

TABLE OF CONTENTS

4.2 POPULATION AND HOUSING	4.2-1
4.2.1 INTRODUCTION	4.2-1
4.2.2 EXISTING ENVIRONMENTAL SETTING	4.2-1
4.2.3 METHODOLOGY.....	4.2-5
4.2.4 THRESHOLD OF SIGNIFICANCE CRITERIA.....	4.2-5
4.2.5 IMPACTS AND MITIGATION MEASURES	4.2-6
4.2.6 CUMULATIVE IMPACTS.....	4.2-8
4.2.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION.....	4.2-8

TABLES

Table 4.2.A: SCAG Growth Projections: City of Long Beach and Los Angeles County	4.2-2
Table 4.2.B: Employment Statistics for On-Site Uses and SHPI at the Time of Notice of Preparation Issuance	4.2-3
Table 4.2.C: Project Employment Estimates.....	4.2-7

4.2 POPULATION AND HOUSING

4.2.1 INTRODUCTION

This section provides existing population, housing, and employment characteristics of the City of Long Beach and compares them to potential impacts created by the proposed project. Sources of demographic information consulted include agencies such as the Southern California Association of Government (SCAG), the State of California Department of Finance, the U.S. Census Bureau, and the City of Long Beach.

4.2.2 EXISTING ENVIRONMENTAL SETTING

Long Beach is located on the San Pedro Bay in Los Angeles County. The City is home to the Port of Long Beach, a rejuvenated and thriving downtown, major employers including Boeing, tourist attractions, a State University and City College, and varied residential communities. Long Beach is a major population and employment center in the South Bay region.

The Southern California Association of Governments (SCAG) is a regional agency responsible for developing demographic projections, including population, households, and employment, for the Southern California region. The Regional Transportation Plan Forecast (2001) provided by SCAG identifies demographic projections for the years 2010 through 2025. These growth projections are generated using the latest census data, local input, and historical growth trends. The growth projections for the City of Long Beach and the County of Los Angeles are included below in Table 4.2.A.

At the time the Notice of Preparation (NOP) was sent to Responsible Agencies, the project site was occupied by seven tenants (and two unauthorized subtenants) and oil extraction activities conducted by Signal Hill Petroleum, Inc. (SHPI). Currently, four tenants remain on the proposed project site. However, pursuant to State CEQA Guidelines Section 15125(a), the impacts of the proposed project are analyzed in this Draft EIR using the physical environmental conditions on site as they existed at the time the NOP was published. Using the environmental conditions at the time the NOP was published as a baseline allows for conservative analysis of the proposed project and possible impacts.

Project site tenants employed 39 full-time staff and 7 part-time staff at the time the NOP was published. Although the Signal Hill Petroleum, Inc. (SHPI) corporate office is not on the project site, company employees perform maintenance and monitoring tasks associated with ongoing oil extraction activities on the project site and are therefore included in this document for information purposes. SHPI currently employs 18 full-time and 2 part-time staff. Employment statistics for current on-site and SHPI uses are detailed in Table 4.2.B.

There are no residential units on the project site.

Table 4.2.A: SCAG Growth Projections: City of Long Beach and Los Angeles County

	1990	2000	Change 1990–2000	% Change 1990–2000	2010	Change 2000–2010	% Change 2000–2010	2020	Change 2010–2020	% Change 2010–2020
Total Population										
Long Beach	429,433	461,522	32,089	7.47	489,769	28,247	6.12	518,349	28,580	5.84
Los Angeles County	8,863,164	9,519,338	656,174	7.40	10,767,297	1,247,959	13.11	11,714,038	946,741	8.79
Total Households¹										
Long Beach	158,975	163,088	4,113	2.59	171,042	7,954	4.88	188,724	17,682	10.34
Los Angeles County	2,989,552	3,133,774	144,222	4.82	3,437,814	304,040	9.70	3,845,121	407,307	11.85
Total Employment										
Long Beach	197,118	189,487	-7,631	-3.87	207,052	17,565	9.27	218,915	11,863	5.73
Los Angeles County	4,203,792	3,953,415	-250,377	-5.96	4,874,519	921,104	23.30	5,131,809	257,290	5.28

Source: Southern California Association of Governments, RTP Growth Forecast, City Projections 2001.
US Census Bureau, Census 1990, 2000.

