3.12 POPULATION AND HOUSING

This section of the Environmental Impact Report (EIR) describes the existing population, employment characteristics, and the housing stock in Redondo Beach, Torrance, and Los Angeles County. The population and housing analysis evaluates the potential impacts to population, employment opportunities, and housing stock that could result from the implementation of the proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project), including the preliminary site development plan under Phase 1 as well as the more general development program under Phase 2. This analysis is based on data and projections provided by the U.S. Census Bureau and the Southern California Association of Governments (SCAG) as well as the Redondo Beach General Plan 2013-2021 Housing Element (City of Redondo Beach 2017) and Torrance General Plan 2014-2021 Housing Element (City of Torrance 2013).

3.12.1 Environmental Setting

The Project site is surrounded by single- and multi-family residences to the north, south, east, and west. The nearest single-family residences to the Project are located within West Torrance across from Flagler Lane and Flagler Alley, approximately 80 feet east of the Project site. The nearest multi-family residences to the Project site are located approximately 110 feet north of the vacant Flagler Lot across Beryl Street. The majority of the BCHD campus community consists of employees and campus visitors, including medical patients receiving outpatient care. However, the Silverado Beach Cities Memory Care Community provides 60 double occupancy Memory Care units that support an on-site resident population.

The following analysis includes a discussion of the existing residential population data, employment data, and housing stock for Redondo Beach, Torrance, and regionally for Los Angeles County.

Population

The U.S. Census Bureau provides official population and housing counts, which are often used by other agencies to develop their own estimates and projections. As part of its long-range planning, SCAG also projects anticipated population, employment data, and housing stock information for each jurisdiction in the SCAG planning region. The most recent projections were released in SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Demographics & Growth Forecast (SCAG 2020b).

U.S. Census

U.S. Census data represents the official count of the entire U.S. population and is used as the baseline from which most demographic projections are calculated. The most recent U.S. Census was published in 2010.[1] The American Community Survey (ACS) is also conducted by the U.S. Census Bureau every year for a small sample of the population to provide current estimates for various social and economic characteristics of communities, including housing, education, jobs, etc. The ACS includes 1-, 3-, and 5-year estimates.

According to the 2010 U.S. Census data and the 2019 ACS 1-year estimate data profiles, Redondo Beach and Torrance have grown at a rate similar to Los Angeles County over the last 19 years (see Table 3.12-1). In the 2000 U.S. Census, the population of Redondo Beach was approximately 63,261 persons, the population of Torrance was approximately 137,964 persons, and the population of Los Angeles County was approximately 9,519,338 persons. Between 2000 and 2019, Redondo Beach experienced an estimated 5.51-percent increase in population and Torrance experienced an estimated 4.09-percent increase in population. Similarly, Los Angeles County experienced an estimated 5.46-percent increase in population from 2000 to 2019.

Table 3.12-1. U.S. Census Total Population in 2000-2019

	2000	**2010**	**2019[1]**	**Net Increase from 2000-2019**
Redondo Beach	63,261	66,748	66,749	+3,488 (+5.51%)
Torrance	137,946	145,438	143,592	+5,646 (+4.09%)
Los Angeles County	9,519,338	9,818,605	10,039,107	+519,769 (+5.46%)

Notes: 2019 population reflects estimated population based on observed and estimated population growth.
Sources: U.S. Census Bureau 2001, 2011, 2019.

SCAG Integrated Growth Forecast

SCAG is the federally designated Metropolitan Planning Organization[2] for Southern California, and includes the following six counties: Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura. Further, Redondo Beach, Torrance, and 14 other cities and unincorporated

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[1] The 2020 census count ended in October 2020. The U.S. Census Bureau is currently conducting multiple surveys, including the Household Pulse Survey, the American Community Survey, and a survey to measure the accuracy of the 2020 census count (U.S. Census Bureau 2020).
[2] Metropolitan Planning Organization is a federally designated agency that allows local elected officials to provide input into planning and implementation of federal transportation funds for metropolitan areas over 50,000 people (National Association of Regional Councils 2013).

regions within the Los Angeles County (i.e., Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates) are represented by the South Bay Cities Council of Governments (SBCCOG), which is a voluntary agency established to serve as a sub-regional organization to SCAG.

