INTRODUCTION

This Section evaluates the Project in terms of the Southern California Association of Governments’ (“SCAG”) population, housing, and employment growth forecasts. It also evaluates whether the Project would cause growth exceeding that, which is projected or planned for the Project area through infrastructure development, and whether the Project would displace housing or people. This section utilizes information from the following sources: U.S. Census Bureau and the SCAG website.

ENVIRONMENTAL SETTING

Existing Conditions

**Site 1**

Site 1 is currently developed with a 30,788-square foot, two-story office building that is occupied by 93 employees from the Department of Parks and Recreation (“DPR”) and a surface parking lot to the north of this building, an unoccupied 13,325 square foot one-story office building, a surface parking lot located between the two office buildings, and a seven-story, 235,248 square foot parking structure. Based on existing employee counts, estimated employment at Site 1 is approximately 93 people, as shown in Table 4.11-1 (Existing Project Sites Employment).

**Site 2**

Site 2 is currently developed with a 154,793-square foot, 12-story County office building that is occupied by 973 employees from the Department of Mental Health (“DMH”), an approximately 52,000 square foot, four-story office building that is occupied by 250 employees from Workforce Development, Aging and Community Services (“WDACS”), and a 14,010-square foot parking structure. Based on existing employee counts, estimated employment at Site 2 is approximately 1,223 people, as shown in Table 4.11-1 (Existing Project Sites Employment).

**Site 3**

Site 3 is currently developed with a 29,292-square foot, four-story office building and occupied by 112 employees from DPR, and an at-grade parking lot at the rear and north of the existing building. Based on existing employee counts, estimated employment at Site 3 is approximately 112 people, as shown in Table 4.11-1 (Existing Project Sites Employment).
Table 4.11-1
Existing Project Sites Employment

| Type of Development       | Size (sf) | Total Employees*
|---------------------------|-----------|------------------
| Site 1                    |           |                  
| County Office (Occupied)  | 30,788 sf | 93               
| County Office (Vacant)    | 13,325 sf | --               
| **Site 1 Subtotal Existing Employment** | | 93 |
| Site 2                    |           |                  
| County Office (Occupied)  | 154,793 sf| 973              
| County Office (Occupied)  | 52,000 sf | 250              
| **Site 2 Subtotal Existing Employment** | | 1,223 |
| Site 3                    |           |                  
| Office (Occupied)         | 29,292 sf | 112              
| **Site 3 Subtotal Existing Employment** | | 112 |
| **Total Existing Employment** | | 1,428 |

* Employee counts provided by the County of Los Angeles.


Regulatory Framework

**Federal**

No federal regulations are applicable to the Project.

**State**

*California Department of Housing and Community Development*

The State Housing Law (Government Code Section 65580) requires local government plans to address the existing and projected housing needs of all economic segments of the community through their Housing Elements. The Housing Element is 1 of 7 State-mandated elements that every General Plan must contain, and is required to be updated every 5 years and determined legally adequate by the State. The purpose of the Housing Element is to identify the community’s housing needs, state the community’s goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and define the policies and programs that the community would implement to achieve the stated goals and objectives.

**Regional**

*Southern California Association of Governments*

As part of its comprehensive planning process for the Southern California region, SCAG has divided the region into 15 subregions (see Figure 4.11-1 [SCAG Subregions]). The Project Sites are located in the City of Los Angeles subregion, which includes all areas within the boundaries of the City of Los Angeles. The City of Los Angeles subregion also includes the City of San Fernando and a portion of Los Angeles County unincorporated area. However, the numbers discussed herein pertain to the City of Los Angeles only. In 2012, SCAG estimated that the City of Los Angeles had a population of 3,845,500 persons, 1,325,500 households, and employment for 1,696,400 persons (see Table 4.11-2 [Population, Housing and Employment Forecasts for the City of Los Angeles]). SCAG forecasts that by the year 2020, the City of Los Angeles will have a total population of 4,017,000 persons (an increase of 4.4 percent from 2012),
A total of 15 subregions represent portions of Southern California with shared interests, issues and geography. Subregions play an important role as a conduit between SCAG and the cities and counties of the region by participating and providing input on SCAG’s make better-informed decisions.

Note: The San Fernando Valley Council of Governments overlaps the boundaries of the North Los Angeles Council subregion, the Arroyo Verdugo Cities subregion, and the City of Los Angeles subregion.

Table 4.11-2
Population, Housing and Employment Forecasts for the City of Los Angeles

<table>
<thead>
<tr>
<th>Area</th>
<th>Population</th>
<th>Households</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Los Angeles</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCAG Forecasts(^a)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>3,845,500</td>
<td>1,325,500</td>
<td>1,696,400</td>
</tr>
<tr>
<td>2020</td>
<td>4,017,000</td>
<td>1,441,400</td>
<td>1,899,500</td>
</tr>
<tr>
<td>2035</td>
<td>4,452,500</td>
<td>1,618,900</td>
<td>2,104,100</td>
</tr>
<tr>
<td>2040</td>
<td>4,609,400</td>
<td>1,690,300</td>
<td>2,169,100</td>
</tr>
<tr>
<td>Percent Change (%)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012 to 2020</td>
<td>+4.4</td>
<td>+8.7</td>
<td>+12.0</td>
</tr>
<tr>
<td>2020 to 2040</td>
<td>+14.7</td>
<td>+17.2</td>
<td>+14.2</td>
</tr>
</tbody>
</table>


