



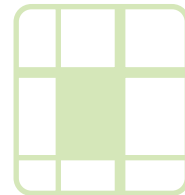
City of Torrance - South

STUDY AREA PROFILE

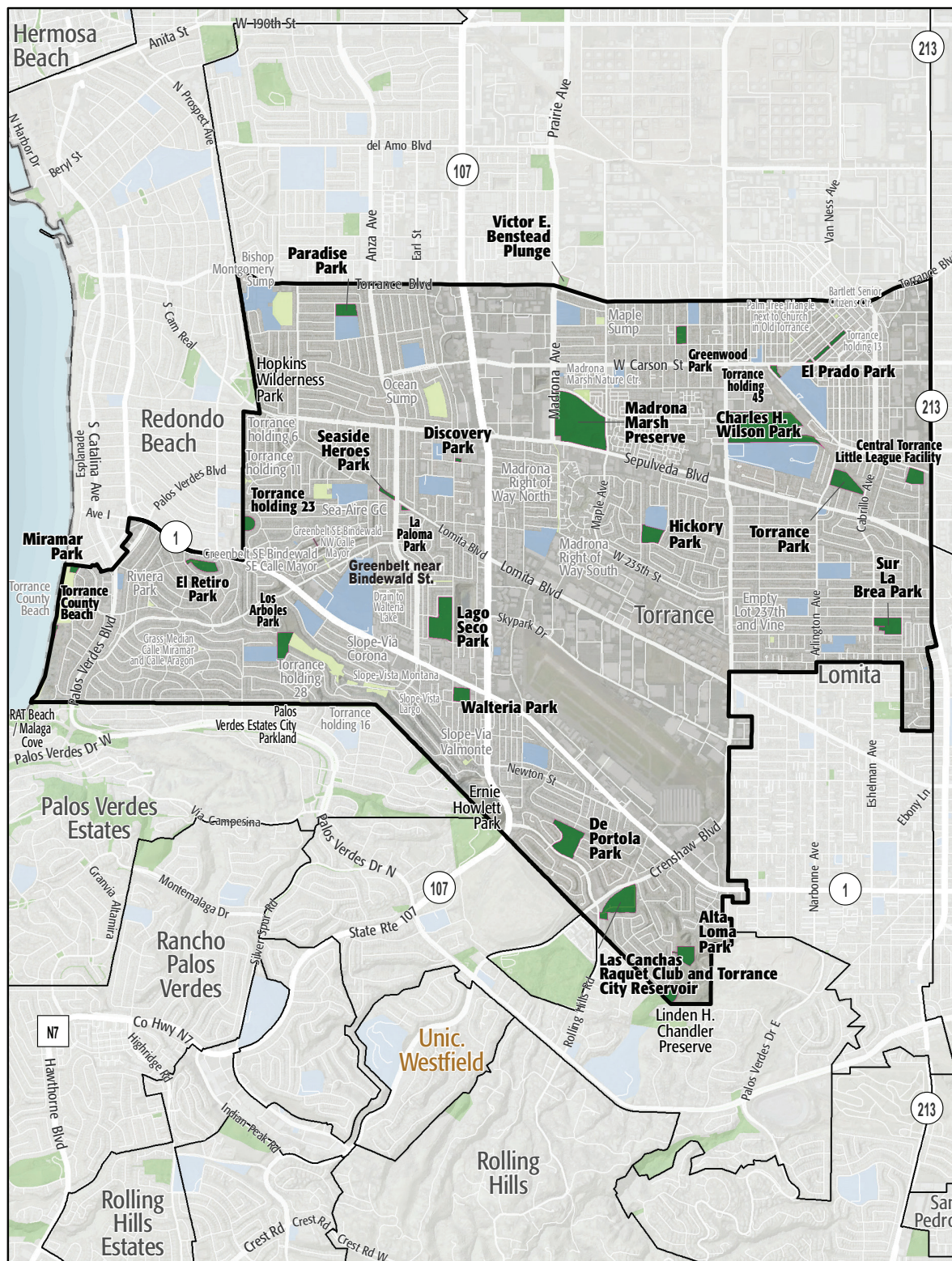
STUDY AREA ID #181

- BASE MAP
- PARK METRICS
- WHERE ARE PARKS MOST NEEDED
- AMENITY QUANTITIES AND CONDITIONS
- PARK NEEDS FRAMEWORK
- PROJECT COST ESTIMATES
- PROJECT REPORTING FORM
- COMMUNITY ENGAGEMENT FORM





STUDY AREA BASE MAP



City of Torrance - South

- Existing Park
- Existing Park Outside Study Area
- Existing School
- Other Open Space

PARK METRICS



PARK LAND: Is there enough park land for the population?