SCAG develops socioeconomic estimates including population, employment, and housing stock projections for cities in the SCAG region through enhanced forecasting methods and interactive public outreach. These estimates and projections provide the analytical foundations for SCAG's transportation planning and other programs at the regional and small geographic area level, including the Regional Housing Needs Assessment (RHNA). In May 2020, SCAG released the
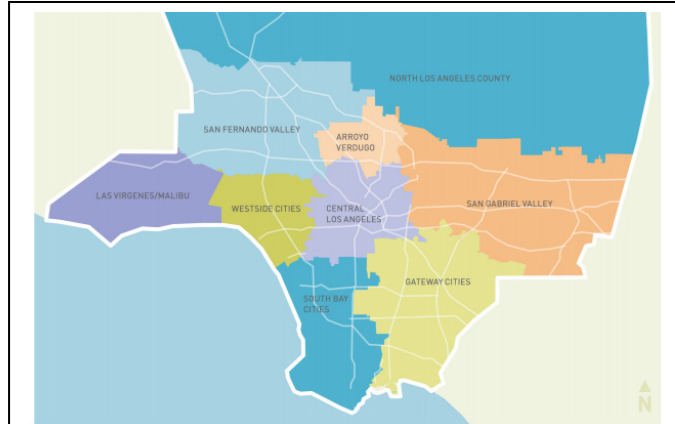
SCAG consists of 15 subregions throughout the County. Redondo Beach, Torrance, and the Project site are located within the South Bay Cities region.

2020-2045 RTP/SCS, Connect SoCal (SCAG 2020a), which contains SCAG's most recent regional Integrated Growth Forecast (Growth Forecast) (SCAG 2020b). The Growth Forecast represents the most likely growth scenario for Southern California in the future, considering a combination of recent and past trends, reasonable technical assumptions, and local or regional growth policies (see Table 3.12-2).

Table 3.12-2. SCAG Projected Population, Employment, and Households

City	Metric	2016	2045	Projected Increase (2016-2045)
Redondo Beach	Population	68,200	72,900	6.9%
	Employment	25,400	28,300	11.4%
	Housing Units	29,200	31,100	6.5%
Torrance	Population	147,100	153,100	4.1%
	Employment	126,600	133,800	5.7%
	Housing Units	55,600	57,300	3.1%
Los Angeles County	Population	10,110,000	11,674,000	15.5%
	Employment	4,743,000	5,382,000	13.5%
	Housing Units	3,319,000	4,119,000	24.1%

Source: SCAG 2020b.

<u>Housing and Employment</u>

The U.S. Census Bureau tracks the number of housing units, a metric that includes both occupied and vacant units. City- and county-wide occupied housing unit demographics are surveyed every 10 years as part of the decadal U.S. Census. As previously described, the ACS is also conducted by the U.S. Census Bureau every year for a small sample of the population to provide current estimates for various social and economic characteristics of communities, including housing, education, jobs, etc. The 2000 and 2010 decadal U.S. Census data as well as the 2018 ACS 5-year estimate data profiles[3] are provided below in Table 3.12-3 for the Redondo Beach, Torrance, and Los Angeles County.

As shown in Table 3.12-3, between 2000 and 2018 Redondo Beach has experienced a 1.48-percent increase in the total number of housing units. Torrance and Los Angeles County experienced slightly larger increases in the total number of housing units, approximately 4.14 percent and 7.75 percent, respectively. Redondo Beach experienced increases in the number of vacant units between 200 and 2018; however, Torrance and Los Angeles County experienced slight decreases in the number of vacant units during this period.

Housing stock is also reported on an annual basis by the California Department of Finance. Between 2010 and 2019, the California Department of Finance reported that the housing stock for Redondo Beach increased by 257 housing units (an increase of approximately 0.84 percent) from 30,609 to 30,866 units (California Department of Finance 2020). Similarly, between 2010 and 2019, the California Department of Finance reported that the housing stock for Torrance increased by 175 housing units (an increase of approximately 0.3 percent) from 58,377 to 58,552. During this time, the housing stock in Los Angeles County increased more substantially by 125,811 units (California Department of Finance 2020).

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[3] The 5-year estimates are based on 60 months of collected data. This data based on a larger sample size than the 1-year and 3-year estimates and is suitable/reliable for areas with small populations (e.g., <20,000 people).

Table 3.12-3. City- and County-wide Housing Occupancy and Tenure

Housing Type	Redondo Beach				City of Torrance				Los Angeles County			
	2000	2010	2018	Percent Change	2000	2010	2018	Percent Change	2000	2010	2018	Percent Change
Total Units:	29,543	30,609	29,979	1.48%	55,967	58,377	58,283	4.14%	3,270,909	3,445,076	3,524,321	7.75%
Occupied Units:	28,566	29,011	27,621	-3.31%	54,542	56,001	54,360	-0.33%	3,133,774	3,241,204	3,306,109	5.50%
Owner-occupied Units	14,140	14,917	13,949	-1.35%	30,533	31,621	30,063	-1.54%	1,499,744	1,544,749	1,514,629	1.00%
Average Household Size	2.37	2.47	2.58	+0.21	2.68	2.70	2.75	+0.07	3.13	3.16	3.19	+0.03
Renter-occupied Housing Units	14,426	14,094	13,672	-5.23%	24,009	24,380	24,297	+1.20%	1,634,030	1,696,455	1,719,480	5.23%
Average Household Size	2.05	2.09	2.31	+0.26	2.29	2.42	2.57	+0.28	2.85	2.81	2.84	-0.01
Vacant Units:	977	1,598	2,358	141.35%	1,425	2,376	3,923	175.30%	137,135	203,872	218,212	59.12%
Homeowner Vacancy Rate	1.2%	0.9%	1.2%	0%	1.0%	0.8%	0.7%	-0.3%	1.6%	1.7%	1.0	-0.6%
Rental Vacancy Rate	2.6%	5.3%	4.0%	+1.4%	2.4%	5.3%	2.5%	+0.1%	3.3%	5.8%	3.2	-0.1%

