

IV.J.3 Recreation and Parks

1.0 INTRODUCTION

This section describes existing athletic facilities and open space on the Loyola Marymount University (LMU) campus, Proposed Project improvements to these facilities, and the potential impact of the Proposed Project on existing and future parks and recreation facilities in the City of Los Angeles.

2.0 REGULATORY FRAMEWORK

2.1 Local Regulations

The following discussion summarizes City of Los Angeles policies related to recreational facilities as well as standards governing collegiate athletic and recreational facilities and programs.

2.1.1 City of Los Angeles Planned Park Acquisition and Development

The Recreational and Cultural Facilities Program is responsible for the acquisition, development, improvement, restoration, and maintenance of City parks, open spaces, recreation and community facilities and other youth-related projects. A majority of the funding is through Proposition K, an annual real property tax assessment on City residents over a 30-year period. Other funding sources include the Quimby Act and Propositions A, 12, and 40.

The Recreational and Cultural Facilities Program's primary purpose is to combat the inadequacies and decay of the City's infrastructure, which has resulted in serious unmet needs for park, recreation, childcare, and community facilities. As a result, this program performs such services as feasibility studies, site and building design, construction documents (plans and specifications), construction/project estimating, bid and award services, and construction and project management for both new and existing facilities. Services are performed using City personnel or through consultants managed by City staff. In summary, the Recreational and Cultural Facilities Program participates in the decision-making process for both City-owned and non-City-owned recreational facilities. Funding for specified projects is designated in the original Proposition K ballot measure, as approved by the voters of the City of Los Angeles in 1996, as well as through a biennial open and competitive call-for-projects process.

As of July 2008, the Recreational and Cultural Facilities Program is managing 239 projects and has completed a total of 69 projects.¹

2.1.2 City of Los Angeles Municipal Code Requirements

According to the City of Los Angeles Municipal Code Section 12.21(G), new construction in the City of six or more dwelling units is required to provide a minimum of 100 square feet of usable open space for each dwelling unit with less than three habitable rooms; 125 square feet for each dwelling unit with three habitable rooms; and 175 square feet for each dwelling unit with more than three habitable rooms. Usable open space is defined as space designed and intended for active or passive recreation. Usable open space may consist of private and/or community areas; however, common open space areas must be a minimum of 400 square feet and must be at least 50 percent of the total provided open space. Open space usually does not include parking areas, driveways, or required front and side yards. A 25 percent minimum of the common open space area shall be planted with ground cover, shrubs, or trees and at least one 24-inch box tree is required for every four dwelling units.

The City of Los Angeles has adopted a local ordinance (LAMC Section 17.12), which is consistent with the Quimby Act. Residential subdivisions proposed within the City of Los Angeles are required to provide local park space to serve the project, pay a fee in lieu of the provision of such park land, or do a combination of the above in accordance with the requirements of this ordinance. The Quimby Act states that dedication of land, payment of fees, or both, shall not exceed 3 acres of park area per 1,000 project residents. The Proposed Project does not propose any subdivision of land. LAMC Section 17.12 does not apply to projects that are not subdivisions, and therefore does not apply to the Proposed Project or any related projects that are not subdivisions.

Additionally, the City has an ordinance (LAMC Section 12.33, "Finn fees") that requires projects seeking a zone change for property within a multiple residential zone to provide local park space to serve the project, pay a fee in lieu of the provision of such park land, or do a combination of the above in accordance with the requirements of Section 17.12, discussed above. However, the proposed LMU Specific Plan supersedes the requirements of Section 12.33 and requires that a minimum acreage of open space and outdoor athletic facilities be provided on campus, which exceeds the land dedication requirements of Section 12.33.

¹ City of Los Angeles Department of Recreation and Parks, *Quimby Quarterly Report*. <http://www.laparks.org/planning/quimby.htm>. 2009.

2.1.3 City of Los Angeles Applicable Policy Plans

According to the City of Los Angeles Department of Recreation and Parks, a satisfactory park and recreation system should measure up to standards in three respects: (1) sufficient land area reserved for parks and recreation; (2) appropriate distribution of park and recreation facilities throughout the City; and (3) a full complement of park and recreation facility types (i.e., active and passive recreation for all age groups) to accommodate a wide variety of users.² Facilities should be provided at the neighborhood, community, and regional levels.

