
VIII. GROWTH INDUCING IMPACTS

A. HOW THE PROJECT COULD FOSTER GROWTH

Section 15126(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 778,947 square feet of office, restaurant, retail and cultural uses will result in an increase in short-term construction and long-term employment opportunities. While the Project would create new job opportunities, the City of Los Angeles and surrounding areas include a large employment base. The jobs created are professional level jobs that require an educated work force, commensurate with the West Los Angeles/Beverly Hills location. Therefore, employees could be found in nearby areas. Further, the site is very accessible from area roadways and by mass transit (buses). It is not expected that any significant number of employees will move to the area because of the Project. No significant growth inducing 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.

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 Century City.

The proposed Project is a redevelopment of existing office, theater, restaurant, retail and health club uses with office, restaurant, retail and cultural 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. High-rise structures currently exist immediately to the north, east and west 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 CCNSP.

The Project would physically and economically revitalize a portion of Century City that has been underutilized. Construction of the Project will create short-term construction jobs, as well as permanent jobs associated with the proposed elements of the Project and with the maintenance and management of the Project. In this regard, the Project would further the goals of the Specific Plan. Although the proposed Project inherently represents growth within Century City, 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 (see Section IV, Environmental Setting) are also infill projects that will similarly add to the physical and economic revitalization of Century City and the surrounding area. Cumulative impacts relating to each environmental issue discussed in this EIR are addressed under those individual sections (see Section 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 in order to reduce environmental impacts.

Implementation of the proposed Project would result in the generation of 6,711 Replacement Trips that could be used for development within the CCNSP. The Replacement Trips could be used for new development on one of the few remaining undeveloped properties, or for redevelopment or addition to an existing underutilized property. Generation of the Replacement Trips could be viewed as a growth inducing impact. However, these Trips were included as baseline Trips generated by existing development under the CCNSP. Therefore, associated impacts have been anticipated and planned for in local and regional growth calculations.

This Project and the related projects, including Replacement Trip project(s), are not expected to generate unwanted or unplanned growth inducing effects. On the contrary, the City's General Plan Framework favors infill development, and the continued development of vital, Regional Centers such as Century City to provide for high-intensity centers, consistent with the preservation and protection of low-density, single-family residential areas from encroachment by other types of uses. Such land use arrangements are generally considered to have less of an effect on the environment by preserving unplanned or premature lands from development on the urban fringe or in more remote and rural locations.