Notes: The percent change has been calculated for the 8-year period between 2000 and 2018.
Sources: U.S. Census Bureau 2001, 2011, 2018a.

Housing units in Redondo Beach are spread throughout much of the City, with the exception of coastal commercial areas located directly adjacent to the harbor and pier, other regional commercial areas at the eastern end of the City, and a large industrially zoned area within the northernmost portion of the City. Detached single-family dwellings are the predominant type of residence, although multi-family units are concentrated within some residential neighborhoods, particularly in North Redondo Beach and further west near the coastline. Multi-family residential units are dispersed throughout Torrance, mainly west of the north-southbound State Route (SR-) 107 and particularly near commercial districts. West Torrance is dominated by single-family residential units.

Housing costs make up a large portion of total mean annual household expenses within Redondo Beach and Torrance. Based on the 2018 ACS 5-year estimate data profiles, median gross rent is $1,987 per month in Redondo Beach and $1,672 per month in Torrance (U.S. Census Bureau 2018a). Median homeowner costs in Redondo Beach are $3,299 per month for owners with a mortgage and $656 per month for those without a mortgage (U.S. Census Bureau 2018a). Median homeowner cost for residents in Torrance are $2,803 per month for those with a mortgage and $573 per month for those without a mortgage (U.S. Census Bureau 2018a). The 2018 median home sale price[4] is $1,100,000 in Redondo Beach and $705,000 in Torrance (SCAG 2019a, 2019b). For 2017, housing costs in Redondo Beach accounted for an average of 25.9 percent of renters' total household income and 31 percent of household income for renters in Torrance (SCAG 2019a, 2019b). Homeowners spent slightly less for housing as a percentage of income, paying approximately 24.7 percent of their total household income on housing costs in Redondo Beach and 22.4 percent in Torrance (SCAG 2019a, 2019b).

SCAG Regional Housing Needs Assessment

As previously described, the RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The 5th Cycle RHNA Allocation Plan, which covers the planning period from October 2013 to October 2021, provided projections for the expected number of households in Redondo Beach and Torrance to the year 2040 and was adopted by the Regional Council on October 4, 2012 (SCAG 2012). According to SCAG's projections, the number of households in Redondo Beach was expected to grow from 29,000 in 2012 to an estimated 33,000 in 2040, representing a 13.8-percent increase. Similarly, the number of households in the Torrance was expected to grow from 56,100 to 62,000 from 2012 to 2040, representing a 10.5-percent

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[4] Median home sales price reflects resale of existing homes, which varies due to type of units sold.

increase. SCAG uses these projections to forecast the number of housing units that will be needed for the region.

SCAG determines the housing growth needs for municipalities within its jurisdiction, which includes Redondo Beach and Torrance, and publishes these determinations in the RHNA. The purpose of the RHNA is to anticipate population growth, so that collectively the region and subregions produce sufficient housing to meet future population needs and to address social equity, with each jurisdiction providing its fair share to meet housing needs consistent with the State Housing Element Law (Government Code Sections 65580-65589). State Housing Element Law requires cities to update their Housing Element every 8 years at a minimum and amend their general plans and zoning ordinances, as necessary, to accommodate the number of units in the RHNA. (The RHNA does not require a local jurisdiction to build the number of housing units that it projects, although sufficient opportunity must be provided to do so.)

SCAG is in the process of developing the 6th Cycle RHNA Allocation Plan, which will cover the planning period October 2021 through October 2029. The Draft 6th Cycle RHNA allocates 2,483 housing units to Redondo Beach for the 2021-2029 RHNA planning period, of which 933 new units are designated as units for households with very-low income levels (SCAG 2020b). SCAG allocated 4,928 housing units to Torrance, 1,617 of which are designated for very-low income households (SCAG 2020c). As required by State Housing Law, both cities are in the process of updating their General Plan Housing Elements to accommodate the allocated units and plan for future population growth. As a special district dedicated to public healthcare, BCHD is not subject to the RHNA and is not required by State Housing Element Law to plan for residential units on its campus.