Two sets of policy documents, the Public Recreation Plan and individual Community/District Plans, establish planning efforts and activities related to parks, recreation facilities, and open space areas in the City. The Public Recreation Plan provides Citywide goals, objectives, and recommendations concerning parks and recreation facilities. The Community/District Plans provide community goals, objectives, and recommendations concerning parks and recreation facilities.

2.1.3.1 Public Recreation Plan

The Public Recreation Plan, a portion of Section 1 of the Service Systems Element of the City of Los Angeles General Plan, was adopted in 1980 by the City Council. The Public Recreation Plan focuses on physical facilities by emphasizing the provision of neighborhood and community recreation sites, community buildings, gymnasiums, swimming pools, and tennis courts. The Public Recreation Plan largely focuses on facility planning in residential areas, as these areas generate the greatest demand and need for parks and recreational facilities. The Public Recreation Plan also establishes general locations for future facilities based on a proposed service radius and projected population levels.

The Public Recreation Plan states that the location and allocation of acreage for neighborhood and community parks and recreational facilities should be determined on the basis of the service radius within residential areas throughout the City. No parks or recreational facilities should be diminished in size or removed from any service radius unless the required acreage is replaced elsewhere within the same service radius or unless the need is diminished due to population and/or land use changes.

The desired short- and intermediate-term standard for park acreage under the Public Recreation Plan is 1 acre of parkland per 1,000 residents within a service radius of 1 mile for neighborhood parks, and 1 acre per 1,000 persons within a service radius of 2 miles for community parks. The desired long-term standard, which the Public Recreation Plan acknowledges may not be reached during the life of the Plan, is 2 acres per 1,000 persons for neighborhood parks and 2 acres per 1,000 persons for community parks. In

² City of Los Angeles Department of Recreation and Parks, *Public Recreation Plan*, 2.

In addition to acreage recommendations, the Public Recreation Plan identifies service distances for parks. For a neighborhood park, a walking or travel distance should be not greater than approximately 0.5 mile and, for a community park, not greater than 2 miles from a residence. No standard is provided for regional parks. The Public Recreation Plan recognizes that these standards may not be fully attained during the long-term life of the adopted Public Recreation Plan. As a result, specific short-term and intermediate-term standards have been set for different Community Plan areas within the City.

2.1.3.2 Conservation Element of the General Plan and Community/District Plan

The Conservation Element of the Los Angeles General Plan addresses the community's parks and recreation goals, policies, objectives, and programs for implementation of these goals and objectives.

As discussed in the General Plan's Conservation Element, "Open Space" is a broad term that can include virtually anything from a sidewalk or lawn to the mountains and ocean. It is defined by the California General Plan Law (Government Code Section 65560) as "any parcel or area of land or water that essentially is unimproved and devoted to an open-space use," whether for preservation and protection of natural resources or for human activity.³ Therefore, streets or public rights-of-way improved with planting, paving, lighting, signage, and furnishings act as pedestrian friendly, open space corridors.

The Community Plan fully supports and encourages continuing efforts to acquire and develop new open space, parkland, and recreational facilities in the community.⁴ Furthermore, the community should encourage continuing efforts by County, state, and federal agencies to acquire vacant land for publicly owned open space.

2.1.3.3 Westchester-Playa Del Rey Community Plan

According to the Westchester-Playa Del Rey Community Plan, in order to provide adequate recreation and park facilities that meet the needs of the residents, the community has adopted the following objectives applicable to recreational and park land within the plan area:

Objective 4-1: To conserve, maintain and better utilize existing recreation and park facilities which meet the recreational needs of the community.

Policy 4-1.1: Preserve and improve the existing recreational facilities and park spaces.

³ City of Los Angeles, "Conservation Element," *General Plan*, (2001), II-56.

⁴ City of Los Angeles, "Westchester-Playa del Rey Community Plan," *General Plan*, (2004), III-19.

Policy 4-1.2: Enhance and improve all parks and recreation areas by providing amenities where appropriate such as footpaths, bike trails, swimming pools, and other facilities to accommodate a wide variety of sports and recreational activities.

Policy 4-1.4: Encourage the shared use of other public facilities for recreational purposes.

Objective 4-3: To ensure the accessibility, security, and safety of parks by their users, particularly families with children and senior citizens.

Policy 4-3.1: Ensure that parks are adequately policed, monitored, maintained and illuminated for safe use at night, as appropriate.

Objective 4-4: To expand and improve Neighborhood and Community Parks, recreation centers, and senior citizen centers throughout the Westchester-Playa Del Rey Community Plan area on an accelerated basis, as funds and land become available.

