

4.12 POPULATION, HOUSING, AND EMPLOYMENT

4.12.1 INTRODUCTION

This resource section evaluates the potential environmental effects related to population, employment, and housing associated with implementation of PLAN Hermosa. The analysis includes a review of the potential to induce population growth and for the displacement of people or housing. PLAN Hermosa Land Use + Design Element policies and implementation actions describe development and infrastructure practices that permit orderly growth while protecting existing residential neighborhoods.

NOP Responses: In response to the Notice of Preparation (NOP), one comment relevant to population, employment, and housing was received from the Southern California Association of Governments (SCAG) (see **Appendix B**). The comment was focused on consistency with the 2012 Regional Transportation Plan (RTP) and forecast. However, it should be noted that the 2012 RTP applies only to the existing General Plan and that the development assumptions in PLAN Hermosa are assumed in the 2016 draft RTP forecast for 2040, so PLAN Hermosa would be consistent in terms of regional planning. SCAG has incorporated the City of Hermosa Beach's local forecasts for the 2016 RTP as discussed below.

Reference Information: Information for this resource section is based on numerous sources, including the PLAN Hermosa Technical Background Report, US Census Bureau data (2010), California Department of Finance data (2015), SCAG's (2015b) Profile of the City of Hermosa Beach and SCAG's (2015a) draft RTP projections, Hermosa Beach's (2014) annual financial report, and other publicly available documents. The Technical Background Report prepared for the project is attached to this document as **Appendix C**.

4.12.2 ENVIRONMENTAL SETTING

This subsection presents existing conditions in 2015 for population, housing units, and employment in Hermosa Beach. It also summarizes 2040 estimates for growth based on regional estimates prepared by SCAG, as well as the expected buildout of PLAN Hermosa and the resulting effects on population, housing, and employment in the city. Key findings are summarized below.

POPULATION

The 2015 population of Hermosa Beach is 19,772. The city is a relatively small urban community in Los Angeles County. From 2000 to 2015, Hermosa Beach's population increased 6.5 percent overall from 18,566 to 19,772 (DOF 2015). The rate of growth slowed during the last five years to 1.5 percent. This rate was less than the growth rate of Los Angeles County during the same five-year period (3.2 percent) (DOF 2015). **Table 4.12-1 (Existing Population and Housing Conditions)** summarizes trends in population and housing since 2010, with a 2000 baseline for comparison.

**TABLE 4.12-1
EXISTING POPULATION AND HOUSING CONDITIONS**

| | 2000 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|
| Population | 18,566 | 19,506 | 19,536 | 19,617 | 19,689 | 19,758 | 19,772 |
| Households | 9,476 | 9,550 | 9,548 | 9,548 | 9,539 | 9,534 | 9,501 |
| Housing Units | 9,840 | 10,162 | 10,160 | 10,160 | 10,150 | 10,145 | 10,110 |
| Persons per Household | 1.99 | 2.04 | 2.05 | 2.05 | 2.06 | 2.07 | 2.08 |

Source: SCAG 2015b; DOF 2015

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HOUSING

There are approximately 10,110 housing units in the planning area. These units are in residential neighborhoods spread throughout much of Hermosa Beach, with the exception of areas directly adjacent to major corridors, in the Downtown core, and in the Cypress Area. Detached single-family dwellings are the predominant type of residence. Some multi-family units and condominiums are dispersed throughout residential neighborhoods, but with greater prominence in areas closer to the Downtown core. Several larger multi-family units are located on Pacific Coast Highway north of Pier Avenue, with several in the southeast corner of the city. Below are additional facts about the condition and price of housing in the city.

- The number of housing units in Hermosa Beach decreased between 2010 and 2015 by 52 units or 0.5 percent (DOF 2015).
- Approximately 6.0 percent of housing units in Hermosa Beach were vacant in 2015 (DOF 2015), compared to 5.8 percent countywide. According to the California Department of Housing and Community Development (2000), a housing vacancy rate of 5.0 percent is considered normal. Vacancy rates below 5.0 percent indicate a housing shortage in a community. Hermosa Beach's slightly higher than normal vacancy rate seems to indicate an oversupply of housing, the presence of second/vacation homes, or housing costs that may be higher than the surrounding region's market supply.
- In 2015, the city had 9,501 households (SCAG 2015b) with an average household size of 2.08 persons (DOF 2015). Household size was smaller than in Los Angeles County as a whole (3.03 persons) (DOF 2015).