¹ The category “Total Households” is the total number of occupied housing units.

Table 4.2.B: Employment Statistics for On-Site Uses and SHPI at the Time of Notice of Preparation Issuance

Organization	Full Time	Part Time
Signal Hill Petroleum, Inc.	18	2
Eversoft Water Products ¹	0	0
Guardian Fence Company	21	0
Hansen Aggregate	1	1
John and Bob's Auto Body	6	0
Kruger Tow, Inc. ²	0	0
Long Beach Spring and Forge	3	1
McPherson's Sandblasting	2	4
Nate Jones DBA Nate Jones Tire ³	2	1
Pacific Striping ³	4	0
TOTAL	57	9

¹ City tenant. Business no longer located on property.

² Used as vehicle storage yard. Access by appointment only; no on-site employees.

³ Unapproved subtenant. Not authorized by City.

Population

Within the last decade, the City of Long Beach experienced modest population growth compared to the previous decade. From 1990 to 1999, the population of the City of Long Beach increased by 7.5 percent, from 429,433 to 461,522 persons, as shown in Table 4.2.A. In the previous decade (1980–1989), population growth was much more rapid at 19 percent from 361,000 to 429,000. According to SCAG, the City can continue to expect modest population growth at 6.12 percent from 2000 to 2010 and another 5.84 percent from 2010 to 2020.

Employment

As shown in Table 4.2.A, employment in Long Beach in 2000 was 189,487, which is approximately 56 percent of the population age 16 and over and approximately 90 percent of the total labor force. There was a 3.9 percent decrease in employment from 1990 to 2000 for the City of Long Beach. During that same period, employment in the County of Los Angeles decreased by 6 percent. A region-wide economic restructuring impacted employment in both the City of Long Beach and the County of Los Angeles. Military base closures and defense cutbacks contributed to a 31 percent decline in manufacturing jobs. Government-related employment increased by 32 percent. In addition, FIRE employment (finance, insurance, and real estate) jobs increased 15 percent due to the resurgence of the downtown economy.

From 2000 to 2010, employment in the City is forecast to expand by 9.27 percent, while that of Los Angeles County is expected to increase by 23.30 percent. A 5.73 percent increase is forecast for Long Beach from 2010 to 2020; the County's growth is forecast at 5.28 percent. Most of the City's employment growth is expected to be generated by the continued transition of the region's economic base from manufacturing to an economy built around educational institutions, skilled labor, and venture capital.

Housing

Household Characteristics. According to the U.S. Census Bureau (see Table 4.2.A), there were 163,088 households in Long Beach in 2000. From 1990 to 2000, the number of households increased 3 percent, from 158,975 to 163,088 households. From 2000 to 2010, the City's household growth is estimated to grow by 4.88 percent, reaching 171,042 households by the year 2010.

Housing Stock Characteristics. Housing in Long Beach includes single-family homes, moderate density townhomes, higher density condominiums, and apartments. According to the State Department of Finance Demographic Research Unit, the City of Long Beach had an estimated 172,601 housing units as of January 2003. According to the Housing Element (2002) of the City of Long Beach General Plan, single-family detached homes comprise 45 percent of the housing stock. The majority are single-family detached homes, with the balance composed of attached units, such as townhomes and condominiums. Multifamily units comprise 53 percent of the housing stock, with the vast majority in complexes with five or more units. Mobile homes and other units comprise the remaining 2 percent of housing.

The City has an older housing stock, with 75 percent of the City's housing stock having been built before 1970; an estimated 38 percent of the units is more than 50 years old. In general, housing units more than 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, new plumbing, etc. A large portion of the housing in the City of Long Beach is in need of repairs based on age alone. As housing stock ages, neighborhood preservation and improvement become significant concerns. Therefore, ensuring the affordability and quality of the housing stock is one of the challenges faced by the City of Long Beach over the 2000–2005 horizon of the Housing Element.

