

4.11 POPULATION AND HOUSING

4.11.1 INTRODUCTION

This section analyzes existing population, housing, and employment characteristics of the City of West Hollywood (City) and compares them to potential impacts created by the proposed project. This section also analyzes the relationship between the proposed project and applicable policies of the City's General Plan Housing Element.

4.11.2 METHODOLOGY

Using demographic information provided by agencies such as the Southern California Association of Governments (SCAG), the State of California Department of Finance, the United States Census Bureau, and the City, this section compares existing population and housing characteristics and goals to the proposed project impacts and evaluates consistency with agency information and requirements.

4.11.3 EXISTING ENVIRONMENTAL SETTING

Population

SCAG is the regional agency responsible for developing demographic projections, including population, households, and employment for the Southern California region. The 2008 Regional Transportation Plan (RTP) forecast provided by SCAG identifies demographic projections through 2035. These growth projections are generated using the latest United States Census data and land use and demographic information provided by the jurisdictions (cities and counties) in the SCAG region. Table 4.11.A shows 2010 demographics and growth projections for 2015 for the City and for Los Angeles County (County). The 2010 numbers are based on the 2010 U.S. Census. SCAG's growth projections also provide household and employment data for 2015 for the City and County.

Housing

According to the U.S. Census Bureau, there were 22,511 households in the City as of 2010, as shown in Table 4.11.A. SCAG estimates that household growth in the City will increase by approximately 6.6 percent from 2010 to 2015. This is below the 8.3 percent growth in households that is forecast for the County for the same period.

Table 4.11.A: Demographic Projections for the City of West Hollywood and Los Angeles County

Demographic Characteristic	2010	Projected 2015	Change	Percent Change (2010 to 2015)
Population				
City of West Hollywood	34,399	38,515	4,116	12.0
Los Angeles County	9,818,605	10,971,602	1,152,997	11.7
Households				
City of West Hollywood	22,511	24,001	1,490	6.6
Los Angeles County	3,241,204	3,509,580	268,376	8.3
Employment				
City of West Hollywood	30,032	32,825	2,793	9.3
Los Angeles County	4,123,262	4,675,875	552,613	13.4

Sources: SCAG Adopted 2008 RTP Growth Forecast by City, accessed March 9, 2012, from the SCAG website; SCAG Profile of Los Angeles County Statistical Summary, May 2011, and Profile of West Hollywood Statistical Summary, May 2011; United States Census Bureau Census 2000 Summary File 4, and 2010 Quick Facts. SCAG = Southern California Association of Governments

In partnership with the West Hollywood Community Housing Corporation, the City has played an active role in preserving and creating affordable housing opportunities for very low, low, and moderate-income households. Because the City is highly urbanized, future housing growth will primarily be accommodated through residential infill on the few remaining vacant parcels, intensification of some multi-family neighborhoods, and mixed-use development along major commercial corridors.

In 2009, the City’s housing stock consisted of an estimated 24,560 housing units consisting of 90 percent multi-family units and 10 percent single-family units, according to the City’s Housing Element, Technical Background Report, 2010. Of the multi-family units, approximately 79 percent are apartments and 21 percent are condominium units. Because the City is almost built out, the housing stock has changed relatively little over the past two decades. Total housing units increased by approximately 1.6 percent from 2000 to 2009.

Employment

According to the Profile of West Hollywood Statistical Summary (May 2011), the City employment was 30,032 persons in 2010, as shown in Table 4.11.A. According to SCAG, employment opportunities for the County are forecast to increase by more than 13.4 percent between 2010 and 2015.

4.11.4 REGULATORY SETTING

Senate Bill 1818: Density Bonus

California State law requires local governments to allow developers to build at a higher density than the zoning permits in exchange for construction of some affordable residences. For over 25 years California State law has required local governments to give builders who include affordable residences in their new developments a 25 percent density bonus. For example, if the zoning for the parcel allows 40 apartments to be built, a developer could build an extra 10 apartments (40 x

25 percent = 10), bringing the total to 50 apartments on the condition that at least four of the residences were affordable. Effective since January 1, 2005, Senate Bill 1818 (SB 1818; amending Government Code Section 65915) allows for applicants to be eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Under SB 1818, instead of having to provide 20 percent low-income units, 10 percent very low, or 20 percent moderate, an applicant can obtain a density bonus by providing 10 percent low, 5 percent very-low, or 10 percent moderate. (Government Code Section 65915(b)) The applicant receives a reduced density bonus for this reduced level of targeting: a 20 percent density bonus for the reduced level of low- and very-low income units, and a 5 percent density bonus for this level of moderate income units. This permits an applicant to obtain a lower-income density bonus of 20–35 percent, a very low-income density bonus of 20–35 percent, and (in a condo/planned unit development) a moderate income density bonus of 5–35 percent.