195.6 PARK ACRES
within study area

81,356
POPULATION

2.4 PARK ACRES
PER 1,000

The county average is 3.3 park acres per 1,000

*This section does not include the 4.7 acres of regional open space, nature preserves, or State and National Forest land in this Study Area.

PARK ACCESSIBILITY: Is park land located where everyone can access it?

77% of population living
WITHIN 1/2 MILE
of a park

The county average is 49% of the population living
within 1/2 mile of a park

PARK PRESSURE

How much park land is available to residents in the area around each park?

Alta Loma Park (5.64 Acres)

3.89 park acres per 1,000

Central Torrance Little League Facility (4.52 Acres)

0.97 park acres per 1,000

Charles H. Wilson Park (44.17 Acres)

11.57 park acres per 1,000

De Portola Park (12.56 Acres)

2.98 park acres per 1,000

Discovery Park (0.39 Acres)

0.09 park acres per 1,000

El Prado Park (3.36 Acres)

0.72 park acres per 1,000

El Retiro Park (4.8 Acres)

1.35 park acres per 1,000

Greenbelt near Bindewald St (0.22 Acres)

0.11 park acres per 1,000

Greenwood Park (3.44 Acres)

0.74 park acres per 1,000

Hickory Park (5.81 Acres)

1.39 park acres per 1,000

La Paloma Park (0.41 Acres)

0.19 park acres per 1,000

Lago Seco Park (14.7 Acres)

2.6 park acres per 1,000

Las Canchas Racquet Club & Torrance Reservoir (13.76 Acres)

6.75 park acres per 1,000

Los Arboles Park (6.3 Acres)

1.46 park acres per 1,000

Madrona Marsh Nature Center and Preserve (42.31 Acres)

7.47 park acres per 1,000

Miramar Park (1.05 Acres)

0.35 park acres per 1,000

Paradise Park (4.68 Acres)

0.89 park acres per 1,000

Seaside Heroes Park (1.2 Acres)

0.49 park acres per 1,000

Sur La Brea Park (7.4 Acres)

0.87 park acres per 1,000

Torrance County Beach (0.43 Acres)

0.24 park acres per 1,000

Torrance holding 23 (2.91 Acres)

2.67 park acres per 1,000

Torrance holding 45 (1.08 Acres)

0.9 park acres per 1,000

Torrance Park (8.2 Acres)

1.58 park acres per 1,000

Victor E. Benstead Plunge (1.9 Acres)

0.41 park acres per 1,000

Walteria Park (4.4 Acres)

1.51 park acres per 1,000

WHERE ARE PARKS MOST NEEDED?

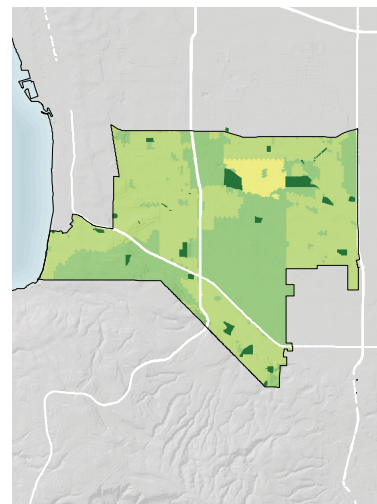
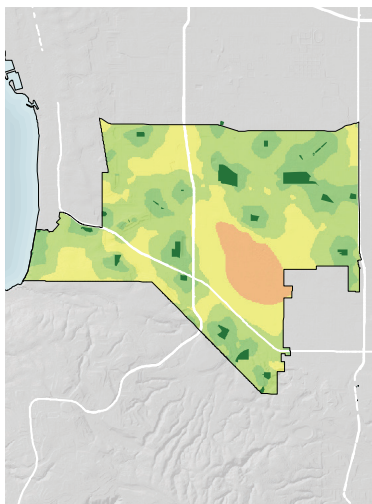
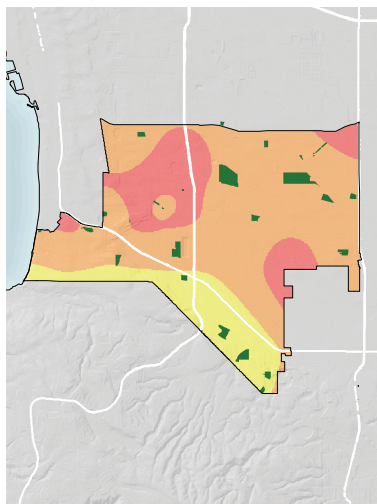
PARK ACRE NEED