1,441,400 households (an increase of 8.7 percent), and will provide employment for 1,899,500 persons (an increase of 12 percent). For the period of 2020 to 2040, growth in the City of Los Angeles is forecast to continue; the citywide population is expected to reach 4,609,400 persons (an increase of 14.7 percent between 2020 and 2040), households will total 1,690,300 (an increase of 17.2 percent), and employment will total 2,169,100 jobs (an increase of 14.2 percent).\(^1\)

**2016-2040 Regional Transportation Plan/Sustainable Communities Strategy: Towards a Sustainable Future**

On April 7, 2016, SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy: Towards a Sustainable Future (“RTP/SCS”). Federal guidelines require that all new regionally significant transportation projects be included in a Regional Transportation Plan (“RTP”) before they can receive federal or State funds or approvals. The Los Angeles County Metropolitan Transportation Authority (“Metro”) submits the program of Los Angeles County projects for inclusion in the Regional Transportation Improvement Program. The RTP must be updated and federally approved every three years. Federal approval requires a positive demonstration that the RTP projects would not generate travel emissions that exceed those assumed in the applicable Air Quality Management Plan; this requirement is known as “transportation conformity”.

The RTP/SCS is a long-range plan that is intended to improve overall mobility, reduce greenhouse gases and enhance the quality of life for the region’s residents. For the first time, SCAG has integrated land use, housing and environmental strategies with transportation planning to help meet emissions reduction targets set by the CARB, as required by SB 375. The RTP/SCS provides an alternative to “business as usual” development. It encourages community revitalization and neighborhoods that are bike and pedestrian friendly, with convenient access to transit. Approved by State and federal agencies in April 2016, the RTP/SCS includes approximately $556.5 billion in projected funding for transportation projects for Los Angeles County.

The RTP/SCS contains a plan to provide adequate highway, transit, rail, aviation, and goods movement infrastructure to meet the region’s needs through 2040. The RTP/SCS is linked to Los Angeles County transportation plans and models in the form of shared growth and travel projections. As such, the 2016-2040 RTP/SCS is guided by and incorporates all projects from Metro’s own Long-Range Transportation Plan.

The RTP/SCS includes goals and policies applicable to transportation and, in some cases, land use projects. The RTP/SCS also provides projections of population, housing and employment growth, by jurisdiction, that are presented in Table 4.11-2 above. A consistency analysis of the goals and policies relevant to the Project is provided in Section 4.9 (Land Use and Planning) of this Draft EIR. The regional transportation impacts of the Project are analyzed in greater detail in Section 4.14 (Transportation and Traffic) of this Draft EIR.

### 2008 Regional Comprehensive Plan

SCAG prepared and issued the 2008 Regional Comprehensive Plan (“RCP”) in response to SCAG’s Regional Council directive in the 2002 Strategic Plan to define solutions to inter-related housing, traffic, water, air quality, and other regional challenges. The most recent RCP, adopted October 2, 2008, serves as a policy framework for implementation of short-term strategies and long-term initiatives to improve regional mobility and sustainability, while also directly addressing the interrelationships between natural resource sustainability, economic prosperity, and quality of life. The RCP includes nine chapter subjects: Land Use and Housing; Open Space and Habitat; Water; Energy; Air Quality; Solid Waste; Transportation; Security and Emergency Preparedness; and Economy. A comprehensive review and consistency analysis for each of the RCP goals is discussed in detail in Section 4.9 (Land Use and Planning) of this Draft EIR.

### Southern California Compass Blueprint Growth Vision

The Southern California Compass Blueprint Growth Vision Report (“Compass Growth Vision”), published by SCAG in June 2004, presents a comprehensive vision for growth in the six-county SCAG region, as well as the means of achieving that growth vision. The Compass Growth Vision is intended to provide planning guidance and mechanisms for improved mobility, livability, prosperity, and sustainability for all Southern Californians by reorienting development around existing and planned transportation infrastructure on just two percent of the region’s land area. The Compass Growth Vision concludes that the strategy of combining compact, mixed-use development with housing and jobs near major transportation infrastructure would prove to be of enormous benefit in accommodating future growth, while also recognizing that incremental and strategic changes in small parts of the region can yield great benefits to the region as a whole as well as to individual cities. A comprehensive review and consistency analysis for each of the Compass Growth Vision principles is discussed in detail and compared to the Project in Section 4.9 (Land Use and Planning) of this Draft EIR.

### Regional Housing Needs Assessment Final Allocation Plan

The Regional Housing Needs Assessment (“RHNA”) quantifies the need for housing within each jurisdiction between 2014 and 2021. The RHNA allows communities to anticipate growth, so that they can grow in ways that enhance quality of life, improve access to jobs, transportation and housing, and not adversely

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2 Los Angeles Department of City Planning, Housing Element 2013-2021, page c-xiii.
3 Los Angeles Department of City Planning, Housing Element 2013-2021, page c-xiii.
impact the environment. The RHNA is discussed in more detail below, under the subheading Housing Element.

Local

**County of Los Angeles General Plan**

The County’s General Plan addresses population-related issues that affect the County. The current General Plan was adopted on October 6, 2015. The County adopted an update to the Housing Element (February 2014), which serves as a policy guide to address the provision of adequate and affordable housing, as well as the comprehensive housing needs of the unincorporated areas of the County. The purpose of the Housing Element is to determine the existing and project housing needs of residents of the unincorporated areas, establish goals and policies that guide decision-making to address housing needs, and implement actions that encourage the private sector to building housing. A consistency analysis of the proposed Project’s specific goals and policies with the County’s relevant plans, policies, and goals is provided in Section 4.9 (Land Use and Planning) of this Draft EIR.