Regional Housing Needs Assessment (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the statewide housing need. In cooperation with HCD, local governments and councils of governments (COGs) are charged with making a determination of the existing and projected housing need as a share of the statewide housing need of their City or region. The RHNA allocations are based on the jurisdiction’s projected growth and should be consistent with the SCAG 2008 RTP Integrated Growth Forecast. Applicable RHNA numbers related to the proposed project are from the planning period of January 1, 2008, through June 30, 2014. As indicated in Table 4.11.B, RHNA numbers for the future 2013–2021 planning period represent a significant reduction in the number of new housing units needed.

Table 4.11.B: City of West Hollywood RHNA Housing Construction Need by Income

Income Category	2008-2014 RHNA Housing Need		2013-2021 RHNA Housing Need	
	Construction Need	Percentage of Housing Need	Construction Need	Percentage of Housing Need
Very low income	142	24.4	19	25.7
Low income	91	15.5	12	15.6
Moderate income	99	16.9	12	15.6
Above moderate income	252	43.2	13	16.9
Total	584	100.0	77	100

Source: SCAG RHNA 2008-2014 Planning Period.
 RHNA = Regional Housing Needs Assessment
 SCAG = Southern California Association of Governments

The housing construction need is determined for four broad household income categories: very low (households making less than 50 percent of the median family income), low (50–80 percent of the median family income), moderate (80–120 percent of the median family income), and above moderate (more than 120 percent of the median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low- and low-

income households in a single jurisdiction and to help allocate resources in a fair and equitable manner. The RHNA Construction Need adopted in July 2007 (2008–2014 planning period) for the City is 584 homes, whereas the RHNA Construction Need for the 20013–2012 planning period for the City is 77 homes. Table 4.11.B lists the adopted construction need for the City by income.

City of West Hollywood General Plan Land Use and Urban Form Element

The City's General Plan Land Use and Urban Form Element includes descriptions of height and density bonuses available to proposed projects. Where multiple possible bonuses are indicated in a particular designation, individual projects may be able to cumulatively apply each bonus (in accordance with and as described in the City's Zoning Ordinance). The City may also adopt or modify height or density bonuses in the future to further the goals and policies of the General Plan.¹ As of 2011, the City's allowable height and density bonuses are as follows:

- **Green Building:** Projects that achieve a minimum of 90 points on the West Hollywood Green Building Point System Table may select from incentives that include an additional 0.1 Floor Area Ratio (FAR) for commercial or mixed use.
- **Affordable Housing:** Projects may be eligible for up to a 35 percent density bonus per State Law on top of the base project residential portion of the FAR or density, or in the R3 and R4 designations, a density bonus equal to the percentage of units permanently dedicated to low- and moderate-income persons if these total at least 50 percent of all project units and the structure is maintained and operated for a not-for-profit organization.
- **Avenues:** Projects may receive an increase of up to 10 feet in height and 0.5 FAR for projects located in the Commercial Neighborhood 2 designation that enhance the arts, fashion and design focus of this district. An increase of up to 20 feet in height and 0.75 FAR may be allowed for projects in the Commercial Neighborhood 2 designation on the north side of Melrose Avenue between Robertson and San Vicente Boulevards, immediately adjacent to the West Hollywood Park Library and Parking Garage.
- **Gateway Mixed-Use:** Projects receive an increase of up to 15 feet in height and 0.5 FAR for Residential Mixed-Use projects in the Commercial Community 2 designation located on the parcels bounded by Santa Monica Boulevard, Almont Drive, and Melrose Avenue that provide exemplary architectural design elements; maintain at least 20 percent of the total site area as open space, of which 40 percent must be maintained as pedestrian open space or pedestrian walk-throughs open to the sky; and provide for a double row of street trees along Santa Monica Boulevard. Portions of the site exceeding 55 feet in height must be within 250 feet of the centerline of Santa Monica Boulevard.
- **Mixed-Use Incentive Overlay Zone:** projects may receive an additional 0.5 FAR and 10 feet in height for residential mixed-use projects that are located in certain areas of the City, including major transit nodes. This Overlay Zone applies only to certain parcels within the designations of CC1, CC2, CA, and CR.

