3.12 Recreation

Section 3.12, Recreation, evaluates the impacts of the proposed project associated with recreational facilities and includes the following information:

- Identification of the existing parks and recreation resources within the vicinity of the project site.
- An assessment of impacts associated with construction and operation of the proposed project and recreational facilities.
- A discussion of whether the project would contribute to cumulative impacts when considered with cumulative development.

An analysis of impacts associated with recreational resources and project alternatives is detailed in Chapter 4, Alternatives.

3.12.1 Introduction

This section describes the affected environmental and regulatory setting for recreation, as well as the impacts on existing parks or recreational resources that would result from the proposed project. This section also describes the impact to existing recreational facilities due to of the proposed project.

3.12.2 Environmental Setting

The City of Redondo Beach contains a total of 35 public parks, open space areas, and recreation sites, which occupy approximately 155.08 acres (0.24 square mile) of land. Park and recreation areas represent approximately 3.8 percent of all land in the City (City of Redondo Beach 2004). Parkland and recreational facilities within the City are managed by the Redondo Beach Community Services Department and are maintained by the Redondo Public Works Department with the exception of the county beach (Redondo Beach). The beach area fronting the city is 36.2 acres and is managed and maintained by the County of Los Angeles.

The parkland system in the City consists of four park classifications: (1) regional parks, (2) community parks, (3) neighborhood parks, and (4) parkettes. There are a total of 35 park, open space areas, and recreation sites that range from 20.6 acres to 0.07 acre in size throughout the City. There are three regional parks within the City: Hopkins Wilderness Park (approximately 11 acres), Seaside Lagoon (approximately 3.6 acres), and Veterans Park (approximately 7.49 acres). Regional parks in the City are public parks or preserves that serve the greater metropolitan area. In Redondo Beach, non-residents visit these parks more frequently than residents.

Community parks are generally larger in size than neighborhood parks, and provide a greater range of recreational amenities. Community parks are designed to serve several neighborhoods within a radius of 0.5 to 3 miles and contain facilities for both active and passive recreational uses. The City has five community parks (Alta Vista Park, Glenn M. Anderson Park, Aviation Park, Dominguez Park, and Franklin Park), totaling 54.97 acres. All community parks are
equipped with restroom facilities, picnic areas, on-site parking, and playgrounds for 2- to 12-year-olds (City of Redondo Beach 2004).

Neighborhood parks are typically 1 to 5 acres in size, pedestrian-oriented, and located within 0.25 to 0.5 mile or within minimal biking/walking distance of park users. Neighborhood parks are designed to provide passive and/or active recreation uses. There are nine neighborhood parks throughout the city, totaling 16.11 acres. The neighborhood parks are as follows: Andrews Park, Czuleger Park, Dale Page Park, Fulton Playfield, Lilienthal Park, Moonstone Park, Perry Allison Playfield, Perry Park, and Vincent Park (City of Redondo Beach 2004).

Parkettes, or mini-parks or vest-pocket parks, are small parks that are less than 1 acre in size. Parkettes serve local neighborhoods, with users typically living within walking distance or less than a quarter-mile away. Given the small area of parkettes, active recreation amenities are typically limited to play equipment. There are 13 parkettes in the City of Redondo Beach, totaling 2.28 acres; these parkettes are as follows: Beverly, Ensenada, Ford, General Eaton #1, General Eaton #2, Gregg, Huntington, La Paz, Massena, Mathews, McNeill, Sneary, and Townsend.

The Southern California Edison (SCE) Right-of-Way (ROW), which consists of 17.11 acres of turf area licensed for City use, is also included as open space within the City. There are four facilities not located within formal City parks that are included as recreation areas in the City: the David L. Hayward Community Center, Anderson Park Senior Center, Knob Hill Recreation Complex, and the Franklin Community Center and Playhouse.

