

## V. GROWTH INDUCEMENT

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### 1.0 INTRODUCTION

Section 15126(d) of the *California Environmental Quality Act (CEQA) Guidelines*, as amended, requires a discussion of the ways in which a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Such a discussion should also include projects that would remove obstacles to population growth, and the characteristics of a project which may encourage and/or facilitate other activities that, either individually or cumulatively, could significantly affect the environment. CEQA emphasizes that growth in an area should not be considered beneficial, detrimental, nor of little significance to the environment.

The purpose of this discussion is to evaluate the growth-inducing potential and impact of the Proposed Project.

### 2.0 GROWTH-INDUCING POTENTIAL

Section 15126(d) of the *State CEQA Guidelines* requires an EIR to discuss the ways in which a project could be growth inducing and to “discuss the characteristics of some projects which may encourage...activities that could significantly affect the environment.” However, the *State CEQA Guidelines* do not require that an EIR predict (or speculate) specifically where such growth would occur, in what form it would occur, or when it would occur (*State CEQA Guidelines* Section 15145). Attempting to determine the environmental impacts created by growth that could be introduced is speculative in that the precise size, type, and location of specific future projects in the Proposed Project area that could be induced by this Proposed Project are unknown at the present time. To the extent that specific related projects are known at this time (as discussed in the cumulative analyses for each environmental topic analyzed in **Section IV, Environmental Impact Analysis**), those projects either have already been or will be subject to their own environmental analysis. Furthermore, it is speculative to state conclusively that implementation of the Proposed Project alone would induce growth in the surrounding area, as there are many variables that must be considered when examining the mechanics of urban growth (e.g., market forces, demographic trends, etc.). Impacts associated with growth in the City of Los Angeles can be found in the cumulative analyses for each environmental topic analyzed in **Section IV**.

#### 2.1 Removal of an Impediment to Growth

Growth in an area may result from the removal of physical impediments or restrictions to growth, as well as the removal of planning impediments resulting from land use plans and policies. In this context,

physical growth impediments could include nonexistent or inadequate access to an area or the lack of essential public services (e.g., water service). The following discussion evaluates the effects of the Proposed Project with respect to this criterion.

The LMU campus contains established university uses and supporting infrastructure, and has occupied its present site since the founding of Burns Campus in 1929. Currently, LMU's enrollment cap is 7,800 full-time equivalent (FTE) students.<sup>1,2</sup> In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project would increase the existing enrollment from the Fall 2008 enrollment of 6,868 FTE students to the previously approved 7,800 FTE student enrollment cap

Construction of the new facilities proposed by the Proposed Project would require some modifications, upgrades, and/or replacement of existing infrastructure, but would not expand the campus beyond the current boundaries. The proposed increase in square footage on campus is intended to facilitate the replacement of aging and functionally obsolete buildings and facilities with larger facilities to meet modern standards, including high-quality apartment-style student housing, additional classrooms and labs, and additional faculty research and office space.

Moreover, the campus is located in an established suburban environment within an urbanized region where growth is planned for and guided by the Westchester-Playa del Rey Community Plan and the Los Angeles Municipal Code. Currently the approximately 142-acre campus is zoned [Q]R4-1 (Residential – Multiple Dwelling Zone) and designated “L” Low Density Residential Uses in the Community Plan, and is used for university purposes. The Proposed Project requests approval of a Specific Plan for the approximately 142-acre campus, to regulate uses associated with a university. Additionally, the Proposed Project includes a request to amend the Community Plan’s designation of the campus to “HM” High Medium Density Residential Uses. This change would conform to the Community Plan designation to the residential density already on campus. It would not induce growth beyond the Proposed Project. Thus, implementation of the Proposed Project is not anticipated to result in the removal of impediments to growth. A more detailed discussion of infrastructure extension/upgrades associated with the Proposed Project is addressed below.

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<sup>1</sup> FTE is a unit of measurement used to calculate enrollment for academic and master planning purposes, as opposed to student headcount. One undergraduate FTE student is defined as one undergraduate student taking 12 course units, which represents a full course load. Students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 12 units constitute more than one FTE student. One graduate FTE student is defined as one graduate student taking 9 course units, which represents a full course load. Graduate students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 9 units constitute more than one FTE student.

<sup>2</sup> CPC 2000-0712-CU-ZV established an enrollment cap of 7,800 FTES for the LMU campus.

An established transportation network exists in the vicinity of the LMU campus that offers local and regional access to the Proposed Project site. There are two existing campus points of ingress and egress: the primary LMU Drive access off Lincoln Boulevard and the secondary, restricted access via Loyola Boulevard at West 80<sup>th</sup> Street. As discussed in **Section IV.K, Transportation**, adequate capacity exists on roadways and at intersections in the Proposed Project area to accommodate traffic associated with the Proposed Project's increase in student enrollment from 6,868 FTE students as of Fall 2008 to the previously approved enrollment cap of 7,800 FTE students, after the implementation of one or more Transportation Demand Management Plan (TDM) strategies. The Transportation Demand Management Plan would reduce the campus trip generation rate through an increase in the number of student residents (i.e., beds) and a 5 to 10 percent reduction in faculty/staff vehicle trips through a combination of strategies including, but not limited to, flextime/telecommuting, carpool/vanpool matching guaranteed rides home, and vanpool subsidies.

The traffic study also found no substantial transportation infrastructure impact from Proposed Project traffic trips. The Proposed Project area is served by various public transportation lines including city and commuter buses, and Lincoln Boulevard has been identified as a potential location of the future Green Line of the Los Angeles Metro. If the Green Line is extended down Lincoln Boulevard, LMU will offer to provide a location for a station near the LMU entrance on Lincoln Boulevard.