EMPLOYMENT

Detailed employment data by industry was last collected by the US Census Bureau in 2011. As of 2011, there were 16,783 persons in Hermosa Beach 16 years old and over, with 13,188 (79 percent) of those in the labor force (eligible for employment), as shown in **Table 4.12-2 (Hermosa Beach Resident Employment by Industry, 2011)**. Of those in the labor force, 94 percent were employed. The largest employment industry for Hermosa Beach residents was mainly professional, such as financial, insurance, information, professional, scientific, and technology services. These are jobs typically associated with higher education levels and with higher incomes. Lower-wage industries, such as accommodation and food services, entertainment, and production, were less represented in the Hermosa Beach labor force, each at 4 percent.

**TABLE 4.12-2
HERMOSA BEACH RESIDENT EMPLOYMENT BY INDUSTRY, 2011**

| | 2011 | Percentage |
|--|---------------|------------|
| Employed Population, 16 and over | 12,394 | 100 |
| Finance, Insurance, Real Estate, Information, Prof./Tech., Exec. Mgmt. | 4,729 | 38 |
| Manufacturing | 1,384 | 11 |
| Educational Services | 1,051 | 8 |
| Retail Trade | 982 | 8 |
| Health Care and Social Assistance | 904 | 7 |
| Wholesale Trade, Transport, Warehousing | 835 | 7 |
| Accommodation and Food Services | 553 | 4 |
| Arts, Entertainment, and Recreation | 462 | 4 |

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| | 2011 | Percentage |
|--|------|------------|
| Production (Agriculture, Forestry, Resource Extraction, Utilities, and Construction) | 448 | 4 |
| Admin. & Support, Waste Mgmt./Remediation | 394 | 3 |
| Other Services (excluding Public Admin.) | 327 | 3 |
| Public Administration | 325 | 3 |

Source: US Census Bureau 2011

The largest employment sector measured by number of jobs in Hermosa Beach is the accommodation and food service industry, accounting for 31 percent of all jobs in 2011 as summarized in **Table 4.12-3 (Jobs by Industry, 2002-2011)**. There were 1,026 financial, information, and professional jobs in the city; however, over 4,700 Hermosa Beach residents are employed in this sector. This shows that residents are traveling outside of the city to work. Only 462 residents employed in this sector live and work in Hermosa Beach.

**TABLE 4.12-3
JOBS BY INDUSTRY, 2002-2011**

| | 2011 | Percentage | 2002-2011 Change |
|--|--------------|-------------|------------------|
| All Jobs | 5,862 | 100% | 628 |
| Accommodation and Food Services | 1,801 | 31% | 445 |
| Finance, Insurance, Real Estate, Information, Prof./Tech., Exec. Mgmt. | 1,026 | 18% | 82 |
| Retail Trade | 847 | 14% | 8 |
| Health Care and Social Assistance | 394 | 7% | 130 |
| Other Services (excluding Public Admin.) | 390 | 7% | (7) |
| Admin. & Support, Waste Mgmt./Remediation | 364 | 6% | (182) |
| Arts, Entertainment, and Recreation | 289 | 5% | 137 |
| Educational Services | 216 | 4% | 17 |
| Wholesale Trade, Transport, Warehousing | 206 | 4% | 32 |
| Public Administration | 173 | 3% | 37 |
| Production (Agriculture, Forestry, Resource Extraction, Utilities, and Construction) | 156 | 3% | (71) |

Source: Economic & Planning Systems, Inc., 2014

() Denotes decrease

As of 2013, there were 7,622 jobs in the city. The largest sector was the leisure sector, with 30.4 percent of the jobs. Other large sectors included professional (14.1 percent), retail (12.6 percent), and education (11 percent) (SCAG 2015b). As shown in **Table 4.12-4 (Percentage of Jobs by Sector, 2007-2013)**, from 2007 to 2013, the share of leisure jobs increased from 25.5 to 30.4 percent, while the share of most other sectors shrank, including finance, professional, and retail.

