This section of the Draft Environmental Impact Report (DEIR) examines the potential for physical impacts that may arise from socioeconomic effects of the proposed Lincoln Avenue Specific Plan on the City of Pasadena, including changes in population, employment, and demand for housing.

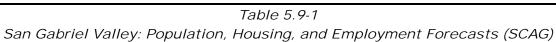
The following information sources were used in preparing this section:

- 2010 Census Data, US Census Bureau
- American Community Survey 2010 1-Year Estimates, US Census Bureau
- 2012 Regional Transportation Plan (RTP) Regional Forecast, Southern California Association of Governments (SCAG)
- City/County Population and Housing Estimates, California Department of Finance, 2011
- City of Pasadena Economic Development Strategy, Stanley R. Hoffman Associates, 2011
- Employment Density Study, The Natelson Company, Inc., 2001

5.9.1 Environmental Setting

San Gabriel Valley

Population and housing characteristics are provided here for the San Gabriel Valley to provide a regional context for the City of Pasadena. The San Gabriel Valley is preferred over Los Angeles County for providing regional context because of the very large population of Los Angeles County—estimated at approximately 9.9 million people in 2011 (CDF 2011). The area of the San Gabriel Valley used here is that used by the San Gabriel Valley Council of Governments (SGVCOG 2012) and is shown in Figure 5.9-1. The San Gabriel Valley is an east-west-trending valley bound by the San Gabriel Mountains to the north; the Puente Hills and Orange County to the south; by San Bernardino County to the east; and by the Repetto Hills and San Rafael Hills to the west (the City of Pasadena is in the northwest part of the San Gabriel Valley; see Figure 5.9-1). The San Gabriel Valley spans 400 square miles and encompasses 31 incorporated cities as well as several large unincorporated areas of Los Angeles County (SGVCOG 2012). Forecasts for population, households, and employment for the San Gabriel Valley by SCAG are shown below in Table 5.9-1.



				Change, 2008-2035		
	2008	2020	2035	Total	Percent	
Population	1,939,169	2,068,712	2,295,464	356,295	18.4%	
Households	563,058	597,894	654,341	91,283	16.2%	
Employment	723,810	771,497	828,509	104,699	14.5%	
Source: SCAG 2012						



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City of Pasadena

Population

Population data from the 2000 and 2010 US Census, an estimate from the California Department of Finance for 2011 (CDF), and forecasts from the Southern California Association of Governments (SCAG) for 2008, 2020 and 2035, are presented below in Table 5.9-2.

Table 5.9-2
City of Pasadena Population: Census Data and Forecasts

US Census			CDF Estimate	SCAG Forecasts					
		Change, 2000–2010						Change, 2	2008–2035
2000	2010	Total	Percent	2011	2008	2020	2035	Total	Percent
133,936	137,122	3,186	2.4%	138,915	148,738	156,003	165,160	16,422	11.0%
Sources: U.S. Census Bureau 2012a: California Department of Finance 2011: SCAG 2012									

The City of Pasadena General Plan, adopted in 2004, forecasts the City's population to be about 165,000 at General Plan buildout. No buildout year is specified in the General Plan; however, SCAG forecasts are based on General Plan projections, and the General Plan forecast is very similar to the SCAG population forecast for 2035 of 165,160.

Housing

Numbers of housing units, households, vacant units, and vacancy rates from US Census data and CDF estimates are shown below in Table 5.9-3. Forecast numbers of households from SCAG forecasts are shown below in Table 5.9-4.