Additionally, the City operates a variety of facilities for meetings, recreation classes provided by the Recreation and Community Services Department, senior activities, teen activities, and private rentals. Community centers consist of a building or set of rooms provided for users to gather for recreational, educational, and other activities. The City operates five community centers, three senior centers, one teen center, and several meeting facilities.

**Existing Recreational Facilities in the Project Vicinity**

The nearest park to the project site is El Nido Park, located at 18301 Kingsdale Avenue, approximately 0.3-mile south of the project site, within the City of Torrance. El Nido Park is a community park and is approximately 4.8 acres in size. Park amenities include picnic areas, a small meeting room, softball field, horseshoe pit, overnight camping with permit, and a playground (City of Torrance 2009, 2016).

The nearest park to the project site that is within the City of Redondo Beach is Perry Park, located at 2301 Grant Avenue, approximately 1.1 miles west of the project site. Perry Park is considered a neighborhood park and consists of a 3.86-acre multi-use park. Facilities include a senior center, teen center, Morris Scout House, multi-use field, and two lighted basketball courts. The park also features a concessions building, batting cages, play equipment for 2- to 12-year-olds, restrooms, and a picnic area. Dale Page Neighborhood Park is located approximately 1.5 miles northwest of the project site, at 2707 Robinson Street. Dale Page Park comprises 1.17 acres and contains the following amenities: two basketball courts, two handball courts, play equipment for 2- to 12-year-olds, picnic areas, and restrooms.
The nearest community park to the project site is Franklin Park, located at 807 Inglewood Avenue, approximately 1.4 miles south of the project site. Franklin Park is a 6.85-acre multi-use park with the following amenities: basketball courts, Redondo Beach Playhouse, community center, play equipment for 2- to 12-year-olds, expansive passive open space with meandering pathways and picnic areas, restrooms, and on-site parking. The eastern 3.62-acre portion of the property is owned and maintained as parkland by the City. The western 3.23-acre portion of the property is a former school site that the City is leasing for 99 years from the Redondo Beach Unified School District (City of Redondo Beach 2004).

According to the Recreation and Parks Element of the General Plan, there are two corridors of SCE ROW comprising 54.2 acres of land located within the City of Redondo Beach. These ROWs are occupied by overhead electrical transmission lines supported by metal towers. It is recognized that these ROWs are set aside, developed, and operated for the purpose of maintaining SCE’s transmission facilities. However, SCE permits secondary open space/recreational uses, as long as the uses do not interfere with utility functions.

The City is currently licensed to maintain 17.11 acres of SCE ROW corridors. The City has developed and beautified the corridors with turf. These open and flat areas are used by adjacent neighborhoods for informal recreation purposes. The City is also licensed to use a portion of the SCE ROW that falls within Dominguez Park, and a 1.17-acre section comprising all of Dale Page Park. A portion of the SCE transmission corridor binds the project site at its southern boundary, but it is not included as part of the 17.11 acres of developed turf area. However, the SCE ROW turf area begins approximately 0.20 mile west of the project site, at the intersection of Grant Avenue and Rockefeller Lane.

3.12.3 Regulatory Framework

**City of Redondo Beach General Plan Recreation and Parks Element**

The Recreation and Parks Element of the City’s General Plan contains policies related to the provision of parks and recreational services within the City that are aimed at enhancing the unique characteristics of the City and its coastline. The Recreation Element notes that “the City is approaching buildout, and there are few available vacant parcels remaining to develop new parkland or recreational facilities. It will be necessary to supplement the existing inventory with other types of recreational resources.”

