

## **4.11 POPULATION AND HOUSING**

This chapter describes the population and housing characteristics of Daly City, including the Project site, and evaluates the potential impacts related to population and housing that could result from buildout of the Project.

### **4.11.1 ENVIRONMENTAL SETTING**

#### **4.11.1.1 REGULATORY FRAMEWORK**

The regulatory framework related to population and housing, and employment is described below, including the Association of Bay Area Governments (ABAG) Projections 2013 and the City of Daly City 2030 General Plan (2030 General Plan).

#### **Regional Regulations**

##### *Association of Bay Area Governments Projections 2013*

ABAG is the official regional planning agency for the San Francisco Bay Area, which is composed of the nine Counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma, and contains 101 cities. ABAG produces growth forecasts in 4-year cycles so that other regional agencies, including the Metropolitan Transportation Commission (MTC) and the Bay Area Air Quality Management District (BAAQMD), can use the forecast to make Project funding and regulatory decisions.

ABAG projections are the basis for the Regional Transportation Plan (RTP) and the regional Ozone Attainment Plan. In this way, ABAG projections have practical consequences that shape growth and environmental quality. General Plans, zoning regulations, and growth management programs of local jurisdictions inform the ABAG projections. ABAG calculates the Regional Housing Needs Allocation (RHNA) for individual jurisdictions within San Mateo County, including the City of Daly City.

#### **Local Regulations**

##### *City of Daly City 2030 General Plan*

The Housing Element section of the 2030 General Plan contains policies relevant to population and housing, as listed in Table 4.11-1. The Housing Element provides a comprehensive analysis of the status of housing in Daly City, and sets a goal, objectives, and policies to improve the quality of the City's housing stock and increase housing opportunities.

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**TABLE 4.11-1 CITY OF DALY CITY 2030 GENERAL PLAN POLICIES RELEVANT TO POPULATION AND HOUSING**

Policy Number	Policy
Policy HE-1	Maintain and, where possible, create larger housing sites throughout the City.
Policy HE-4	Assure that standards for new housing construction comply with appropriate aircraft noise abatement requirements.
Policy HE-8	Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses.
Policy HE-11	Continue to require affordable units in all new housing development and in new condominium conversions.
Policy HE-20	Encourage voluntary housing rehabilitation and reconstruction.
Policy HE-30	Require property owners to provide relocation assistance to renters displaced where rental units in which they live were constructed or are maintained in violation of the Daly City Municipal Code.
Policy HE-31	Ensure that, in instances where higher density mixed-use development is permitted adjacent to existing neighborhoods; the impacts of building height are decreased to the maximum extent feasible without reducing General Plan density.

Source: City of Daly City, Daly City 2030 General Plan, March 25, 2013, Housing Element.

### 4.11.1.2 EXISTING CONDITIONS

#### Surrounding Land Uses and Context

The Project site is located in the Serramonte Area of the City of Daly City. Adjacent land uses include office to the north, retail and multi-family housing to the south (across Serramonte Boulevard), retail to the east (across I-280), multi-family residential to the west (across Callan Boulevard and Highway 1), and multi-family residential to the west (across Highway 1), and is within walking distance of multiple Sam Trans bus stations. The General Plan land use designations in the vicinity of the Project site include, commercial, industrial, and low and high density multifamily residential. Serramonte Boulevard is the major arterial roadway serving the Project site, and is located south of the Project site. To the south of the Project site, crossing Serramonte Boulevard is a small shopping center containing single storied commercial buildings.

#### Existing Uses on the Project Site

The Project site contains the existing Serramonte Shopping Center in the center of an approximately 80-acre site. As described in Chapter 3 of this Draft EIR, the existing buildings include Dicks Sporting Goods, JC Penney, Macy's, Target, and free-standing out-parcels which include Daiso Japan, Denny's, Firestone, Wells Fargo, and the former Wachovia Bank. Surrounding the existing buildings is a large flat surface parking lot with ornamental trees, and shrubs. Medium sized trees and landscaping line the sidewalk along Serramonte Boulevard. Access to the Project site is provided via two driveways along Serramonte Boulevard, and one from Callan Boulevard.

