

SECTION 3.0 GROWTH-INDUCING IMPACTS

In general, new development is “growth.” The proposed growth on the project site, however, would not be “induced” by the proposed project – it is the proposed project. The CEQA Guidelines require that an EIR identify the likelihood that a proposed project could “foster” or stimulate “economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment” (§15126.2(d)). This section of the EIR is intended to evaluate the impacts of such growth in the surrounding environment.

The proposed project is considered “infill,” meaning that the project site is well within the City’s existing urban boundaries and is already served by existing infrastructure. Compared to existing conditions, implementation of the project would increase population on the site.

The residential portion of the project site is designated in the General Plan as *High Density Residential*, which allows residential development between 35 and 50 dwelling units per acre. The hotel component of the project site is designated in the General Plan as *Commercial – Retail and Office*, which allows a Floor Area Ratio (FAR) of up to five (5) square feet of building area for each square foot of land area.

In order for the proposed residential density of the project (68 dwelling units per acre) to comply with the General Plan, a General Plan Amendment is proposed to *Very High Density Residential* which allows residential development of more than 50 dwellings units per acre. The project site is zoned as *Planned Development (PD-57)*. The project proposes an amendment to the PD-57 zoning to increase the allowed building heights to accommodate the hotel and residential structures, as the current PD-57 zoning restricts building heights to 90 feet.

Although the project is not currently consistent with the General Plan, the project would not induce substantial growth in the City as the General Plan already designated the project site as *High Density Residential*, suggesting that growth was planned in this part of the City. Therefore, the project embodies the City’s vision to enhance high density residential developments in areas that are near transit facilities.

The project, however, is consistent with the City’s General Plan, zoning, and vision for higher density residential development on a site that is proximate to transit facilities and that would create an additional residential area that would be served by existing non-residential uses. The project, therefore, would not result in growth beyond what is already anticipated in the City’s General Plan. Given the limitation of available land in Daly City, the City’s growth will be through densification and intensification rather than by expanding outward. This focus of growth within the urban core with sufficient transportation and public service infrastructure is in line with the smart growth goals of the City, as it will lessen pressure for growth on the urban fringe.

The project proposes residential uses in an area that is built-out, predominately commercial, and isolated by major infrastructure including SR 1, I-280/SR-1 interchange, and Serramonte Boulevard. In addition, as discussed in *Section 4.13 Population and Housing Impacts* of the Initial Study (Appendix B), the identified mitigation and infrastructure improvements for the project would not create capacity for additional development beyond the scope of the project (i.e., improvements are

not growth inducing). For these reasons, it is not likely that the development of the proposed project would foster or stimulate the construction of additional housing in the surrounding environment.

The development of the residential units on-site would generate revenue for the City in terms of taxes (e.g., property tax), however, this revenue would not result in substantial economic growth for the City.

Based on the above discussion, the project would not result in substantial growth-inducing impacts since the project is:

- Consistent with the City’s General Plan policies and vision for the site;
- Would not create capacity for additional development beyond the scope of the project;
- Would not likely foster or stimulate the construction of additional housing in the surrounding environment given the context of the site; and
- Would not generate substantial economic growth for the City. **(Less Than Significant Impact)**