

VIII. GROWTH INDUCING IMPACTS

A. HOW THE PROJECT COULD FOSTER GROWTH

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the growth inducing impact of the Proposed Project, including "ways in which the Proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment."

The Project is not expected to generate growth in the area beyond the Proposed Project site. The construction of the proposed 350 apartment units will result in an estimated population growth of up to approximately 672 new resident to the area¹, and an increase in long-term employment opportunities as a result of the 115,000 square feet of commercial/retail use². While the Project will create some new jobs, there is a substantial employment base in Westwood and nearby areas (based on SCAG population and housing data). The jobs to be created are retail/service industry jobs that do not require a highly specialized work force. Thus, employees could be found in the nearby areas. Further, the site is very accessible from area roadways and mass transit (buses). It is not expected that any significant number of employees will move to the area because of the Project. No significant Project growth impact would occur. Short-term construction jobs are not anticipated to induce unanticipated new population growth, because of the short-term nature of the construction process.

Project infrastructure improvements are aimed at meeting the Project needs and solving the Project's share of cumulative Project impacts. The Proposed Project does not include the construction of significant new infrastructure that would accommodate additional growth to the general Westwood area. Intersection mitigation would be implemented to reduce traffic impacts; these measures will also exceed Project requirements. However, proposed improvements would be relatively minor and would not be expected to foster development in the area that would not otherwise occur. It is anticipated that the Proposed Project will be adequately serviced by existing extensions of the electrical, water, sewer and natural gas utility systems existing on or near the Project site. No additional infrastructure of this nature would be constructed that could generate additional population growth in Westwood.

The Proposed Project is an infill project in Westwood Village, in an area where the Westwood Specific Plan encourages mixed use and neighborhood-serving commercial uses. The proposed use of the site is consistent with uses in the surrounding area and will not introduce new land uses that could induce significant changes to the surrounding area. Many of the parcels in the surrounding area are more intensely developed, and high-rise structures currently exist immediately to the north and south of the Project site. Because the Project is similar to/compatible with surrounding structures, both in terms of use, size and architectural character, it would not encourage or contribute to pressures for redevelopment or alternative types of development in the area. Thus, the Project would not encourage unexpected growth and development that is inconsistent with the Specific Plan.

The Project, with its neighborhood serving uses is expected to serve Project residents, and the surrounding community, thereby, reducing some of the potential impacts (vehicular traffic and associated noise and air pollution) that are typically attributed to new development. In a similar manner, the Project apartments are located proximate to UCLA and commercial and office facilities potentially reducing home-to-work and home-to-school trips for residents of the Project who are enrolled at UCLA or who work at UCLA and in other nearby area facilities.

The Project will physically and economically revitalize a portion of Westwood Village that has been underutilized for some time and has fallen into disrepair. Construction of the Project will create short-

¹ This number is conservatively high, as it takes no credit for existing residential units in Glendon Manor.

² Not all of this commercial space is "net new," as described in Project Description.

term construction jobs, as well as permanent jobs associated with the commercial elements of the Project and with the maintenance and management of the residential component. It may also spur revitalization or re-use of other underutilized sites in the Westwood area, which is predicted and encouraged in the Specific Plan. In this regard, the Project would further the goals of the Specific Plan. Although the Proposed Project inherently represents growth within Westwood Village, such growth is not outside the scope of what has been anticipated and planned for in the Specific Plan area. Thus, no significant growth inducing impacts are anticipated.

B. CUMULATIVE DEVELOPMENT IMPACTS

The related projects are also infill projects that will similarly add to the physical and economic revitalization of the Westwood Village and the surrounding area. Cumulative impacts relating to each environmental issue discussed in this EIR are addressed under those individual sections (see Chapter V. Environmental Impact Analysis). The City will require the preparation of an EIR for those related projects that the City anticipates will have potentially significant environmental impacts. Those EIRs must similarly discuss cumulative impacts and growth inducing effects. Individual project mitigation measures may be required to reduce environmental impacts.

This Project and cumulative projects are not expected to generate unwanted or unplanned growth inducing effects. On the contrary, City plans favor infill development, and the continued development of vital, mixed-use centers such as Westwood Village to provide for efficient self-sustaining communities. Such land use arrangements are generally considered to be less impacting on the environment by saving unplanned or premature development on the urban fringe or in more remote and rural locations.