+

DISTANCE TO PARKS

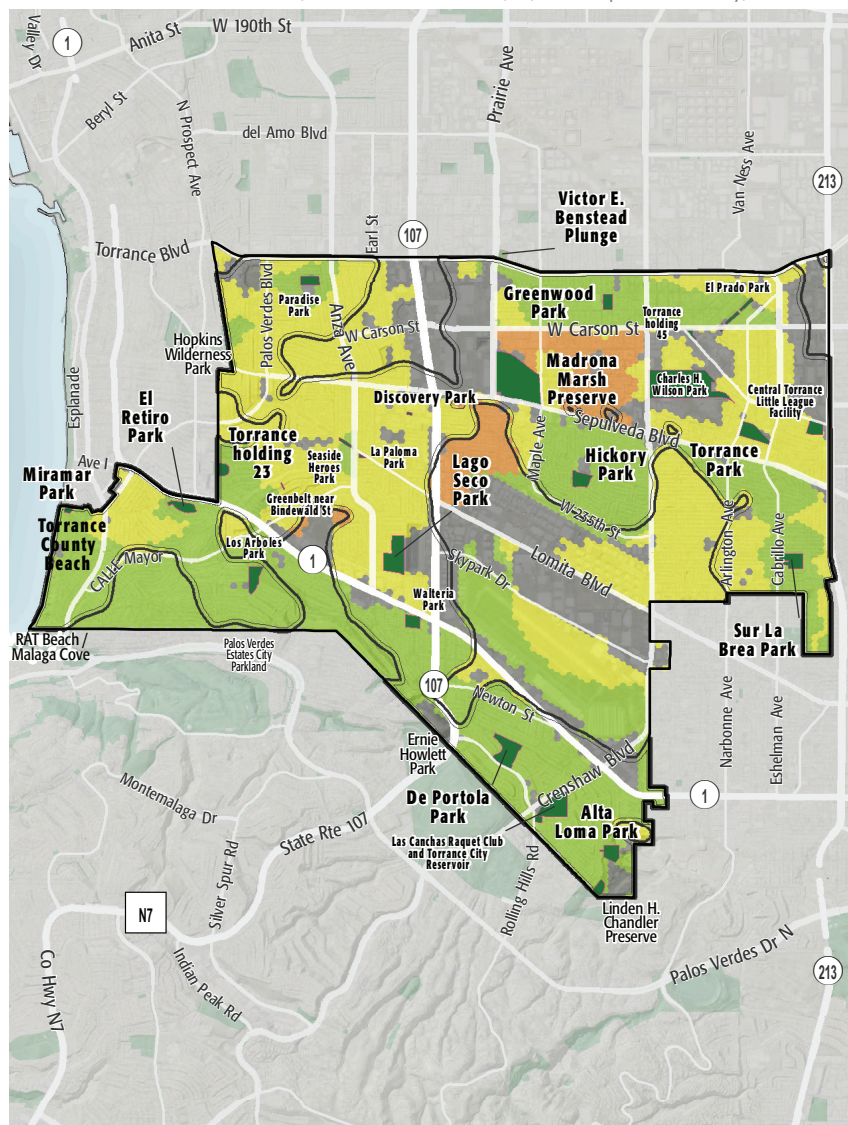
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POPULATION DENSITY



