

## 5.0 OTHER CEQA-REQUIRED DISCUSSIONS

This section discusses growth-inducing impacts, irreversible environmental impacts, and energy impacts that would be caused by the project.

### 5.1 ECONOMIC AND POPULATION GROWTH

Section 15126.2(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to induce growth by, for example, fostering economic or population growth, or removing an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth-inducing potential is therefore considered significant if growth induced by the project could result in significant physical effects in one or more environmental issue areas.

#### 5.1.1 Population Growth

The proposed project would result in a net increase in 106 new residential units (97 new apartment units plus 12 live/work units minus the three units that would be demolished as part of the project). The estimated 2017 population of West Hollywood is 35,882 and the City has approximately 1.55 persons per household (California Department of Finance, May 2017). Development of the proposed project would therefore add an estimated 165 residents (106 dwelling units x 1.55 people/dwelling unit), thus increasing the City's population to 36,047. The latest Southern California Association of Government's (SCAG) growth forecast (Draft 2016 RTP/SCS growth forecast, released December 2015) projects the population of the City of West Hollywood will be 37,700 in 2020, 40,500 in 2035, and 41,800 in 2040. According to the City's General Plan EIR (October 2010), the population in General Plan buildout year 2035 is estimated at 44,182. The increase in population associated with the proposed project would be within SCAG's growth forecasts and within the City's General Plan population forecast. Consequently, the population increase generated by the proposed project would not exceed SCAG or the City of West Hollywood citywide population forecasts.

As discussed in Section 3.0, *Environmental Setting*, planned and pending development within the City would add approximately 218 residential units. Based on the estimate of 1.55 persons per household, cumulative development within the City (including the proposed project) would add 504 people (218 units x 1.55 people/unit + 165 residents for proposed project) bringing the total population to 36,386 (35,882 + 504). This would exceed SCAG's growth forecast for 2020 and 2035 but would not exceed the City's General Plan population forecast. The exceedance of SCAG's forecast would not create any specific environmental impacts. Cumulative development is within the planned buildout of the City based on the City's General Plan and General Plan EIR. The proposed project is generally consistent with the environmental goals of the regional SCS (see Section 4.4, *Greenhouse Gas Emissions*, for further discussion). For example, a goal of the SCS is to "encourage land use and growth patterns that facilitate transit and active transportation." The proposed project would be infill development that would be located within walking and biking distance of employment opportunities, commercial uses, and recreational activities as well as public transportation. Therefore, the proposed project is situated to facilitate transit and active transportation. The project is consistent with the intent of



the SCS and would not directly induce growth such that significant physical environmental impacts related to growth would occur.

### 5.1.2 Economic Growth

The proposed project involves a net increase in commercial uses on-site. The project would generate temporary employment opportunities during construction, which would draw workers from the existing regional work force. It would also add long-term employment opportunities associated with operation of the commercial portion of the proposed project.

Table 5-1 shows the potential increase in job opportunities as a result of the proposed project.

**Table 5-1  
 Employment Increase Resulting from Proposed Project**

Commercial Land Use	Amount	Employment Density	Total
<b>Proposed Project</b>			
Retail*	19,396 sf	424 sf/employee**	46
Restaurant	2,820 sf	424 sf/employee**	7
Office	6,079 sf	319 sf/employee**	20
Live/Work	12 units	1 employee/unit***	12
<b>Subtotal Proposed Project</b>			<b>85</b>
<b>Existing Uses</b>			
Retail/Restaurant	23,117 sf	424 sf/employee**	(55)
Office	4,211 sf	319 sf/employee**	(14)
<b>Subtotal Existing Uses</b>			<b>(69)</b>
<b>Total Net New Employees</b>			<b>16</b>

*sf= square feet, ( ) denotes removal*

*\* Includes hair salon*

*\*\* SCAG Employment Density Study, 2001, Table II-B, Los Angeles County,*

*<http://www.mwcoq.org/uploads/committee-documents/bl5aX1pa20091008155406.pdf>*

*\*\*\* Assumes 1 employee per live/work unit*

As shown, the proposed project would result in a net increase of approximately 16 jobs on-site. This is an incremental increase. Further, it is anticipated that long-term employment opportunities generated by operation of the commercial project would draw workers from the existing regional work force. Therefore, the proposed project would not be growth-inducing with respect to jobs and the economy.

With the proposed project, there would be a net increase in population of approximately 166 people and a net increase of approximately 16 jobs. This may indirectly contribute to economic growth. The additional population would likely contribute to the local economy as demand for general goods increases, which in turn could result in economic growth for various sectors. The latest SCAG growth forecast (December 2015) projects the City's employment was 29,800 in 2012 and will grow to 34,600 in 2020, 36,300 in 2035 and 37,300 in 2040. This is an increase of



7,500 jobs by 2040. The addition of 16 jobs would be within SCAG's forecasted job growth for the City. The proposed project would not induce economic expansion to the extent that significant environmental impacts directly associated with the project's contribution would occur.

## 5.2 REMOVAL OF OBSTACLES TO GROWTH

The project site is located in a fully urbanized area that is well served by existing infrastructure. As discussed in Section 4.7, *Utilities and Service Systems*, of the EIR and Sections XVII, *Utilities and Service Systems*, and IX, *Hydrology and Water Quality*, in the Initial Study (Appendix A), existing utilities are adequate to serve the proposed project. Minor improvements to water, sewer, and circulation systems and drainage connection infrastructure could be needed, but would be sized to specifically serve the proposed project. No new or widened/expanded roads would be required. Because the project constitutes redevelopment within an urbanized area and does not require the extension of new infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

## 5.3 ENERGY EFFECTS

The *CEQA Guidelines* Appendix F requires that EIRs include a discussion of the potential energy consumption and/or conservation impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful or unnecessary consumption of energy.

As discussed previously, the proposed project would involve the use of energy during the construction and operational phases of the project. Energy use during the construction phase would be in the form of fuel consumption (e.g.: gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to any temporary construction trailers or electric construction equipment. Long-term operation of the proposed project would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. In addition, the increase in vehicle trips associated with the project would increase fuel consumption within the City.

The proposed project would be subject to the energy conservation requirements of the California Energy Code (Title 24 of the California Code of Regulations, Part 6) and the California Green Building Standards Code (24 CCR part 11) as well as the City's green building ordinance (WHMC Section 19.20.060.) The proposed project is estimated to achieve 90 points on the City's Green Building Point System. In order to reduce energy use, the proposed project would exceed Title 24 energy efficiency standards by 15% and would include Energy Star appliances, lighting and signage. In addition, the project includes a rooftop photovoltaic solar power system to offset a portion of the building's energy use with renewable energy. The solar panels are estimated to generate 87,000 kilowatt-hours of electricity per year. The proposed project would also include programmable thermostats and ceiling fans in residential units. These features along with adherence to the City's Energy Efficiency Standards and other energy conservation requirements would ensure that energy is not used in an inefficient or wasteful manner.



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