

4.10 POPULATION/HOUSING

This section evaluates the potential for significant impacts on Population and Housing due to the proposed project. Consistent with the discussion in Section 4.0 (Introduction to the Analysis), based on a preliminary environmental analysis of the proposed project prepared prior to commencement of this EIR and analysis already completed for the Program EIR, substantial additional analysis of Population and Housing impacts is not required. Rather, this section includes a discussion of the current environmental setting, the proposed project and its relationship to the BECSP, where applicable; a discussion of consistency with the environmental analysis prepared for the BECSP, where applicable; any new information or analysis pertinent to the current analysis and identification of impacts; and significance conclusions. All impacts are considered to be less than significant.

Data used to prepare this section were obtained from the BECSP EIR and City of Huntington Beach General Plan. Full bibliographic entries for all reference materials are provided in Section 4.10.5 (References) at the end of this section.

4.10.1 Environmental Setting

According to the Department of Finance (DOF) 2010 population estimates for the City of Huntington Beach, the City has an estimated population of approximately 203,484 residents. Of this total population, DOF estimates that the City's household population is 202,692 residents.⁵⁰ A household is defined by the DOF and the U.S. Census as a group of people who occupy a housing unit. Based on the City's total household population, and its housing stock of 78,060 housing of which 75,992 housing units are occupied, the average household size in the City is 2.67 persons per household.⁵¹

The population and housing analysis prepared in the BECSP EIR utilized DOF 2008 population and housing estimates. Based on DOF 2010 population and housing estimates, since 2008 the City's population has grown by 1,491 residents and the housing inventory has increased by 53 housing units.⁵²

BECSP Section 2.1.1 establishes the maximum amount of net new development (MAND) of residential and commercial development permitted in the BECSP, which ultimately included 4,500 residential housing units and commercial uses. This increase in housing units would increase the City's 2008 housing inventory of 78,007 housing units to a total of 82,507 housing units at build-out of the BECSP. Of the 4,500 housing units permitted under the BECSP, 2,755 housing units would be located along Beach Boulevard, which includes the proposed project site. Based on the City's 2010 housing inventory of 78,060, only 53 housing units have been constructed since 2008, none located within the BECSP area.

Using the City's 2010 average persons per household ratio of 2.67 and the maximum 4,500 housing units that may be constructed within the BECSP area, build-out of the BECSP could result in the direct increase of approximately 12,015 residents.

⁵⁰ California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark (Sacramento, California, May 2010).

⁵¹ Total household population (202,692)/Occupied Housing Units (75,992) = 2.667.

⁵² California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark (Sacramento, California, May 2010).

Table 4.10-1 (SCAG Population and Households Forecast) includes population and household forecasts for the City of Huntington Beach and Orange County prepared by SCAG in 2008.

Table 4.10-1 SCAG Population and Households Forecast							
	2005	2010	2015	2020	2025	2030	2035
Huntington Beach							
Population	200,349	212,957	217,822	220,892	222,569	224,788	225,815
Households	75,601	77,237	77,720	77,968	78,315	78,839	79,241
Orange County (OCCOG Region)							
Population	3,059,952	3,314,948	3,451,755	3,533,935	3,586,283	3,629,539	3,653,990
Households	980,964	1,039,201	1,071,810	1,088,375	1,102,370	1,110,659	1,118,490
SOURCE: SCAG, Growth Forecast (2008).							

4.10.2 Regulatory Framework

Refer to Section 4.10.2 (Regulatory Framework) of the BECSP Program EIR for applicable federal, state, and local regulations that would apply to the proposed project. No new regulations have been implemented since the certification of the Program EIR.

The BECSP Development Code, which includes development standards, development regulations, and guidelines, governs all development actions with the BECSP area, including the proposed project site. The proposed project would be subject to development standards specific to the proposed project site’s BECSP designation of Town Center Neighborhood, included as BECSP Section 2.1.4 (Town Center Neighborhood).

■ General Plan and BECSP Consistency Analysis

Development on the project site was accounted for in the overall population growth analysis performed in the BECSP EIR. BECSP Section 2.1.1 establishes the maximum amount of net new development (MAND) of residential and commercial development permitted in the BECSP, which ultimately included 4,500 residential dwelling units and commercial uses. The proposed project (approximately 105 units) accounts for approximately 2.3 percent of the 4,500 dwelling units approved for full build-out of the BECSP and is, therefore, consistent with the MAND established in BECSP Section 2.1.1.

