

## 4.13 RECREATION

### 4.13.1 INTRODUCTION

This section analyzes potential impacts of the proposed project on recreational facilities. For this analysis, recreational facilities are defined as parks, open space, and designated public areas used for active or passive recreation.

### 4.13.2 METHODOLOGY

Impacts to recreation and open space facilities were assessed based on the potential for the proposed project to generate an increased demand on open space and recreation facilities (which would result in the deterioration of those facilities), or conflict with the open space and recreation requirements in the General Plan.

### 4.13.3 EXISTING ENVIRONMENTAL SETTING

#### Recreational Facilities in the Project Vicinity

The project site is currently developed with commercial and light industrial uses. There are no recreational uses on or immediately adjacent to the project site. The project site is bounded by existing public streets on all sides: Santa Monica Boulevard to the north, Almont Drive to the east, Melrose Avenue to the south, and Doheny Drive to the west.

Immediately northwest of the project site across Santa Monica Boulevard and Doheny Drive is Beverly Gardens Park, a public park in the City of Beverly Hills. This small neighborhood open space features a fountain and numerous trees. A linear extension of Beverly Gardens Park follows the northwest side of Santa Monica Boulevard through the City of Beverly Hills for 1.9 miles, totaling 16.3 acres. This linear segment of this Park hosts cultural and art events and includes a cactus garden, a rose garden, fountains, benches, and a jogging/walking path.

The City of West Hollywood (City) currently has six municipal parks, including two large community parks (Plummer Park and West Hollywood Park), two neighborhood parks (William S. Hart Park and Kings Road Park), and two pocket parks (Formosa Pocket Park and Havenhurst Pocket Park).

- Plummer Park is approximately 8.5 acres in size and features tennis and paddle courts.
- West Hollywood Park is approximately 6 acres and features one softball field, tennis courts, a swimming pool, and facilities available for recreational events and community meetings.
- William S. Hart Park is less than 1 acre in size, is available for outdoor weddings and memorials, and has dog trails.
- Kings Road Park features picnic tables and a sandbox and is less than 1 acre in size.

- Formosa Park is a pocket park of 0.11 acre constructed over subterranean parking.
- Havenhurst Pocket Park includes the City’s community gardens; the combined area of the three community gardens is less than 1 acre.

A list of the locations of these facilities is included in Table 4.13.A.

**Table 4.13.A: Parkland in the City of West Hollywood**

<b>Facility</b>	<b>Approximate Size (acres)</b>	<b>Distance from Project Site (miles)</b>	<b>Facilities</b>
West Hollywood Park 647 North San Vicente Boulevard	5.30	0.50	Auditorium, swimming pool and pool house, basketball courts, lighted tennis courts, park administrative office, playgrounds, picnic area, library with parking structure, restroom building, parking lots, tiny tot building, benches and tables, open green space.
William S Hart Park 8431 De Longpre Avenue	0.75	1.40	Hart house, off-leash dog area, picnic tables, parking, AIDS memorial, theater, restrooms benches, water feature.
Plummer Park 7377 Santa Monica Boulevard	8.50	2.40	Plummer Park Community Center/CSC, Fiesta Hall, Great Hall and Long Hall, Teen Center, Meeting spaces, pre-school, basketball courts, lighted tennis courts, tennis shop/restroom building, parking, playground and exercise equipment, benches and tables, open green space.
Formosa Pocket Park 1140 North Formosa Avenue	0.11	2.70	Circulation paths, shade structure, 1 water feature, benches, drought-tolerant plantings, art in public places.
Kings Road Park 1000 Kings Road	0.50	1.30	Picnic tables, community building playground, 2 water features, benches and restrooms, art in public spaces.
Havenhurst Pocket Park 1351 Havenhurst Drive	0.15	1.80	Boardwalk paths, 3 themed gardens, 2 water features, benches, drought-tolerant plantings, art in public spaces.
City of West Hollywood Community Gardens 417 Norwich Avenue, 1351 Havenhurst Drive, and 1257 North Detroit Street	0.15 (total)	0.90 1.80 2.90	Open space for residences and businesses.
<b>Total</b>	<b>15.46</b>		

Source: West Hollywood General Plan Parks and Recreation Element, 2011.

Parks and athletic facilities (swimming pools, tennis courts, basketball courts, etc.) within the City are heavily utilized due to the rising demand for parks and recreational facilities is associated with increases in the City's population. Specifically, Plummer and West Hollywood Parks are heavily used because the City has funded extensive recreational programs at both parks for a wide variety of user groups and general residents. As such, the City is undergoing an enhancement/improvement project for Plummer Park.

In the vicinity of the project site, outside the City limits, there are several major recreation areas and facilities, including the Santa Monica Mountains National Recreation Area, Griffith Park, the Hollywood Bowl, and Runyon Canyon Park.