**City of Los Angeles General Plan**

Site 1, which would be developed for County use, and Site 3, which is owned by the County and would be developed as a public benefit project (senior affordable housing and community recreation center), are not subject to the City of Los Angeles' land use regulations. Nevertheless, a consistency analysis with the City’s General Plan is provided for Sites 1 and 3 in Section 4.9 (Land Use and Planning) of this Draft EIR. Land uses on Site 2 are guided by the City of Los Angeles General Plan (“General Plan”) and the City’s Zoning Ordinance. The General Plan sets forth goals, objectives, and programs to provide a guideline for day-to-day land use policies and to meet the existing and future needs and desires of the community, while integrating a range of state-mandated elements including a Housing Element.

**Housing Element**

The 2013-2021 Housing Element of the General Plan (“Housing Element”) is the City’s blueprint for meeting housing and growth challenges. The current Housing Element was adopted on December 3, 2013 and contains current population and housing projections for the City.

The Housing Element identifies a need for more housing, stating that the “City of Los Angeles continues to grow, and with that growth comes the need for more housing – not only more units, but a broader array of housing types to meet evolving household types and sizes, and a greater variety of housing price points that people at all income levels can afford.” The Housing Element specifically identifies a need for low-income housing in order to meet the needs identified in the RHNA. Current housing projections indicate a shortage in new construction of low-income housing from 2013 to 2021. The Housing Element states that there is a substantial shortfall in new construction of housing, based on area median income ("AMI").

*The City is projected to fall short at the affordable (below 120% AMI) income ranges, but exceed above moderate (market-rate) production levels. While the RHNA allocation suggests that more than 46,000 units affordable to households earning less than 120%*  

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4 Los Angeles Department of City Planning, Housing Element 2013-2021, page c-xiii.
The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. For the RHNA cycle relevant to the current Housing Element Update (January 1, 2014 through September 30, 2021), the California Department of Housing and Community Development (‘HCD’) determined that 412,721 additional housing units are needed for the six-county region covered by SCAG. Of the SCAG region allocation, the total assigned to the City of Los Angeles is 82,002 units. Of these units were divided into the following income levels:

- Extremely low income households: 10,213 (12.5 percent)
- Very low income households: 10,213 (12.5 percent)
- Low income households: 12,435 (15.2 percent)
- Moderate income households: 13,728 (16.8 percent)
- Above moderate income households: 35,412 (43.2 percent)

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs.

**Wilshire Community Plan**

The City’s Community Plans are intended to promote an arrangement of land uses, streets, and services, which would encourage and contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in the community. The Community Plans are also intended to guide development in order to create a healthful and pleasing environment. The Community Plans coordinate development among the various communities of the City and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community. The Wilshire Community Plan guides land uses on the Project Sites and in the surrounding areas. The current plan (adopted September 19, 2001) sets forth planning goals and objectives to maintain the community’s distinctive character.

**ENVIRONMENTAL IMPACTS**

**Methodology**

The environmental impacts of the Project with respect to population, housing, and employment are based on whether the Project would cause growth exceeding that which is projected or planned for the Project area through infrastructure development. Growth that is within adopted forecasts is not considered substantial.

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5  *Ibid., page c-xxi.*

6  *Los Angeles Department of City Planning, Wilshire Community Plan, page III-2.*
Thresholds of Significance

The potential for the Project to result in impacts associated with population, housing and employment is based on the thresholds specified by Appendix G to the State CEQA Guidelines, which are addressed in this section. These significance thresholds are listed below.

Threshold 4.11-1: 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)?

Threshold 4.11-2: Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Threshold 4.11-3: Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Affirmative answers to any of these questions would represent a significant impact. No Project impacts would occur with respect to displacement of housing or people (Thresholds 4.11-2 and 4.11-3) because the Project Sites currently do not include any housing or residents. These topics are addressed in Section 6.5, Effects Found Not to be Significant, of this Draft EIR.

Project Design Elements

The Project would include governmental offices, commercial retail, multi-family residential, community recreation center, and on-site parking. No specific design elements in regards to population, housing, and employment are proposed.

Impact Analysis

Threshold 4.11-1: 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)?

Site 1

Construction

Construction of Site 1 would result in temporary employment opportunities in the construction field. However, the employment patterns of construction workers in Southern California are such that it is not likely that they would relocate their households as a consequence of the construction employment associated with Site 1. The construction industry differs from most other industry sectors in several ways:

- There is no regular place of work. Construction workers regularly commute to job sites that change many times over the course of a year. Their sometimes lengthy daily commutes are facilitated by the off-peak starting and ending times of the typical construction workday;

- Many construction workers are highly specialized (e.g., crane operators, steelworkers, masons, etc.) 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 highly specialized. 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.

It is likely that the skilled workers anticipated to work on Site 1 construction already reside in the Los Angeles region and would not need to relocate as a result of employment. As such, construction activity associated with Site 1 development would not 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/builddout, and would result in an adverse physical change in the environment; or introduce unplanned infrastructure that was not previously evaluated in the County of Los Angeles General Plan, Wilshire Community Plan, or City of Los Angeles General Plan. Therefore, housing and population impacts associated with construction on Site 1 would be less than significant.

