

## **4.11 POPULATION AND HOUSING**

This chapter describes the population, housing, and employment characteristics of San Leandro and evaluates the potential impacts related to population, housing, and employment that could result from adoption and implementation of the proposed project. As described in Chapter 3, Project Description, of this Draft EIR, the projected growth for the proposed project could generate up to 14,790 new residents, 12,130 new employees, 5,595 new housing units, and 5,370 new households within San Leandro by the horizon year 2035.

### **4.11.1 ENVIRONMENTAL SETTING**

#### **4.11.1.1 REGULATORY FRAMEWORK**

This section summarizes existing State, regional, and local laws and policies pertaining to population and housing in San Leandro. There are no federal regulations applicable to the proposed project with regards to population and housing.

#### **State Regulations**

##### *California Housing Element Law*

California Housing Element law (Government Code Sections 65580 to 65589.8) includes provisions related to the requirements for housing elements of local government General Plans. Among these requirements are an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Additionally, in order to assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goals, the California Government Code calls for local jurisdictions to plan for, and facilitate the construction of, their fair share of the region's projected housing needs, known as the Regional Housing Needs Allocation (RHNA).

#### **Regional Regulations**

##### *Association of Bay Area Governments*

Association of Bay Area Governments (ABAG) is the 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 four-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 forecasts to make funding and regulatory decisions.

The ABAG projections are the basis for the Regional Transportation Plan (RTP), regional Ozone Attainment Plan, the Bay Area Air Quality Management District's Clean Air Plan, and the East Bay Municipal Utility District's Urban Water Management 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. The projections are also developed to reflect the impact of "smart growth" policies and incentives that could be used to shift development patterns

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from historical trends toward a better jobs-housing balance, increased preservation of open space, and greater development and redevelopment in urban core and transit-accessible areas throughout the region. ABAG calculates the RHNA for individual jurisdictions within Alameda County, including San Leandro.

Housing Element Law requires local jurisdictions to plan for, and facilitate the construction of, a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). State law mandates that each jurisdiction provide sufficient land designated and zoned to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed the RHNA. As the regional planning agency, ABAG calculates the RHNA for individual jurisdictions within Alameda County, including San Leandro.

### *Plan Bay Area, Strategy for a Sustainable Region*

MTC and ABAG's *Plan Bay Area* is the Bay Area's RTP/Sustainable Communities Strategy (SCS). The Final Plan Bay Area was adopted on July 18, 2013.<sup>1</sup> The SCS sets a development pattern for the region, which, when integrated with the transportation network with other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from transportation (excluding goods movement) beyond the per capita reduction targets identified by the California Air Resources Board (CARB). Implementation of the Plan Bay Area would achieve a 16 percent capita reduction of GHG emissions by 2035 and a 10 percent per capita reduction by 2020 from 2005 conditions.<sup>2</sup>

In 2008, MTC and ABAG initiated a regional effort (FOCUS) to link local planned development with regional land use and transportation planning objectives. Through this initiative, local governments identified Priority Development Areas (PDAs). The PDAs form the implementing framework for Plan Bay Area. The PDAs are areas along transportation corridors which are served by public transit that allow for opportunities for development of transit-oriented development, infill development within existing communities that are expected to take in the majority of future development. Overall, over two-thirds of all regional growth by 2040 is allocated within PDAs. The PDAs throughout the Bay Area are expected to accommodate 78 percent (or over 509,000 units) of new housing and 62 percent (or 690,000) of new jobs.<sup>3</sup>

As shown on Figure 4.9-1, designated PDAs in San Leandro include the East 14<sup>th</sup> Street corridor, the Downtown area, and potentially the Bay Fair BART Station. The 14<sup>th</sup> Street Corridor PDA includes the parcels along East 14<sup>th</sup> Street and spans the entire length of the street within the city limit, totaling 116 acres. The Downtown San Leandro PDA includes 502 acres located within a half-mile radius around the intersection of East 14<sup>th</sup> Street and Davis Street. The Bay Fair BART Station potential PDA includes the Bayfair Center which is adjacent to the Bay Fair BART Station and encompasses approximately 133 acres. The Bay Fair BART Station PDA is bounded by East 14<sup>th</sup> Street to the east, Thornally Drive to the south,

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<sup>1</sup> It should be noted that the Bay Area Citizens filed a lawsuit on MTC's and ABAG's adoption of Plan Bay Area. The Superior Court denied the Bay Area Citizens writ of mandate on July 2, 2014. Briefing appears completed on January 26, 2015. Petitioners are currently awaiting date of oral argument.