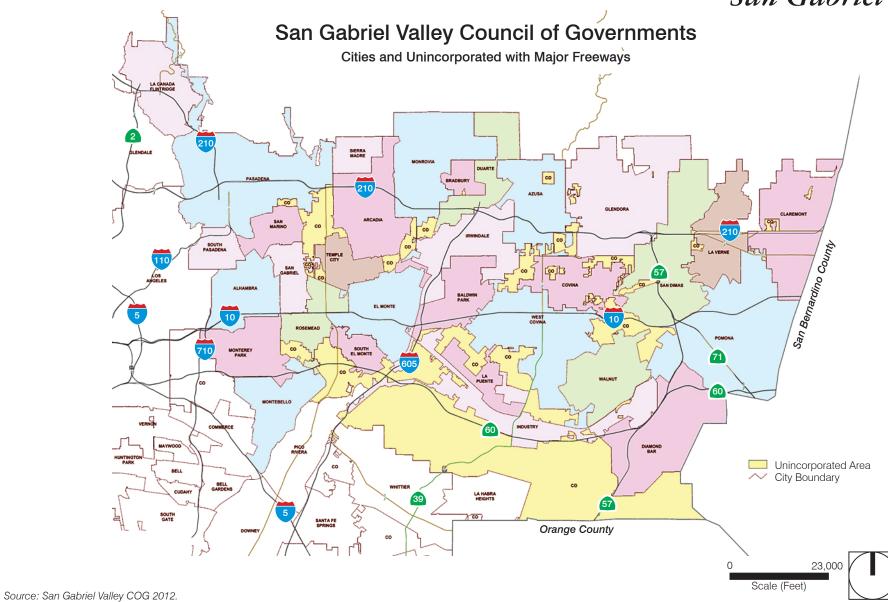
Table 5.9-3
City of Pasadena Housing Units, Households, and Vacancy Rates:
US Census Data and CDF Estimates

	Housing Units	Households	Vacant Housing Units	Vacancy Rate, Percent		
2010 US Census Data	59,551	55,270	4,281	7.2%		
2011 CDF Estimates	60,178	55,851	4,327	7.2%		
Sources: US Census Bureau 2012a; California Department of Finance 2011.						

<i>Table 5.9-4</i>	
Households Forecasts ((SCAG)

			Change, 2008–2035		
2008	2020	2035	Total	Percent	
55,266	58,466	61,446	6,180	11.2%	

San Gabriel Valley



POPULATION AND HOUSING

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The total number of housing units in the City forecast in the City's General Plan at General Plan buildout is 65,000; no buildout horizon year is specified. Average household size in the City as of January 2011 is 2.31 persons based on California Department of Finance estimates (CDF 2011).

Employment

Estimated and forecast employment in the City of Pasadena is shown below in Table 5.9-5.

Table 5.9-5							
Employment in City of Pasadena: City Estimate and SCAG Forecasts							
		SCAG Forecasts					
				Change, 2	008-2035		
2008 (City Estimate)	2008	2020	2035	Total	Percent		
117,260	117,274	127,253	137,189	19,915	17.0%		
Sources: Stanley R. Hoffman Associates 2011; SCAG 2012.							

The civilian labor force in the City of Pasadena in 2010 was 76,575; 10,264 of those persons, or 13.4 percent of the total, were unemployed, according to US Census Bureau 1-year estimates (USCB 2012c).

Census Tracts

The project site is in Census Tracts 4609 and 4616 (see Figure 5.9-2, *Census Tracts including Project Site*). Table 5.9-6 summarizes the population and housing data from these census tracts. No employment data was available for the census tracts.



Table 5.9-6
Population and Housing in Census Tracts Including the Project Site: 2010 Census
Census Tracts 4609 and 4616

	Population				Housing Units			
Census Tract	Household	Group Quarters	Total	Occupied	Vacant	Total	Vacancy Rate, Percent	Household Size, Persons
4609	6,864	134	6,998	1,988	103	2,091	4.9%	3.45
4616	5,818	8	5,826	1,680	95	1,775	5.4%	3.46
Total	12,682	142	12,824	3,668	198	3,866	5.1%	3.46
Source: USCB	2012.							