**Operation**

**Employment**

Proposed development on Site 1 would involve removal of the existing DPR office building, a vacant office building, surface parking lots, and a parking structure, and construction of a new County office building containing 471,000 square feet of office use and 10,000 square feet of ground floor retail over an eight-story parking structure. Current DPR employees on Site 1 will be relocated to offsite facilities prior to the commencement of construction on Site 1. When complete, the new office building would accommodate the relocation of the 973 DMH employees currently located in the existing office building on Site 2, the 250 WDACS employees currently located in the existing office building on Site 2, and 840 additional DMH and/or WDACS employees currently located in leased facilities within four miles of the new office building. Accordingly, a total of up to 2,063 County office employees would be located on Site 1 when the building opens in 2021. In order to provide the capability to meet the County’s future needs, the new Site 1 office building would be designed to accommodate future growth, to a maximum of 2,166 County office employees, between 2021 and 2023. Table 4.11-3 (Estimated Permanent Employment Generation for the Project) shows the estimated employment after implementation the Project on Site 1. In addition, an estimated 27 new employees associated with the new retail uses would be located on Site 1.

As shown in Table 4.11-3, in all, Site 1 would accommodate approximately 2,193 employees at full occupancy (office and retail) by 2023, which would represent a net increase of approximately 2,100 employees on the Site. The majority of these employees would be relocated from existing County offices within the Project area. Because of the linkage between Sites 1 and 2 with respect to employment, the comparison of employment growth relative to regional growth forecasts is considered in a combined manner below. The increase in employees would be within SCAG’s forecasts of 203,100 additional jobs in the City of Los Angeles between 2012 and 2020 and 269,600 additional jobs between 2020 and 2040 as it represents approximately 1.03 percent and 0.78 percent of the total jobs, respectively. The continued concentration of County employment in this area of the City that would occur as a result of the development of Site 1 would be consistent with the regional growth management policies discussed in detail in Section 4.9 (Land Use and Planning). These policies promote development activity in existing developed areas, especially near existing transit and transportation infrastructure, such as Site 1, which is served by served by Metro, DASH, and Foothill Transit bus lines. The Project Sites are also served by the Metro Rail Red and Purple Lines from the Metro Rail Wilshire/Vermont Station located at the northeast corner of Wilshire Boulevard and Vermont Avenue. The entrance to the Wilshire/Vermont Station is located approximately 1,000 feet south of Site 1. Therefore, projected employment growth associated with the development of Site 1 would be less than significant.
Table 4.11-3
Estimated Permanent Employment Generation for the Project

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Size</th>
<th>Employee Generation Factor</th>
<th>Total Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>471,000 sf</td>
<td>--</td>
<td>2,166b</td>
</tr>
<tr>
<td>Retail</td>
<td>10,000 sf</td>
<td>2.71 employees/1,000 sf</td>
<td>27</td>
</tr>
<tr>
<td><strong>Site 1 Subtotal of Proposed Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>2,193</strong></td>
</tr>
<tr>
<td><strong>Site 1 Existing Employment</strong></td>
<td></td>
<td></td>
<td><strong>93</strong></td>
</tr>
<tr>
<td><strong>Site 1 Net Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>2,100</strong></td>
</tr>
<tr>
<td>Site 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td>246 units</td>
<td>N/A</td>
<td>&lt;10c</td>
</tr>
<tr>
<td>Retail</td>
<td>7,500 sf</td>
<td>2.71 employees/1,000 sf</td>
<td>20</td>
</tr>
<tr>
<td><strong>Site 2 Subtotal of Proposed Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>30</strong></td>
</tr>
<tr>
<td><strong>Site 2 Existing Employment</strong></td>
<td></td>
<td></td>
<td><strong>1,223</strong></td>
</tr>
<tr>
<td><strong>Site 2 Net Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>(1,193)</strong></td>
</tr>
<tr>
<td><strong>Sites 1 and 2 Net Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>907</strong></td>
</tr>
<tr>
<td>Site 3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Affordable Housing</td>
<td>72 units</td>
<td>N/A</td>
<td>&lt;10c</td>
</tr>
<tr>
<td>Community Recreation Center</td>
<td>13,200 sf</td>
<td>2.71 employees/1,000 sf</td>
<td>36</td>
</tr>
<tr>
<td><strong>Site 3 Subtotal of Proposed Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>46</strong></td>
</tr>
<tr>
<td><strong>Site 3 Existing Employment</strong></td>
<td></td>
<td></td>
<td><strong>112</strong></td>
</tr>
<tr>
<td><strong>Site 3 Net Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>(66)</strong></td>
</tr>
<tr>
<td><strong>Subtotal Proposed Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>2,269</strong></td>
</tr>
<tr>
<td><strong>Existing Employment (Sites 1, 2, and 3)</strong></td>
<td></td>
<td></td>
<td><strong>1,428</strong></td>
</tr>
<tr>
<td><strong>Total Net Increase in Employment Generation</strong></td>
<td></td>
<td></td>
<td><strong>841</strong></td>
</tr>
</tbody>
</table>

b Employee counts provided by the Developer.
c The School Fee Justification Studies for Los Angeles Unified School District do not include employee generation factors for multi-family residential uses. The small number of employees (estimated at less than 10) was assumed to be required to provide management and maintenance for the residential units.