Policy 4-4.1: Develop new Neighborhood and Community parks to help offset the Westchester-Playa del Rey Community's parkland deficit for both its current population, and for the projected year 2025 population.

3.0 EXISTING CONDITIONS

3.1 Campus Athletic Facilities

LMU's campus is developed with a number of athletic and recreational facilities used for intercollegiate, or varsity sports, intramural sports, and club teams.⁵ LMU's intercollegiate athletic programs include basketball, crew, cross-country, golf, soccer, baseball, softball, tennis, track, volleyball, water polo, and swimming, and the demand for training and competition facilities is primarily met by on-campus facilities. Crew practices and events are held at LMU's Jane Browne Bove Boathouse, located in Marina del Rey. Additionally, since LMU does not have facilities to host track and field events, LMU participates

⁵ LMU supports 10 club teams (i.e., sports teams organized outside of the varsity and intramural structure, but which may belong to regional conferences and play for national collegiate championships) and 25 intramural teams, which allow enrolled students, faculty, staff and occasionally alumni to participate in a variety of competitive and recreational sports activities.

only in off-campus track and field events, and when necessary, rents track facilities for practices. Similarly, LMU rents local golf facilities to host golf tournaments.

The LMU campus currently has approximately 185,000 square feet of indoor athletic facilities, 15.2 acres of outdoor athletic facilities,⁶ and more than 25 acres of landscaped open space.

The majority of the facilities devoted to recreational and athletic instructional activities are concentrated in the southeast portion of Burns Campus, as shown in **Figure II-4, Loyola Marymount University Campus Map**, in **Section II, Project Description**. Most facilities are intended to be used year-round between approximately 6:00 AM and 10:00 PM, seven days a week, except where noted. Recreational and athletic facilities are summarized below.

3.1.1. Indoor Athletic Facilities

Gersten Pavilion. Gersten Pavilion serves as the centerpiece of LMU's athletics programs. The Pavilion hosts men's and women's basketball and volleyball games and practices, and seats approximately 4,120. As the largest-capacity facility on campus, it is also used as a meeting place for large gatherings. Special events hosted at the Pavilion include incoming class orientation; lessons and clinics; pep rallies; graduation ceremonies; masses; speeches, presentations and press conferences; banquets and fundraisers; and concerts. Facilities include a training room, multi-purpose rooms, an equipment room, offices, and locker rooms and showers. However, the Pavilion lacks adequate locker room facilities, faculty office space, strength training space, and physical education teaching stations. Designed primarily as a basketball venue, the facility also is out of date compared with other colleges in the Western Athletic Conference, to which LMU belongs. Additionally, the Athletics Program lacks sufficient space in the building for its coaching, training, and administrative staff. The pavilion typically operates from 6:00 AM to 10:00 PM, seven days a week, except during special events.

LMU Batting Cage. LMU's batting cage is located near Page Baseball Stadium and is used for training, strength conditions, weight training, as well as lessons, clinics, and summer camps. The facility includes four netted tunnels for hitting, pitching, and throwing, a weight area, an audio system and lighting. LMU Batting Cages operate from 6:00 AM to 12:00 PM, seven days a week.

Burns Recreation and Aquatics Center (indoor and outdoor). Located in the southeastern quarter of the Burns Campus, the indoor Burns Recreation Center includes the campus's general recreation center as well as an outdoor Olympic-size pool and illuminated pool deck. The pool hosts LMU's swim and water

⁶ This total includes all athletic fields, Higgins Golf, and the Burns Recreation and Aquatics Center pool. It does not include informal, or passive open space such as quadrangles, the Sunken Garden, and other landscaped portions of campus.

polo teams as well as special trainings (e.g., scuba diving, lifeguard testing, etc.). It is equipped with bleacher seating for approximately 500 plus space for additional, temporary seating, a lighted scoreboard, and an audio system. Pool hours of operation are 6:30 AM to 10:30 PM on weekdays, 8:00 AM to 7:30 PM on Saturdays, and 10:00 AM to 7:30 PM on Sundays, with master classes occasionally starting an hour earlier Monday through Thursday (at 5:30 AM) as well as Sunday (at 9:00 AM). The indoor Recreation Center is open Monday through Thursday 6:00 AM to 11:30 PM, Fridays 6:00 AM to 8:00 PM, Saturdays 8:00 AM to 8:00 PM, and Sundays 10:00 AM to 10:00 PM.

