

L. RECREATION AND PARKS

Existing Conditions

The Los Angeles Department of Recreation and Parks is responsible for the operation of public park and recreational facilities within the City of Los Angeles. **Figure R-1** identifies park locations within the Project vicinity.

The Project site currently provides both passive and active recreational opportunities.

Passive Recreational Facilities

Passive recreation and entertainment opportunities are provided by the Shubert Theater and Loews Cinemas, as well as within the plaza and pedestrian areas. The Shubert Theater is a 2,250 seat theater that was built in 1972. The Loews Cinema is a three-screen facility which provides 1,751 seats. The plaza provides shade, benches, landscaped areas, and occasional tenant related events such as fairs and holiday tree lighting ceremonies.

Active Recreational Facilities

On-site active recreational facilities are provided on eight roof-top tennis courts. The tennis courts are privately owned and operated. Membership varies during the course of the year, ranging from 90 to 250 members. Typical enrollment is 150 members. Members have priority; however, the general public may also access these facilities. Additionally, the courts are leased out to the Harvard-Westlake Middle School tennis teams during the school year and occasionally leased out for private events. In general, the tennis courts are underutilized and are frequently available.

Facilities located within a two mile radius of the Project site are considered to be within a reasonable walking or travel distance for the recreational users. As shown on **Figure R-1**, public neighborhood and community recreational facilities located within the Project area include the following:

1. **The Rancho Park Golf Course** is located at 10460 West Pico Boulevard. This facility includes an 18-hole and 9-hole/3 Par golf courses.
2. **Cheviot Hills Park & Recreation Center** encompasses 40-acres and is located at 2551 Motor Avenue. This full-service recreational center includes 14 lighted tennis courts, five baseball diamonds/soccer areas, two and one-half lighted basketball courts, an archery center, a petanque court (like bochi-ball), a swimming pool, and an amphitheater. The park area also contains picnic tables, a children's play area, and other open space amenities. Indoor facilities include a community building, concession stand, bathrooms, and indoor court activities.
3. The City of Los Angeles Recreation and Parks Department denotes **Irving Schachter Park**, located at 2599 Beverwill Drive, as a "pocket park". This small park consists of an open space area without recreational facilities.
4. **Palms Park** is a neighborhood park located at 2950 Overland Avenue. This 4.4-acre park contains bathrooms, picnic areas, barbecue facilities, hard courts, and a children's play area.
5. **Reynier Park** is a one-acre neighborhood park located at 2803 Reynier Avenue. Facilities at this park include a picnic area, hard courts, and a children's play area.
6. **Robertson Recreation Center** is a small center located at 1641 Preuss Road. Outdoor activities include a hardball court, children's play area, and picnic area. An indoor gymnasium building (not a standard full size) is also available on-site.
7. **Holmby Park** is an 8.5-acre facility that includes a children's play area, a picnic area with barbecue facilities, and lawn areas with walking paths. Located at 601 Club Drive on the east side of Beverly Glen.

Figure R-1 Public Recreation

8. **Westwood Recreational Center** is a full-service recreation center spread over a 26-acre site. Indoor amenities include two indoor basketball gyms, two indoor racquetball courts, two community classrooms, vending machines, and bathroom facilities. Outdoor facilities include eight tennis courts large play fields, picnic and barbecue areas. The City is in the process of redesigning the children's play area that will implement a "boundless play system". Phase 1 of the children's play area opened in late 2001 with Phase II to be constructed in 2002, pending grant monies.

Additional park facilities located in the City of Beverly Hills within two miles of the Project site include Roxbury Recreation Center, Oakhurst Park, and La Cienega Park.

Threshold of Significance

Public park needs are related to the size of the residential population, the geographic area served, and community characteristics. Projects that affect these factors (by increasing residential population in an area) may increase demand for public park facilities.⁵¹ As a screening criteria the City of Los Angeles' Draft CEQA Thresholds Guide states that, projects that add fewer than 50 homes would not normally result in a significant impact on park services.

The proposed Project would result in a significant impact if it generates a demand for park or recreational facilities that cannot be adequately accommodated by existing or planned facilities and services.

Project Impacts

The existing uses on-site are commercial in nature, consisting of office, restaurant, theaters, retail and health club. The Project would replace the existing uses with office, restaurant, retail, a cultural facility, and a landscaped outdoor plaza. The cultural and improved plaza uses would provide recreational value at the site. The proposed Project does not include any residential uses, which would require the construction of new recreational facilities. As the Project would not increase the resident population, no adverse impacts are anticipated.

The removal of the eight privately-owned tennis courts would result in some members and/or private lessees seeking court reservations elsewhere. The two nearest public court facilities, located at Cheviot Hills and the Westwood Recreational Center, provide 22 tennis courts. Given the underutilization of the existing facility, and number of nearby tennis courts, and/or recreational opportunities, Project implementation would not result in a substantial deterioration of another existing recreational facility due to increased usage from displaced tennis players.

While the City of Los Angeles' Draft CEQA Thresholds Guide does not specifically mention theaters and cinemas as passive recreational facilities, they do provide opportunities for passive recreation. The Shubert Theatre is one of many theater venues in Los Angeles.⁵² The site is in close proximity to Hollywood and other theater venues in the Los Angeles area. Other large theaters in the area include the Pantages Theater, Kodak Theater, Dorothy Chandler Pavilion, and the Ahmanson Theater. The Shubert Theater is currently underutilized. Due to underutilization of the theater and the number of similar venues in the area, removal of the theater would not result in an adverse impact on recreational facilities.

The Loews Theatres Century Plaza Cinemas are one of the many cinema venues on the west-side of Los Angeles. They have experienced direct competition with the AMC Century 14 facility located in the Century City shopping mall to the west. Additionally, three other movie facilities are located within

⁵¹ City of Los Angeles Draft CEQA Thresholds Guide, 1998, p. J.4-3.

⁵² The Los Angeles Times Funbook 2001 identifies 54 theaters in Los Angeles County. www.at-la.com identifies 88 theaters in Los Angeles County. Yahoo yellow pages identifies 65 theaters.

1.3 miles of the subject property. The loss of cinemas is not anticipated to generate an adverse impact to recreational facilities due to the number of movie screens available in the vicinity.

Mitigation Measures

Based on stated thresholds of significance, no significant impacts to recreational opportunities or facilities would occur. Therefore, no mitigation measures are required or recommended.

Significant Project Impacts After Mitigation

The proposed Project would not result in significant unavoidable impacts.

Cumulative Impacts

General growth and specific development proposals in the area would contribute to a cumulative increase in the demand for recreational facilities. The Environmental Setting Section (Section IV) provides a list of projects that are planned or are under construction in the project area. Most of the development planned for the area is commercial, providing additional square footage of office and retail space. The related project list identifies some residential projects that would develop a total of 776 residential units (apartments, condominiums, and senior housing).

An increase in the population within the Project area would result in a proportional increase in the demand for recreational facilities. This would marginally affect the existing public recreational facilities in the area. However, through the City's Quimby Act and environmental review procedures, each new development is required to provide recreational land or facilities, pay in-lieu park fees, or otherwise mitigate their potential impacts. Therefore cumulative impacts are less than significant.