3.3 Population and Housing

This section addresses population, housing, and employment impacts resulting from future development consistent with the 2004 Land Use and Mobility Elements, Zoning Code Revisions, and Central District Specific Plan. This chapter does not address the 2004 Mobility Element directly because at the local level, its policies do not directly relate to population, housing, or employment issues.

Environmental Setting

Population

According to the revised U.S. Census, Pasadena's population in 2000 was 136,237 persons, approximately 1.8% higher than in 1990.¹ As of January 1, 2003, the California Department of Finance (DOF) estimated the City's population to be 142,202 persons.² DOF reports the population of Pasadena in 1990 at 131,200, which indicates an 8% population increase from 1990-2003. Based on land use data and an average household size of 2.58 persons, the City estimates that its current (as of January 2004) population is 141,234 persons.³

Housing

According to DOF estimates, Pasadena has 55,521 housing units as of year 2003. Between 1990 and 2003, the housing inventory in Pasadena increased by 2,492 units (with a net increase of 598 single-family units and 1,844 multi-family units), or by approximately 4%.⁴ Due to economic conditions during the 1990s, Pasadena experienced very little growth in its housing stock in comparison to average growth during the 1970s and 1980s. Since 2000, the level of housing development has increased to a level equivalent with average growth under better economic times. As of January 2004, the City estimates a current housing inventory of 54,742 residential units, of which 4,375 units are located in the Central District. Between 1994 and 2004, the number of residential units in Pasadena increased by 2,300 units, or by 4%, of which 1,700 new units were developed in the Central District. The majority of new housing development has occurred since 2000.⁵

Employment

According to Southern California Association of Governments (SCAG) data, existing commercial, industrial, and institutional uses in Pasadena account for approximately 93,287 jobs. This indicates

¹ City of Pasadena. Pasadena Demographics. www.cityofpasadena.net/statistics.asp.

² California Department of Finance. 2003 City/County Population and Housing Estimates. http://www.dof.ca.gov/HTML/DEMOGRAP/E5a.xls.

³ City of Pasadena. March 2004.

⁴ California Department of Finance. 2003 City/County Population and Housing Estimates. http://www.dof.ca.gov/HTML/DEMOGRAP/E5a.xls

⁵ City of Pasadena. March 2004.

a jobs/housing ratio of 1.8 jobs per housing unit. This ratio reflects the City's character as an employment center. From a regional perspective, the San Gabriel Valley subregion is considered to have achieved a balance between jobs and housing at 1.37 jobs per housing unit in the year 2000. The entire SCAG region has a ratio of 1.41 jobs per housing unit.⁶

Threshold Used to Determine Level of Impact

A significant population impact will result if implementation of the 2004 Land Use and Mobility Elements, Zoning Code Revisions, and Central District Specific Plan will induce a substantial population growth in the area, either directly or indirectly.

Environmental Impact

Population

2004 Land Use Element and Zoning Code Revisions

Land use policies will allow for growth in both the housing and nonresidential sectors of the community. As discussed in detail in Section 3.1 – Land Use of this EIR, the number of total housing units permitted by 2004 land use policy through horizon year 2015 is 61,323 units (6,581 potential net new housing units). Assuming an average household size of 2.58 persons,⁷ the estimated population of Pasadena by 2015 will be 158,213 persons. This represents an estimated addition of 16,999 persons, or a 12% increase in population over the next 11 years.

SCAG estimates that the population within the San Gabriel Valley subregion will increase by 11% between 2000 and 2015.⁸ While the City's projected population increase is marginally higher than that projected for the subregion, the average rate of growth is a modest 1.1% per year. This rate reflects a continuation of the existing growth rate patterns of the last three decades and the largely built-out character of Pasadena.

The 2004 Land Use Element is supportive of regional growth management goals and objectives in that the Element will not induce substantial population growth over the next 11 years relative to subregional and regional population projections.

Conclusion:

Land use policies continue existing development patterns and will maintain the existing rate of population growth. Impact will be less than significant.

⁶ Letter from Jeffrey M. Smith, AICP, Senior Regional Plan, Intergovernmental Review, Southern California Association of Governments to Joshua Hart, Associate Planner, City of Pasadena. April 15, 2003.

⁷ California Department of Finance.

⁸ Letter from Jeffrey M. Smith, AICP, Senior Regional Plan, Intergovernmental Review, Southern California Association of Governments to Joshua Hart, Associate Planner, City of Pasadena. April 15, 2003.

Central District Specific Plan

The 2004 Land Use Element and Zoning Code Revisions target future development within seven specific plan areas to guide Pasadena's future growth. Specifically, land use policies target 41% of all new residential growth and 25% of new commercial square footage into the Central District Specific Plan area in the form of high-density mixed-use development. In comparison to the other specific plan areas and those portions of Pasadena not within a specific plan area, the Central District is the City's established urban core and the most suitable location for a large portion of Pasadena's population growth.