¹ City of West Hollywood General Plan, Table 3-2. <http://www.weho.org/index.aspx?page=289>, accessed March 12, 2012.

City of West Hollywood General Plan Housing Element

The Housing Element covers the planning period beginning July 1, 2008, through June 30, 2014. The Housing Element is designed to achieve the following objectives set forth in State law:

- Identify adequate sites for a range of housing opportunities;
- Assist in the development of adequate and affordable housing;
- Address constraints to meeting the City's housing needs;
- Conserve and improve the condition of housing; and
- Promote housing opportunities for all persons.

Housing policies in the Housing Element potentially applicable to the proposed project are discussed later in Section 4.11.6, Impacts and Mitigation Measures.

4.11.5 THRESHOLDS OF SIGNIFICANCE

The following thresholds of significance criteria are based on Appendix G of the CEQA Guidelines. Based on these thresholds, implementation of the proposed project would have a significant impact to population and employment if it would:

Threshold 4.11.1: Induce substantial population growth in an area, either directly (for example, by proposing new residences and businesses) or indirectly (for example, through extension of roads or other infrastructure);

Threshold 4.11.2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or

Threshold 4.11.3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.11.6 PROJECT IMPACTS

Threshold 4.11.1: **Would the proposed project induce substantial population growth in an area, either directly (for example, by proposing new residences and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact

The proposed project would include 76 residential units, and the increase in population associated with these residential units would be approximately 120 persons, using the City's ratio of 1.57 persons per household. SCAG's forecasted population growth for the City between 2010 and 2015 is estimated to be 4,116 persons. Therefore, the proposed project's 120 additional persons would comprise approximately 2.9 percent of SCAG's estimated City population growth for these years. This population increase is within SCAG's projected growth forecast; therefore, the

proposed project would be consistent with population forecasts for the City, and any impact to housing and population growth would be less than significant. No mitigation is required.

The proposed project would introduce 82,021 gross square feet of retail/restaurant floor area and 137,064 gross square feet of office floor area, which could generate a total of approximately 517 retail employment opportunities (82,021 square feet/424 square feet per employee; 134,064 square feet/424 square feet per employee).¹ The existing 50,701 square feet of commercial/retail/office on the project site generates approximately 120 commercial/retail employment opportunities (50,701 square feet/424 square feet per employee), and the 31,855 square feet of vacant commercial/retail/office space could potentially provide an additional 75 employment opportunities (31,855 square feet/424 square feet per employee), for a total of 195 potential employment opportunities. However, because the existing commercial/retail/office space is vacant, and thus does not currently provide employment opportunities, the actual current employment at the project site is approximately 120 persons.

Table 4.11.C shows the proposed project’s projected employment generation compared to the potential existing employment generation. As shown in Table 4.11.C, the proposed project would increase employment opportunities by approximately 322 employees (195 potential existing employees versus 517 employees from proposed project), assuming there was no vacancy under existing conditions. The increase in employment opportunities would be minimal compared to the total employment (30,032 employment opportunities) in 2010 and within the total employment opportunities projected in 2015 (32,825) within the City; therefore, the proposed project would not have a significant impact on employment opportunities. No mitigation is required.

Table 4.11.C: Proposed Project Employment Generation Compared to Existing Employment Generation

	Square Feet	Employment Generation Rate ¹	Total Employees
Existing Project Site			
Commercial/retail/office space	50,701	424 square feet/employee	120
Vacant (as of March 2012)	31,855	424 square feet/employee	75
Total	82,556		195
Proposed Project			
Retail/Restaurant	82,021	424 square feet/employee	193
Office	137,064	424 square feet/employee	324
Total			517

Sources: System LLC, March 2012.