Housing

When complete, the new 21-story office building would accommodate up to 2,166 County office employees and up to 27 retail employees at full occupancy in 2023. Because the majority7 of employees on Site 1 would be relocated from existing facilities in the immediate Project vicinity, it is reasonable to expect that these employees are long-term residents of the City of Los Angeles or other communities in the region, and are unlikely to relocate as a result of the Project.

As shown in Table 4.11-3, Estimated Permanent Employment Generation for the Project, new development on Site 1 would create approximately 27 new retail jobs. It is reasonable to expect that most of these new employees would be drawn from the local labor force readily available in the Wilshire Community Plan Area and surrounding communities. Coupled with the limited increase in employment associated with the new retail uses on Site 1 and Site 2, any indirect housing demand associated with the

7 County employees who would be relocated to the new County office building on Site 1 are presently located within four miles of Site 1.
Project on Site 2 would be limited. Furthermore, most of the expected employees on Site 1 would be drawn from the existing County labor force and would not need to relocate, or have associated demand for new housing in the area. As such, impacts related to housing growth on Site 1 would be less than significant.

**Population**

As discussed previously, the Project involves the demolition of all on-site uses and the construction of a variety of uses including up to 471,000 square feet of office uses on Site 1. The construction on Site 1 would not include any residences and, therefore, would not introduce permanent residents to the area. Therefore, development on Site 1 would have no direct impact on population growth.

As shown in Table 4.11-3, Site 1 would generate approximately 2,166 County office employees and 27 retail employees at full occupancy in 2023, which would result in a net increase of approximately 2,100 employees on the Site. According to SCAG data, the City of Los Angeles subregion had a total population of 33,845,500 persons in 2012. Extrapolations of SCAG projections estimate that the subregional population is expected to increase by 171,500 between 2012 and 2020, and by 592,400 persons between 2020 and 2040. The addition of these new residents would be within the SCAG growth projection, representing approximately 1.22 percent of the Citywide total growth for the period of 2012 to 2020, and approximately 0.35 percent of the Citywide total growth for the period of 2020 to 2040. As discussed above, most of the expected employees on Site 1 would be drawn from the existing County labor force and would not need to relocate, or have associated demand for new housing in the area. It is possible that some of the future employees (of which only 103 are anticipated and could be accommodated) would be permanent residents to the area; however, it is unlikely that this indirect population growth would be substantial in the context of the growth forecast for the City of Los Angeles. Estimates extrapolated/taken from SCAG data projects the Citywide housing supply to increase by 115,900 units between 2012 and 2020, and by 248,900 units between 2020 and 2040 and the proposed development on Site 2 would involve the construction of 74 residential units (new construction), and the conversion of 154,793 square feet for the construction of 172 units by 2023. Thus, the Project’s potential to induce growth from the increase in employees on Site 1 is not considered to be significant due to the readily available local labor force and the existing and forthcoming housing stock available within the area. Therefore, impacts related to population growth on Site 1 would be less than significant.

**Site 2**

**Construction**

Construction of Site 2 would result in temporary increased employment opportunities in the construction field. Construction of Site 2 development would occur after construction of Site 1 is completed and employees are relocated from the existing Site 2 buildings to the new Site 1 office building. However, the employment patterns of construction workers in Southern California are such that it is not likely that they would relocate their households as a consequence of the construction employment associated with Site 2 for the same reasons as discussed under Site 1 above. Therefore, housing and population impacts associated with the construction of Site 2 would be less than significant.
Population, Housing, and Employment

4.11 Population, Housing, and Employment

Operation

Employment

Proposed development on Site 2 would involve reuse and conversion of the existing 154,793 square foot, DMH building into 172 residential units, 4,100 square feet of ground floor retail, 1,375 square feet of ancillary space, and an approximately 7,500 square foot roof deck amenity. In addition, development of Site 2 would involve removal of the existing 52,000 square foot, WDACS office building and parking structure, and construction of a new 116,324 square foot, parking structure. Development of Site 2 would not take place until the Site 1 office building is complete and current Site 2 employees have been relocated to Site 1. A future option for the development of Site 2 would include the construction of a 66,935-square foot, mixed-use building with five residential levels containing 74 units, and 2,250 square feet of ancillary space, over the parking structure. In addition, 3,400 square feet of retail uses would be provided at the ground level of the new mixed-use building on 6th Street. Table 4.11-3 (Estimated Permanent Employment Generation for the Project) shows the estimated employment after implementation of the Project on Site 2.

As shown in Table 4.11-3 (Estimated Permanent Employment Generation for the Project), development on Site 2 would generate approximately 30 new employees, while the existing approximately 1,223 employees presently located on Site 2 would relocate to Site 1. Because of the linkage between Sites 1 and 2 with respect to employment, the comparison of employment growth relative to regional growth forecasts is considered in a combined manner below. The increase in 30 employees would be within SCAG’s forecasts of 203,100 additional jobs in the City of Los Angeles between 2012 and 2020 and 269,600 additional jobs between 2020 and 2040 as it represents approximately 0.01 percent and 0.011 percent of the total jobs, respectively. The continued concentration of County employment in this area of the City that would occur under the Project would be consistent with the regional growth management policies discussed in detail in Section 4.9 (Land Use and Planning). These policies promote development activity in existing developed areas, especially ones near existing transit and transportation infrastructure, such as Site 2, which is served by Metro, DASH, and Foothill Transit bus lines. The Project Sites are also served by the Metro Rail Red and Purple Lines from the Metro Rail Wilshire/Vermont Station located at the northeast corner of Wilshire Boulevard and Vermont Avenue. The entrance to the Wilshire/Vermont Station is located approximately 700 feet south of Site 2. Therefore, this projected employment growth would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area, and that would result in an adverse physical change in the environment that was not previously evaluated in the adopted Community Plan. Therefore, projected employment growth associated with the development of Site 2 would be less than significant.