<sup>2</sup> Metropolitan Transportation Commission and Association Bay Area of Governments, 2013, Final Plan Bay Area, Strategy for a Sustainable Region, page 99.

<sup>3</sup> Metropolitan Transportation Commission and Association Bay Area of Governments, 2013, Final Plan Bay Area, Strategy for a Sustainable Region, page 57.

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Hesperian Boulevard to the west, and Bayfair Drive to the north. The Bay Fair BART Transit Village is a Potential PDA and the City is currently undergoing a community planning process to create a transit-oriented-development specific plan there and create a full-fledged PDA.

### Local Regulations

#### *City of San Leandro Housing Element*

The most recent San Leandro Housing Element was certified in February 2015 and is intended to plan for the period from 2015 to 2023. The Housing Element includes a housing needs assessment; an analysis of potential housing sites; potential constraints to housing production; housing goals, objectives, and policies; as well as an implementation program meant to accommodate housing development that will be affordable to a range of household types and income levels. The City's policies related to population and housing are listed in Table 4.11-1.

#### *City of San Leandro Zoning Ordinance*

The San Leandro Zoning Ordinance implements the land use designations of the General Plan by establishing zoning districts and regulations for the city. The Zoning Ordinance includes the zoning map, which establishes and delineates various districts within the city, and zoning regulations that apply development standards to the different zones delineated on the zoning map. By establishing development standards for the city, the Zoning Ordinance serves to regulate the density of San Leandro's neighborhoods and prevent overcrowding.

### 4.11.1.2 EXISTING CONDITIONS

#### Population

As shown below in Table 4.11-2, according to *ABAG Projections 2013* San Leandro's population is projected to increase from 88,300 in 2015 to 103,300 in 2035, this represents an increase of approximately 17 percent.<sup>4</sup> Since *ABAG Projections 2013* are used in regional planning efforts, the ABAG numbers are used for the purpose of evaluating environmental impacts in this EIR (see discussion of Impact POP-1 for a comparison of the proposed project's buildout with ABAG projections).

#### Housing

In 2010, San Leandro contained 32,419 housing units, with a 5.3 percent vacancy rate. This represents an increase of approximately 3.5 percent<sup>5</sup> from the 2000 census data, which reported a total of 31,334 housing units. Of the total number of existing housing units in 2010, 57.5 percent were owner-occupied and 42.5 percent were renter occupied. The vacancy rate and occupancy-by-tenure proportions were similar at the county level, with the estimated 2010 county vacancy rate at approximately 6.4 percent, and occupied units being approximately 53.4 percent owner occupied and 46.6 percent renter occupied.<sup>6</sup>

<sup>4</sup> Association of Bay Area Governments, *Plan Bay Area, Projections 2013*, City Table, Alameda County.

<sup>5</sup>  $32,419 \text{ units (2010)} - 31,334 \text{ units (2000)} = 1,085 \text{ units} / 31,334 \text{ units} = 0.03462 \times 100 = 3.46 = 3.5 \text{ percent (rounded up)}$

<sup>6</sup> US Census Bureau, Profile of General Population and Housing Characteristics, 2010, Table DP-1.

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**TABLE 4.11-1 HOUSING ELEMENT POLICIES RELEVANT TO POPULATION AND HOUSING**