¹ Based on the SCAG Employment Density Study, Average Employees per Acre for Los Angeles County (Natelson Company, October 31, 2001).

SCAG = Southern California Association of Governments

Consistency with General Plan Housing Element. Policies of the City of West Hollywood General Plan Housing Element that are applicable to the proposed project are shown in Table 4.11.D. Table 4.11.D also indicates whether the proposed project would be consistent with

¹ Based on the SCAG Employment Density Study, Average Employees per Acre for Los Angeles County (Natelson Company, October 31, 2001).

each policy. As shown, the proposed project would be consistent with the Housing Element policies, and no mitigation is required.

Table 4.11.D: Proposed Project Consistency with the City of West Hollywood General Plan Housing Element Policies Adopted in 2011

Goals and Policies	Project Consistency/Comment
H-1: Provide affordable rental housing.	Consistent. Approximately 20 percent of the residential units (15 units) would be affordable housing made available to low- and moderate-income households per SB 1818.
H-2: Maintain and enhance the quality of the housing stock and residential neighborhoods.	Consistent. The proposed project would provide new mixed-use housing above street-level commercial uses within an existing commercial area and adjacent to a residential neighborhood. The ground floor of the proposed retail/restaurant uses would include lobby areas that would serve the residential units in Buildings A, B1, and B2. In addition, the majority of the housing units would include balconies. These features would enhance the quality of the housing provided by the proposed project.
H-3: Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community.	Consistent. The proposed project would be a mixed-use project, with residential units to be provided above commercial uses. The proposed project would provide a variety of housing types, including, 53 studio lofts, 12 one-bedroom units, and 11 two-bedroom units. Of the total housing units that would be provided (76 units), approximately 20 percent (15 units) would be affordable housing per SB 1818.
H-3.1: Facilitate the development of a diverse range of housing options including, but not limited to, single-family homes, second/accessory units, multi-family rental housing, condominiums and townhomes, live/work units, and housing in mixed-use developments.	Consistent. The proposed project would include a diverse range of housing options, including 53 loft/studios, 12 one-bedroom, and 11 two-bedroom dwelling units in a mixed-use development.
H-3.3: Continue to implement the Inclusionary Housing Ordinance to ensure that new housing developments expand affordable housing opportunities for lower and moderate income households.	Consistent. As previously mentioned, approximately 20 percent (15 units) of the proposed residential units (76 units) would be made available to low- and moderate-income households.
H-3.4: Promote universal design in the construction of new housing and rehabilitation.	Consistent. All buildings included in the proposed project would be accessible to both people with and without disabilities.
H-4: Provide for adequate opportunities for new construction of housing.	Consistent. The proposed project would include the construction of 76 new dwelling units within a mixed-use development. The new residential uses would consist of studio lofts and one-bedroom and two-bedroom units.

Table 4.11.D: Proposed Project Consistency with the City of West Hollywood General Plan Housing Element Policies Adopted in 2011

Goals and Policies	Project Consistency/Comment
H-4.1: Encourage and provide incentives for the development of housing in mixed-use and transit-oriented developments.	Consistent. The proposed project would include the construction of 76 dwelling units within a mixed-use development with four Metro lines (Metro Routes 4, 10, 14, 220, and 704) providing service to the project area.
H-4.2: Provide adequate sites to meet the City’s share of regional housing needs and the housing needs of special groups, including seniors, persons with disabilities or other medical conditions, the homeless, single parents, and large households.	Consistent. The proposed project would include construction of 76 dwelling units; of these units, the project would designate 20 percent of the units for low- and moderate-income households, helping to meet the City’s RHNA obligations.
H-5. Provide for a government environment that facilitates housing development and preservation.	Consistent. The proposed project would include the development of 76 residential units in a mixed-use development.
H-5.1: Provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.	Consistent. The proposed project would qualify for multiple density bonuses due to the fact that the proposed project would include affordable housing and green buildings, and would serve as a gateway mixed-use project.

Sources: City of West Hollywood General Plan 2035, Housing Element adopted in September 2011.