Housing

Proposed development on Site 2 would involve the construction of 74 residential units (new construction), and the conversion of 154,793 square feet for the construction of 172 units by 2023. SCAG projects the Citywide housing supply to increase by 248,900 units between 2020 and 2040. The additional 246 total units proposed to be developed on Site 2 would be within the SCAG’s forecast growth, representing approximately 0.10 percent of the citywide total growth for the period of 2020 to 2040. Therefore, the residential development on Site 2 would be within the projections for housing growth. The City of Los Angeles General Plan Framework and Wilshire Community Plan policies encourage housing along mixed-use boulevards near major transportation centers. More specifically, the Community Plan encourages the development of projects with mixed-use commercial and residential development. The goal is to provide housing in close proximity to jobs, to reduce vehicular trips, to reduce congestion, and air pollution, to
assure adequate sites for housing, and to stimulate pedestrian-oriented areas to enhance the quality of life in the Plan area. As noted previously, new and reuse development on Site 2 would create approximately 30 new jobs. It is reasonable to expect that most of the new employees would be drawn from the local labor force readily available in the Community Plan Area and surrounding communities. Coupled with the limited increase in employment associated with the new uses on Site 2, any indirect housing demand associated with the Project on Site 2 would be limited. Therefore, impacts related to housing growth related to Site 2 would be less than significant.

**Population**

As previously discussed, proposed development on Site 2 would involve the construction of 74 residential units (new construction), and the conversion of 154,793 square feet for the construction of 172 residential units. The City estimates that there are approximately 2.51 persons per dwelling unit in the Wilshire Community Plan Area. At this average household size, the Project would be expected to accommodate approximately 618 new residents.

In 2012, SCAG estimates that the City of Los Angeles had a total population of 3,845,500 persons. According to SCAG, the City’s population is expected to increase by 171,500 between 2012 and 2020, with additional growth of 592,400 persons between 2020 and 2040. Therefore, the addition of 618 new residents on Site 2 would be within the SCAG population growth projection, representing approximately 0.10 percent of the Citywide total growth for the period of 2020 to 2040. Because the population growth associated with Site 2 would be within the projected population growth for the City of Los Angeles, impacts related to population growth on Site 2 would be less than significant.

**Combined Effects of Employment Changes on Site 1 and Site 2**

As noted above, the Site 1 and Site 2 employment components of the Project are linked, in that the majority of employees that will be located on Site 1 after Project completion would be relocated from existing County facilities on Site 2. As shown in Table 4.11-3 (Estimated Permanent Employment Generation for the Project), the net increase in employment on Sites 1 and 2 as a result of the Project would be 907 employees by 2023. In 2012, SCAG estimates that the City of Los Angeles had a total employment of 1,696,400 persons. According to SCAG, citywide employment is expected to increase by 203,100 between 2012 and 2020, with additional growth of 472,700 employees between 2020 and 2040. The addition of new Project employees on Sites 1 and 2 would be within the SCAG employment growth forecast, representing approximately 0.19 percent of the Citywide total growth for the period of 2020 to 2040. Because the employment growth associated with Sites 1 and 2 together would be within the projected growth for the City of Los Angeles, impacts related to employment growth on Sites 1 and 2 would be less than significant.

**Site 3**

**Construction**

Construction of Site 3 would occur concurrently with construction on Site 1, and would result in increased employment opportunities in the construction field, which could potentially result in increased permanent population and demand for housing in the vicinity of the Project Sites. However, the employment patterns of construction workers in Southern California are such that it is not likely that they

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8 City of Los Angeles, Department of City Planning, Wilshire Community Plan, September 19, 2001.
would relocate their households as a consequence of the construction employment associated with Site 3 for the same reasons as discussed above under Site 1. Therefore, housing and population impacts associated with the construction of Site 3 would be less than significant.

**Operation**

**Employment**

Proposed development on Site 3 would involve removal of the existing DPR building and construction of a new 80,837 square foot, senior affordable housing project containing 72 units, and a 13,200-square foot community recreation center, over a three-story underground parking structure. Current DPR employees on Site 3 will be relocated to offsite facilities prior to the commencement of construction on Site 3. Table 4.11-3 (Estimated Permanent Employment Generation for the Project) shows the estimated employment after implementation of Site 3.\(^9\)

As shown in Table 4.11-3, Site 3 uses would generate approximately 46 employees, which would result in a net decrease of approximately 66 employees on the site. The location of employment in this area of the City that would occur under the Project would be consistent with the regional growth management policies discussed in detail in Section 4.9 (Land Use and Planning). These policies promote development activity in existing developed areas, especially ones near existing transit and transportation infrastructure, such as Site 3, which is served by Metro, DASH, and Foothill Transit bus lines. Site 3 is also served by Metro Rail Red and Purple Lines from the Metro Rail Wilshire/Vermont Station located at the northeast corner of Wilshire Boulevard and Vermont Avenue. The entrance to the Wilshire/Vermont Station is located approximately one-third mile south of Site 3. The Wilshire Community Plan policies encourage housing along mixed-use boulevards near major transportation centers. More specifically, Policy 1-1.3 provides for adequate Multiple Family residential development, Policy 1-2.1, encourages higher density residential uses near major public transportation centers, and Policy 1-4.1 promotes greater individual choice in type, quality, price and location of housing. Furthermore, the Community Plan encourages the development of projects with mixed-use commercial and residential development. The goal is to provide housing in close proximity to jobs, to reduce vehicular trips, to reduce congestion, and air pollution, to assure adequate sites for housing, and to stimulate pedestrian-oriented areas to enhance the quality of life in the Plan area. Therefore, this projected employment growth would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels, and that would result in an adverse physical change in the environment that was not previously evaluated in the adopted Community Plan. Therefore, projected employment growth associated with the development of Site 3 would be less than significant.