Project Site

Population

The existing population in the plan area is estimated by using the number of housing units in the plan area and the average household size for Census Tracts 4609 and 4616, in which the project site is located. The total number of housing units is 210. The average household size in the two census tracts in 2010 was 3.46 persons (USCB 2012a), yielding a population estimate for the project site of 727 persons.

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Housing

The project plan area contains 210 residential units: 77 single-family residences and 133 multifamily units in 24 multifamily residential developments.

Employment

Employment within the plan area is estimated below in Table 5.9-7 using square footage by employment-generating land use and employment density estimates. The plan area has 451 employees.

Table 5.9-7
Estimated Project Site Employment

j , j									
Land Use	Square Feet	Square Feet per Employee ¹	Total Employees						
Industrial	259,000	1,040	249						
Specialty Retail	115,000	836	138						
Office	23,000	487	47						
Church	34,000	2,745	12						
High School	7,000	1,400	5						
Total	438,000	Not Applicable	451						

Source: The Natelson Company, Inc. 2001.

Employment density estimates used:

<u>Land Use</u> <u>Employment Density Estimate for:</u>

Industrial: Light Manufacturing
Commercial/Retail: Other Retail/Services
Church: Government Offices

The employment density estimate for high school use is based on extensive experience by The Planning Center|DC&E in environmental planning for high

school sites.

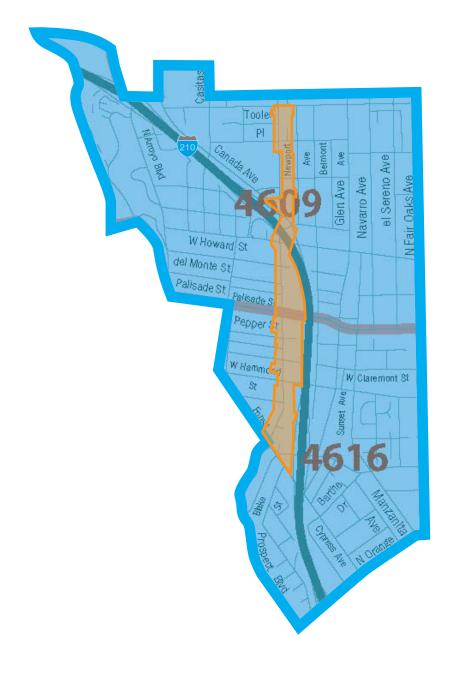
Jobs-Housing Balance

City of Pasadena

The jobs-housing ratio is a general measure of the "balance" between the number of jobs and number of housing units within a geographic area, without regard to economic constraints or individual preferences. The ratio expresses quantitatively the relationship between where people work and where they live. The location of development within the region is an important factor in the ability of people to access jobs and housing and to promote growth patterns that optimize use of the transportation system. Jobs-housing goals and ratios are advisory only. No ideal jobs-housing ratio has been adopted through state, region, or city policies. The recommended target standard and rates for jobs-housing unit ratios are based on the assumption that the average number of workers per household is approximately 1.5; however, this number can vary from community to community (Weitz 2003).

The jobs-housing ratio for the City of Pasadena, based on the 2008 employment estimate of 117,274 and the 2010 housing unit count of 59,551 units, is 1.97, that is, somewhat jobs rich. In the future, this trend is expected to increase slightly; the USCB projects the City's jobs-housing ratio to be 2.2 in 2035.

Census Tracts Including Project Site













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Project Site

The project site is the entire Lincoln Avenue Specific Plan boundary area. The jobs-housing ratio for the plan area is 2.15 based on the 451 jobs and 210 existing housing units. This is slightly more jobsrich than the City as a whole and reflects the current mix of commercial and industrial land uses within the Lincoln Avenue corridor.

5.9.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- P-1 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).
- P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant:

- Threshold P-2
- Threshold P-3

These impacts will not be addressed in the following analysis.