3.1.2 Outdoor Athletic Facilities

Hannon Field, Leavey Field. Hannon and Leavey Fields are LMU's only intramural recreational facilities and operate from sunup to sundown. Leavey Field is located on the roof of Drollinger Parking Plaza. Hannon Field is located west of Loyola Boulevard near the southern end of campus.

George C. Page Baseball Stadium. The open-air stadium hosts baseball games, tournaments, and practices as well as recreational or club games and practices; occasional high school practices and games; clinics and summer camps; and special events such as barbecues, gatherings, or fundraisers. It is also used on occasion as a practice or game site for professional players and teams. The stadium has bleacher seating for approximately 600, including a 200-seat VIP seating area and a press box, and additional seating is provided in the picnic area near right field. The stadium is currently not lighted at night and operates from 6:00 AM to 10:00 PM.

Sullivan Field. Located east of Loyola Boulevard, Sullivan Field hosts varsity soccer games, tournaments, and practices, sometimes serves as an official training site for professional teams, and during the school year occasionally hosts professional soccer teams visiting Los Angeles to play Major League Soccer's LA Galaxy team. The facility is also used for occasional high school practices and games; recreational or club teams games or practices (i.e., rugby); clinics, lessons, and summer camps; and special events such as graduations, fundraisers, and barbecues. The field is fitted with bleachers seating approximately 1,140, a lighted scoreboard and a sound system. The field is not lighted at night and operates from 6:00 AM to 10:00 PM.

Smith Softball Field. Located north of Page Baseball Stadium in the southeastern corner of campus, Smith Field is one of LMU's newer athletic facilities. It hosts varsity softball games and practices as well as lessons, clinics, and summer camps. The field has bleacher seating for 200, two batting cages, bullpens, and dugouts, and an audio system, and is unlighted at night. The Smith Softball Field operates from 6:00 AM to 10:00 PM.

Higgins Golf Center. Located between Smith Softball Field and the Aquatics Center, the Higgins Golf Center includes an artificial turf putting green, two bunkers, and a driving cage. The Golf Center is a practice facility and is used by the LMU golf team; it also hosts lessons, clinics, and summer camps. Although not currently lighted for nighttime use, Higgins Golf Center is located adjacent to the lighted LMU Tennis Center and operates from 6:00 AM to 10:00 PM, seven days a week.

LMU Tennis Center. The LMU Tennis Center comprises six full-size courts just south of the Aquatics Center. LMU Tennis Center operates from 6:00 AM to 10:00 PM, seven days a week. The tennis courts are lighted at night during the hours of operation.

3.2 Campus Open Space

The campus also includes more than 25 acres of landscaped open space. This includes approximately 10 acres of open space located on the Westchester Bluffs and approximately 15 acres of open space within the Sunken Garden, Regent's Terrace, Alumni Mall, and Palm Walk.

3.3 City Parks and Recreational Facilities

The City of Los Angeles Department of Recreation and Parks owns and operates public parks and recreation facilities in the City. The Department offers over 15,710 acres of parkland with 39 neighborhood and regional parks, 9 lakes, 176 recreation centers, 9 dog parks, 7 skate parks, 13 golf courses, 63 swimming pools, and 27 senior centers.⁷

The Department also provides after school and day care for children, teen clubs, basketball, volleyball, softball, and flag football games and leagues. Children's classes range from homework help to dance classes to field trips. Adult classes range from parenting to samba dancing. Senior programs provide field trips and classes as well as a lunch program with an average of 3,000 meals served each week.

In addition, the Department offers special venues, activity centers, volunteer opportunities, a full range of sports activities, youth activity and sports programs, parks and outdoor activities, historic sites, museums, banquet facilities, beaches, horticulture centers, and gardens.

The City of Los Angeles Department of Recreation and Parks facilities, and their associated amenities, located closest to LMU are summarized in **Table IV.J.3-1, City of Los Angeles Recreation and Parks Facilities in the Project Vicinity.**

⁷ City of Los Angeles Department of Recreation and Parks, *A Message from the General Manager*, <http://www.laparks.org> (2008).