Policy Number	Policy Content
Policy 3.01	Mix of Unit Types. Encourage a mix of residential development types in the city, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, and multi-family housing.
Policy 3.02	Mix of Price Ranges. Encourage a mix of price ranges to provide housing choices for San Leandro Residents of all incomes and ages. Opportunities to include affordable units and market rate units within the same development projects should be pursued.
Policy 3.03	Affordable Housing Design. Design new affordable housing to blend in with the existing fabric of the community. Affordable housing should be located in a variety of neighborhoods rather than concentrated in one particular part of the City.
Policy 3.04	Promotion of Infill. Encourage infill development on vacant or underused sites within residential areas.
Policy 53.01	Land Supply. Provide and maintain an adequate supply of land to accommodate the City's fair share housing assignment for the 2014-2022 period, as determined by ABAG.
Policy 53.03	Funding. Actively pursue and leverage private, non-profit, and public funds to facilitate the development of housing affordable to lower and moderate income households in San Leandro. Provide administrative and technical assistance to affordable housing developers and support the applications of these developers for loans, grants, tax credits, and other financing sources that facilitate affordable housing production in the City.
Policy 53.04	Inclusionary Housing. To the extent permitted by law, require the inclusion of housing affordable to moderate, low, and/or very low income households in new housing developments or the payment of an in-lieu fee which creates a funding source for affordable housing. Modify ordinances as needed to make these requirements clearer and more effective.
Policy 53.06	New Rental Housing. Strongly encourage the development of additional rental housing in the City, including both market rate units and affordable units. It should be recognized that many market rate rentals meet the affordability criteria for moderate income households. Expanded production could increase the supply of workforce housing and address the deficit in housing production for households earning between 60 and 120 percent of the area median income.
Policy 53.07	Housing for the San Leandro Workforce. Improve San Leandro's jobs/ housing balance by providing additional housing units appropriate for persons who are locally employed. To the extent possible, a significant share of future housing units should reflect current wages in the city and be marketed to the local workforce in order to reduce commute times and vehicle miles traveled. This could include promotion of new housing opportunities by major employers, housing advertisements and notices at local workplaces, increased outreach to local employers by non-profit and for-profit developers, and the development of housing suitable for workers in the technology sector and other growing sectors of the San Leandro economy.
Policy 53.08	Condominium and CO-OP Development. Promote the development of new condominiums and cooperatives as more affordable alternatives to single family detached housing for those seeking home ownership. Work with local developers to address the financial, legal, and market conditions which have impeded such development in recent past.
Policy 53.09	Manufactured Housing. Continue to permit manufactured or mobile homes in any residential zoning district, subject to a Certificate of Compatibility from the Zoning Enforcement Official. Encourage the production of such units as a way to meet the need for "workforce" housing in the city.
Policy 59.01	Zoning Regulations. Ensure that the development standards, use restrictions, parking requirements, and other regulations contained in the San Leandro Zoning Code enable the production of housing for all income groups. Overly restrictive or redundant requirements should be strongly discouraged.
Policy 59.03	Permitting Procedures. Minimize the cost and time associated with development review while still adequately addressing community and environmental concerns. Continually explore ways to streamline the permitting process for projects that are consistent with the General Plan.

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**TABLE 4.11-2 ABAG POPULATION, HOUSEHOLD, AND JOBS PROJECTIONS FOR THE CITY OF SAN LEANDRO**

City of San Leandro	2015	2035	Change from 2015 - 2035	
			Number	Percent <sup>a</sup>
Population	88,300	103,300	15,000	17%
Households	31,970	37,080	5,110	16%
Jobs	43,410	51,120	7,710	18%

a. Percent are rounded to the nearest whole number.

Source: Association of Bay Area Governments, *Plan Bay Area, Projections 2013*, City Table, Alameda County.

**Total Jobs**

Industry and commerce provide thousands of jobs, millions of dollars in annual sales, and property tax revenues, and many critical services to San Leandro residents. Employment districts in San Leandro include Downtown, industrial and office areas, shopping centers, commercial corridors, and the Marina.<sup>7</sup> As shown in Table 4.11-2, according to the *ABAG Projections 2013*, jobs are expected to increase from 43,410 in 2015 to 51,120 in 2035, this represents an increase of approximately 18 percent.<sup>8</sup>

**Jobs-to-Household Balance**

A jobs-to-household ratio demonstrates the balance between the number jobs and households within a community. It is calculated by dividing the number of jobs in the community by the number of households in the same area. A high number of jobs relative to a low number of households indicates that workers must commute into the community. A low number of jobs and high number of households indicates that workers must commute out of the community for work. In contrast, a healthy jobs-to-housing ratio, which is region specific, increases opportunities for residents to work locally. According to the *ABAG Projections 2013*, San Leandro’s jobs-to-household ratio was 1.36<sup>9</sup> and is expected to increase to 1.38<sup>10</sup> by the year 2035.

According to the *ABAG Projections 2013*, the Bay Area region jobs-to-household ratio was 1.35 jobs per household in 2015,<sup>11</sup> and is expected to increase to 1.36<sup>12</sup> by the year 2035. Therefore, San Leandro is consistent with the proportion of jobs per household within the region as a whole. This suggests that the current ratio of jobs to households in San Leandro indicates a relatively healthy balance of land uses in the

<sup>7</sup> City of San Leandro, 2002, General Plan 2002, Land Use Element, page 3-44.