According to targeted development policies of the 2004 Land Use Element, 2,750 new residential units and 1.25 million square feet of nonresidential development are permitted to be built within the Central District over the next 11 years. Based on an average household size of 2.58 persons, the Central District will add 7,095 persons to Pasadena's population by 2015, which represents a 63% increase in population over the next 11 years. This represents an average annual growth rate of 5.7% to achieve the remaining development potential within the Central District.

A substantial increase in the Central District's population will occur in response to the 2004 Land Use Element. A primary objective of the 2004 Land Use Element is to "direct higher intensity development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities."10 The Central District is identified in the 2004 Land Use Element development thresholds (see Section 3.1 - Land Use and Planning, Table 5 on page 47) as the specific plan area where most development will be targeted. The 63% increase in population projected to occur within the Central District Specific Plan area is not considered a significant population impact because the increase reflects deliberate City policy to encourage and accommodate the majority of new housing units within a dense urban core that has convenient transit access, employment opportunities, commercial businesses within easy walking distance to homes, and other amenities that create a pedestrian-oriented environment. The policy of population concentration is consistent with SCAG's goal of "encouraging land use and growth patterns that complement transportation investments." 11 SCAG's transportation goals call for improving mobility for all persons and encouraging investment in smart, environmentally friendly traffic solutions, such as using non-motorized forms of travel. With regard to quality of life goals articulated in the Regional Comprehensive Plan and Guide, SCAG emphasizes the need to encourage the use of transit and reduce vehicle trips overall; facilitate infill development; establish mixed-use clusters, and adopt programs that enhance and protect environmental quality.¹²

Indirect impacts resulting from the 63% increase in population are discussed in other sections of this EIR, including Section 3.2 – Transportation/Traffic, Section 3.4 – Noise, and Section 3.5 – Air Quality.

⁹ City of Pasadena. March 2004.

¹⁰ City of Pasadena. *Land Use Element*. Objective 1 - Targeted Development.

¹¹ Southern California Association of Governments. *Final 2004 Regional Transportation Plan*. http://www.scag.ca.gov/rtp/2004draft/FinalDraft2004RTP%20Changes_1.pdf.

¹² Southern California Association of Governments. Regional Comprehensive Plan and Guide. http://www.scag.ca.gov/.

Conclusion:

Implementation of the Central District Specific Plan will not induce population growth. Projected population growth will not conflict with the targeted growth policies of the 2004 Land Use Element or SCAG's regional growth policies. Impact will be less than significant.

Housing

2004 Land Use Element and Zoning Code Revisions

The 2004 Land Use Element will result in modest housing growth in Pasadena. Residential buildout pursuant to land use policies will result in an estimated 61,323 dwelling units, an increase of 6,581 units over the next 11 years.¹³ As shown in Table 2 in Section 2.0 – Project Description (page 16), new housing development will be targeted in the seven specific plan areas, primarily around the six Gold Line light rail stations.

The provision of new housing opportunities in Pasadena supports SCAG's goals for housing throughout the six-county SCAG region, as identified in SCAG's Regional Housing Needs Assessment (RHNA) model. The Analysis of the 2004 Land Use Element will allow for anticipates 6,8516,581 net new residential units over the next 11 years, which translates to an average of 598 units per year. The City's 2000-2005 RHNA Housing Element indicates a need for an average of 296145 units per year very-low-, low-, moderate-, and above-moderate income housing units per year, or 237 units per year of all income levels of housing. However, SCAG does not allocate RHNA numbers based on maintaining an average number for the City, and there is no way of knowing how many housing units Pasadena will be required to identify in the next RHNA cycle. If Pasadena fails to identify the number of RHNA housing sites required by SCAG, the City will not be eligible to receive funding in the future to support affordable housing programs.

Implementation of the 2004 Land Use Element will result in continued opportunities for development of all types of housing, including affordable housing, consistent with the City's objective "to encourage the retention and creation of affordable housing throughout Pasadena by providing sufficient land and densities to develop new affordable housing." The 2004 Land Use Element includes policies to minimize displacement of housing and protect existing residential neighborhoods from development of incompatible uses. The relevant policies include the following:

- Policy 3.1 Exemption for Affordable Housing: Allow development of residential units exceeding the intensity standard for a specific plan area if the units are ownership units affordable to moderate, low, or very low income households, or rental units affordable to low or very low income households, or senior housing, unless the specific plan establishes otherwise in order to achieve the purposes of Policy 15.3, equitable distribution of affordable housing throughout the city.
- Policy 8.1 Second Unit: Support retention of existing units in specified zoning districts by allowing development of a single additional unit on a lot.

¹³ City of Pasadena. March 2004. Hbid.

¹⁴ City of Pasadena. 2000-2005 Housing Element. Adopted October 2002.

¹⁵ City of Pasadena. Land Use Element. Objective 3 - Affordable Housing.