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**TABLE 4.12-4
PERCENTAGE OF JOBS BY SECTOR, 2007–2013**

| Sector | 2007 | 2013 |
|---------------------------|-------------|-------------|
| Leisure | 25.5% | 30.4% |
| Professional & Management | 17.0% | 14.1% |
| Retail | 11.5% | 12.6% |
| Finance | 10.8% | 6.7% |
| Public | 10.7% | 10.5% |
| Education | 8.5% | 11.0% |
| Other | 5.7% | 5.4% |
| Construction | 2.6% | 2.3% |
| Wholesale Trade | 1.5% | 2.1% |
| Information | 2.3% | 1.9% |
| Manufacturing | 2.2% | 1.4% |
| Transportation | 1.6% | 1.3% |
| Agriculture | 0.2% | 0.1% |
| All Jobs | 100% | 100% |

Source: SCAG 2015b

JOBS TO HOUSING RATIO

The jobs to housing ratio is a measure that can reveal whether a community is primarily an employment center or a residential center, often referred to as a bedroom community. Jobs-rich areas are net importers of employees from other areas because they have more jobs than resident workers. Areas with fewer businesses, like Hermosa Beach, are exporters of employees. When a jobs to housing ratio is especially low, it typically indicates that much of the community is commuting longer distances than may be true in communities with a more equal balance. This can result in the need for additional road infrastructure and many more vehicle miles traveled, not only for work trips but other trips to services, amenities, and entertainment.

In 2015, Hermosa Beach had a jobs to housing ratio of 0.75 (7,622 jobs/10,110 housing units) (SCAG 2015b), meaning there were roughly three-fourths of a job for every housing unit in the city. A jobs to housing ratio of 1.0 means one job exists for every housing unit in an area. However, a jobs to housing ratio does not compare the type of jobs and salary to the cost of housing. So, although a city may have an equal number of jobs and housing units, this does not mean that the persons employed in a city can afford to live in that city.

PROJECTED POPULATION, EMPLOYMENT, AND HOUSING CONDITIONS

SCAG's 2016 Draft Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) provides population, households, and employment estimates for individual cities and unincorporated areas in the region. These forecasts are based on regional trends and market pressures as well as jurisdictions' adopted plans and policies and additional input from the individual jurisdictions during the planning process. The 2040 draft forecasts were published in December 2015.

SCAG's 2016 forecasts for Hermosa Beach for 2040 are presented in **Table 4.12-5 (SCAG 2016 Draft RTP Forecasts for 2040)**.

TABLE 4.12-5
SCAG 2016 DRAFT RTP FORECASTS FOR 2040

| | 2040 |
|------------|--------|
| Population | 20,400 |
| Households | 9,800 |
| Jobs | 10,000 |

Source: SCAG 2015a

As discussed in Chapter 3.0, Project Description, PLAN Hermosa’s residential unit growth forecast estimates that approximately 300 residential units may be added in Hermosa Beach over the next 25 years based on an analysis of vacant and underutilized parcels in the low-, medium-, and high-density residential designations (City of Hermosa Beach 2015).

4.12.3 REGULATORY SETTING

State and local laws, regulations, and policies pertain to population, employment, and housing in Hermosa Beach. They provide the regulatory framework for addressing all aspects of population, employment, and housing that would be affected by implementation of PLAN Hermosa.

STATE

- **Regional Housing Needs Allocation (RHNA):** The RHNA is developed by SCAG and allocates to cities and counties their “fair share” of the region’s projected housing needs based on household income groupings over the planning period for the housing elements of each specific jurisdiction. In October 2012, SCAG adopted a Final Regional Housing Needs Assessment Allocation Plan that covers the 2013 through 2021 planning period. Cities and counties must develop a housing element to address how they will meet their RHNA.
- **Housing Element Requirements:** Under California law, housing elements must analyze existing and projected housing needs, examine special housing needs within the population, evaluate the effectiveness of current goals and policies, identify governmental and other constraints, determine compliance with other housing laws, and identify opportunities to incorporate energy conservation into the housing stock. The element must also establish goals, policies, and programs to maintain, enhance, and develop housing.
- **California Relocation Law:** California Public Resources Code Section 7260(b) requires the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity. The law requires agencies to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident who is to be displaced by a public project.