**Housing**

Proposed development on Site 3 would involve the construction of 72 senior affordable housing units by 2020. SCAG projects the Citywide housing supply to increase by 115,900 units between 2012 and 2020, with additional growth of 248,900 units between 2020 and 2040. The additional 72 total units proposed to be developed on Site 3 would be within the SCAG’s anticipated growth rate, representing approximately 0.03 percent of the citywide total growth for the period of 2020 to 2040. Therefore, the residential development on Site 3 would be within the projections for housing unit growth. The City of Los Angeles General Plan Framework and Wilshire Community Plan policies encourage housing along mixed-use boulevards near major transportation centers. More specifically, Policy 1-1.3 provides for

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\(^9\) Employment generation on Site 3 is conservatively estimated using the rate for commercial uses.
adequate Multiple Family residential development, Policy 1-2.1, encourages higher density residential uses near major public transportation centers, and Policy 1-4.1 promotes greater individual choice in type, quality, price and location of housing. The goal is to provide housing in close proximity to jobs, to reduce vehicular trips, to reduce congestion, and air pollution, to assure adequate sites for housing, and to stimulate pedestrian-oriented areas to enhance the quality of life in the Plan area. As discussed previously, Site 3 development would create 46 new jobs. It is reasonable to expect that most of the new employees would be drawn from the local labor force readily available in the Community Plan Area and surrounding communities. Coupled with the limited increase in employment associated with the new uses on Site 3, any indirect housing demand associated with the Project on Site 3 would be limited. Therefore, impacts related to housing growth on Site 3 would be less than significant.

**Population**

As discussed previously, development of Site 3 involves the demolition of all on-site uses and the construction of a variety of uses including up to 72 senior affordable housing units. The City estimates that there are approximately 2.51 persons per dwelling unit in the Wilshire Community Plan Area.\(^{10}\) Based on this average household size, the Project would be expected to accommodate approximately 181 new residents on Site 3.

In 2012, SCAG estimates that the City of Los Angeles had a total population of 3,845,500 persons. According to SCAG, the City’s population is expected to increase by 171,500 between 2012 and 2020, with additional growth of 592,400 persons between 2020 and 2040. The addition of 181 new residents on Site 3 would be within the SCAG population growth projection, representing approximately 0.03 percent of the Citywide total growth for the period of 2020 to 2040. Since the population growth associated with Site 3 would be within the projected growth for the City of Los Angeles, impacts related to population growth on Site 3 would be less than significant.

**CUMULATIVE IMPACTS**

**Employment**

The geographic scope of the cumulative employment analysis is the City of Los Angeles. The Project would result in a net increase in employment on the Project Sites of up to approximately 841 employees. Employment projections contained in the SCAG forecasts are based upon land uses designated in the General Plan. The related projects identified in Section 3.0, Project Description and Environmental Setting, of this EIR and other potential development projects that may occur throughout the City of Los Angeles are expected to be largely consistent with their respective General Plan land use designations. There are a total of 115 related projects within an approximate two-mile radius of the Project Sites, as identified by LADOT. The related projects consist of multifamily residential, schools, hotels, theaters, and commercial uses. The total increase in employment for the related projects is approximately 6,772. Combined with the Project, the net increase in employment is approximately 7,613, as shown in Table 4.11-4 (Related Projects Employment, Housing, and Population Generation) for a breakdown of the related projects and associated employment growth.

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\(^{10}\) *City of Los Angeles, Department of City Planning, Wilshire Community Plan, September 19, 2001.*
According to SCAG the City is projected to increase employment opportunities by approximately 203,100 jobs from 2012 to 2020 (12.0 percent growth) and increase by approximately 269,600 jobs from 2020 to 2040 (14.2 percent growth). The Project, in combination with the related projects with institutional, retail, and commercial components, would be part of this anticipated growth projection for employment opportunities representing approximately 3.75 percent of the projected employment increase from 2012 to 2020 and approximately 2.82 percent of the projected employment increase from 2020 to 2040.

Furthermore, SCAG periodically updates its employment projections for the SCAG region, which allows these projections to be revised to reflect land use and planning changes that have occurred since previous updates. Accordingly, the effects of cumulative employment growth associated with the Project and other development within the City of Los Angeles would not contribute to a cumulatively considerable effect with respect to employment growth (i.e., would not result in employment opportunity at a rate not already anticipated at the regional and local level).