The City’s Zoning Code, as well as BECSP Section 2.2.3 (Affordable Housing Requirements), requires 10 percent of all new residential construction consisting of three or more units to be affordable housing units. With the required affordable housing component, the project would allow for the development of housing that meets the needs of the community, consistent with Policies 2.2 and 3.1 of the City’s General Plan Housing Element. Consequently, the proposed project would not conflict with any of the applicable General Plan policies.

4.10.3 Project Impacts and Mitigation

This section provides a discussion of impacts related to population and housing based on Appendix G of the 2011 CEQA Guidelines thresholds of significance, as follows:

- 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)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

■ Induce Substantial Population Growth

The proposed project would result in a maximum of 105 dwelling units and 37,000 sf of commercial uses, resulting in a direct increase in population growth due to the residential units. The proposed project is located on a site not planned for residential development prior to the approval of the BECSP. As such local and regional population growth projections had not anticipated population increases associated with residential development on the proposed project site. However, the regional population plans and projections are updated approximately every five years and on the next cycle, the BECSP projections will be incorporated into the regional plans, including the proposed project site.

BECSP Section 2.1.1 establishes the maximum amount of net new development (MAND) of residential and commercial development permitted in the BECSP, which ultimately included 4,500 residential dwelling units and associated commercial uses. Residential development on the project site was accounted for in the overall population growth analysis performed in the BECSP EIR, which assumed a maximum residential build out of 4,500 new dwelling units in the BECSP area. For the proposed project site, a project consisting of 120 residential dwelling units and 71,000 sf of retail uses was identified in the BECSP IS/NOP (and contemplated in the approved 4,500 dwelling units). The project identified in the 2008 IS/NOP was modified, resulting in the proposed project which is 15 dwelling units smaller than the project contemplated for the project site in the BECSP and associated IS/NOP. As such, the proposed project is well within the approved number of dwelling units approved in the BECSP. Further, the proposed project is one of the first to be analyzed on a project specific level and would therefore, not exceed the total number of units allowed under the BECSP.⁵³

Section 4.10 (Population/Housing) of the BECSP EIR concluded that full build out of residential uses (4,500 dwelling units) in the BECSP area would not exceed the City's General Plan policy of limiting growth, but would exceed SCAG 2030 household projections. However, the exceedance of such projections is an existing condition and is not a direct result of the BECSP. The BECSP would not

⁵³ At the time of preparation of this EIR, only one project within the BECSP has undergone environmental review (City of Huntington Beach, Murdy Commons EIR). This project included 984 dwelling units, a reduction of approximately 284 dwelling units from that contemplated in the BECSP IS/NOP and EIR for the Murdy Commons project. Therefore, the reduction in units anticipated under the proposed project would not exceed the overall 4,500 dwelling units approved for the area.

exceed SCAG 2030 population projections, though it would represent approximately 56 percent of the remaining growth that is anticipated in the City through 2030.⁵⁴

The proposed project (105 residential units) accounts for approximately 2.3 percent of the 4,500 dwelling units ultimately approved for full build-out of the BECSP. When the MAND is reached, no further development may be permitted without an amendment to the MAND provisions and environmental review. As proposed, the project is consistent with the established MAND for the BECSP, and BECSP EIR Section 4.10 (Population/Housing) concluded that population growth induced by implementation of the BECSP, which is greater than what was ultimately approved, would not result in significant impacts. Therefore, population growth associated with the proposed project would result in a ***less than significant*** impact.

■ Displace Substantial Numbers of Existing Housing or Population

No residential uses currently exist on the proposed project site. Therefore, no displacement of existing housing or people would occur with implementation of the proposed project. ***No impact*** would occur.

Applicable Mitigation of the BECSP EIR

No mitigation relating to population and housing would be required for development in the BECSP area.

4.10.4 Cumulative Impacts

Project-related impacts for environmental issue areas that did not require substantial additional analysis from what was provided in the BECSP EIR are considered to be less than significant with mitigation. In addition, the proposed project would not result in impacts different from or greater than previously analyzed in the BECSP EIR. Therefore, additional cumulative impact analysis is not required for these issue areas, including Population and Housing.

4.10.5 References

Huntington Beach, City of. *Beach and Edinger Corridors Specific Plan Environmental Impact Report*, November 2009.

———. *City of Huntington Beach General Plan*, May 13, 1996.

⁵⁴ City of Huntington Beach, *Beach and Edinger Corridors Specific Plan Environmental Impact Report* (August 2009), Section 4.10 (Population and Housing).