= PARK NEED

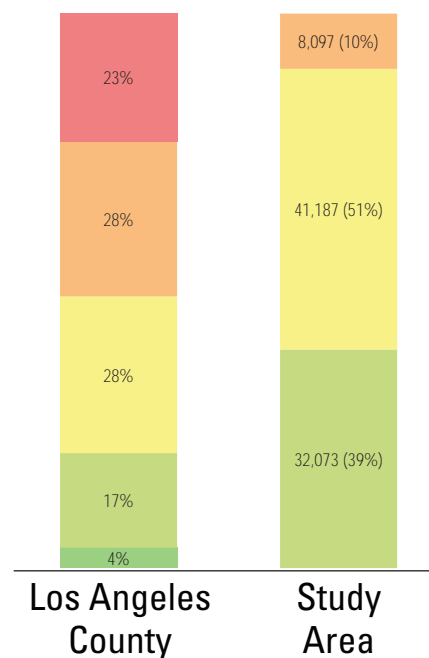
*Calculated using the following weighting: (20% x Park Acre Need) + (20% x Distance to Parks) + (60% x Population Density)



PARK NEED CATEGORY

- Very High
- High
- Moderate
- Low
- Very Low
- No Population
- Area within 1/2 mile walk of a park

HOW MANY PEOPLE NEED PARKS?



AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total
Alta Loma Park	Good																1			1
	Fair				1			1												2
	Poor											1							1	2
Central Torrance Little League Facility	Good																			0
	Fair																			0
	Poor																			0
Charles H. Wilson Park	Good			4												1				5
	Fair				3	4														7
	Poor									1	1	1							2	5
De Portola Park	Good																			0
	Fair			1	1	1		1											1	5
	Poor																			0
Discovery Park	Good																			0
	Fair										1	1								2
	Poor																			0
El Prado Park	Good																			0
	Fair																			0
	Poor																			0

AMENITY CONDITIONS SUMMARY



Alta Loma Park



Charles H. Wilson Park



De Portola Park



Discovery Park

AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total
El Retiro Park	Good																		0	
	Fair			1	1	1					1								4	
	Poor											1				2		1	4	
Greenbelt near Bindewald St	Good																		0	
	Fair																		0	
	Poor																		0	
Greenwood Park	Good											1							1	
	Fair				1	1		1											3	
	Poor															8			8	
Hickory Park	Good																		0	
	Fair							1											1	
	Poor			1								1						1	3	
La Paloma Park	Good																		0	
	Fair																		0	
	Poor											1							1	
Lago Seco Park	Good					2												1	3	
	Fair				1			1											2	
	Poor											1							1	

AMENITY CONDITIONS SUMMARY



El Retiro Park



Greenwood Park



Hickory Park



La Paloma Park



Lago Seco Park

AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																Total
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	
Las Canchas Racquet Club & Torrance Reservoir	Good			8																8
	Fair																			0
	Poor																			0
Los Arboles Park	Good																			0
	Fair																			0
	Poor											1								1
Madrone Marsh Nature Center and Preserve	Good																			0
	Fair																1			1
	Poor																			0
Miramar Park	Good																			0
	Fair																			0
	Poor																			0
Paradise Park	Good										1									1
	Fair			2																2
	Poor											1							1	2
Seaside Heroes Park	Good											1								1
	Fair																			0
	Poor																			0

AMENITY CONDITIONS SUMMARY



AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																	
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total	
Sur La Brea Park	Good																			0	
	Fair			2																2	
	Poor				1	1		1	1		1	1				1		1		8	
Torrance County Beach	Good																			0	
	Fair																	1		1	
	Poor																			0	
Torrance holding 23	Good																			0	
	Fair					2														2	
	Poor																			0	
Torrance holding 45	Good																			0	
	Fair								1											1	
	Poor				1											1				2	
Torrance Park	Good					1														1	
	Fair																			0	
	Poor				1							1	1					1		4	
Victor E. Benstead Plunge	Good												1							1	
	Fair																			0	
	Poor																			0	

AMENITY CONDITIONS SUMMARY



Sur La Brea Park



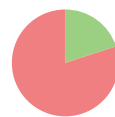
Torrance County Beach



Torrance holding 23



Torrance holding 45



Torrance Park



Victor E. Benstead Plunge

AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total
Walteria Park	Good																		0	
	Fair			1	1														2	
	Poor					1					1	1					1	1	5	
Totals:	Good			12	0	3	0	0	0	0	1	2	1	0	0	1	1	0	1	22
	Fair			7	9	9	0	5	1	0	2	1	0	0	0	1	0	2	37	
	Poor			1	3	2	0	1	1	1	4	11	0	0	0	12	1	9	46	