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### 4.11.2 STANDARDS OF SIGNIFICANCE

An Initial Study was prepared for the Project (see Appendix A of this Draft EIR). Based on the analysis contained in the Initial Study it was determined that development of the Project would not result in significant environmental impacts per the following significance criteria and therefore, are not discussed in this chapter.

- Displace substantial numbers of existing housing units, necessitating the construction of replacement elsewhere.

Based on the Initial Study it was determined that the Project could result in a significant population and housing impact if it would:

1. Induce substantial unexpected population growth or growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure.
2. Displace substantial number of people, necessitating the construction of replacement housing elsewhere.

### 4.11.3 IMPACT DISCUSSION

This section analyzes potential project-specific and cumulative impacts to population and housing.

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<b>POP-1</b>	<b>The Project would not induce substantial unexpected population growth, or growth for which inadequate planning has occurred, either directly or indirectly.</b>
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#### Direct Growth Inducement

For the purposes of this EIR, the Project would be considered to result in a substantial and unplanned level of growth if estimated buildout would exceed local and regional growth projections (e.g. by proposing new homes or businesses). The proposed uses do not include any housing, but do include commercial uses that would provide employment opportunities. Intensification associated with the Project creates the potential for more jobs to be created. However, these jobs are likely to be of a similar type to those that currently exist at the Project site and thereby are unlikely to result in substantial changes to land use patterns or property value trends which could create the potential for unplanned growth.

#### Indirect Growth Inducement

Indirect growth inducement could occur if the Project were to involve the extension of roads or other infrastructure into undeveloped or under-developed areas. Existing ingress/egress points to the Project site would remain the same, with two entrances off Serramonte Boulevard and one each off of Callan Boulevard and Southgate Avenue. The main entry road (off the Gellert and Serramonte Boulevards intersection) would be re-aligned. An additional entrance/exit off of Callan Boulevard would be created to serve the medical office buildings in the southwestern corner of the Project site. The Project site is within a highly developed area and the changes to the roads and infrastructure do not represent an increase in capacity. Therefore, the Project would not directly or indirectly induce growth and a *less-than-significant* impact would occur.

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### Applicable Regulations:

- Daly City 2030 General Plan

**Significance Before Mitigation:** Less than significant.

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**POP-2                    The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.**

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The Project would have a significant environmental impact if it would displace a substantial number of people, thereby requiring construction of replacement housing elsewhere. The Project includes the redevelopment of the Project site to include a greater amount of commercial space, as well as new medical offices and a new hotel, which would result in an increase in 985 employment opportunities on the Project site. The Project does not involve removal of any existing residential units and replacement housing would not be required outside of the Project Area. As such, impacts associated with the displacement of people would be *less than significant*.

### Applicable Regulations:

- Daly City 2030 General Plan

**Significance Before Mitigation:** Less than significant.

## 4.11.4 CUMULATIVE IMPACTS

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**POP-3                    This Project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant impacts with respect to population and housing.**

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This section analyzes potential impacts to population and housing that could occur from a combination of the Project with other reasonably foreseeable projects in the surrounding area. The geographic scope of this analysis is taken as the City of Daly City. A cumulative impact would be considered significant if the Project, taken together with past, present, and reasonably foreseeable projects in the City of Daly City, would result in substantial unplanned growth or the displacement of either people or housing units. As there would be little direct and no indirect growth inducement, the Project would not create or contribute to a cumulatively significant impact on population, housing, or employment. Additionally, because there are currently no housing units and no residents on the Project site, construction of the Project would not in and of itself displace housing units or people, nor would it contribute to an associated cumulative impact. Therefore, overall, in combination with other past, present, and reasonably foreseeable projects in the City of Daly City, the Project would have a *less-than-significant* impact in relation to population and housing.

### Applicable Regulations:

- Daly City 2030 General Plan

**Significance Before Mitigation:** Less than significant.