5.9.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.9-1: THE PROPOSED PROJECT WOULD DIRECTLY RESULT IN POPULATION GROWTH IN THE PROJECT AREA. [THRESHOLD P-1]

Impact Analysis:

Proposed Housing and Population Increase

Specific plan buildout would develop 72 additional multifamily housing units and 19 single-family residential units, for a net increase of 91 units and a post-project total of 301 units. At full occupancy, each unit would be estimated to house 3.46 persons, based on the average household size in Census Tracts 4609 and 4616 from the 2010 Census. At full occupancy, the 91 additional residences would house an estimated 315 persons. Adding the net new population to the existing population of 727 persons results in total of 1,042 persons at buildout. The project-related population increase of 315 persons would be well within the SCAG forecast of population increase in the City of Pasadena of 9,979 persons over the 2008–2020 period. As a result, there would not be a substantial impact.



Proposed Employment-Generating Land Uses

Buildout of the specific plan would add an estimated 965 net new employees to the project area, as shown below in Table 5.9-8. The project-related employment increase would be well within the SCAG forecast of employment increase of 7,265 jobs in the City of Pasadena over the 2008–2020 period. As a result, there would not be a substantial impact.

Table 5.9-8 Net Change in Employment-Generating Land Uses by Specific Plan Buildout, Square Feet

			Proposed	Square Feet	Est	Estimated Employees	
Land Use	Existing	Net Change	Total at Buildout	per Employee	Existing	Net Change	Total at Buildout
Specialty Retail	115,000	480,000	595,000	836	138	574	712
Office	23,000	320,000	343,000	487	47	657	704
Light Industrial	259,000	-258,600	0	1,040	249	-249	0
Church	34,000	-34,000	0	2,745	12	-12	0
High School	7,000	-7,000	0	1,400	5	-5	0
				Total	451	965	1,416

Source: City of Pasadena, 2011

Impact of Employment on Population Growth

Of the 800,000 square feet of employment-generating land uses that would be developed by specific plan buildout, 60 percent, or 480,000 square feet, would be specialty retail. The remaining 40 percent, or 320,000 square feet, would be office uses. The types of businesses and employment that would occupy the office uses are currently unknown. There are substantial numbers of workers in the region with the skills needed for retail work, and substantial numbers of workers in the region with skills needed for general office work and for many of the other kinds of work done in office land uses.

The unemployment rate in the City of Pasadena in 2010 was 13.4 percent. The unemployment rate in Los Angeles County in February 2012 was estimated at 12.1 percent by the California Employment Development Department (EDD 2012). Therefore, it is expected that employment generated by specific plan buildout would be absorbed by the regional labor force and would not attract substantial numbers of new employees to the region.

Jobs-Housing Balance

City of Pasadena

Effects of specific plan buildout on jobs-housing balance in the City of Pasadena are estimated by adding project-generated jobs and housing units to forecasts of employment and housing in the City of Pasadena in 2020 and 2035 (see Table 5.9-9). Specific plan buildout is anticipated to occur in about 2022; the estimates of project-related jobs and housing used in the 2020 forecast here are the total project-related jobs and housing estimates.

As shown in Table 5.9-9, specific plan buildout would result in shifting the jobs-housing ratio in the City of Pasadena to slightly more jobs rich than without specific plan buildout: from 2.18 to 2.19 in 2020, and from 2.23 to 2.25 in 2035. While specific plan buildout would intensify an already jobs-rich jobs-housing ratio in the

City of Pasadena, the impact on jobs-housing balance would be minimal and would not result in a substantial adverse impact.

Effects of specific plan buildout on jobs-housing balance are discussed in relation to jobs-housing balance in the City of Pasadena. The jobs-housing balance in the project site at specific plan buildout would be 1,416 jobs/301 housing units, or 4.70, substantially more jobs rich than the current 2.15 jobs-housing ratio.