**Quimby Act**

The Quimby Act was established in 1965 to address California’s increasing urbanization and need to protect and preserve open space for growing communities. The Quimby Act sets forth guidelines for developers’ exactions and in-lieu fees that may be used by cities for parkland development. The Act enables government jurisdictions to impose land exactions or in-lieu fees on developers of new residential units, with the purpose of mitigating impacts on parks and recreation facilities generated by new development. The land or fee proceeds obtained under the Act must be used to construct or rehabilitate parks and recreation facilities serving the new development.
In 1990, the estimated open space/parkland to population ratio for the City of Redondo Beach was 2.995 acres per 1,000 persons. In 2000, the estimated ratio dropped to 2.45 acres per 1,000 persons. The 2015 population of the City (68,095 persons), combined with the City’s existing park inventory (155.08 acres) yields a parkland to population ratio of 2.28 acres per 1,000 persons (California Department of Finance 2016). Requirements for park dedication in the City were adopted by the City in 2004 and are identified in Article 14, Chapter 1, Title 10 of the Redondo Beach Municipal Code (RBMC Section 10-1.1400 et seq.). These municipal code sections provide for either the dedication of land for recreational purposes or payment of an in-lieu fee which is used for either acquiring land or developing/rehabilitating existing parks or recreational facilities. The fee or dedication of land is based upon the number of dwelling units. The impact fee provides a funding mechanism for parkland and recreation facilities development within the City.

**Open Space**

Projects, including the proposed project, are required to comply with the City’s open space requirements for the CR, Regional Commercial zone (RBMC Section 10-2.919(h)). This includes spaces, such as public plazas, public walkways, and other public spaces of at least 10 percent of the project’s Floor Area Ratio. The following standards for usable public space are allowed pursuant to RBMC Section 10-2.919(h):

1. Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
2. Public open space shall be contiguous to the maximum extent feasible.
3. Areas less than 10 feet in width shall not count as public open space.
4. The requirement of 10 percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 sf in size.

**3.12.4 Impacts and Mitigation Measures**

**Methodology**

The proposed project would include 650 residential units (apartment homes) at maximum buildout. The proposed residential unit mix would anticipate the following unit mix and associated occupancy: 130 studio units (one occupant per unit), 390 one-bedroom units (1.5 occupants per unit), and 130 two-bedroom units (2.25 occupants per unit). Based on this estimate, the proposed project would generate approximately 1,008 new residents.

The analysis will discuss the existing and proposed recreational facilities and evaluate whether the project will increase existing park and recreational facility use from additional residents created by the project and whether this would lead to the substantial deterioration or degradation of existing recreational facilities or require the construction or expansion of recreational facilities, which would have an adverse physical effect on the environment. In addition, the impact analysis below provides a discussion of temporary impacts to existing recreational facilities that may
occur during construction of the proposed project including impacts, such as the loss of, or inability to use, existing recreational facilities during construction.

**Thresholds of Significance**

The project would result in significant impacts to recreation if it would:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.
- Include recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment not already addressed as part of the proposed project.

**Impacts and Mitigation**

**Impact REC-1**: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.

**Construction**

During construction of the proposed project, there would be a temporary increase in construction workers on the project site. These construction workers would likely come from an existing local pool of construction employees within the region and would not likely relocate their households as a consequence of working on the proposed project. Therefore, the increased employment of construction workers on the project site would not result in an increase in the residential population of the area surrounding the project site. Accordingly there would not be a corresponding demand or use of the existing parks and recreation facilities during this time as construction workers are more likely to use parks and recreation facilities near their places of residence. It is anticipated that construction workers would not use nearby parks during their lunch break; it is not likely they would leave the construction site for lunch, as lunch breaks are not typically long enough for workers to take advantage of such facilities and return to work within the typical 30- to 60-minute lunch break. Thus, project construction workers would not generate an increase in demand for park and recreation facilities such that it would result in the accelerated physical deterioration of a park or recreation facilities. Therefore, impacts during construction would be less than significant.

**Operation**

No new on-site parkland is proposed; however, the proposed project would incorporate new recreational/open space amenities such as a pool and spa, fitness center, conference room, residents lounge, catering kitchen, and outdoor lounge seating with a fire pit or water feature, on site. Further, the proposed project would pay the parkland dedication fees, in lieu of dedication of land as discussed in the regulatory framework discussion above.