Housing Element Objectives. State law requires regional councils of government, including SCAG, to determine the existing and projected housing need for its entire region (Government Code Section 65580 et seq.) and the proportion of need allocated to each city and county within its region. This is called the Regional Housing Needs Assessment (RHNA). Future housing need refers to the proportion of the region's future housing need that has been allocated to a community. In brief, SCAG calculates future housing need based upon household growth forecasts provided by communities, plus a certain number of units needed to account for normal and appropriate levels of vacancy and the replacement of units that are normally lost to conversion or demolition.

For the planning period 1998 through 2005, SCAG initially assigned the City of Long Beach a minimum construction need of 517 new units. However, because the housing market did not improve as much as expected in the Gateway subregion, with the exception of Long Beach, the City voluntarily assumed an additional 946 housing units from the 27 cities in the Gateway subregion for a total RHNA allocation of 1,464 units.

As required by California housing law, the City of Long Beach General Plan Housing Element outlines existing needs within the City based on SCAG projections and identifies strategies that the City will employ to achieve its housing objectives. The project site is an underdeveloped site; however, it is not included in the inventory of potential locations for new housing in the City's Housing Element. The site is not currently zoned for residential development, and adjacent uses are heavy commercial, industrial, and cemeteries.

4.2.3 METHODOLOGY

As previously stated, this section analyzes existing population, housing, and employment characteristics of the City of Long Beach and compares them to potential impacts created by the proposed project. Sources of demographic information consulted include agencies such as SCAG, the State of California Department of Finance, the U.S. Census Bureau, and the City of Long Beach.

4.2.4 THRESHOLD OF SIGNIFICANCE CRITERIA

The effects of the proposed project are evaluated to determine whether they will result in a significant adverse impact on the environment. The effects of a project on population, housing, and employment are considered to be significant if the proposed project:

- Induces substantial growth or concentration of population beyond City and regional projections;

- Alters the location, distribution, density, or growth rate of the human population of an area substantially beyond that projected in the City of Long Beach General Plan Housing Element;
- Results in a substantial increase in demand for additional housing; or
- Creates development that significantly reduces the ability of the City to meet housing objectives set forth in the City's Housing Element.

4.2.5 IMPACTS AND MITIGATION MEASURES

Less Than Significant Impacts

Population. As indicated in Table 4.2.A, SCAG projects that 489,769 people will reside in the City of Long Beach in 2010, an increase of 6.12 percent (28,247 persons) from 2000. Since the proposed project is not a residential project but rather a recreation and office development, direct population growth caused by the project is not expected. Construction and operation of the proposed project may employ people who choose to move to the City; however, any increases in population associated with the proposed project would be limited and within SCAG's projections, as shown in Table 4.2.A.

Employment. As previously stated, all but four of the tenants operating businesses on the project site at the time the NOP was released moved off site or closed prior to publication of the Draft EIR. The tenant rental agreements were renewable on a month-to-month basis and according to State law could be terminated by either party with 30 days notice. The rental agreements also specified businesses and activities that were permitted on City land. Several years ago, in an effort to resolve conflicts associated with unauthorized subtenants and environmental concerns related to some tenant activities, the City of Long Beach began to more stringently enforce the terms of the rental agreements. This process resulted in the voluntary relocation of some tenants and the terminations of some rental agreements. Although the month-to-month rental agreements did not include tenant relocation benefits, the City Community Development and Planning and Building Staff provided assistance in identifying new business locations appropriate to the tenant's activities. One business relocated to the City of Carson, several businesses closed; most relocated within the City of Long Beach.

It is anticipated that the remaining four businesses will relocate by the end of 2004. The tenants have been notified of the City's intent to vacate and secure the site for redevelopment in accordance with the existing month to month rental agreement.