<sup>8</sup> Association of Bay Area Governments, *Plan Bay Area, Projections 2013*, City Table, Alameda County.

<sup>9</sup> 43,410 (total jobs in San Leandro, 2015) divided by 31,970 (total households in San Leandro, 2015) = 1.357 jobs per household.

<sup>10</sup> 51,120 (total jobs in San Leandro, 2035) divided by 37,080 (total households in San Leandro, 2035) = 1.378 jobs per household.

<sup>11</sup> 3,669,990 (total jobs in Bay Area Region, 2015) divided by 2,720,410 (total households in Bay Area Region, 2015) = 1.349 jobs per household.

<sup>12</sup> 4,346,820 (total jobs in Bay Area Regions, 2035) divided by 3,188,330 (total households in Bay Area Region, 2035) = 1.363 jobs per household.

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city, providing opportunities for employed residents to work locally. However, the extent to which residents will work locally depends in part on complex relationships between the housing types available in the city, the skills and education levels among the city's labor force, and the jobs that are located within the city. In no Bay Area community do all employed residents work in the city where they live, nor do all people employed in any given city live in that city.

### 4.11.2 STANDARDS OF SIGNIFICANCE

The proposed project would result in a significant impact if it would:

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

### 4.11.3 IMPACT DISCUSSION

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<b>POP-1</b>	<b>Implementation of the proposed project would not induce substantial unexpected population growth, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</b>
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## Proposed General Plan Update

A significant impact could result if implementation of the proposed Plan would induce substantial population growth, or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). As described in Chapter 3, Project Description, The proposed Plan would result in additional growth occurring between 2016 and 2035, mostly in the PDAs and other developed areas. This is consistent with the city's largely built out conditions, with services infrastructure available virtually anywhere in the EIR Study Area. Thus, the proposed Plan would not result in direct growth, but rather would ensure that expected growth within the City of San Leandro through the 2035 buildout horizon happens in a planned and organized manner and is adequately served by infrastructure. The proposed Plan's projected buildout is summarized below in Table 4.11-3.

Implementation of the proposed Plan is anticipated to result in up to 14,790 new residents within San Leandro the horizon year of 2035. This would result in a 17 percent population increase from 86,460 to 101,250, as shown in Table 4.11-3. Similarly, the ABAG's 2013 projections estimate a population increase of 17 percent in San Leandro by the year 2035, as shown in Table 4.11-2, Population, Household, and Employment Projections. Therefore, full buildout under the proposed Plan would be consistent with regional projections, with only minor variation.

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**TABLE 4.11-3 PROPOSED PLAN ESTIMATED POPULATION, HOUSEHOLD, AND EMPLOYMENT**

City of San Leandro	2015	2035	Change from 2015 - 2035	
			Number	Percent <sup>a</sup>
Population	86,460	101,250	14,790	17%
Households	31,315	36,685	5,370	17%
Jobs	42,865	54,995	12,130	28%

a. Percent are rounded to the nearest whole number.

Source: Associate of Bay Area Governments, *Plan Bay Area, Projections 2013*, City Table, Alameda County; City of San Leandro; PlaceWorks, 2015.

The proposed Plan is expected to result in 5,370 new households in San Leandro by the 2035 horizon year. This represents a 17 percent increase from 31,315 to 36,685, as shown in Table 4.11-3, which is slightly higher than the 16 percent increase estimated by the ABAG’s 2013 projections.

The proposed Plan is expected to result in a net increase of 12,130 jobs in San Leandro by 2035. This represents a 28 percent increase from 42,865 to 54,995, which exceeds the 18 percent increase estimated by the ABAG’s projections. Thus, implementation of the proposed Plan would be consistent with the ABAG’s 2013 projections for population and housing but exceed projections for jobs within San Leandro.