#### **4.13.4 REGULATORY SETTING**

##### **Federal Regulations**

There are no federal regulations related to recreation that would be applicable to the proposed project.

##### **State Regulations**

**Quimby Act of 1975.** The Quimby Act (California Government Code Section 66477) authorized cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The goal of the Act was to require developers to help mitigate the impacts of property improvements. The Act gave authority for passage of land dedication ordinances to cities and counties and established a State standard of 5 acres of parkland per 1,000 residents.<sup>1</sup>

##### **Local Regulations**

**City of West Hollywood General Plan.** According to the City of West Hollywood General Plan, Parks and Recreation Element (September 2011), there exists a high demand for amenities such as well-maintained parks, open space, and recreation facilities, though there are limited options for providing them. As the City is built out and lacks land for open space, the City's Parks and Open Space Background Report (2010) establishes a standard of 3 acres of recreational facilities per 1,000 residents. This is consistent with many cities within California. Using the 2010 United States Census population of 34,399 residents, the existing park space provided in the City is well below this standard. According to City standards, approximately 103 acres of recreational facilities are needed in the City. Approximately 15 acres of parks and community gardens are currently provided in the City. The City is built out and lacks vacant, undeveloped property that might provide an opportunity to develop new park space.

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<sup>1</sup> Laura Westrup, Planning Division. California Department of Parks and Recreation, *Quimby Act 101: An Abbreviated Overview*, <http://www.parks.ca.gov/pages/795/files/quimby101.pdf>, accessed April 10, 2012.

The goals and policies of the Parks and Recreation Element applicable to the proposed project are:

- **PR-1:** Improve, enhance, and expand parks throughout the City;
  - PR-1.2:** Seek to maintain a diversity of park spaces throughout the City, including recreation areas, hardscaped plazas, children's play area, open fields, and dog parks; and
  - PR-1.7:** Consistent with State law, require that new development contribute fees for expanded park space, including public open space, green streets, and pocket-parks, when open space is not provided on-site.

#### 4.13.5 THRESHOLDS OF SIGNIFICANCE

The following thresholds of significance criteria are based on Appendix G of the CEQA Guidelines. Based on these thresholds, implementation of the proposed project would have a significant impact on recreational facilities if it would:

**Threshold 4.13.1:** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

**Threshold 4.13.2:** Substantially increase the use of recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

#### 4.13.6 IMPACTS

**Threshold 4.13.1:** **Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

##### Less Than Significant Impact

**Physical Deterioration of Facilities.** The proposed project would include 76 residential units. Using a rate of 1.57 people per household<sup>1</sup> to determine population, the proposed project could increase the population of the City by 120 persons. An increase in population of 120 persons could result in more frequent use of the existing parks and recreational facilities in the City, potentially resulting in physical deterioration of these facilities. For example, increased use of the existing recreational facilities would necessitate a greater level of maintenance for proper upkeep of facilities. Increased use could require more frequent trash pickup and debris removal, repair and replacement of park equipment, replanting of landscaping, and reseeding of turf. However, the increase in population of 120 persons represents a City population increase of 0.35 percent.<sup>2</sup> As discussed earlier, the City of West Hollywood General Plan Parks and Recreation Element

<sup>1</sup> U.S. Census Bureau, 2009-2011 American Community Survey

<sup>2</sup> This percentage was calculated by using the City of West Hollywood 2010 U.S. Census population of 34,399 persons.

establishes policies that require new residential and commercial development to provide recreational or open space facilities on site and/or contribute fees to offset the additional demand for recreational facilities. Compliance with these policies would provide for such funding, which would be used to increase current maintenance levels or contribute to the funding of the West Hollywood Park Renovation project, and would prevent a significant impact associated with deterioration of existing recreational facilities. No additional mitigation is required.

**Threshold 4.13.2: Would the proposed project substantially increase the use of recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

**Less Than Significant Impact**

**Demand for Increased Facilities.** The proposed project would provide 76 new residential units on site. The addition of 76 dwelling units is expected to increase the City population by approximately 120 people. Assuming that the residential uses in the proposed project would generate an additional 120 persons in the City, and using the City's standard of 3 acres of recreational space per 1,000 residents, the proposed project would increase the need for recreational space in the City by 0.36 acre. The recreational amenities proposed in the proposed project are shown conceptually in Figure 3.3 in Chapter 3.0, Project Description.