Employment and Labor

According to the 2018 ACS 5-year estimate data profiles, which provides the most recently available data on employment, in 2018 the labor forces within Redondo Beach and Torrance were estimated at a total of 54,672 and 119,753 persons, respectively (see Table 3.12-4). Of the labor force within Redondo Beach, 37,496 persons (68.9 percent) were employed and 1,740 persons (3.2 percent) were unemployed (U.S. Census Bureau 2018b). Of the labor force within Torrance 72,573 persons (60.6 percent) were employed and 3,505 persons (2.9 percent) were unemployed (U.S. Census Bureau 2018b).

Table 3.12-4. City- and County-wide Employment Statistics (2018) (5-Year Estimate)

Labor Force Status	Redondo Beach		Torrance		Los Angeles County	
	Persons	**Percent**	**Persons**	**Percent**	**Persons**	**Percent**
Population Over 16	54,672	100%	119,753	100%	8,115,158	100%
Population in Labor Force[1]	39,434	72.1%	76,147	63.6%	5,230,394	64.5%
Civilian Labor Force	39,236	71.8%	76,078	63.5%	5,226,836	64.5%
Employed	37,496	68.6%	72,573	60.6%	4,869,658	60%
Unemployed	1,740	3.2%	3,505	2.9%	357,178	4.4%
Armed Forces	198	0.4 %	69	<0.1%	3,558	<0.1%
Not in Labor Force	15,238	27.9%	43,606	36.4%	2,884,764	35.5%
Unemployment Rate	4.4%		4.6%		6.8%	

Notes: [1]"Population in Labor Force" is defined by the U.S. Census Bureau and includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the U.S. Army, Air Force, Navy, Marine Corps, or Coast Guard).
Source: U.S. Census Bureau 2018b.

Jobs-to-Housing Ratio

The jobs-to-housing ratio in a jurisdiction is an overall indicator of both availability of jobs within an area, providing residents with an opportunity to work locally, and availability of housing, providing employees with adequate housing opportunities. A lower job-to-housing ratio may indicate an imbalance between housing options and the type and amount of locally available jobs, while larger job-to-housing ratios may indicate that an area is a job-importer which employees are non-residents. There is adequate housing to accommodate the labor market in a city when the jobs-to-housing ratio is close to 1.0. Based on the 2018 ACS 5-year estimate data profiles, the job-to-housing ratios in Redondo Beach and Torrance were approximately 1.31, or approximately 1.31 jobs per housing unit (U.S. Census Bureau 2018a, 2018b). (It should be noted that while 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. Additionally, this metric does not account for the location of the job.)

Based on the Monthly Labor Force Data for Cities and Census Designated Places, which provides a 2020 estimate to supplement the 2018 data presented in Table 3.12-4 above, businesses within Redondo Beach provide approximately 33,500 jobs for a labor force of 38,700, while Torrance provides approximately 67,700 jobs for a labor force of 73,700 (Employment Development Department 2020). Approximately 9.4 percent of the residents within Redondo Beach and 22.4 percent of the residents within Torrance work in the cities in which they live, meaning the majority of residents commute to other cities for work (SCAG 2019a, 2019b). Table 3.12-5 lists the top 10 cities of employment for residents of Redondo Beach and Torrance (SCAG 2019a, 2019b). The

average commute time for residents is approximately 30 minutes, with most commuters (79.1 percent from Redondo Beach and 88.8 percent from Torrance) driving themselves (SCAG 2019a, 2019b). Approximately 5.2 percent of commuters from Redondo Beach and 7.5 percent commuters from Torrance carpooled with others in 2019 (SCAG 2019a, 2019b). In both cities, less than 3 percent of commuters used public transportation (SCAG 2019a, 2019b).

Table 3.12-5. Top 10 Cities of Employment for Residences within the City of Redondo Beach and the City of Torrance (2019)

City Ranking		Number of Commuters	Percent of Total Commuters
Redondo Beach			
1	Los Angeles	7,633	25.6%
2	Torrance	3,036	10.2%
3	El Segundo	2,834	9.5%
4	Redondo Beach	2,803	9.4%
5	Manhattan Beach	1,094	3.7%
6	Santa Monica	887	3.0%
7	Hawthorne	624	2.1%
8	Culver City	597	2.0%
9	Burbank	587	2.0%
10	Long Beach	587	2.0%
All Other Destinations		9,112	30.6%
Torrance			
1	Torrance	13,132	22.4 %
2	Los Angeles	12,660	21.6 %
3	El Segundo	3,747	6.4 %
4	Long Beach	2,385	4.1 %
5	Redondo Beach	2,296	3.9 %
6	Carson	1,549	2.6 %
7	Gardena	1,220	2.1 %
8	Manhattan Beach	1,086	1.9 %
9	Hawthorne	931	1.6 %
10	Irvine	762	1.3 %
All Other Destinations		18,871	32.2 %

Sources: SCAG 2019a, 2019b.