Projected job growth, under the proposed Plan, is an effort by the City of San Leandro to reduce out commuting by San Leandro residents, cultivate emerging industries, and recover from the economic downturn which impacted job growth within the city for a number of years. ABAG’s *Projections 2002*, which were the regional forecasts in effect at the time of the City’s previous General Plan Update, indicated that there were 54,230 jobs in San Leandro in 2000.<sup>13</sup> Thus, the jobs projection for 2035 under the proposed Plan would be roughly in line with the number of jobs that existed in the city 16 years ago. The proposed Plan reflects the City’s intention to gain back jobs that have been lose through multiple recessions in that time. The proposed Plan’s Economic Development Element includes goals, policies, and actions that encourage job growth, employment opportunities for residents, and exemplify San Leandro’s commitment to maintaining a healthy economic balance:

- **Policy ED-1.1: Leveraging San Leandro’s Assets.** Build on San Leandro’s strengths, including its central location, transportation infrastructure, affordability, industrial land supply, and business-friendly reputation to leverage economic growth and private investment in the city.
- **Policy ED-1.4: Emerging Industries.** Promote and support the growth of new and emerging industries, especially industries requiring work space that is consistent with San Leandro’s building stock and industries with the potential to provide quality jobs at all skill levels and wage levels for San Leandro residents.
- **Policy ED-1.5: Core Industries.** Make San Leandro the Bay Area’s location of choice for advanced manufacturing, food and beverage production, and entrepreneurs in the “maker” economy.

<sup>13</sup> Association of Bay Area Governments, *Projections 2002*, City Table, Alameda County.

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- **Policy ED-3.3: Leading Edge Economic Sectors.** Continue efforts to attract businesses on the leading edge of the Bay Area economy, including advanced fabrication, clean tech, information services, advanced transportation, and maker businesses.
- **Policy ED-5.2: Housing Production.** Substantially increase the production of a variety of housing types meeting the needs of persons at all income levels.
- **Policy ED-6.2: Educational Partnerships.** Promote mentorships, internships, job training programs, and other partnerships between the City, school districts, and business community to enhance and complement local educational resources and provide job training for San Leandro youth.
- **Policy ED-6.6: Job Training.** Support job training initiatives which prepare local residents for local jobs.
- **Policy ED-6.7: Job Opportunities for Residents.** Support programs that encourage San Leandro employers to hire local residents.
- **Policy ED-6.11: Career Ladders.** Encourage career advancement programs to provide opportunities for upward mobility among the city’s workforce. Support the growth of businesses that provide career advancement or “ladder” opportunities for employees.

The aforementioned policies, once adopted, would encourage concentrated job growth in the emerging and core industries within the city. Correspondingly, the Economic Development Element policies would promote job training and employment opportunities for San Leandro residents.

As described under Section 4.11.1.2, Existing Conditions, the City of San Leandro’s jobs-to-household ratio was 1.36 in 2015 which is consistent with the 1.35 jobs-to-household ratio for the Bay Area as a whole. However, the 28 percent increase in jobs, under the proposed Plan, would increase the jobs-to-household ratio from 1.36 in 2015 to 1.44 by the horizon year 2035. This suggests that there will be a higher number of employment opportunities relative to housing within San Leandro, thus, workers would need to commute into the city. However, as described under Section 4.11.1.1, Regulatory Framework, the City of San Leandro’s Housing Element, contains goals, policies, and actions that would ensure an adequate supply of housing opportunities is available within the San Leandro to accommodate current and future employed residents. Policy 53.07 in particular calls for maintaining an adequate supply of housing units for persons who are locally employed. Policies 53.01 and 53.03 would ensure that adequate land supply and funding opportunities are available to meet housing needs in San Leandro. In addition, the proposed Plan’s Land Use Element includes goals, policies, and actions that would help to ensure an adequate amount of housing inventory for San Leandro’s current and future residents:

- **Policy LU-1.1: Housing Maintenance.** Support the on-going conservation, maintenance and upgrading of the city’s housing inventory.
- **Policy LU-3.1: Mix of Unit Types.** Encourage a mix of residential development types in the City, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, garden apartments and medium to high density multi-family housing.
- **Policy LU-3.2: Mix of Price Ranges.** Encourage a mix of price ranges to provide housing choices for San Leandro residents of all incomes and ages. Opportunities to include affordable units and market rate units within the same development projects should be pursued.

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- **Policy LU-3.3: Affordable Housing Design.** Design new affordable housing to blend in with the existing fabric of the community. Affordable housing should be located in a variety of neighborhoods rather than concentrated in one particular part of the City.
- **Policy LU-3.4: Promotion of Infill.** Encourage infill development on vacant or underused sites within residential and commercial areas.
- **Policy LU-3.6: Housing by Non-Profit Developers.** Promote the participation of non-profit housing organizations in the construction of new affordable housing in San Leandro, with particular emphasis on housing for working families.

The aforementioned Land Use policies, once adopted, would ensure an adequate amount of housing opportunity is maintained to meet future job growth under the proposed Plan, thereby sustaining a healthy jobs-to-household balance by encouraging current and future San Leandro employees to reside within the city and reducing the number of commuter individuals.