There are three City of Los Angeles Recreation and Parks Department parks located within 2 miles of LMU's campus. These include Westchester Recreation Center, Del Rey Lagoon, and Vista Del Mar Park. Dockweiler State Beach, although not operated by the City of Los Angeles, is also included in the Westchester-Playa del Rey Community Plan Area as a regional park. Approximately 30 acres of additional new parkland is planned within Playa Vista, which is located adjacent to the LMU campus to the north, in a number of Neighborhood Parks scattered throughout the development.⁸

Table IV.J.3-1
City of Los Angeles Recreation and Parks Facilities in the Project Vicinity

Facilities	Address	Miles from Project	Acreage	Features
Westchester Recreation Center	7000 Manchester Avenue	0.45	23.79	Baseball, football and soccer fields, tennis courts, auditorium, picnic and barbecue areas, gym, and seasonal pool.
Del Rey Lagoon	6660 Esplanade Place	1.7	12.72	Baseball field, basketball courts, and a lake (without fishing).
Dockweiler State Beach ¹	8255 Vista Del Mar Blvd.	1.80	272.00	Barbecue and fire pits, bicycle path.
Vista Del Mar Park	Century Blvd. and Vista Del Mar Blvd.	1.80	1.80	Barbecue pits, children's play area, and picnic area.

Source: City of Los Angeles Department of Recreation and Parks official website, December 5, 2008, <http://www.laparks.org>.

¹ *Dockweiler Beach is owned and operated by California State Parks. Although this park is not operated by the City of Los Angeles, it is included in the Westchester-Playa del Rey Community plan as a regional park.*

In addition, a number of existing and planned open space and recreational facilities serving the community are located within the jurisdiction of the Los Angeles International Airport. These facilities include Carl E. Neilson Youth Park, Westchester Golf Course, and a proposed golf course between Pershing Drive and Vista Del Mar south of Waterview Street.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

4.1 Methodology

The analysis of the Proposed Project's impacts on City parks and recreational services and facilities is evaluated by estimating the increase in demand for parks and open spaces generating by the Proposed Project and determining whether such demand is met by the provision of outdoor athletic facilities and

⁸ City of Los Angeles, "Westchester-Playa del Rey Community Plan," *General Plan*, (2004).

open spaces provided on campus. The Proposed Project is also evaluated for consistency with the General Plan and Community Plan with respect to the supply of open space.

4.2 Significance Thresholds

The *Los Angeles CEQA Thresholds Guide* indicates that the determination of a project's significance to recreation and park services shall be made on a case-by-case basis, considering:

- The net population increase resulting from the proposed project;
- The demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and
- Whether the project includes features that would reduce the demand for recreation and park services (e.g., on-site recreation facilities, land dedication or direct financial support to the Department of Recreation and Parks).

Appendix G of the State *CEQA Guidelines* provides sample questions for use in an initial study to determine a project's potential for environmental impacts. According to the sample questions⁹ under Section XIII, Public Services, and Section XIV, Recreation, included in Appendix G, a project is evaluated for significant impacts based on the following questions:

- XIII.a.iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?
- XIV.a) Would the 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?
- XIV.b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The Initial Study prepared for the Proposed Project determined that the Proposed Project would have no impact with regard to the sample questions XIII.a.iv and XIV.a. The responses to these two questions are

⁹ The remainder of the Appendix G Public Services sample questions (XIII.a.i, -ii, -iii, and -v) pertain to fire protection, police protection, schools, and other public facilities. Police protection and fire protection are addressed in **Sections IV.J.1, Police Protection**, and **IV.J.2, Fire Protection**, respectively. The Initial Study prepared for the Proposed Project determined that the Proposed Project would have a less than significant impact with regard to Section VIII Public Services sample questions XIII.a.iii and -v, which pertain to schools and other public facilities. Responses to these questions are discussed in **Section VII, Effects Found Not to be Significant**. The Initial Study is provided in **Appendix I**.

discussed in **Section VII, Effects Found Not to be Significant**. The Initial Study is provided in **Appendix I**.

The factors used in the *Los Angeles CEQA Thresholds Guide* to determine significant recreational and park impacts are inclusive of those provided in Appendix G of the State *CEQA Guidelines*. Therefore, based on these factors, the Proposed Project would have a significant impact on parks and recreation if:

- REC-1 The Proposed Project generates a demand for park or recreational facilities that cannot be adequately accommodated by existing or planned facilities or services; or
- REC-2 The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.3 Project Design Features

LMU seeks to enable student-athletes to maintain the academic standards required for participation in athletic programs by expanding, increasing access to, and appropriately illuminating LMU's athletic facilities. These improvements would allow LMU to meet the high demand for these facilities while reducing conflicts between LMU's student-athletes' practice and competition schedules and their daytime classes. The proposed LMU Specific Plan would designate portions of the campus as Athletic Planning Areas, primarily for athletic uses, as shown in **Figure II-5, Proposed Campus Planning Areas**. The proposed Specific Plan would also include Open Space Planning Areas on campus, within buffer areas on the campus boundaries and within the Sunken Gardens and Alumni Walk area in the core of campus, as illustrated in **Figure II-5, Proposed Campus Planning Areas**.