Table 5.9-9 Forecast Jobs-Housing Ratios for City of Pasadena plus Specific Plan Buildout

		2020		2035		
	Employment	Households	Jobs/Housing Ratio	Employment	Households	Jobs/Housing Ratio
City of Pasadena ¹	127,253	58,466	2.18	137,189	61,446	2.23
Specific Plan Buildout, net increase	965	91	10.6	965	91	10.6
City of Pasadena Plus Specific Plan Buildout	128,218	58,557	2.19	138,154	61,537	2.25

¹ Source: SCAG 2012

5.9.4 Cumulative Impacts

Population and Employment

Cumulative impacts on population and employment are addressed here in terms of impacts of cumulative projects. Estimated population increase and job generation by cumulative projects is shown below in Table 5.9-10. Employment in the City is estimated to increase by 7,265 between 2008 and 2020, and population by 9,979 over the same period. The estimated job generation and population increase resulting from the project in combination with related projects are 2,205 jobs and 4,993 persons, which are well within SCAG forecasts for the City of Pasadena for increases over the 2008–2020 period. Therefore, increases in population and employment resulting from cumulative projects would not result in significant impacts.



Note: The housing forecasts used are for households, not housing units; forecasts of future housing units were not available. Because the number of households in an area is usually somewhat smaller than the number of housing units—the difference being the number of vacant housing units—using numbers of households here may overstate the jobs-housing ratios.

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Table 5.9-10
Cumulative Impacts: Population, Housing and Employment

		Nonresidential Land Uses			Residential Land Uses		
			Square Feet per		Residential	Average Household	
Project	Location	Square Feet	Employee ¹	Employees	Units	Size ¹	Persons
1) Affordable Housing	284 E Orange Grove Blvd	Not Applicable			37	2.31	85
2) Commercial Bldg., 4 stories	72 N Fair Oaks Ave	33,900	487	70			
3) Apartments		Not Applicable			100	2.31	231
4) Apartments	71 S Raymond Ave	Not Applicable			64	2.31	148
5) Mixed-use		5,100	487	10	33	2.31	76
6) Lincoln Property Co.	100 W Walnut St	Regional Retail/Mixed Use	1,102	889	NA		
7) Huntington Hospital		65 beds plus 54,480 square foot expansion of emergency dept.	836	65 (based on square footage)	NA		
8) Marriott Residence Inn	233 N Fair Oaks	155 room hotel (108,500 square feet assuming 700 square feet per room)	877	124	NA		
9) Bungalows (Single Family)	655 Westminster Dr.	Not Applicable			9	2.31	21
10) Assisted Living	842 E Villa St	Not Applicable			25	2.31	58
11) Westgate Blocks 2 & 3	DeLacey Ave., Valley St., and Dayton St.	40,000	487	82	1,753	2.31	4,049
Total, related projects		79,000	Not applicable	1,240	2,021	2.31	4,669
Specific Plan Buildout (net increase)		500,000	Not applicable	965	91	3.56	324
Total, related projects plus Specific Plan Buildout		579,000	Not applicable	2,205	2,112	Not applicable	4,993

Sources: Related Projects List: Iteris 2011

Jobs-Housing Balance

Cumulative impacts on jobs-housing balance are analyzed in terms of General Plan projections above in Section 5.9-3 and are not discussed further here. As identified above, no substantial adverse impact on jobshousing balance would occur.

¹ Natelson Co. 2001

² Calculated from CDF 2011 data

Note: The average household size used is 2.31, based on a CDF 2011 estimate for the City of Pasadena. The employment density used where nonresidential land use type is not specified is 487 square feet per employee, the estimate for low-rise office uses (Natelson Co. 2001).

5.9.5 Existing Regulations and Standard Conditions

There are no regulations or standard conditions related to population and housing.

5.9.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.9-1.

5.9.7 Mitigation Measures

No mitigation measures are required.

5.9.8 Level of Significance After Mitigation

No significant impacts are identified, and no mitigation is required.



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