SB = Senate Bill

RHNA = Regional Housing Needs Assessment

Threshold 4.11.2: Would the proposed project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact

The proposed 76 residential units would comprise approximately 5 percent of the household growth of 1,490 units forecast by SCAG for the City from 2010 to 2015. Of these units, the proposed project would designate 20 percent of the units for low- and moderate-income households, helping to meet the City’s RHNA obligations. The FAR for the proposed project would be within the development intensity criteria (including the bonus incentives for Affordable Housing, Green Building, and Gateway Mixed-Use) established by the City General Plan Land Use and Urban Form Element. The proposed project would also meet the City’s Housing Element objective to provide additional housing units, including affordable housing units. Because the City is built out, the need for additional housing units will have to be met by development similar to that of the proposed project. As the project site would accommodate 5 percent of the projected household growth and it is located in the City’s Gateway area, which has been designated for mixed-use development, the proposed project would not contribute to the demand for housing or household growth and would help meet the City’s growth forecast. Therefore, the proposed project would not have a significant impact on the demand for housing or household growth, and no mitigation is required.

Threshold 4.11.3: Would the proposed project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact

The project site currently contains no existing residential units; therefore, the proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing units elsewhere. No mitigation is required.

4.11.7 MITIGATION MEASURES

The proposed project would not result in significant adverse impacts related to population, employment, or housing. No mitigation is required.

4.11.8 CUMULATIVE IMPACTS

The impact area used to assess potential cumulative population and housing impacts is the City of West Hollywood and nearby portions within the City of Beverly Hills. The City has approved several residential projects which would result in a net increase of approximately 1,073 dwelling units to the City. Using the City's ratio of 1.57 persons per household, the 1,023 proposed and approved additional dwelling units could house approximately 1,685 people. In addition to the projects within the City of West Hollywood, the related projects, as listed in Table 4.11.E, indicate that there are approximately 546 proposed or approved residential units within the City of Beverly Hills.

The RHNA identified a future housing need for the City of 584 housing units for the planning period of 2008-2013 and 77 housing units for the planning period of 2013-2021, which would be included in the proposed and approved 1,073 dwelling units in the City. When the proposed project is considered in addition to these units, the potential population growth would not exceed SCAG's projected population projections for 2015. The additional population of approximately 1,685 persons from the proposed and approved 1,073 dwelling units only accounts for about 40.9 percent of the SCAG's 2015 projected growth (1,685 projected population growth/4,116 growth in population between 2010 and 2015) in the City. Therefore, the proposed project, in addition to the proposed and approved projects in the City, would not substantially induce population growth. Additionally, as discussed above, the proposed project would not displace any existing housing or a substantial number of people. Therefore, the proposed project's cumulative contribution to population growth within the City would be considered less than significant, and no mitigation would be required.