The Specific Plan also establishes requirements regarding the minimum acreage of open space and outdoor athletic facilities that must be provided on campus. The Specific Plan provides that at least 25 acres of open space must be retained in the Open Space Planning Areas, and that at least 13 acres of outdoor athletic fields or facilities must be provided in the Athletic Planning Area.

4.4 Project Impacts

Table IV.J.3-2, Summary of Existing and Proposed Athletic and Open Space Facilities, summarizes existing facilities and proposed facilities following Proposed Project buildout.

**Table IV.J.3-2
Summary of Existing and Proposed Athletic and Open Space Facilities**

Uses	Existing	To Remain	To Be Demolished	To Be Added	Total At Buildout	Net New
Athletic Facilities (Indoor)	185,000 gsf	105,000 gsf	80,000 gsf	108,000 gsf	213,000 gsf	28,000 gsf
Athletic Facilities (Outdoor)	15.2 acres	13.6 acres	--	6.4 acres	20 acres	4.8 acres
Landscaped Open Space	25 acres	25 acres	--	5 acres	30 acres	5 acres

gsf = gross square feet

4.4.1 Indoor Athletic Facilities

Sports Pavilion. The Proposed Project proposes to develop a new enclosed sports pavilion in the southern portion of the Burns campus to replace Gersten Pavilion, which is presently LMU's largest-capacity facility and hosts LMU's basketball and volleyball teams as well as a range of gatherings and special events. As previously mentioned, Gersten is not sufficiently large to host the desired range of events and gatherings, such as graduations and other ceremonies, masses, or special events with a large number of attendees. The proposed pavilion would provide a new home for the basketball and volleyball teams in an enclosed facility of approximately 108,000 square feet with seating for approximately 6,000, and would also provide new locker rooms, faculty offices, Athletics Program coaching, training, and administrative staff offices, strength training space, and physical education teaching stations that seek to meet the California State University standards. Gersten Pavilion is proposed to be demolished.

The net increase in indoor athletic facilities proposed by the Proposed Project is expected to be approximately 28,000 gross square feet.

4.4.2 Outdoor Athletic Facilities.

Intramural Facilities. In recognition of the need for more intramural facilities on campus, a new full-sized intramural soccer field is proposed in the southern portion of the Burns campus, which may replace the existing intramural Hannon Field. Intramural tennis courts are also proposed in the southern portion of the Burns campus. Both may be located on roof decks over proposed structured parking. The addition of a new full-sized soccer field would also provide the varsity sports program with additional practice space. No changes are proposed to the existing tennis courts. LMU also proposes a new intramural field in the northeast corner of campus on the current site of the surface parking lot adjacent to

Del Rey Towers North and South. All new intramural facilities may be equipped with nighttime lighting capabilities. Leavey Field would be retained and enhanced with nighttime lighting.

George C. Page Stadium. Page Stadium would be retained under the Proposed Project. Proposed improvements include the replacement of the existing approximately 600 bleacher seats and addition of up to 1,400 seats, for a total of approximately 2,000 seats; a new team clubhouse; new press box; increased size of concessions; and nighttime lighting.

Sullivan Field. Under the Proposed Project, Sullivan Field would be retained as the primary varsity field for soccer and would be enhanced to meet spectator demand. Proposed improvements include an increase of approximately 1,360 seats for a total of approximately 2,500 seats; a changing room; restrooms; concession facilities; an audio system; and nighttime lighting.

Smith Softball Field. Under the Proposed Project, additional seating for approximately 500, for a total of approximately 700 seats, a press box, and nighttime lighting are proposed.

Higgins Golf Center. Permanent nighttime lighting would be added.

Diving Well. A new 1-acre diving well is proposed north of the existing swimming pool, to allow LMU to host NCAA swim and diving meets.

The proposed diving well, as well as the existing pool, would be open at 5:30 AM. The pool, proposed diving well, and other existing and proposed outdoor athletic facilities would be open until 10:00 PM, except in the case of overtime or extra innings.