AMENITY CONDITIONS SUMMARY



Walteria Park

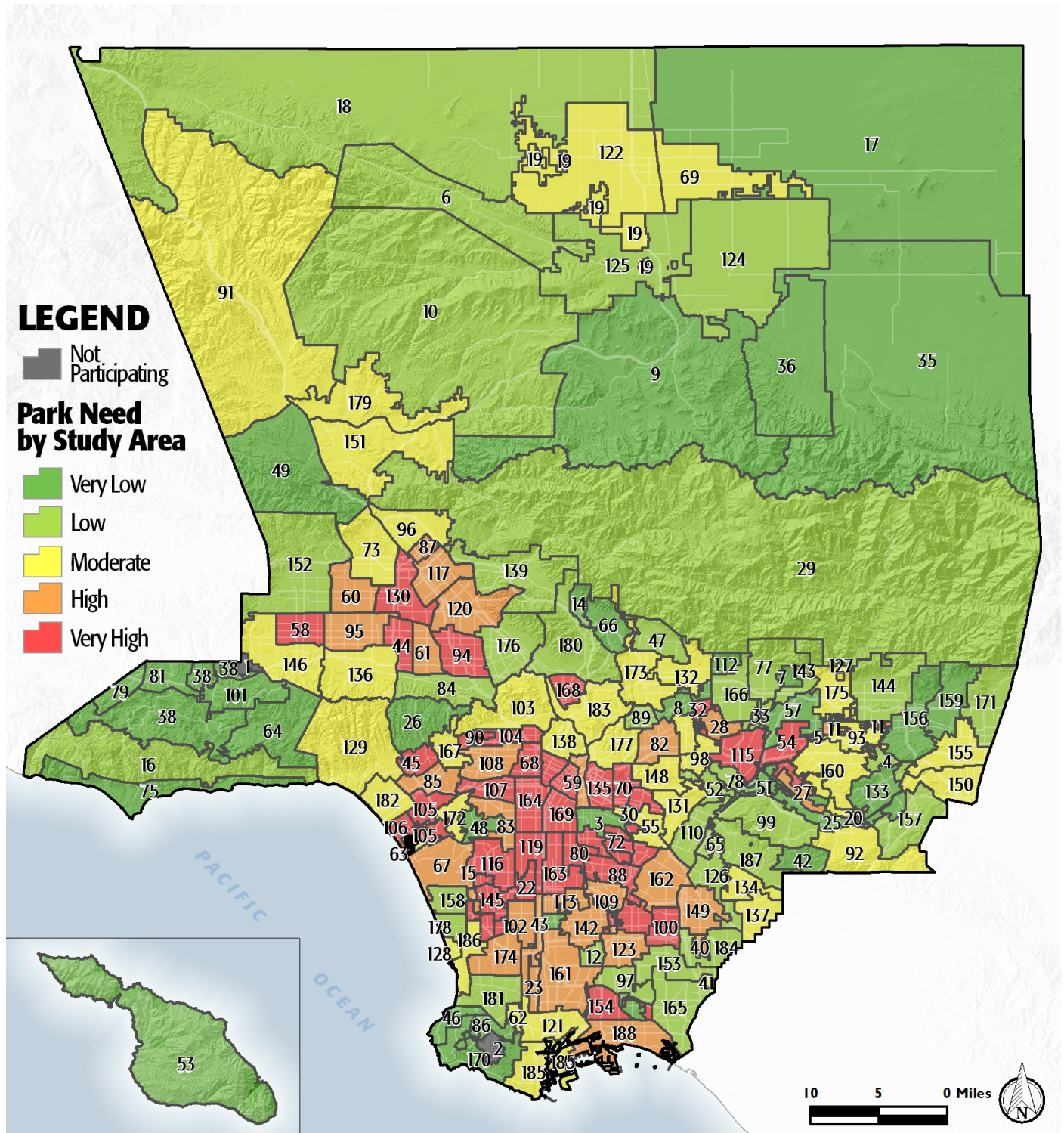
Miles of trails inside parks: 5.6

Miles of trails outside of parks: 0

PARK NEEDS FRAMEWORK: COUNTYWIDE ASSESSMENT OF NEED

The results of the analysis of the park metrics were used to determine an overall park need level for each Study Area. Please refer to Section 3.0 Park Needs Framework of the main report for additional information.