LOCAL

- **City of Hermosa Beach 2013–2021 Housing Element:** Hermosa Beach adopted its 2013–2021 Housing Element in September 2013. The Housing Element noted the continuing need to develop affordable workforce housing, as well as housing for seniors, disabled residents, and other residents with special needs. Hermosa Beach was able to accommodate its RHNA within its existing zoning and land use designations through the replacement of existing units and redevelopment of underutilized parcels. This demonstrates that Hermosa Beach has sufficient sites at appropriate densities to meet legal requirements for addressing the city’s fair share of the regional housing need.

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4.12.4 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

The EIR evaluates the potential environmental effects of implementation of PLAN Hermosa related to population, employment, and housing, including a review of the potential to induce population growth and to displace people or housing. The analysis is based on the likely consequences of adoption and implementation of PLAN Hermosa, compared to existing conditions.

Population and Housing Thresholds

For the purposes of the EIR, impacts on population, employment, and housing are considered significant if adoption and implementation of PLAN Hermosa would:

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

ANALYSIS APPROACH

The analysis of impacts is based on the likely consequences of implementation of PLAN Hermosa compared to existing conditions. The following analysis of population, employment, and housing impacts is qualitative and based on available demographic and economic data for Hermosa Beach, along with a review of regional information. The analysis assumes that all future and existing development in the city complies with applicable laws, regulations, design standards, and plans. An analysis of cumulative impacts uses qualitative information for Hermosa Beach and the region.

DRAFT PLAN HERMOSA POLICIES AND IMPLEMENTATION ACTIONS

PLAN Hermosa policies and implementation actions that address population, employment, and housing include the following:

Policies

Land Use + Design Element

- **1.1 Diverse and distributed land use pattern.** Strive to maintain the fundamental pattern of existing land uses, preserving residential neighborhoods, while providing opportunities for enhancement or transformation of corridors and districts in order to improve community activity and identity.
- **1.2 Focused infill potential.** Proposals for new development should be directed toward the city's commercial areas with an emphasis on developing transit-supportive land use mixes.
- **2.2 Variety of types of neighborhoods.** Encourage preservation of existing single-density neighborhoods within the city and ensure that neighborhood types are dispersed throughout the city.
- **2.4 Single-density neighborhoods.** Preserve and maintain the Hermosa Hills, Eastside, Valley, North End, and Hermosa View neighborhoods as predominantly single-family residential neighborhoods.

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- **5.6 Revitalization incentives.** Design and provide incentives to assist developers in revitalization and rehabilitation of existing structures, uses, and properties.

Mobility Element

- **5.5 Encourage smart growth.** Encourage smart growth land use features in development projects to ensure more compact, mixed, connected, and multimodal development supports reduced trip generation, trip lengths, and greater ability to utilize alternative modes.

Infrastructure Element

- **1.4 Fair share assessments.** Require new development and redevelopment projects to pay their fair share of the cost of infrastructure improvements needed to serve the project, and ensure that needed infrastructure is available prior to or at the time of project completion.

Implementation Actions

- LAND USE-1. Amend the Zoning Map to bring consistency between PLAN Hermosa land use designations and Zoning Ordinance zoning districts.

IMPACTS AND MITIGATION MEASURES

IMPACT 4.12-1 *Would PLAN Hermosa Induce Substantial Population Growth? Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not substantially increase population in Hermosa Beach. Since land use designations and allowable residential densities are only altered to bring consistency between the zoning and land use maps, the total allowable development potential in the city would not be changed with implementation of PLAN Hermosa. Providing for the orderly growth of Hermosa Beach is a basic purpose of PLAN Hermosa, which would direct expected growth. This impact would be **less than significant**.*

PLAN Hermosa’s proposed land use plan includes the introduction and expansion of new land commercial use designations (Recreational Commercial and Gateway Commercial) and adjusts the allowed land use intensities—some higher, some lower—across most nonresidential land use designations.