Proposed Project implementation would increase outdoor athletic facilities on campus by approximately 6.4 acres for a total of 20 acres.

4.4.3 Open Space

LMU considers its network of open space on campus an important asset to be maintained where possible and enhanced as the Proposed Project is implemented. The Proposed Project proposes to reconfigure and enhance existing campus open space areas through the careful placement of new buildings, with attention to the spatial enclosure of quadrangles and the retention of view corridors through campus toward the bluffs north and west of campus. The Proposed Project would increase landscaped open space on LMU's campus by approximately 5 acres for a total of approximately 30 acres at buildout. The bluff face would remain unaltered.

An analysis of the consistency of the Proposed Project with applicable land use policies, including applicable recreation, park, and open space policies, is provided below, and is discussed in greater detail in **Section IV.H, Land Use**.

- REC-1 Would the Proposed Project generate a demand for park or recreational facilities that cannot be adequately accommodated by existing or planned facilities or services?

Currently, LMU's enrollment cap, as approved by the City in 2000 with a conditional use permit associated with the acquisition of the Hughes campus, is 7,800 FTE¹⁰ students. In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project proposes increasing the existing enrollment from 6,868 FTE students to 7,800 FTE students. LMU also seeks to provide housing on campus for a greater percentage of undergraduate FTE students. At present, LMU provides on-campus housing for approximately 60 percent of undergraduate FTE students, in approximately 3,261 beds. The Proposed Project proposes housing up to 75 percent of undergraduate FTE students by providing 4,250 beds on campus, an increase of 989 beds. This represents a net increase of approximately 476,000 gross square feet in student residential housing. Students would be expected to relocate to campus from off-site residences.

As shown in **Table IV.J.3-2**, with implementation of the Proposed Project, LMU would add approximately 28,000 net new gross square feet of indoor athletic facilities, for a total of approximately 213,000 gross square feet at buildout. LMU also plans to add approximately 4.8 net new acres of outdoor athletic facilities and approximately 5 net new acres of landscaped open space, through the provision of additional and larger plazas and courtyards. With buildout of the Proposed Project, therefore, LMU would add approximately 9.8 net new acres of outdoor athletic facilities and landscaped open space to campus, for a total of approximately 50 acres at buildout. The Proposed Project would make more efficient use of existing and proposed outdoor athletic facilities by adding nighttime lighting that could extend the hours of operation for outdoor athletic fields beyond daylight hours.

The Proposed Project includes establishment of a proposed Specific Plan for the campus, which would require that a minimum acreage of outdoor athletic facilities and open space be provided on campus prior to full buildout of the Proposed Project. According to the proposed Specific Plan, LMU must provide at least 13 acres of outdoor athletic facilities and at least 25 acres of landscaped open space on

¹⁰ FTE is a unit of measurement used to calculate enrollment for academic and master planning purposes, as opposed to student headcount. One undergraduate FTE student is defined as one undergraduate student taking 12 course units, which represents a full course load. Students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 12 units constitute more than one FTE student. One graduate FTE student is defined as one graduate student taking 9 course units, which represents a full course load. Graduate students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 9 units constitute more than one FTE student.

campus. While the Quimby Act does not apply to the Proposed Project since LMU is not requesting to subdivide the campus, the Quimby Act serves as a useful measure to evaluate whether the Proposed Project would provide sufficient open space on campus to accommodate demand. The City of Los Angeles implements the Quimby Act through Section 17.12 of the Los Angeles Municipal Code, which requires that a certain percentage of land be dedicated for parks and recreation purposes based on the residential density of the subdivision. After buildout of the Proposed Project, the campus would include approximately 1,240 dwelling units housing approximately 4,250 undergraduate students. On a campus of approximately 142 acres, this is equivalent to a residential density of approximately 9 dwelling units per acre. If the Quimby Act applied to the Proposed Project, this density would require that approximately 3.3 acres, or 7.8 percent of the campus' 142 acres, be dedicated for parks and recreation purposes by buildout of the Proposed Project.¹¹ As the campus will provide approximately 38 acres of outdoor athletic space and landscaped open space under the proposed Specific Plan, the campus would provide open space well in excess of the Quimby Act's standards, even prior to full buildout of the Proposed Project.

