



VI. GROWTH-INDUCING IMPACTS

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Section 15126.2(d) of the *CEQA Guidelines* requires an EIR analyze growth-inducing impacts of a project. Section 15126.2(d) requires that an EIR:

“Discuss the 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. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

The following discussion is structured to address the criteria provided in the *CEQA Guidelines*.

A. PROJECT CHARACTERISTICS

The proposed project is a mixed-use development with retail, residential, hotel, restaurant, and entertainment uses. Specifically, the development would include up to 191,475 square feet of retail uses, 325 residential units, a 100-room hotel with 3,510 square feet of meeting space and 4,368 square feet of restaurant space, 21,092 square feet of non-hotel restaurant space, a 99-seat theater, a 4,175-square-foot marine/science learning center, and associated landscaping and open space. Buildings would generally range from two to six stories in height, with one residential tower reaching a maximum of 12 stories (approximately 150 feet with rooftop structural features and emergency helipad). Additionally, the project would develop Marina View Lane, a new roadway that would bisect the southern portion of the project site. On-site parking would be provided via structured parking including one subterranean parking level roughly covering the boundaries of the project site, as well as one at-grade level and one above-grade level, both of which would be limited to the southern end of the project site, for a total of 1,440 on-site parking spaces.

B. ECONOMIC GROWTH

The proposed project would result in a net increase of approximately 447 project-generated employees and approximately 1,386 residents. As discussed in Section IV.J, Population and Housing, of this EIR, the projected population growth (including indirect population growth related to employment and provision of housing) that would occur under the proposed project would not exceed the established SCAG regional forecast for the Gateway Cities COG or the City of Long Beach.

While this increase in employment may indirectly bring new residents into the area, the increase in population and the potential need for housing and associated services as a result of the increase in employment is not considered significant. A number of the prospective employees are likely to already reside in the general area, and for those who do not that might choose to relocate in the City or nearby, there

are housing opportunities available. The project is an in-fill development within an existing urban fabric. As a result, substantial amounts of unanticipated off-site regional growth would not be required to absorb an unbalanced fraction of unsatisfied project demand for employment.

Project-generated residents and employees may produce a demand for goods, services, or facilities not directly provided or satisfied by the project, which could indirectly induce growth necessary to accommodate this demand off-site. The project's on-site uses would be occupied daily and/or utilized by its residents, employees, guests, and a varying number of patrons. This new population would be expected to generate demand for public services, including fire and police protection, school, recreation, and library facilities. The off-site expansion to accommodate project service demand would thus, be considered indirectly growth-inducing. However, off-site expansions of public services would be proportionate to demands for public services and the project would provide payment of City-required fees and would result in an increase in the City's tax-base for the agencies to address these issues. As such, the project demand for public services would not be growth-inducing.

Project population would also generate new demand for secondary services, including regional or specialty retail, restaurant or food delivery, and recreation and entertainment, as well as services and suppliers to support the new residents. Therefore, the increase in demand of secondary services, in combination with any existing unmet demand, may induce new sources of supply if warranted by collective demand. However, the project's contribution to growth-inducement of secondary services is expected to be limited. Therefore, the project would not foster economic or population growth in the surrounding area in a manner that is growth-inducing.

C. REMOVAL OF AN IMPEDIMENT TO GROWTH

The site is currently developed and is located in an area where adequate infrastructure is in place to serve the existing demand. On-site improvements to the existing water and wastewater distribution system would be constructed to serve the proposed development and would be sized according to projected demands, including peak demands. Project infrastructure improvements are required to meet project flow and distribution needs. These improvements would not be sized to accommodate additional future growth. Therefore, these improvements are not considered growth-inducing.

In other words, the project would not result in the removal of an impediment to growth, such as a lack of infrastructure. The project would not provide new access to an area that is undeveloped since the site is located in an urban area. The project does not include any new roadways that would allow development in an undeveloped area. In addition, the project is the redevelopment of existing uses and is infill development. As such, the project would not establish any essential public services that do not exist, which would allow growth to occur that is not already anticipated in the region.

Furthermore, as identified in Chapter II, *Project Description*, of this EIR, the project would require an amendment of the Southeast Area Development and Improvement Plan (SEADIP, or PD-1) Subarea 17, and an amendment of the Long Beach Local Coastal Program (LCP) regarding designated land use in Subarea 17 of PD-1. Additionally, the Urban Design Component of the General Plan Land Use Element indicates that development in the project area should be limited to two stories in height. Therefore, an amendment to the Urban Design Component is also necessary to allow for project development. Since the Local Coastal

Program Element and Land Use Element are part of the adopted General Plan, an amendment to the General Plan for both of these components is also required. However, as concluded in Section IV.H, *Land Use*, of this EIR, with City Council approval of the amendments, the project would be made consistent with the land use standards. Regarding the potential for the proposed project to set a precedent for other projects in allowing for greater building heights, it should be noted that the proposed amendments to the SEADIP and LCP would be limited to Subarea 17, which comprises the entirety of the project site. Furthermore, there are unique characteristics that apply to the proposed project and its location that support increased building heights and intensity. For example, the project site is located at a gateway to the City and adjacent to Alamitos Bay Marina. As such, the proposed height would create a landmark development at the City's southern gateway and to the Marina area with the project's cluster of buildings with varying heights helping define and anchor the area. In addition, the density proposed by the project supports a number of Land Use Element policy statements, including those that recognize growth will require recycling and increased density of land uses, and that housing should be concentrated in proximity to economic activity nodes, such as the Marina, and transit routes. Land use decisions, such as the proposed amendments to the SEADIP and LCP do not set a precedent in as much as building heights would continue to be controlled through LBMC, SEADIP and LCP provisions, with any exceptions or amendments to such requiring discretionary approval and environmental review by the City. It is accepted however that the same entitlements being sought by the proposed project related to building heights could be pursued for other areas within SEADIP. Accordingly, while speculative, if a major redevelopment proposal were submitted in the future with entitlement requests involving similar height exceptions, such requests would be subject to discretionary approval and environmental review by the City. Therefore, for all the reasons stated above approval of the proposed project and associated amendments is not considered precedent-setting.

D. DEVELOPMENT OR ENCROACHMENT IN AN ISOLATED OPEN SPACE

Development can be considered growth inducing when it is not contiguous to existing urban development and it introduces development into open space areas. The proposed project site is situated in an urbanized area that is currently developed. Although the project would increase the existing pattern of development, the project would not introduce development into an undeveloped or open space area.

E. CONCLUSION

In conclusion, development of the proposed project would not be considered growth-inducing because it would not cause a progression of growth beyond the project itself. Implementation of the project would, both directly and indirectly, contribute to the growth of the area surrounding the site. However, as a development project occurring in an urban and generally built out area, the proposed project would result in beneficial impacts related to growth. Furthermore, the proposed project would expand the City's commercial base, would improve the City's tax base, and would increase housing opportunities, all of which would be beneficial impacts.