On-site improvements to the Proposed Project site would not be expected to remove impediments to growth or induce growth within the Proposed Project area.

The campus has operated in its current location since its establishment in 1929 and is already served by existing municipal water supply, wastewater conveyance, storm drain, and energy infrastructure. As discussed in **Section IV.J, Public Services**, and **Section IV.L, Public Utilities**, some improvements to on-campus and off-campus utility infrastructure may be needed to accommodate Proposed Project buildout. LMU would be responsible for connections to the existing water and wastewater lines. With the increased efficiency in water usage, the campus is anticipated to generate, at most, a minor increase in wastewater following Proposed Project buildout, even with the addition of FTE students, faculty, and staff, since the increased water efficiency per square foot of renovated or new buildings is expected to offset the increased wastewater generation associated with the Proposed Project. Therefore, if future capacity studies and calculations during implementation of Proposed Project improvements determine that any sewer pipe sections on campus would operate at flow depths greater than 75 percent of pipe depth, such pipes would be up-sized as necessary. Additionally, LMU will consult with LADWP and The Gas Company to determine the appropriate specifications for additional infrastructure or modifications to existing infrastructure supplying electricity and natural gas to the Proposed Project site, if necessary. On-site service lines would be sized to meet the demands of the campus at buildout, and off-campus

infrastructure improvements would be defined by the City of Los Angeles (water supply, wastewater conveyance, and electricity) and service providers (the Gas Company, telecommunications) based on the Proposed Project and known related projects or already planned growth in the Proposed Project area. Any improvements, therefore, would accommodate projects under construction, not induce new projects. Therefore, the Proposed Project is not expected to induce growth beyond the campus boundaries.

## **2.2 Urbanization of Land in Remote Locations (Leapfrog Development)**

Development could be considered growth-inducing if it is not contiguous to existing urban development and “leaps” over areas of undeveloped open space. LMU’s Westchester campus was established in 1929 and is located in the suburb of a larger metropolitan area; moreover, the Proposed Project proposes redevelopment of facilities within the existing campus boundaries, not expansion, or development of undeveloped land. Campus access would continue to be provided via LMU Drive as the primary driveway and Loyola Boulevard as the secondary driveway. Implementation of the Proposed Project would not “leap-frog” over any undeveloped areas or introduce development in an area not previously developed. Therefore, the Proposed Project does not have the potential to result in growth inducement through the development of, or encroachment into, isolated or open space areas.

## **2.3 Economic Growth**

The Proposed Project would result in the renovation and replacement of existing facilities resulting in a total of approximately 2,159,000 gross square feet of academic, student support, and administrative facilities and approximately 1,418,000 gross square feet of student and faculty residential and residential support facilities within the Westchester-Playa del Rey Community Plan Area. LMU seeks to increase the percentage of full-time faculty, from 1,500 FTE faculty and staff in Fall 2008 to approximately 1,800 FTE faculty and staff, while decreasing part-time faculty. The Proposed Project would also increase student enrollment from 6,868 FTE students as of Fall 2008 to the previously approved enrollment cap of 7,800 FTE students. Implementation of the Proposed Project and subsequent university operations are likely to result in only a modest employment increase and population increase in the area.

Buildout of the Proposed Project would increase construction-related job opportunities in the area, as individual Proposed Project components are built. However, potential employees would likely be drawn from the existing labor force in the Los Angeles metropolitan area, and construction jobs related to the Proposed Project are not expected to increase the permanent population in the Proposed Project area.

## **2.4 Precedent-Setting Action**

The campus is located in the southwestern portion of the City of Los Angeles in the Westchester-Playa del Rey Community Plan Area. Development on the campus is subject to the City of Los Angeles General Plan, the Los Angeles Municipal Code, and the Westchester-Playa del Rey Community Plan. The

property was first developed in 1929 and has been in operation continuously since that time. In 1983, LMU acquired the 27.5-acre Leavey Campus and in 2000 LMU acquired the 22-acre Hughes Campus. No further expansion is proposed as part of the Proposed Project.

The LMU campus currently has a zoning designation of [Q]R4-1 (Residential – Multiple Dwelling Zone), which permits educational institutions as well as other uses and normally corresponds to a Community Plan land use designation of “HM” High Medium Density Residential. However, the current Community Plan land use designation is “L” Low Density Residential. The Proposed Project includes a request for a zone change to R4-1, and the establishment of a Specific Plan to regulate uses associated with a university and to replace the existing “Q” conditions established by the City ordinance. The Proposed Project also requests an amendment of the campus’s Community Plan designation to “HM” High Medium Density Residential, which would conform the Community Plan designation to the existing residential density.

The Proposed Project proposes the establishment of the Loyola Marymount University Specific Plan to ensure the compatibility of future LMU operations with surrounding land uses. Development standards proposed as part of the Specific Plan would implement stricter height controls than permitted under the current zoning, and would define standards regarding permitted uses, parking, and open space, among other things. Since the proposed zone change and Specific Plan would not substantially change the uses permitted on campus nor increase current enrollment beyond the previously approved 7,800 FTE student enrollment cap, the Proposed Project would not establish precedent-setting action that would induce population growth. For a detailed discussion of land use approvals sought as part of Proposed Project approval, and the Proposed Project’s compatibility with applicable planning and land use regulations, please refer to **Section IV.H, Land Use**.