As described in Chapter 3, Project Description, of this Draft EIR, the projected growth for the proposed Plan could generate up to 14,790 new residents, 12,130 new employees, and 5,370 new households within San Leandro over a 19-year period. Although this growth exceeds ABAG's 2013 projections for jobs within San Leandro, the adoption and implementation of the proposed Plan would serve as the City of San Leandro's General Plan and would guide development through the horizon year buildout. The current Housing Element policies, and proposed policies within the Economic Development and Land Use Elements, would ensure that adequate housing is maintained to sustain a healthy jobs-to-household balance within the city. Furthermore, the General Plan serves as the City's constitution for the physical development in the city, thus, the aforementioned policies would provide the land use and infrastructure framework to adequately plan orderly development under the proposed Plan through the 2035 horizon year. Therefore, implementation of the proposed Plan would not induce substantial unexpected growth in areas not planned for and able to accommodate such growth, and impacts to population and job growth associated with future development under the proposed Plan would be *less than significant*.

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

### Proposed Zoning Code Amendments

The proposed amendments to the Zoning Code would bring the Zoning Code into conformance with the proposed General Plan. Proposed Zoning Code amendments that would allow increased growth consistent with the proposed Plan include increased building density, intensity (floor area ratio, or FAR), and height limits in commercial districts. The potential increase in growth as a result of these Zoning Code amendments is captured in the buildout of the proposed Plan that is analyzed above, and the Zoning Code amendments would not add additional development beyond what is analyzed above. As described above, although the 2035 buildout of the proposed Plan exceeds ABAG's most recent projections for jobs within San Leandro in 2035, the proposed Plan would guide development and provide the land use and infrastructure framework to adequately plan orderly development under the proposed Plan through the 2035 horizon year. In addition, current Housing Element policies, and proposed policies within the Economic Development and Land Use Elements, would ensure that adequate housing is maintained to sustain a healthy jobs-to-household balance within the city. Therefore, impacts to population and job

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growth associated with future development under the proposed Plan and associated Zoning Code Amendments would be *less than significant*.

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

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<b>POP-2</b>	<b>Implementation of the proposed project would not displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.</b>
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### Proposed General Plan Update

A significant environmental impact could result if implementation of the proposed Plan would displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.

As shown in Table 4.11-3, and as discussed under Impact POP-1, development under the proposed Plan is expected to result in 5,370 new households within San Leandro over a 19-year period. Future housing development, under the proposed Plan, would be concentrated primarily in PDAs, particularly in the Downtown, and in the Shoreline Development Plan Area.

However, displacement of existing residential units could still occur during potential redevelopment under the proposed Plan. As described under Section 4.11.1.1, Regulatory Framework, the current Housing Element policies would help preserve the existing housing stock, promote development of mixed unit types including affordable housing, and encourage the development of new housing opportunities. Thus, if displacement of residential housing were to occur under the proposed Plan, compliance with the Housing Element policies would ensure that adequate housing is preserved and replaced. Furthermore, displacement of residential property would only occur with the permission of the property owners.

As described above, implementation of the proposed Plan is expected to result in an increase of 5,370 new households within San Leandro over a 19-year period. There are no current plans for displacement of housing; however, there is the potential that the proposed Plan policies and programs could encourage increased residential growth that could temporarily displace existing housing units. If displacement were to occur, compliance with the San Leandro Zoning Code and Housing Element policies would ensure that adequate housing is preserved and replaced. Given that there are no current plans for displacement of housing, it is not known, when or where construction of replacement housing would occur, so it cannot be determined what project-specific environmental impacts would result from the construction and operation of replacement housing. As potential residential development or redevelopment projects are identified, additional project specific, environmental analysis, as necessary, would be completed at that time. Therefore, since the proposed Plan would not have direct physical impacts related to the displacement of housing a *less-than-significant* impact would result.

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

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### Proposed Zoning Code Amendments

The proposed amendments to the Zoning Code would bring the Zoning Code into conformance with the proposed General Plan. The proposed Zoning Code would implement that proposed Plan and would help to guide development in key areas of the city.