Per the City's Municipal Code Section 19.36.280, subdivision (A)(1), the proposed project would be required to provide 9,120 square feet of private open space and 2,000 square feet of common open space. The proposed project would include 6,985 square feet of private open space (outdoor balconies and terraces) and 9,463 square feet of common open space (courtyards and pedestrian walkways). Although the proposed project would have a deficiency of 2,135 square feet of private open space, the proposed project will utilize a concession as allowed under SB 1818 (applicable to developments providing affordable housing) to meet the deficiency of private open space. In addition, common open space would exceed the Municipal Code requirements by 7,463 square feet. This surplus of common open space would reduce the proposed project's demand on existing City parks by providing common open space on the project site.

Because the City is built out and lacks vacant, undeveloped land to construct new parks and recreational areas, the need for additional park and recreation facilities brought about by new residential development such as under the proposed project could result in adverse physical impacts on the existing built environment. However, as stated previously, the City's Parks and Recreation Element establishes policies that new development contribute fees for expanded park space, including public open space, green streets, and pocket parks when open space is not provided on site. These fees are designed to augment park facilities in the City and offset impacts from increased park usage. Therefore, mitigation that includes the payment of fees in proportion to the demand not met by the proposed project design would be necessary. Compliance with City Parks and Recreation Element policies, including the payment of park fees combined with the provision of common open space on site in excess of Municipal Code requirements, would avoid a significant impact on recreational facilities.

Compliance with City policies would provide funds to the City to pursue the implementation of the objectives in the Parks and Recreation Element in a manner that limits the need to acquire large amounts of open space, thus preventing the potential for adverse physical effects on the environment in association with the construction or expansion of recreational facilities. As outlined in Table 4.13.B, the proposed project would be consistent with the objectives of the General Plan Parks and Recreation Element.

**Table 4.13.B: Proposed Project’s Consistency with the Parks and Recreation Objectives**

Objective	Consistency Analysis
<b>PR-1.1:</b> Continue to enhance existing parks and recreational facilities, as feasible.	<b>Consistent.</b> The proposed project would provide developer fees to pay for the enhancement of existing parks and recreational facilities as well as provide additional open space.
<b>PR-1.2:</b> Seek to maintain a diversity of park spaces throughout the City, including recreation areas, hardscaped plazas, children’s play area, open fields, and dog parks.	<b>Consistent.</b> As shown in Figure 3.3, the proposed project would provide a hardscaped paseo area with pedestrian access from Santa Monica Boulevard and Melrose Avenue.
<b>PR-1.7:</b> Consistent with State law, require that new development contribute fees for expanded park space, including public open space, green streets, and pocket-parks, when open space is not provided on-site	<b>Consistent.</b> The proposed project would be consistent with State law and contribute to fees for expanded park space, including public open space, green streets, and pocket-parks.

Therefore, for the reasons stated above, the proposed project would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, and impacts on park resources would be considered less than significant. No mitigation is required.

**4.13.7 MITIGATION MEASURES**

The proposed project would not result in significant adverse impacts on parks or recreation resources. No mitigation measures are required.

**4.13.8 CUMULATIVE IMPACTS**

The cumulative impact area for recreation impacts is the City of West Hollywood; the assessment of potential cumulative impacts associated with recreation facilities relates to the potential for project impacts to occur to City parks. To the extent that current and future residential and other development, including the proposed project, does not provide sufficient recreational facilities on site and throughout the City to meet the City’s standard of 3 acres per 1,000 residents, a significant cumulative adverse impact would occur by increasing the demand on existing park and recreation facilities, already at a deficit in the City. The City of West Hollywood General Plan encourages new mixed-use residential development along many of its commercial corridors. With approved and reasonably foreseeable future projects that add to the number of residential units in the City comes the need for increased park and recreation facilities. The proposed project, in conjunction with the cumulative projects in the City (as listed in Section 4.11, Population and

Housing), has the potential of increasing population to approximately 34,519 persons<sup>1</sup> in the City. The proposed project and these cumulative projects must pay recreation fees to the City as well as provide private and common open space. Using the City's standard of 3 acres of recreational space per 1,000 residents, the proposed project and City's cumulative projects would require additional City parkland. The Parks and Recreation Element policies provide for the payment of fees by developers to offset the impacts of residential and commercial projects related to recreation resources on a project-by-project basis. These park mitigation fees enable the City to actively pursue implementation of Parks and Recreation Element policies to increase recreational opportunities in the City. For example, park mitigation fees could be utilized for the West Hollywood Park Renovation Project. Therefore, compliance with the City policies in the Parks and Recreation Element would limit the magnitude of potential cumulative adverse impacts associated with current or future projects, including the proposed project, to a level less than cumulatively significant.

#### **4.13.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

With adherence to local and State policies and regulations described above, no significant impacts would occur, and no mitigation is required.

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<sup>1</sup> Existing City of West Hollywood population is approximately 34,399; the proposed project would introduce approximately 120 persons, and the cumulative projects would introduce approximately 1,268 persons.

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