The open space requirements of Section 12.21.G of the Los Angeles Municipal Code are superseded by the proposed LMU Specific Plan for the campus; however, this Section provides another means for evaluating whether the campus will provide sufficient open space after buildout of the Proposed Project. Municipal Code Section 12.21.G requires that 100 square feet of open space be provided for each dwelling unit having less than three habitable rooms, 125 square feet of open space be provided for each dwelling unit having three habitable rooms, and 175 square feet of open space be provided for each dwelling unit having more than three habitable rooms. Conservatively assuming that each of the 1,240 dwelling units provided on campus after Proposed Project buildout will have more than three habitable units, LMU would be required to provide 217,000 square feet, or approximately 5 acres of open space on campus. As the campus would provide a minimum total of 38 acres of outdoor athletic space and landscaped open space under the proposed Specific Plan, the Proposed Project far exceeds this standard even prior to full buildout of the Proposed Project.

As discussed above in **Section 2.1.3.1**, the desired short- and intermediate-term standard for park acreage under the Public Recreation Plan is 1 acre of parkland per 1,000 residents within a service radius of 1 mile for neighborhood parks, and 1 acre per 1,000 persons within a service radius of 2 miles for community parks. The desired long-term standard is 2 acres per 1,000 persons for neighborhood parks and 2 acres per 1,000 persons for community parks. Because implementation of the Proposed Project would increase the student population on campus by 989 students, increase the acreage of outdoor athletic facilities by 4.8 net new acres, and increase the amount of open space provided on campus by 5 acres, Proposed

¹¹ L.A.M.C. Section 17.12.

Project implementation would provide enough park and recreational facilities to exceed both the short- and long-term standards established by the Public Recreation Plan.

As described above, the Conservation Element of the Los Angeles General Plan addresses the community's parks and recreation goals, policies, objectives, and programs for implementation of these goals and objectives. In addition, the Community Plan fully supports and encourages continuing efforts to acquire and develop new open space, parkland, and recreational facilities in the community. The Proposed Project would increase the amount of active open space contained on the campus. Furthermore, no encroachment onto the face of the adjacent Westchester Bluffs would occur. Thus, implementation of the Proposed Project would be consistent with the Conservation Element of the Los Angeles General Plan. Please see **Section IV.H, Land Use**, for further discussion.

In light of this analysis, the Proposed Project would provide sufficient athletic facilities and open space on campus such that the demand on neighborhood parks and recreational services would be less than significant.

REC-2 Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As shown in **Table IV.J.3-2** and discussed above, with implementation of the Proposed Project, LMU would add approximately 28,000 net new gross square feet of indoor athletic facilities, for a total of approximately 213,000 gross square feet at buildout. LMU also plans to add approximately 4.8 net new acres of outdoor athletic facilities and approximately 5 net new acres of landscaped open space, through the provision of additional and larger plazas and courtyards. With buildout of the Proposed Project, therefore, LMU would add approximately 9.8 net new acres of outdoor athletic facilities and landscaped open space to the existing campus, for a total of approximately 50 acres at buildout. The Proposed Project does not propose to change the boundaries of the LMU campus. Since these recreational facilities are proposed as part of the Proposed Project, they are evaluated in this Draft EIR. As determined herein, the proposed recreational facilities would not have an adverse physical effect on the environment and, therefore, impacts would be less than significant.

4.5 Project Design Features and Mitigation Measures

PDF-REC-1 The LMU Campus shall provide, at a minimum, the acreage of open space and outdoor athletic facilities required by the proposed LMU Specific Plan.

Since no significant impacts would result from implementation of the Proposed Project, no mitigation measures are required.

4.6 Level of Impact After Mitigation

No unavoidable significant impacts are anticipated as a result of the development of the Proposed Project.

4.7 Cumulative Impacts

The related projects identified in **Section III, General Description of Environmental Setting**, would introduce new residential units to the Westchester-Playa del Rey Community Plan Area, and would therefore increase the population and usage of public recreational facilities within the Community Plan Area. Although these related projects would cumulatively increase the demand for public recreational facilities, the LMU community's demand for athletic and recreational facilities and services would continue to be entirely met on campus. Furthermore, the Proposed Project would enhance existing facilities on campus through the provision of approximately 9.8 net new acres of outdoor athletic facilities and landscaped open space, for a total upon buildout of approximately 50 acres, and approximately 28,000 net new gross square feet of indoor athletic facilities, for a total upon buildout of approximately 213,000 gross square feet. Accordingly, the Proposed Project would not increase demand for City recreational and park resources. Therefore, the Proposed Project's contribution to cumulatively significant impacts on City recreational and park resources would be less than cumulatively significant.