Under the City's existing Zoning Code, Downtown Area (DA) zones within the Downtown establish a maximum density of 24 dwelling units per acre for lots smaller than 20,000 square feet. Under the proposed Zoning Code amendments, this lot size requirement would change to 10,000 square feet. Lots over 20,000 square feet have a minimum density requirement ranging from 20 dwelling units per acre to 80 dwelling units per acre. The density requirements within the DA zones create a strong incentive to develop larger parcels with higher allowed density, thereby, reducing the risk of displacing existing residential housing on smaller lots of under 10,000 square feet. However, if already developed parcels are targeted for redevelopment within the Downtown Area, regardless of size, the higher density requirements established by the Zoning Code would ensure that an adequate amount of housing units are replaced.

Although development throughout the city may replace existing housing, the Zoning Code amendments would not directly result in the displacement of any existing housing. In addition, compliance with existing Zoning Code and Housing Element policies would ensure that adequate housing is preserved and replaced for any housing that is displaced. Therefore, the proposed Zoning Code Amendments would result in a *less-than-significant* impact.

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

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<b>POP-3</b>	<b>Implementation of the proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.</b>
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### Proposed General Plan Update

A significant environmental impact could result if implementation of the proposed Plan would displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

As shown in Table 4.11-3, and as discussed under Impact POP-1, development under the proposed Plan is expected to result in 5,370 new households within San Leandro over a 19-year period. As described above, future housing development, under the proposed Plan, would be concentrated primarily in PDA's, particularly the Downtown Area, and the Shoreline Development Plan Area. However, there is the potential that the proposed Plan policies and programs could encourage residential growth that could temporarily displace existing housing, thereby displacing existing occupants while the new residential units are under construction. If displacement were to occur, compliance with the San Leandro Zoning Code and Housing Element policies would ensure that adequate amount of housing stock is available within the city to accommodate displaced residents. Based on an average household size of 2.74 persons per household, the proposed net increase of 5,370 households anticipated under the proposed Plan would accommodate approximately 15,330 residents within the city. Therefore, the proposed Plan would have a *less-than-significant* impact regarding the displacement of people.

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

### Proposed Zoning Code Amendments

The proposed amendments to the Zoning Code would bring the Zoning Code into conformance with the proposed General Plan. The proposed Zoning Code would implement the proposed Plan and would help to guide development in key areas of the city. The Zoning Code amendments would not add to or subtract from the projected development analyzed above. Both the proposed Plan and the Zoning Code amendments would have the effect of increasing housing supply in San Leandro and would not necessitate the construction of housing outside San Leandro. In addition, compliance with existing Zoning Code and Housing Element policies would ensure that an adequate housing stock is available within the city to accommodate residents at all income levels. Therefore, the proposed Zoning Code Amendments would result in a *less-than-significant* impact.

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

### 4.11.4 CUMULATIVE IMPACTS

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<b>POP-4</b>	<b>Implementation of the proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to population and housing.</b>
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A significant environmental impact could result if implementation of the proposed project, in combination with past, present, and reasonably foreseeable projects, would result in significant cumulative impacts with respect to population and housing.

As discussed in Chapter 4, Environmental Analysis, of this Draft EIR, this EIR takes into account growth from the proposed project within the San Leandro city limit and Sphere of Influence (SOI), in combination with impacts from projected growth in the rest of Alameda County and the surrounding region, as forecast by ABAG. As described above, projected growth between 2015 and 2035 under the proposed project would be consistent with ABAG projections for San Leandro in terms of population and housing growth, but would exceed projections for job growth. However, ABAG projects that Alameda County's population will increase from 1,580,800 residents in 2015 to 1,897,200 residents in 2035. In addition, jobs within Alameda County are projected to increase from 757,010 in 2015 to 910,650 in 2035. The nine-county Bay Area as a whole is projected to increase from 7,461,400 residents to 8,889,000 residents within the same time period, which would result in an increase of over 1 million new residents in the Bay Area alone. Similarly, jobs within the Bay Area Region are expected to increase from 3,669,990 in 2015 to 4,356,820 in 2035. Within this context, the difference in projected job growth between the proposed project and ABAG projections is not cumulatively considerable.

Impacts from cumulative growth are considered in the context of their consistency with regional planning efforts. As described above, the proposed project would not induce a substantial amount of growth that has not been adequately planned for or require the construction of replacement housing. In addition, projected growth under the proposed project would be consistent with regional planning efforts. Thus, when considered along with the proposed project, cumulative growth would not displace substantial

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numbers of people or housing or exceed planned levels of growth. Therefore, cumulative impacts would be *less than significant*.

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

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