### Housing

The geographic scope of the cumulative housing analysis is the City of Los Angeles. The Project would result in a total increase of 318 residences. Housing projections contained in the SCAG forecasts are based upon land uses designated in the General Plan. The related projects identified in Section 3.0, Project

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### Table 4.11-4

**Related Projects Employment, Housing, and Population Generation**

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<tbody>
<tr>
<td>Multi-Family Residential</td>
<td>24,645 units</td>
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<td>--</td>
<td>24,645</td>
<td>2.51</td>
<td>61,859</td>
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<tr>
<td>School: University/College</td>
<td>500 students</td>
<td>0.2249 students per employee</td>
<td>112</td>
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<td>--</td>
</tr>
<tr>
<td>School: High School</td>
<td>480 students</td>
<td>0.2249 students per employee</td>
<td>108</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>School: Elementary/Jr. High</td>
<td>3,516 students</td>
<td>0.2249 students per employee</td>
<td>791</td>
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<td>--</td>
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</tr>
<tr>
<td>Hotels</td>
<td>1,414 rooms (565,600 sf)</td>
<td>1.13 per 1,000 sf</td>
<td>639</td>
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<tr>
<td>Theater</td>
<td>850 seats (6,800 sf)</td>
<td>2.71 per 1,000 sf</td>
<td>18</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,883,573 sf</td>
<td>2.71 per 1,000 sf</td>
<td>5,104</td>
<td>--</td>
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</tr>
</tbody>
</table>

**Subtotal Cumulative Generation**

| Size | 6,772 | 24,645 | -- | 61,859 |

**Project Total Net Generation**

| Size | 841 | 318 | -- | 799 |

**Total Cumulative Generation**

| Size | 7,613 | 24,963 | -- | 62,658 |

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*Note: sf = square feet*


*City of Los Angeles, Department of City Planning, Wilshire Community Plan, September 19, 2001.*

*Based on an estimate of 400 sf/room.*

*Based on an estimate of 8 sf/seat.*

*Source: EcoTierra Consulting, 2017.*
Description and Environmental Setting, of this EIR and other potential development projects that may occur throughout the City of Los Angeles are expected to be largely consistent with their respective General Plan land use designations. There are a total of 115 related projects within an approximate two-mile radius of the Project Sites, as identified by LADOT. The related projects consist of multifamily residential, schools, hotels, theaters, and commercial uses. The total increase in housing for the related projects is approximately 24,645 units. Combined with the Project, the net increase in housing is approximately 24,963 units. Refer to Table 4.11-4 (Related Projects Employment, Housing, and Population Generation) for a breakdown of the related projects and associated housing growth.

According to projections extrapolated from SCAG, the City is projected to increase in housing by approximately 115,900 households from 2012 to 2020 (8.7 percent growth) and increase by approximately 248,900 households from 2020 to 2040 (17.2 percent growth). The Project, in combination with the related projects with residential components, would be part of this anticipated growth projection for households representing approximately 21.54 percent of the projected household increase from 2012 to 2020 and approximately 10.03 percent of the projected household increase from 2020 to 2040.

Furthermore, SCAG periodically updates its housing projections for the SCAG region, which allows these projections to be revised to reflect land use and planning changes that have occurred since previous updates. Accordingly, the effects of cumulative housing growth associated with the Project and other development within the City of Los Angeles would not contribute to a cumulatively considerable effect with respect to housing growth (i.e., would not result in housing growth at a rate not already anticipated at the regional and local level).

Population

The geographic scope of the cumulative population analysis is the City of Los Angeles. The Project would be expected to accommodate approximately 799 new residents on Sites 2 and 3. Population projections contained in the SCAG forecasts are based upon land uses designated in the General Plan. The related projects identified in Section 3.0, Project Description and Environmental Setting, of this EIR and other potential development projects that may occur throughout the City of Los Angeles are expected to be largely consistent with their respective General Plan land use designations. There are a total of 115 related projects within an approximate two-mile radius of the Project Sites, as identified by LADOT. The related projects consist of multifamily residential, schools, hotels, theaters, and commercial uses. The total increase in population for the related projects is approximately 61,859 persons. Combined with the Project, the net increase in population is approximately 62,658 persons. Refer to Table 4.11-4 (Related Projects Employment, Housing, and Population Generation) for a breakdown of the related projects and associated population growth.

According to projections extrapolated from SCAG, the City is projected to increase in population by approximately 171,500 from 2012 to 2020 (4.4 percent growth) and increase by approximately 592,400 households from 2020 to 2040 (14.7 percent growth). The Project, in combination with the related projects with institutional, retail, and commercial components, would be part of this anticipated growth projection for population representing approximately 36.54 percent of the projected increase from 2012 to 2020 and approximately 10.58 percent of the projected increase from 2020 to 2040.

Furthermore, SCAG periodically updates its population projections for the SCAG region, which allows these projections to be revised to reflect land use and planning changes that have occurred since previous updates. Accordingly, the effects of cumulative population growth associated with the Project and other development within the City of Los Angeles would not contribute to a cumulatively considerable effect
with respect to population growth (i.e., would not result in population growth at a rate not already anticipated at the regional and local level).

**PROJECT DESIGN FEATURES AND REGULATORY REQUIREMENTS**

**Project Design Features**

No specific Project Design Features are relevant to population, housing, and employment.

**Regulatory Requirements**

No significant impacts related to population, housing, and employment have been identified; and no regulatory compliance measures are required.

**MITIGATION MEASURES**

No significant impacts related to population, housing, and employment have been identified; and no mitigation measures are required.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Project impacts related to population, housing, and employment would be less than significant.

Cumulative impacts related to population, housing, and employment would be less than significant.