- Policy 8.2 Replacement of Affordable Housing: Mitigate the loss of existing affordable housing units by requiring applicants for certain projects to replace affordable housing demolished for new construction.
- Policy 15.1 Sizes and Types: Provide a range of housing sizes and types for the many sizes and types of families in the community.
- Policy 15.2 Increase Supply: Increase the total number of market rate and affordable housing units within the City.
- Policy 15.3 Equitable Distribution: Increase, where feasible, the equitable distribution of affordable housing throughout the City, including an inclusionary zoning ordinance.
- Policy 5.4 Neighborhood Character and Identity: Urban design programs, including principles and guidelines, shall recognize, maintain, and enhance the character of existing residential and commercial neighborhoods.
- Policy 5.7 Enhanced Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and the region as well as the special characteristics of the existing fabric of the site's immediate surroundings.

Implementation of these policies will allow the City to meet its housing goals. The 2004 Land Use Element accommodates a variety of housing types in areas most appropriate for residential development in accordance with SCAG's growth rate for the San Gabriel Valley region. 2004 Land use policies, as implemented through the Zoning Code Revisions, provide for affordable and senior housing in excess of SCAG's RHNA standards to continue to foster a balanced community. Furthermore, the 2004 Land Use Element is sensitive to the compatibility of future development in existing residential neighborhoods.

Conclusion:

Implementation of the 2004 Land Use Element and Zoning Code Revisions will not induce substantial population growth, displace existing housing, or be inconsistent with regional growth plans. Impact with respect to housing will be less than significant.

Central District Specific Plan

Land use policies for the Central District will provide for approximately 2,750 new residential units by 2015. This represents 42% of Pasadena's total estimated housing growth in the 11-year planning period, an average increase of 3.8% per year.

A substantial increase in housing will occur in the Central District in response to very directed land use policies. A key objective stated in the 2004 Land Use Element is to "direct higher intensity development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities." The Central District is identified in the 2004 Land Use Element as the area where the largest percentage of development will be targeted relative to the other specific plan areas and those

_

¹⁶ City of Pasadena. Land Use Element. Objective 1 - Targeted Development.

portions of Pasadena located outside of the specific plan areas (see Section 3.1 - Land Use and Planning, Table 5 on page 47).

Conclusion:

The 42% increase in the housing stock that will occur within the Central District Specific Plan area will not conflict with local and regional plans because it is in accordance with the City's 2004 Land Use Element. Impact will be less than significant.

Employment

2004 Land Use Element and Zoning Code Revisions

The 2004 Land Use Element and Zoning Code Revisions will result in the beneficial effect of improving the City's jobs/housing balance by providing opportunity for development of new housing and employment-generating uses. At horizon year 2015, new development could provide approximately 9,946 employment opportunities (based on a factor of 2 jobs per 1,000 square feet of nonresidential development). This will result in a ratio of 1.54 jobs per housing unit in 2015, which represents a substantial improvement in the City's jobs/housing balance, supportive of SCAG's objectives for the San Gabriel Valley subregion. By 2015, SCAG's growth management policy calls for a jobs/housing balance at a subregion-wide ratio of 1.45 jobs per housing unit.

Conclusion:

Development pursuant to the 2004 Land Use Element policy, as implemented primarily through the Zoning Code Revisions, will generate employment opportunities and work to achieve a jobs/housing balance consistent with regional plans. Impact will be less than significant.

Central District Specific Plan

At horizon year 2015, new development within the Central District Specific Plan area could provide approximately 2,250 employment opportunities (based on a factor of 2 jobs per 1,000 square feet of nonresidential development). This represents 23% of Pasadena's total estimated employment growth in the 11-year planning period, an average increase of 2.1% per year. This growth in nonresidential use will result in a ratio of 0.81 jobs per housing unit in 2015, meaning that there will be more housing units than jobs provided within the Central District Specific Plan area. In response, development within the Central District will be concentrated around the Gold Line light rail stations, which provide access to employment centers in other parts of Pasadena and within the region.

A substantial increase in employment will occur within the Central District in response to the 2004 land use policy. A key objective of the 2004 Land Use Element is to "direct higher intensity development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities."¹⁷ Of the seven specific plan areas, the Central District is identified in the 2004 Land Use Element (see Section 3.1 - Land Use and Planning, Table 5 on page 47) as the area where the most square footage of new nonresidential development will be targeted (with the balance of the City outside of specific plan areas accommodating the biggest increase).

¹⁷ City of Pasadena. Land Use Element. Objective 1 - Targeted Development.

Conclusion:

The 23% increase in employment opportunities projected to occur within the Central District Specific Plan area will not conflict with local and regional plans because such targeted growth is in accordance with the City's 2004 Land Use Element. Impact will be less than significant.

Mitigation Measures

Accommodation of increased population is the basic purpose of the 2004 Land Use Element, Zoning Code Revisions, and Central District Specific Plan. Mitigation measures throughout the 2004 Land Use Element and Central District Specific Plan in the form of goals and policies are intended to reduce impacts of population growth on the urban systems and the natural environment. The 2004 Land Use Element allows for moderate, balanced, and manageable growth citywide supported by adequate infrastructure. Implementation of programs such as transportation demand management, recycling, water conservation, and other programs in conformance with regional plans will further reduce the effects of population growth. No further mitigation is required.

Level of Impact after Mitigation

Impact is less than significant.

Population and Housing

This page is intentionally left blank.