All of the tenants operated relatively small businesses; the largest, Guardian Fence Company employed 21 full time employees. Although the nine tenants (seven legitimate tenants and two unauthorized subtenants) will have relocated by the time the proposed project is implemented resulting in the loss of a limited number of jobs, the proposed project is expected to generate approximately 114 full-time positions and 123 part-time positions. Table 4.2.C provides estimates of project employment figures by project component. The new jobs associated with the project at build out represent approximately 1.03 percent (based on full-time equivalent) of the anticipated job growth in the City of Long Beach through the year 2010. The number of new jobs associated with the proposed project is within SCAG's employment forecasts (see Table 4.2.A); therefore, the project's impacts on employment are considered less than significant.

Table 4.2.C: Project Employment Estimates

	Full Time	Part Time	Full Time Equivalent (FTE)¹
Sports Park	12	100	75
Youth Golf Center	3	23	7
Commercial Parcel ²	99	0	99

Housing. The proposed project is a recreation and commercial/office development and does not include a residential component. The majority of the proposed project site is vacant or occupied by oil extraction activities or existing commercial tenants. Redevelopment of the project site will not affect existing housing, nor will displacement of housing occur within the City because of the project. The employment growth associated with the project site may result in an indirect increase in the need for housing in the region. However, this indirect housing increase is accommodated given SCAG’s projected housing increase for the region (see Table 4.2.A). SCAG estimates an increase of 7,954 housing units from 2000 to 2010, which is 6,490 more housing units than the minimum construction need provided by the revised 1998 RHNA. The City’s Housing Element (page IV-5) confirms that the City will meet its 1998-2005 RHNA allocation for 1,464 units, as 3,600 units are proposed for development and 950 units can be accommodated on vacant residential sites. Therefore, since the proposed project may result in an indirect increase in the need for housing, and the City’s estimates are well within SCAG’s projections, project impacts on housing are considered less than significant.

As indicated above, much of the City’s housing stock is reaching an age at which either rehabilitation or demolition and subsequent reconstruction are required. This is a natural progression of housing stock within any city, and the City of Long Beach is not excluded, particularly since the City has been incorporated since 1888. The City has instituted various housing rehabilitation programs to accommodate its aging housing stock. The City’s Housing Element (page V-19) also specifies various housing construction programs that encourage a diversity of housing types, including development assistance, adaptive reuse, incentive density, and identification of sufficient residential sites zoned at appropriate densities to accommodate the housing production and affordability targets of the RHNA.

Potentially Significant Impacts

There are no potentially significant impacts to population, employment, or housing associated with the proposed project.

The proposed project is an urban infill development that will not induce substantial growth or concentration of population beyond City and regional projections. The development of this historically underutilized site will not change the established and planned growth patterns in either the City of Long Beach or the adjacent City of Signal Hill. The project involves some new employment; the increase in employment is partially off-set by the loss of employment from tenant businesses that have been on the site. Also, the proposed project is expected to employ residents of Long Beach, and there will be little inducement of growth from other cities in the region. Therefore, the increase in

¹ FTE includes both full-time and part-time employee estimates.

² Employee estimate is based on a ratio of 3.29 employees per 1,000 square feet.

employment on site is not expected to result in a substantial increase in demand for additional housing.

The project site is not currently designated for residential development in the General Plan, nor is it zoned for residential use. Adjacent uses are characterized by heavy commercial and industrial uses, and the two adjacent cemeteries to the south. The project site is not identified in the City's Housing Element as part of the inventory of vacant sites that could potentially be developed with residential uses in order to meet the demand for future housing supply. Therefore, the development of the project site with nonresidential uses is not considered a significant adverse impact of the proposed project, and no mitigation measures are required.

4.2.6 CUMULATIVE IMPACTS

The impact area used to assess potential cumulative population and housing impacts is the City of Long Beach. The Sports Park project is an infill development in an industrial area that is expected to serve the future recreational demands of the community. The proposed project is consistent with growth projections identified by SCAG and the City's Housing Element and would not create cumulative impacts to population, housing, or employment.

4.2.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project will not result in any significant adverse impacts to population, employment, or housing.