City of Torrance - South (#181) has a low park need.



PROJECT COST ESTIMATES



Study Area:

City of Torrance - South

Study Area ID

181

Prioritized Projects

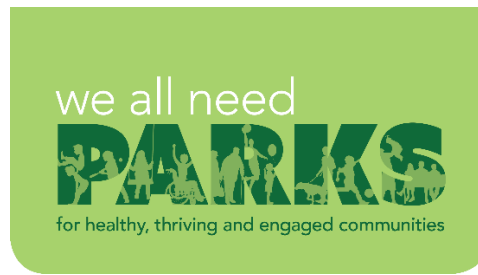
Project Number	Project Description	Cost
1	Replace Playgrounds at Sur La Brea	\$500,000
2	Replace Playgrounds at Paradise Park	\$500,000
3	Replace Playgrounds at Alta Loma Park	\$500,000
4	Replace Playgrounds at Sea Aire Park	\$500,000
5	Repair Senior Center at Barlett Senior Center	\$1,320,000
6	Add Skate Parks at Charles H. Wilson Park	\$775,000
7	Repair Historical Restoration at Torrance Park	\$820,000
8	Repair Picnic Shelters at Torrance Park	\$25,000
9	Add Trails at La Romeria Park	\$105,000
10	Replace Picnic Shelters at Walteria Park	\$250,000

Study Area Total Costs

TOTAL COST FOR PRIORITIZED PROJECTS	\$5,295,000
TOTAL DEFERRED MAINTENANCE*	\$162,285,402
Replace amenities in "poor" condition	\$155,198,023
Repair amenities in "fair" condition	\$7,087,379
GRAND TOTAL	\$167,580,402

Each Study Area prioritized 10 projects. These project lists are not intended to supersede or replace any planning documents, nor to obligate the lead agency to implement these projects. For further discussion of projects, please refer to the "Potential Park Projects and Cost Estimates" section of the report.

**Does not include repairs or replacement projects listed as prioritized projects.*



Study Area Name:

Study Area # 5253

City of Torrance--South

Prioritized Project Reporting Form

Please provide descriptions of the park projects prioritized during your Study Area's community engagement workshop. The details you provide will contribute to cost estimates that will be included with your projects in the final report of the LA Countywide Park Needs Assessment. Please be as specific as possible by providing all details that may have an impact on cost estimates (including quantities and acres where appropriate). Along with this form, please attach copies or scans of all voting forms presented at your engagement workshop.

Please return this form to robinson@parks.lacounty.gov no later than February 29, 2016

1. Project Name: Play Equipment--Sur La Brea Park

Project Location (address, assessor's parcel number, or nearest intersection):

23610 Cabrillo Ave., Torrance, CA 90501

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing
- ☐ Park Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Replace play equipment at Sur La Brea Park.



LOS ANGELES COUNTYWIDE COMPREHENSIVE
PARK & RECREATION NEEDS ASSESSMENT

2. Project Name: Play Equipment--Paradise Park

Project Location (address, assessor's parcel number, or nearest intersection):

5006 Lee St., Torrance, CA 90503

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Replace play equipment at Paradise Park.

3. Project Name: Play Equipment--Alta Loma Park

Project Location (address, assessor's parcel number, or nearest intersection):

26126 Delos Dr., Torrance, CA 90505

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Replace play equipment at Alta Loma Park.



4. Project Name: Play Equipment--Sea Aire Park

Project Location (address, assessor's parcel number, or nearest intersection):

22730 Lupine Dr., Torrance, CA 90505

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Replace play equipment at Sea Aire Park.

5. Project Name: Bartlett Senior Center Exercise/Fitness Room Renovations

Project Location (address, assessor's parcel number, or nearest intersection):

1318 Cravens Ave, Torrance, CA 90501

Project Type (choose one):

- ☒ Repairs to Existing Amenities
- ☐ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Convert an unused 1st floor space in the Senior Center into an exercise/fitness room.



6. Project Name: Skate Park at Charles H. Wilson Park

Project Location (address, assessor's parcel number, or nearest intersection):

2200 Crenshaw Blvd., Torrance, CA 90501

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Install a beginner/intermediate skate park at Charles H. Wilson Park. The skate park is intended to be a free, drop-in type of amenity (non-staffed).

