related Projects Impact for City of Los Angeles	45,483	18,779	19,725
Cumulative (No-Hotel Development Scenario + Related Projects) Impact for the City of Los Angeles	**47,289**	**19,606**	**20,217**
SCAG Region Impact, 2028	20,510,200	6,818,733	9,075,000
SCAG Region Growth, 2018–2028	1,383,450	536,233	834,750
City of Los Angeles Impact, 2028	4,282,014	1,533,957	1,966,514
City of Los Angeles Growth, 2018–2028	272,821	130,286	168,821
Cumulative (No-Hotel Development Scenario + Related Projects) Share of Impact in the SCAG Region, 2028	0.23%	0.29%	0.22%
Cumulative (No-Hotel Development Scenario + Related Projects) Share of Impact in the City of Los Angeles, 2028	1.10%	1.28%	1.03%

Source: SCAG 2016–2040 RTP/SCS; Eyestone Environmental, 2021.

As shown in Table IV.J-4, the Mixed Use Development Scenario could generate up to 737 households whereas, the No-Hotel Development Scenario could generate a up to 827 households. In total, the residential land uses of the related projects would generate 18,779 new households. Based on forecasts in the 2016–2040 RTP/SCS, the cumulative

households (i.e., Project households plus related projects' households) generated under the Mixed Use Development Scenario account for approximately 1.27 percent of 2028 households in the City of Los Angeles; whereas, the cumulative households (i.e., Project households plus related projects' households) generated under the No-Hotel Development Scenario account for approximately 1.28 percent of 2028 households in the City of Los Angeles. As such, the households generated by the Project, under both scenarios, and the related projects would be within and, thus, consistent with SCAG growth forecasts. As previously discussed, much of this growth is anticipated by the City and will be incorporated into the DTLA 2040 Plan currently being prepared by the Department of City Planning. With respect to population and housing, the estimated growth associated with the Project and related projects falls within the DTLA 2040 projections. Additionally, the development strategies and permitted development options, densities, and intensities within the plan are expected to reflect these growth trends. **Therefore, as with cumulative population growth, the cumulative household growth would not represent a considerable percentage of the estimated household growth in the City of Los Angeles. As such, the Project's contribution would not be cumulatively considerable, and cumulative household impacts would be less than significant.**

As shown in Table IV.J-4 on page IV.J-25, the Mixed Use Development Scenario would generate approximately 582 employees, whereas the No-Hotel Development Scenario would generate approximately 492 employees. The related projects would generate a total of 19,725 jobs. Based on forecasts in the 2016–2040 RTP/SCS, the cumulative jobs (i.e., Project jobs plus related project's jobs) generated under the Mixed Use Development Scenario would account for approximately 1.03 percent of 2028 jobs in the City of Los Angeles. The cumulative jobs (i.e., Project jobs plus related project's jobs) generated under the No-Hotel Development Scenario would account for approximately 1.03 percent of 2028 jobs in the City of Los Angeles. Additionally, much if not all of this growth in employment has been anticipated by the City and will be incorporated into the Community Plan currently being updated by the Department of City Planning. **Therefore, as with cumulative household growth, the cumulative employment growth would not represent a considerable percentage of the estimated employment growth in the City of Los Angeles. As such, the Project's contribution would not be cumulatively considerable, and cumulative employment impacts would be less than significant.**

(2) Mitigation Measures

Cumulative impacts related to population, housing, and employment would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance after Mitigation

Cumulative impacts related to population, housing, and employment were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.