Compared to the adopted General Plan, PLAN Hermosa alters land use designations and zoning to focus redevelopment in certain areas and provides accommodation for a limited increase in population and employment in Hermosa Beach.

Table 4.12-6 (PLAN Hermosa Residential Development Capacity) and **Table 4.12-7 (PLAN Hermosa Nonresidential Development Capacity)** present the anticipated residential and nonresidential land use changes and resulting increases in living units and nonresidential square footage, respectively, with implementation of PLAN Hermosa.

**TABLE 4.12-6
PLAN HERMOSA RESIDENTIAL DEVELOPMENT CAPACITY**

| Land Use Designation | Acres | Existing Units (2015) | New Unit Potential (2015–2040) | Total Units (2040) |
|----------------------|-------|--------------------------|--------------------------------------|-----------------------|
| Total | 621 | 10,109 | 300 | 10,409 |

Source: City of Hermosa Beach 2015

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**TABLE 4.12-7
PLAN HERMOSA NONRESIDENTIAL DEVELOPMENT CAPACITY**

| Land Use Designation | Acres | Existing Building Sq. Ft. (2015) | New Building Sq. Ft. Potential (2015–2040) | Total Building Sq. Ft. (2040) |
|----------------------|-------|----------------------------------|--|-------------------------------|
| Total | 83 | 2,106,400 | 630,400 | 2,736,800 |

Source: City of Hermosa Beach 2015

As shown in **Table 4.12-8 (PLAN Hermosa Forecast for 2040)**, the resulting increase in accommodated population, households, and employment is consistent with SCAG forecasts for 2040 (**Table 4.12-5**).¹

**TABLE 4.12-8
PLAN HERMOSA FORECAST FOR 2040**

| | 2015 | Change (2015–2040) | City Forecast 2040 |
|------------|--------|--------------------|--------------------|
| Population | 19,772 | 661 | 20,433 |
| Households | 9,501 | 321 | 9,822 |
| Jobs | 7,622 | 2,378 | 10,000 |

Source: City of Hermosa Beach 2015

The land use plan would focus and encourage reinvestment on key underutilized properties, as well as on access and circulation improvements. However, these investments are intended to accommodate growth in population and jobs that would occur in Hermosa Beach through 2040. PLAN Hermosa includes policies to manage this anticipated growth and focus it in certain infill areas while maintaining existing density in established residential neighborhoods. The threshold of significance for indirect growth is the development of new roads or other infrastructure. PLAN Hermosa Land Use + Design Element Policies 1.1 and 1.2 are specifically crafted to ensure that the fundamental pattern of existing land uses remains the same and that limited growth only occurs in areas appropriate for infill. These infill areas can utilize existing infrastructure in the city. Therefore, the shift of population and business growth to be concentrated in certain areas is not substantial when compared to the expected growth anticipated without the proposed project and the availability of infrastructure and the necessary public services to serve these concentrated areas of growth.

Adoption and implementation of PLAN Hermosa would not result in a substantial increase in population growth since the overall development potential of land uses would not be dramatically changed from the existing General Plan. The jobs to housing ratio would improve to 0.96 (10,000 jobs/10,409 housing units), as compared to 0.75 in 2015. The physical environmental impact that is associated with the jobs to housing balance consists of traffic (commuting for jobs) and the related impacts of traffic noise, air quality, and greenhouse gas emissions. These environmental issues are addressed elsewhere in this EIR. The development potential provided by PLAN Hermosa would be consistent with the SCAG 2040 forecast for population and employment growth. Additional housing and commercial square footage may occur in specific infill locations in the city, concentrating anticipated natural growth. PLAN Hermosa's Land Use + Design Element includes Policies 1.1 and 2.2, which ensure that areas of growth are balanced with areas of preservation. Additionally, Infrastructure Element Policy 1.4 addresses the cost and availability of

¹ The published SCAG data (**Table 4.12-5**) are rounded to the nearest 100. As such, the slight difference in forecasts (33 people and 22 households) is negligible and is accounted for in the rounded forecast.

infrastructure, thus avoiding indirect inducement of population growth. This impact would be **less than significant**.