7. Project Name: Torrance Park Stonework Chimney and Matching Elements Repair

Project Location (address, assessor's parcel number, or nearest intersection):

2001 Santa Fe Ave., Torrance, CA 90501

Project Type (choose one):

- ☒ Repairs to Existing Amenities
- ☐ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

The project intends to renovate Torrance Park's historical stonework on chimneys, fire pits, and matching design elements.



8. Project Name: Torrance Park Picnic Area

Project Location (address, assessor's parcel number, or nearest intersection):

2001 Santa Fe Ave., Torrance, CA 90501

Project Type (choose one):

- ☒ Repairs to Existing Amenities
- ☐ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

The project intends to renovate Torrance Park's southwest picnic area--benches, tables, and pads.

9. Project Name: Walking Paths at La Brea Park

Project Location (address, assessor's parcel number, or nearest intersection):

19501 Inglewood Ave, Torrance, CA 90503

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Install new walking paths at La Brea Park.



10. Project Name: WALTERIA Park Picnic Shelter Replacement

Project Location (address, assessor's parcel number, or nearest intersection):

3855 242nd St., Torrance, CA 90505

Project Type (choose one):

- ☐ Repairs to Existing Amenities
- ☒ Add/Replace Amenities in Existing Park
- ☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

Replace the Picnic Shelter at WALTERIA Park. Current structure has significant termite damage and is not to standard.

If the projects reported on this form were subject to any type review process, please give a brief description of that process:

We held two community meetings for this study area, one each in the eastern and southern parts of the City. The results were brought before the City of Torrance Parks and Recreation Commission for review and additional public input. After the Commission review, the final list of projects was brought before the Torrance City Council for review and approval on February 23, 2016.

**Please return this form to rrobinson@parks.lacounty.gov
no later than **February 29, 2016****





We all need PARKS

Study Area: 5253

Community Engagement Plan

A Community Engagement Meeting must be held in each Study Area between December 1, 2015 and February 15, 2016. The meeting can be run by city staff or by a community-based organization of your choice. The meeting facilitator must attend one of three trainings. At the training, facilitators will receive all information needed to hold the meeting. To offset the cost of the Community Engagement Meeting, a \$2,500 stipend is available for each Study Area.

Please answer the questions below and return this form to Rita Robinson
rrobinson@parks.lacounty.gov by **October 15, 2015**

Please tell us about your community engagement meeting:

Date: 1-7-16 + 1-20-16

Time: 7 pm

Location: Welteria Park + Wilson Park

☒ Parking provided

☒ Accessible by public transportation

What translation services (if any) will be provided? Languages:

Who will be facilitating your community engagement event(s)?

☒ City Staff

☐ Community-Based Organization. Name of CBO:

Please provide the contact information for the primary facilitator **and** any secondary facilitator (if applicable) that will be attending the mandatory training. You may have a **maximum** of 2 people.

Name: John Jones

Title: Community Services Director

Address: 3031 Torrance Blvd. Torrance, CA 90503

Phone: 310 618-2937

Email: jjones@torranceca.gov

Name: Andrew Orpe

Title: Administrative Analyst

Address: 3031 Torrance Blvd Torrance CA 90503

Phone: 310 781-7519

Email: aorpe@torranceca.gov

Please rank your preference for a mandatory facilitator training date. Space is limited at each training and spaces will be reserved based on the timely return of this form.

- 1 Monday--November 16, 2015 10:00am-12:00pm Roy Anderson Recreation Center
- 2 Tuesday--November 17, 2015 6:30pm-8:30pm Los Angeles County Arboretum
- 3 Saturday--November 21, 2015 10:00am-12:00pm San Fernando Park

Please describe how you will promote your engagement meeting (select all that apply):

☒ Publicly posted notice

☒ Mailers

☒ Website

☒ Social Media

☐ Canvassing

☐ Television/Radio

☐ Other

Please describe your attendance goal (# of attendees): <250

Please provide any additional details related to your action plan for engaging the community:

Two meetings per study area will be held to provide coverage of the entire city population.

The list of prioritized parks projects generated at the community engagement meeting is due to the County by **February 29, 2016**.