Table 4.11.E: Cumulative Projects

Project Name/Address	Project Status as of December 2012	Location	Description	Net Dwelling Unit Change
8900 Beverly Boulevard	Approved	8900 Beverly Boulevard, City of West Hollywood	Construction of 6 apartment du; 18,260 square feet of retail center; 1,600-square-foot restaurant; 18,970 square feet of medical office	+6
8210 Fountain Avenue	Approved	8210 Fountain Avenue City of West Hollywood	Demolition of 8 du; construction of 9 residential condominiums	+1
1046 Genesee Avenue	Approved	1046 Genesee Avenue, City of West Hollywood	Demolition of 1 du; construction of 5 residential condominiums	+4
1050 Genesee Avenue	Approved	1050 Genesee Avenue, City of West Hollywood	Demolition of 1 du; construction of 5 residential condominiums	+4
1264 Harper	Approved	1264 Harper, City of West Hollywood	Demolition of 14 du; construction of 14 du of residential condominiums	0
1345 Havenhurst	Approved	1345 Havenhurst, City of West Hollywood	Demolition of 10 du; construction of 16 du of residential condominiums	+6
1342 Hayworth Avenue	Approved	1342 Hayworth Avenue, City of West Hollywood	Demolition of 6 apartments; construction of 16 condominiums.	+10
1201 La Brea Avenue	Approved	1201 La Brea Avenue, City of West Hollywood	Construction of 8 apartment du, 8,833 square feet of retail center	+8
1222 La Brea Avenue	Approved	1222 La Brea Avenue, City of West Hollywood	Construction of 187 apartment du; 19,559 square feet of retail center	+187
9062 Nemo Street	Approved	9062 Nemo Street, City of West Hollywood	Construction of 4 residential condominiums and 20,105 square feet of retail center	+4
500 Orlando Avenue	Approved	500 Orlando Avenue, City of West Hollywood	Demolition of 1 du; construction of 4 apartment du	+3
507 Orlando Avenue	Approved	507 Orlando Avenue, City of West Hollywood	Demolition of 2 du; construction of 9 apartment du	+7
611 Orlando Avenue	Approved	611 Orlando Avenue, City of West Hollywood	Demolition of 1 du; construction of 5 residential condominiums	+4
7113 Santa Monica Boulevard	Approved	7113 Santa Monica Boulevard City of West Hollywood	Construction of 184 apartment du; construction of a convenience store, restaurant, pharmacy, and bank (13,350 square feet total retail)	+184
7144 Santa Monica Avenue(Faith Plating)	Application submitted; currently under review; EIR in progress	On Santa Monica Boulevard, near the intersection of North La Brea Avenue and Sana Monica Boulevard, City of West Hollywood	Mixed-use, with 10,000 square feet of retail and restaurant uses and 166 rental units.	+166
8120 Santa Monica Boulevard	Pending	8120 Santa Monica Boulevard, near the intersection of Santa Monica Boulevard and North Crescent Heights Boulevard, City of West Hollywood	Mixed-use development with 20 units and 15,414 square feet of retail space	+20
8350 Santa Monica Boulevard	Approved	8350 Santa Monica Boulevard, City of West Hollywood	Mixed-use development with 20 units and 7,099 square feet of retail space	+20
9001 Santa Monica Boulevard	Approved	On Santa Monica Boulevard, at the corner of Ramage Street and Santa Monica Boulevard, City of West Hollywood	Mixed-use development with 42 units	+42

Table 4.11.E: Cumulative Projects

Project Name/Address	Project Status as of December 2012	Location	Description	Net Dwelling Unit Change
Southwest corner of Santa Monica Boulevard and Formosa Avenue	95,000-square-foot office building currently under construction. Development Agreement has been reached.	Southwest corner of Santa Monica Boulevard and Formosa Avenue City of West Hollywood	Warner Studios lot including: 88,343 square feet of office space; 88,164 square feet of stages; 87,254 square feet of media/workshop space; 46,435 square feet of storage; and a 2,300-square-foot retail/café	0
8418 Sunset Boulevard	Approved	8418 Sunset Boulevard, City of West Hollywood	Demolition of 25 du, construction of 67 du.	+42
8490 Sunset Boulevard	Approved	8490 Sunset Boulevard, City of West Hollywood	Construction of 296 hotel rooms and 189 residential condominium/townhomes; 39,440 –square-foot retail center	+189
8497 Sunset Boulevard	Approved	8497 Sunset Boulevard, City of West Hollywood	Demolition of 31 du; construction of mixed-use development with 34 units	+3
8550 Santa Monica Boulevard	Approved	On Santa Monica Boulevard, near the intersection of La Cienega and Santa Monica Boulevard at West Knoll Drive, City of West Hollywood	Mixed-use, with 8,700 square feet of retail uses and 19 residential condominium/townhome units	+19
8555 Santa Monica Boulevard	Application submitted; currently under review	On Santa Monica Boulevard, near the intersection of La Cienega and Santa Monica Boulevard at West Knoll Drive, City of West Hollywood	Mixed-use, with 40,000 square feet of retail, restaurant, and office uses, and 102 residential units	+102
9040 Sunset Boulevard	Approved	9040 Sunset Boulevard, City of West Hollywood	Construction of 20 residential condominiums	+20
8565 West Knoll Drive	Approved	8565 West Knoll Drive, City of West Hollywood	Construction of 6 residential condominiums	+6
8328 Willoughby Avenue	Approved	8328 Willoughby Avenue, City of West Hollywood	Demolition of one single-family detached home; construction of 17-unit residential condominiums	+16
Total Net Change in Dwelling Units				+1,073

Source: City of West Hollywood, 2012.

du = dwelling unit, dwelling units

4.11.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project would not result in significant adverse impacts related population, employment, or housing.

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