Existing Project Site Employment and Housing

As previously described, BCHD provides health and wellness services for children, adults, and seniors in the Beach Cities and surrounding areas. The majority of the existing campus community

is transient in nature, consisting of BCHD and tenant employees that arrive on campus during the morning and leave the campus in the evening as well as patients arriving to and departing from the campus throughout the day. BCHD employees and tenant employees on the campus include approximately 180 medical professionals, caregivers, housekeeping, maintenance, and other miscellaneous staff (BCHD 2020). The resident population on the campus is limited to the residents of Silverado, which provides 60 double occupancy apartment style units (i.e., 120 beds).

3.12.2 Regulatory Setting

This section summarizes relevant local regulations that pertain to population, employment, or housing stock within Redondo Beach and Torrance.

<u>City of Redondo Beach Policies and Regulations</u>

Redondo Beach General Plan 2013-2021 Housing Element

The Redondo Beach General Plan 2013-2021 Housing Element establishes goals, policies, and implementation measures to specifically identify ways in which the housing needs of the existing and future resident population can be met. The Housing Element also establishes building requirements for mixed-use residential developments in mixed-use and regional commercial land use designations, and to enhance and promote pedestrian-oriented character of the commercial component and the neighborhood. The Housing Element relies entirely on existing zoned residential and mixed-use properties to accommodate the City's required RHNA and notes future residential development in Redondo Beach most likely will occur on underutilized lots where developments are not built out to the maximum density permitted. No land use changes, rezoning, or upzoning are necessary to provide adequate sites to accommodate the RHNA. The Housing Element includes a Housing Plan to set goals, policies, and programs to fulfill the housing needs of the community. The Housing Element identifies seniors as a housing special needs group more likely to face difficulty finding affordable housing. Goals and policies relevant to the proposed Project include:

Goal 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.

Goal 2.0: Assist in the provision of housing that meets the needs of all economic segments of the community.

Goal 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

Policy 3.1   Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.4   Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.5   Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Goal 5.0: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.

Policy 5.2   Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

City of Torrance Local Policies and Regulations

Torrance General Plan 2014-2021 Housing Element

State law requires jurisdictions to periodically update their Housing Elements to be in compliance with changes in housing laws, reflect population trends, demonstrate that the RHNA can be satisfied and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. In 2013, the City of Torrance adopted updates to the Housing Element for the 2014-2021 planning period, with the purpose of providing a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. The Housing Element includes several programs designed to conserve, preserve, and improve the existing housing stock, encourage the development of more mixed use, multifamily and affordable housing opportunities, reduce governmental constraints to housing production and affordability, and promote equal housing opportunities. The Housing Element objectives and policies relevant to the proposed Project include:

Objective H.1: Enhance housing opportunities for all Torrance residents.

Policy H.1.1   Provide a range of different housing types and unit sizes for varying income ranges and lifestyles.

Policy H.1.2   Encourage the provision for housing which meets the needs of seniors and the disabled.

Policy H.1.3   Continue to implement the Senior Citizen Housing Development Standards.

Policy H.1.4   Continue to monitor and assess the special housing needs of senior citizens, in collaboration with the Torrance Commission on Aging.

Objective H.2 Assist in the provision of adequate housing to meet the needs of the community.

Policy H.2.2.   Work with large employers to facilitate the development of workforce housing.

Objective H.4: Maintain and improve the quality of existing housing and residential neighborhoods in Torrance.

Policy H.4.1   Encourage the maintenance and enhancement of the existing housing stock.

Policy H.4.3   Support preservation of existing affordable low-income housing that is considered at risk of converting to market level rents.

Policy H.4.4   Encourage the rehabilitation of residential properties by homeowners and property owners.

3.12.3 Impact Assessment and Methodology

Thresholds of Determining Significance

The following thresholds of significance are based on Appendix G of the 2020 California Environmental Quality Act (CEQA) Guidelines. For purposes of this EIR, implementation of the proposed Project may have a significant adverse impact on population and housing if it would:

a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure); and/or

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Screened-Out Threshold(s):

Threshold (b) (*Displacement of Existing People or Housing*): The Silverado Beach Cities Memory Care Community, which is located in the Beach Cities Health Center (514 North Prospect Avenue), currently provides 60 double occupancy Memory Care units that support an on-site resident population. The implementation of the proposed BCHD Healthy Living Campus Master Plan would not remove or displace any housing or residential areas on campus. Instead, the existing Beach Cities Health Center, including the Silverado Beach Cities Memory Care Community, would remain in place during construction activities associated with the Phase 1 preliminary site development plan. Following the completion of Phase 1, the existing 60 double occupancy Memory Care units would be relocated from the Beach Cities Health Center to the newly constructed RCFE Building. Therefore, for the reasons stated above and as discussed in Section XIV, *Population and Housing* of the Initial Study (IS), this issue is not further analyzed in the EIR.