Mitigation Measures

None required.

IMPACT 4.12-2 *Would PLAN Hermosa Displace People or Housing? Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would allow the construction of new residential, commercial, and industrial uses, as well as infrastructure, public service, and recreation improvements. However, there would be no substantial changes to the residential designated land use areas in the city that would result in a large displacement of existing residences or housing. This is a **less than significant** impact.*

PLAN Hermosa's proposed Land Use Map includes modest changes to land use designations that would allow additional nonresidential development, generally focused in existing commercial and industrial areas and in areas with access to transit, including in the Civic Center District, Cypress District, and Aviation Corridor. The intent of PLAN Hermosa is to direct anticipated growth to be orderly and meet community needs and desires. Land Use + Design Element, Mobility Element, and Infrastructure Element policies would protect existing residential neighborhoods from encroachment of incompatible uses (Land Use + Design Element Policy 2.4), ensure smart growth in development project (Mobility Element Policy 5.5), and ensure growth does not result in undue burden on infrastructure that could increase costs for the community (Infrastructure Element Policy 1.4).

The Land Use Map and Land Use + Design Element Policy 5.6 encourage revitalization, land use changes, and increases in density. Envisioned changes in land use would be indirect and incremental, and would primarily affect existing commercial and industrial parcels. Land Use + Design Element Policies 1.1 and 2.2 are intended to preserve existing residential neighborhoods and a variety of housing options. Because PLAN Hermosa policies would protect existing residential neighborhoods and do not propose substantial changes to existing residential designated areas, impacts related to the displacement of people or housing would be **less than significant**.

Mitigation Measures

None required.

CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

The cumulative context for population, employment, and housing impacts is the South Bay Cities Council of Governments (COG) planning area, given that its demographics are influenced by employment and housing opportunities and constraints in this region.

IMPACT 4.12-3 *Would PLAN Hermosa Contribute to a Cumulative Inducement of Population Growth? Implementation of PLAN Hermosa's policies, in addition to anticipated land use changes throughout the South Bay Cities COG planning area, would increase population, both directly and indirectly (through increased employment). However, PLAN Hermosa's contribution to this impact would be **less than cumulatively considerable**.*

The 2040 population projection for the South Bay Cities COG planning area (excluding the Harbor Bay/San Pedro communities in the City of Los Angeles and County of Los Angeles Districts 2 and 4) is 823,500 people, and the 2040 employment projection is 373,400 jobs (SCAG 2015a). The PLAN

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Hermosa increase in population (661) and jobs (2,378) by 2040 is less than 0.1 percent of the growth forecast for the South Bay Cities COG planning area. In addition, as described in Impact 4.12-1, PLAN Hermosa's population and employment would be consistent with the SCAG forecast for 2040. Therefore, PLAN Hermosa's contribution to the potential for cumulative inducement of population growth would not be cumulatively considerable. In addition, PLAN Hermosa's policies and programs are designed to best manage and accommodate the city's growth. The physical environmental effects of the city's growth on the region is evaluated in the technical sections of this EIR. Therefore, the impact is **less than cumulatively considerable**.

Mitigation Measures

None required.

IMPACT 4.12-4 *Would PLAN Hermosa Contribute to Cumulative Impacts on Displacing People or Housing?* Adoption and implementation of PLAN Hermosa, in addition to anticipated changes throughout the South Bay Cities COG planning area, could directly or indirectly displace people or housing. However, PLAN Hermosa's contribution to this impact would be **less than cumulatively considerable**.

Changes in the South Bay Cities COG planning area through 2040 may result in some displacement of people or housing through expansion of nonresidential land uses, infrastructure improvements such as roadway, utility, or transit expansion, or other changes. However, as described in Impact 4.12-2, implementation of PLAN Hermosa would not substantially alter the residential designated land areas of the city and thus would not displace a large number of people or housing in Hermosa Beach; therefore, the plan would not result in a considerable contribution. This impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.12.5 REFERENCES

- California Department of Housing and Community Development. 2000. *Raising the Roof: California Housing Development Projections and Constraints, 1997–2020. Statewide Housing Plan Update.*
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