

4. RECREATION/PARKS

ENVIRONMENTAL SETTING

The City of Los Angeles Department of Recreation and Parks (LADRP) manages all municipally owned and operated recreation and park facilities within the City. The LADRP operates more than 150 recreation centers and maintains approximately 15,600 acres of parkland within 382 public parks. The LADRP is divided into three geographical regions: the Pacific Region includes the Westside and the project site, and South Los Angeles; the Valley Region incorporates the San Fernando Valley area; and the Griffith-Metro Region incorporates Central and East Los Angeles. Each region has an Assistant General Manager who is in charge of recreation, parks, golf, education facilities, and maintenance and construction of the region.

The closest parks to the project site include: Pacific Palisades/Asilomar and Pacific Palisades Park and Recreation Center. These parks are located approximately 2.5 miles from the project site. According to the Department of Recreation and Parks, the service radius of a neighborhood recreation site is approximately one-half mile and there is not a neighborhood park with recreational facilities within a two-mile radius of the project site. However, Topanga State Park is located off of Los Liones Drive, and beaches are also situated near the site south of the Pacific Coast Highway. Both of these areas provide active and passive recreational opportunities.

The Public Recreation Plan, a portion of the Service Systems Element of the General Plan of the City of Los Angeles, provides standards for the provision of recreational facilities throughout the City and includes Local Recreation Standards. The standard ratio of neighborhood and community parks to population is four acres per 1,000 people. However, the current LADRP parkland ratio is approximately one acre per 1,000 people.

Public Open Space Fees

To mitigate impacts upon park and recreational facilities the City requires residential developers to pay a public open space fee, under the Quimby Act. The Quimby Act allows California municipalities to require parkland dedications of new residential subdivisions, or to charge fees to developers in lieu of parkland dedication. In subdivisions containing 50 lots or less only the payment of fees may be required. However, in subdivisions containing 51 units or more, developers may be required to dedicate land in lieu of paying mitigation fees.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

Impacts on parks and recreation service would be considered significant if the expected level of service available could not accommodate the anticipated demand for parks and recreation service by the proposed project at the time of project buildout.

Project Impacts

Typically, residential developments have the greatest potential to result in impacts to parks and recreation facilities. This impact is a result of residential developments generating a permanent increase in the population. The proposed project would result in an increase of 199 permanent residents as is discussed in Section IV.L, Population and Housing. This increase in population would only further exacerbate the need for parks and recreational services, which is experienced throughout the City of Los Angeles. As mentioned above, the project residents would have use of the Topanga State Park and beaches along Pacific Coast Highway for their recreational needs, in addition to the City Parks.

Applicants for subdivision development projects are required to pay a public open space fee according to the Quimby Act detailed above. Because the proposed project would not provide any recreational sites for its residents, the proposed project would have a significant impact on parkland. However, the impact could be mitigated with the payment of the Quimby fee.

CUMULATIVE IMPACTS

Development of the proposed project in conjunction with the related projects would result in an increase in permanent residents residing in the project area. The increase in residential population by the related projects in the vicinity of the project would, in the absence of mitigation, lower the City's existing parkland to population ratio, which is currently below their preferred standard. Impacts by the residential related projects could be reduced through the Quimby Act, conditions of approval and environmental review procedures. Provided the proposed project implements the mitigation measure listed below, their addition to cumulative impacts will be less than significant. Therefore, cumulative parks and recreation impacts would be less than significant.

MITIGATION MEASURES

1. Per Section 17.12-A of the Los Angeles Municipal Code, the applicant shall pay all applicable Quimby fees for the construction of the proposed project.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of the above mitigation measure, project impacts to Citywide recreational facilities would be less than significant.