Methodology

Potential impacts on population and housing associated with the proposed Project were analyzed using population and housing data from the U.S. Census Bureau and SCAG as well as the Redondo Beach General Plan 2013-2021 Housing Element (City of Redondo Beach 2017) and Torrance General Plan 2014-2021 Housing Element (City of Torrance 2013), which describe the local housing goals, policies, objective and programs. Average housing prices were derived for Redondo Beach Torrance from the U.S. Census Bureau's ACS data for monthly median housing costs. Additional population from residential housing projects was estimated based on the U.S. Census Bureau's estimate of persons per household Redondo Beach and Torrance. The analysis also considers the general effect on the jobs-to-housing ratio for each city. Potential related impacts of population and employment growth on issues such as public services and transportation are described in Section 3.13, *Public Services* and Section 3.14, *Transportation*.

3.12.4 Project Impacts and Mitigation Measures

Impact Description (PH-1)

a) *Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure); and/or*

PH-1 **The proposed Residential Care for the Elderly (RCFE) Building would provide a total of 217 on-site residential units, including 60 replacement Memory Care units and 157 new Assisted Living units. Additionally, the proposed Project – including the Phase 1 preliminary site development plan and the more general Phase 2 development program – would create a total of approximately 170 new jobs on the campus. However, the anticipated increase in population within Redondo Beach, Torrance, and the surrounding cities would be minor and well within the forecasted population growth for the region. The proposed Project would not induce substantial population growth and impacts would be *less than significant*.**

Temporary Construction-Related Housing Needs

Construction activities associated with the proposed Project would temporarily employ between 60 and 260 construction workers. An average of 210 construction workers would be on-site throughout the 29-month duration of Phase 1 construction and an average of 130 construction workers would be on-site during the 28-month duration of Phase 2 construction. However, these individuals would likely be drawn from the existing labor force within Los Angeles County and would not be expected to relocate to Redondo Beach or Torrance. If construction workers were drawn from outside of Los Angeles County, it is likely that these construction workers would rent or lease temporary accommodations (e.g., long-term, low-cost hotels or rental units) in nearby cities with a lower cost of living (see Table 3.12-7). Therefore, while the proposed Project would provide construction jobs, any incremental increase in housing demand induced during the Phase 1 or Phase 2 construction activities would be temporary and negligible in comparison to the overall regional supply within Los Angeles County.

On-Campus Assisted Living and Memory Care Housing

Implementation of the proposed Project would replace the 60 existing Memory Care units from the existing Beach Cities Health Center in the proposed RCFE Building constructed during Phase 1. Similar to existing conditions, the replacement Memory Care units would also be double occupancy units that would continue to provide housing for up to 120 people. Therefore, the proposed relocation of the 60 Memory Care units would not change the current baseline conditions on the campus and would have no net impact on the resident population on the BCHD campus.

Table 3.12-6. Assisted Living Apartment Occupancy

Unit Type	Units	Beds
Assisted Living		
Studio Unit	37	37
Single-Bedroom Unit	70	70
Single-Bedroom + Den Unit	30	30
Two-Bedroom Units	20	40
Total Units	**157**	**177**

The 157 new Assisted Living units would consist of 37 studios, 70 one-bedroom units, 30 one-bedroom units with dens, and 20 two-bedroom units (refer to Table 3.12-6). Together, the proposed 157 new Assisted Living units would provide for approximately 177 new residents on the BCHD campus within Redondo Beach.

As previously described, Redondo Beach has an estimated population of 66,749 and 30,866 housing units according to the California Department of Finance. Assuming 100 percent occupancy of the 157 new Assisted Living units, implementation of the proposed Project would increase the population of Redondo Beach by less than 1 percent (i.e., 0.3-percent increase); therefore, the maximum population increase would be negligible. (It should also be noted that this estimate is conservative given that the market studies prepared for the proposed Project indicate that at a proportion of the Assisted Living residents would come from the existing and future populations of Redondo Beach.) This minor increase in population would be consistent with and well within SCAG's growth projections, which estimate the population Redondo Beach would increase by approximately 6.9 percent by 2045 (refer to Table 3.12-2).