There are three regional park facilities within the City: Hopkins Wilderness Park, approximately 4.8 miles southwest; Seaside Lagoon, approximately 3.9 miles southwest; and Veterans Park, approximately 4.5 miles southwest, that would be able to accommodate the influx of new
residents. However, that these facilities are not within the local vicinity of the project site they are
unlikely to be used by the project’s occupants. Further, there are several community parks located
in the vicinity of the project site, including El Nido Park in the City of Torrance, and Perry Park,
Dale Page Neighborhood Park and Franklin Community Park, within the City of Redondo Beach,
located 1.1 miles west, 1.5 miles northwest, and 1.4 miles south of the project site, respectively.
Additionally, the SCE ROW turf area begins approximately 0.20 mile west of the project site.
Many on-site residents would likely use the on-site recreational amenities incorporated into the
proposed project. However, some residents of the proposed project would be anticipated to
frequent these parks, as they are within a 2-mile radius of the project site, as there are several
parks within walking distance.

These parks include a variety of facilities including a Senior Center, Teen Center, Morris Scout
House, a multi-use field, basketball courts, batting cages, concessions, reservable picnic areas,
handball courts, a 125 seat playhouse, a reservable softball diamond, reservable meeting rooms,
BBQs, and a community center. Many of these parks do not have a quantifiable capacity and
depend upon the activities that can vary on a day-to-day basis (e.g., the community center may
have ongoing Bingo sessions one day and line dancing classes another). If certain facilities are
being used (i.e., turf area), individuals may elect to participate in ongoing activities or chose
alternate activities in the area. Similarly, if tickets for the playhouse are sold out, individuals may
elect to participate in other non-park related activities. Given the proposed on-site recreational
amenities proposed, including the pool and spa, fitness center, conference room, residents lounge,
catering kitchen, and outdoor lounge seating with a fire pit or water feature which many residents
are expected to use on-site facilities. While some may elect to use the closest five off-site
recreational facilities, the impact of increase use of the surrounding parks would be dispersed, and
usage would not result in substantial physical deterioration of these facilities; therefore, impacts
would be less than significant.

Further, the project developer would pay the parkland in lieu of dedication fees. Pursuant to the
RBMC, the developer would be required to dedicate land, pay a fee in lieu thereof, or a
combination of both to account. Because the City has not designated park or recreational facilities
at the proposed project site under the General Plan’s Park and Recreation Element, the applicant
must pay the in lieu fees as required by the City Municipal Code Title 10, Chapter 1, Article
1408, pursuant to RBMC Section 10-1.1408, when a fee is to be paid in lieu of land dedication.
Based upon these requirements, it is anticipated that the project developer would be required to
pay a fee up to a total of $4,875,000 to satisfy the parkland dedication in-lieu fees.

**Mitigation Measures**

No mitigation measures are required.

**Residual Impacts**

Impacts would be less than significant.
Impact REC-2: The project would not result in impacts associated with recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment not already addressed as part of the proposed project.

As described above, pursuant to RBMC Section 10-2.919(h), because the proposed project is located within the Regional Commercial (CR) zone it would be required to include usable open space areas, such as public plazas, public walkways, and other public spaces of at least 10 percent of new construction. The proposed project would include approximately 979, 464 sf of new development, and would therefore be required to include 97,946 sf of usable public open space in order to comply with the RBMC. As shown on Figure 3.12-1, the proposed project would include at least 199,530 sf of usable public open space in the form of public walkways and parkways throughout the project site. The areas outlined in red are included in the open space calculations in accordance with RBMC Section 10.919(h). As noted under REC-1, the proposed project would incorporate new recreational/open space amenities such as a pool and spa, fitness center, conference room, residents lounge, catering kitchen, and outdoor lounge seating with a fire pit or water feature, on site. The physical environmental effects of constructing and operating these components of the project have been assessed as part of the project description and analyzed in the individual resources chapters of the EIR.