The provision of new housing units for senior citizens requiring additional care and living assistance is a primary objective of the proposed Project. The creation of 157 Assisted Living units is consistent with the Redondo Beach General Plan Housing Element, which aims to enhance existing housing stock and expand housing opportunities for residents. For example, the proposed Project would be consistent with Policy 5.2, which specifically aims to provide housing that meets the special needs of seniors and the disabled (refer to Section 3.12.2, *Regulatory Setting*). The Project is also consistent with the objectives of the Torrance General Plan; for example, the proposed Project would be consistent with Policy H.1.2 which encourages the provision for housing which meets the needs of seniors and the disabled. (Refer to Section 3.10, *Land Use and Planning* for further discussion of the proposed Project's consistency with State and local regulatory policies.)

Further, the proposed Project would redevelop the existing BCHD campus, which is located within a well-established, urbanized area that is already served by existing roads and infrastructure. While construction of the proposed Project would result in the construction of new curb cuts and driveways along Flagler Lane (refer to Section 2.5.1.3, *Proposed Access, Circulation, and Parking*) as well as new utilities connections (refer to Section 2.5.1.4, *Utilities and Services*), the proposed Project would not require the creation of new roads or other infrastructure that would induce new development and population growth beyond the proposed Project (see Section 3.15, *Utilities and Service Systems*).

Long-term Employment-related Housing Needs

As previously described in Section 3.12.1, *Environmental Setting*, BCHD employees and tenant employees on the existing campus include approximately 180 medical professionals, caregivers, housekeeping, maintenance, and other miscellaneous staff (BCHD 2020). Development of the proposed Project, including the preliminary site development plan under Phase 1 as well as the development program under Phase 2, is expected to create approximately 170 new jobs at the campus. Therefore, the proposed Project would increase the total number of jobs in Redondo Beach from a baseline of 33,500 to 33,670, an 0.5-percent increase in the total number of local jobs. (It should be noted that this increase in jobs would be spread over a considerable period of time given the phased construction.) This overall increase in local jobs would be negligible when considering effects on population and housing is well within and consistent with the SCAG's projected population growth of 4,700 individuals in Redondo Beach and 6,000 individuals in Torrance from 2016 to 2045 (refer to Table 3.12-2).

The jobs created by the proposed Project would predominantly include trained or service type jobs such as health care professionals (e.g., dietitian, physical therapist, occupational therapist, recreation therapist, etc.) as well as administrative, dining services, and housekeeping and maintenance staff. The average salary for health care professionals in the Los Angeles area ranges from approximately $60,000 to $190,000 per year (GlassDoor 2020). The average salary for the service and assisted living industry in the Los Angeles area ranges from approximately $25,000 to $46,000 per year, or $2,083 to $3,833 per month (GlassDoor 2020). Based on the 2018 ACS 5-year estimate data profiles, annual median housing costs are approximately $23,844 (i.e., $1,987 per month) for renter-occupied housing and approximately $39,588 (i.e., $3,299 per month) for owner-occupied housing in Redondo Beach (U.S. Census Bureau 2018a). Annual median housing costs are $20,064 (i.e., $1,672 per month) for renter-occupied housing and $33,636 (i.e., $2,803 per month) for owner-occupied housing costs in Torrance (U.S. Census Bureau 2018a). This means housing costs in Redondo Beach would range from approximately 52 percent to 95 percent

of an average service employee's annual income for rental housing and 86 percent to over 100 percent for an average mortgage. Housing costs in Torrance would range from approximately 44 percent to 80 percent of an average service employee's annual income for rental housing and 73 percent to more than 100 percent for an average mortgage. For most service and assisted living industry employees associated with the proposed Project, average housing prices – including both rental and home ownership costs – in the Redondo Beach and Torrance would be unaffordable based on the estimated salary range of $25,000 to $46,000 per year alone.

Nevertheless, as previously described, 9.4 percent of Redondo Beach residents and 22.4 percent of Torrance residents live and work in the same city. Applying these existing trends, approximately 16 of the 170 new employees would live in Redondo Beach, which could be easily accommodated by the available housing stock of 2,358 units (SCAG 2019a). Further, approximately 38 of the new 170 employees would live in Torrance, which would also be easily accommodated by the available housing stock of 3,923 units (SCAG 2019b).

Potential increases in the low- and moderate-income workforce within Redondo Beach and Torrance could incrementally increase the demand for affordable housing within these cities. However, many employees associated with the proposed Project would likely seek more affordable housing units in nearby cities, such as Hawthorne, Gardena, Inglewood, or Lomita. The U.S. Census Bureau data indicates that there are approximately 14,474 vacant units in the 10 nearby cities listed in Table 3.12.-7, with an average commute time of 5 to 40 minutes, depending on time of departure and traffic patterns. As described below in Table 3.12-7, median gross rent for nearby areas range from $1,118 in Hawthorne to $2,499 in Manhattan Beach. For example, based on the estimated salary range of $25,000 to $46,000 per year ($2,083 to $3,833 per month), housing costs in Hawthorne would range from approximately 29 to 54 percent of an average service employee's annual income with an average travel time of 15 to 35 minutes to the BCHD campus. For Gardena, housing costs would range from approximately 32 percent to 60 percent of an average service employee's annual income with an average travel time of 20 to 35 minutes. With the available housing stock in nearby areas, it can be concluded that sufficient housing opportunities that constitute a lower percentage of estimated service employee salaries are available within a reasonable commute distance to the BCHD campus (see Table 3.12-8).