The proposed project would include the development of 650 new residential units, which would introduce approximately 1,008 new residents to the City. By complying with the City of Redondo Beach Municipal Code, the project applicant would be required to pay a fee. The City would use the money either for the purposes of acquiring land and developing new recreational facilities or improving existing facilities that are reasonably related to serving the proposed project’s residents and residents in the project vicinity. It is unknown at this time whether this money would be used for improvement to existing park space, or whether it would be used to develop new parks or park facilities, consequently, adverse physical environmental effects associated with potential use of these funds is considered speculative. Construction associated with the expansion of an existing park, or development of a new park within the City of Redondo Beach would be subject to environmental review under the California Environmental Quality Act (CEQA). Furthermore, the expansion or construction of new parkland in the City is unlikely to result in a significant environmental impact due to the urbanized nature of the City. Therefore, impacts with regard to the expansion of an existing park or development of a new park within the City would be considered less than significant.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be less than significant.
Figure 3.12-1
Public Open Space Areas

SOURCE: Gensler; ForestCity; AHBE; KGM; RSM Design; Tait; Togawa Smith Martin, Inc., 2017
3.12.5 Cumulative Impacts

The geographic scope of assessing cumulative impacts associated with the accelerated deterioration of existing regional parks or recreational facilities, or the construction or expansion of recreation and park facilities. The project site is located in the City of Redondo Beach, and public parks within the City are maintained by the Redondo Beach Public Works Department. Other recreational facilities in the project vicinity may be located under the jurisdiction of the County of Los Angeles and various Cities near the project (Torrance and Hawthorne). Based on a review of the Southern California Association of Governments (SCAG) Growth Forecast in the 2014–2016 RTP/SCS for the City of Redondo Beach, the City is projected to increase in population by 6,800 from 2012 to 2040, an annual growth rate of 0.38 percent, which would increase the use of recreational facilities within the City. The Recreation and Parks Element in the City’s General Plan includes projections for use of public parkland and recreational facilities, and the project’s incremental impact on parks and recreational facilities was evaluated in light of these projections.

Cumulative impacts to parks and recreational facilities would occur if development, and related population growth, within the City increases the use of existing facilities such that substantial physical deterioration of those facilities would occur, or if new facilities would need to be constructed or existing facilities expanded that would have an adverse effect on the environment. The Recreation and Parks Element of the City of Redondo Beach includes an inventory of the existing recreation and park facilities located within the City. It also establishes a hierarchy of parks with corresponding standards and characteristics that can be used for the development, expansion, and improvement of existing parks and recreation areas. Further, the Recreation and Parks Element acknowledges that population growth and changes in concentrations of density have a direct impact on recreation and park facilities within the City, especially when the amount of parkland/recreation facilities do not increase proportionately. The Recreation and Parks Element includes a discussion of recreational and park needs and priorities based on the inventory, distribution of existing public parkland and recreation facilities. The City is aware that project demographic shifts can affect recreational preferences and parkland uses and the City will continue to plan for recreation and park resources to serve its increasing population. Further, any subsequent project that would increase the population would be required to comply with the Quimby Act, which may require parkland dedication or an in-lieu fee, as well as providing their own on-site open space and recreational amenities. As discussed, the development of 650 new residential units in combination with other development in the City would result in an increase in the use of the existing recreational facilities, however, the project would not substantial degrade existing facilities or result in physical impacts associated with the construction of new facilities. Furthermore, cumulative development would also be required to pay the parkland in lieu fees. Cumulative impacts to recreational and park facilities due to substantial physical deterioration from the proposed project and cumulative projects would be considered less than significant.

**Cumulative Mitigation Measures**

No mitigation measures are required.
3. Environmental Analysis

3.12 Recreation

Cumulative Residual Impacts

The project’s contribution to cumulative impacts on recreational facilities would not be cumulatively considerable.

3.12.6 Significant Unavoidable Impacts

No significant and unavoidable impacts to recreational facilities were identified.

3.12.7 References


City of Redondo Beach, Article 14, Chapter 1, Title 10 Dedications and In-Lieu Fees for Park and Recreation Purposes.