Table 3.12-7. Housing Availability and Price Near the City of Redondo Beach

City	Average Travel Time to the BCHD Campus	Population	# Vacant Housing Units	Median Gross Monthly Rent
Carson	10-20 minutes	91,394	644	$1,464
El Segundo	20-40 minutes	16,610	336	$1,785
Gardena	20-35 minutes	59,329	822	$1,252
Hawthorne	15-35 minutes	86,068	1,375	$1,188
Hermosa Beach	10-15 minutes	19,320	1,070	$2,143
Inglewood	20-45 minutes	108,151	1,750	$1,267
Lomita	15-35 minutes	20,320	353	$1,335
Manhattan Beach	10-25 minutes	35,183	1,843	$2,499
Redondo Beach	<5 minutes	67,412	2,358	$1,987
Torrance	5-20 minutes	145,182	3,923	$1,672

Notes: "Average Travel Time to the City of Redondo Beach" assumes vehicular travel and provides a range of commute time to account for employees traveling during and outside of rush hour.
Source: U.S. Census Bureau 2018.

Overall, the anticipated increase in population within Redondo Beach, Torrance, and the surrounding cities would be minor and well within the forecasted population growth for the region. Additionally, this increase in population could be accommodated by the existing housing stock in the region. Therefore, potential impacts on population and housing associated with Phase 1 and Phase 2 of the proposed Project would be *less than significant*.

Cumulative Impacts

As described in Table 3.0-1, Table 3.0-2, Table 3.0-3, and Table 3.0-4, in Section 3.0.2, *Cumulative Impacts*, there are several pending, approved, and recently completed development projects in the Redondo Beach and Torrance as well as in the neighboring Hermosa Beach and Manhattan Beach. These projects include infrastructure improvements, a day care center, a supermarket, office buildings, commercial facilities, public facilities, and residential developments. The infrastructure and public facilities improvements described in Section 3.0.2, *Cumulative Impacts* could result in temporary construction-related housing needs, but would not result in substantial permanent job creation or associated permanent increases in housing demand.

New permanent jobs created by the proposed Project and other projects in the region have the potential to increase local populations and increase competition for housing in the region. However, nearby proposed commercial developments would largely create retail and service type jobs that are likely to be filled by those that already live or work in the local area. For example, the South Bay Galleria is anticipated to generate a net increase of 925 employees. However, given

the retail nature of this cumulative project, these employees are expected to be drawn from the local community, similar to the proposed Project. As such, the Final EIR for the South Bay Galleria (State Clearinghouse [SCH] No. 2015101009) determined that the proposed Project would have a less than significant cumulative impact on the population and housing in the region. The Skechers Design Center and Office Project is anticipated to generate the greatest employment-related increase in housing demand in the Beach Cities, adding 430 new jobs in Hermosa Beach and 225 new jobs in Manhattan Beach. The Final EIR for the Skechers Design Center and Executive Offices (SCH No. 2015041081) analyzed the cumulative impacts that would result from an increase of 1,241 jobs associated with the Skechers Design Center and Offices and other cumulative projects in each city. The EIR concluded that cumulative impacts to Hermosa Beach and Manhattan Beach would be less than significant because there are more than enough vacant housing units to accommodate the increase in new residents from this project and other cumulative projects. The proposed Project would result in an increase of 170 jobs and would similarly have a less than significant impact on population and housing (refer to Impact PH-1), particularly given that many of the new service and Assisted Living industry employees would likely be drawn from the existing Redondo Beach, Torrance, and the surrounding South Bay communities. The potential increase in population associated with the proposed Project could easily be accommodated by the existing housing stock in Redondo Beach and Torrance, which includes a total of 6,281 units. This would leave a substantial number of leftover units to accommodate near-term housing needs associated with the other cumulative projects described in Section 3.0.2, *Cumulative Impacts*. The number of vacant units within the nearby cities is even greater and would provide greater affordability options.

While the proposed Project would involve an increase in permanent employment, given the nature of these service and Assisted Living industry jobs as well as the location of the BCHD campus within a well-established, urbanized community with available housing stock, the proposed Project *would not substantially contribute to a cumulatively considerable impact* related to unanticipated population growth.