



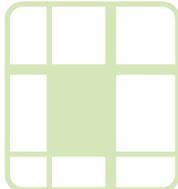
# City of LA Mission Hills - Panorama City - North Hills

## STUDY AREA PROFILE

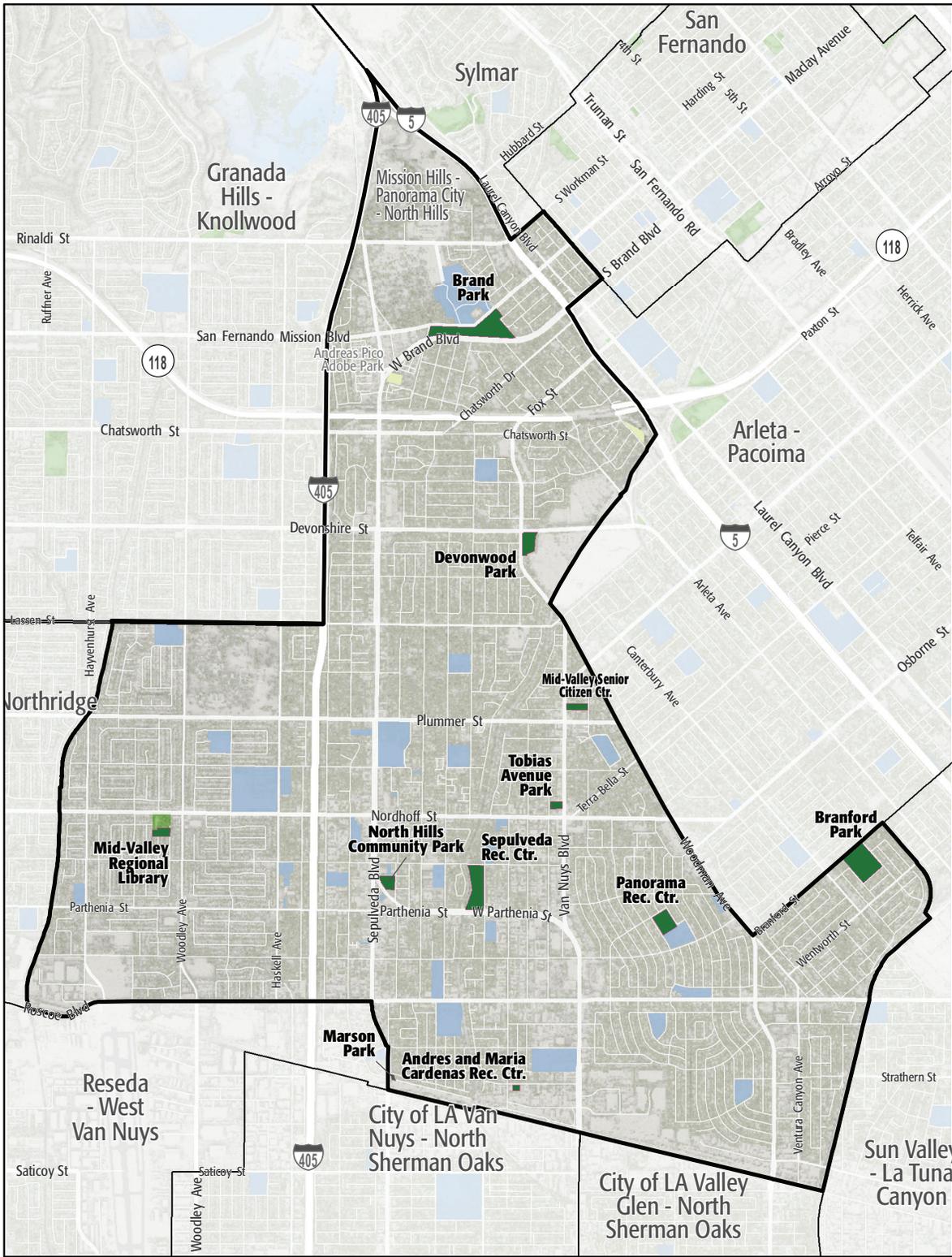
STUDY AREA ID #130

- 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 LA Mission Hills - Panorama City - North Hills

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

# PARK METRICS



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

**69.5** PARK ACRES  
within study area

**149,756**  
POPULATION

**0.5** PARK ACRES  
PER 1,000

The county average is 3.3 park acres per 1,000

\*This section does not include the 2.3 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?

**51%** 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?

**Andres and Maria Cardenas Recreation Center (0.7 Acres)**

0.05 park acres per 1,000

**Branford Park (13.59 Acres)**

0.8 park acres per 1,000

**Marson Park (0.29 Acres)**

0.01 park acres per 1,000

**Mid-Valley Regional Library (7.27 Acres)**

0.48 park acres per 1,000

**Panorama Rec. Center (6 Acres)**

0.3 park acres per 1,000

**Tobias Avenue Park (1.61 Acres)**

0.12 park acres per 1,000

**Brand Park (18.5 Acres)**

2.41 park acres per 1,000

**Devonwood Park (4.84 Acres)**

0.35 park acres per 1,000

**Mid-Valley Senior Citizen Center (2.66 Acres)**

0.14 park acres per 1,000

**North Hills Community Park (3.16 Acres)**

0.13 park acres per 1,000

**Sepulveda Rec. Center (10.94 Acres)**

0.4 park acres per 1,000

# WHERE ARE PARKS MOST NEEDED?

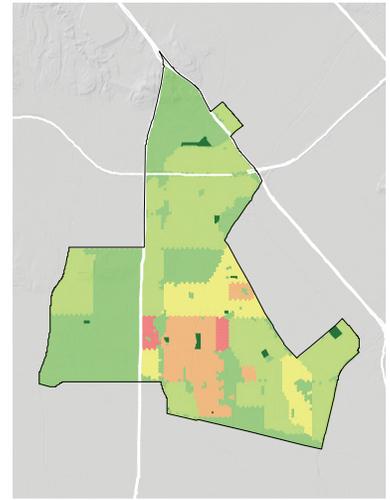
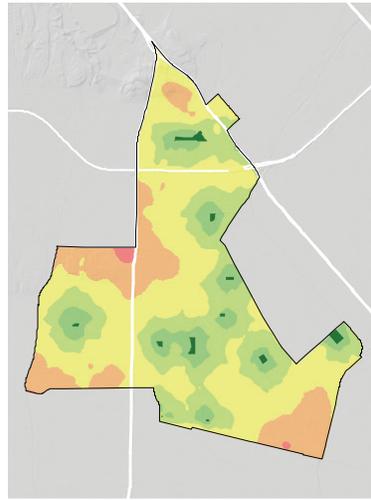
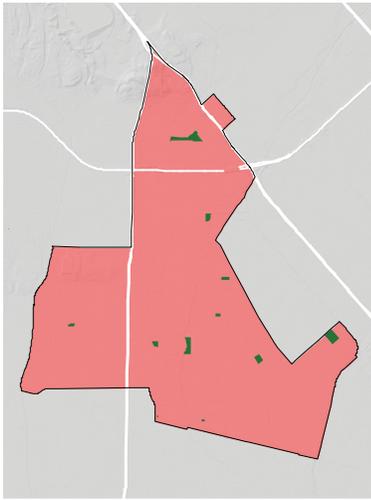
PARK ACRE NEED

+

DISTANCE TO PARKS

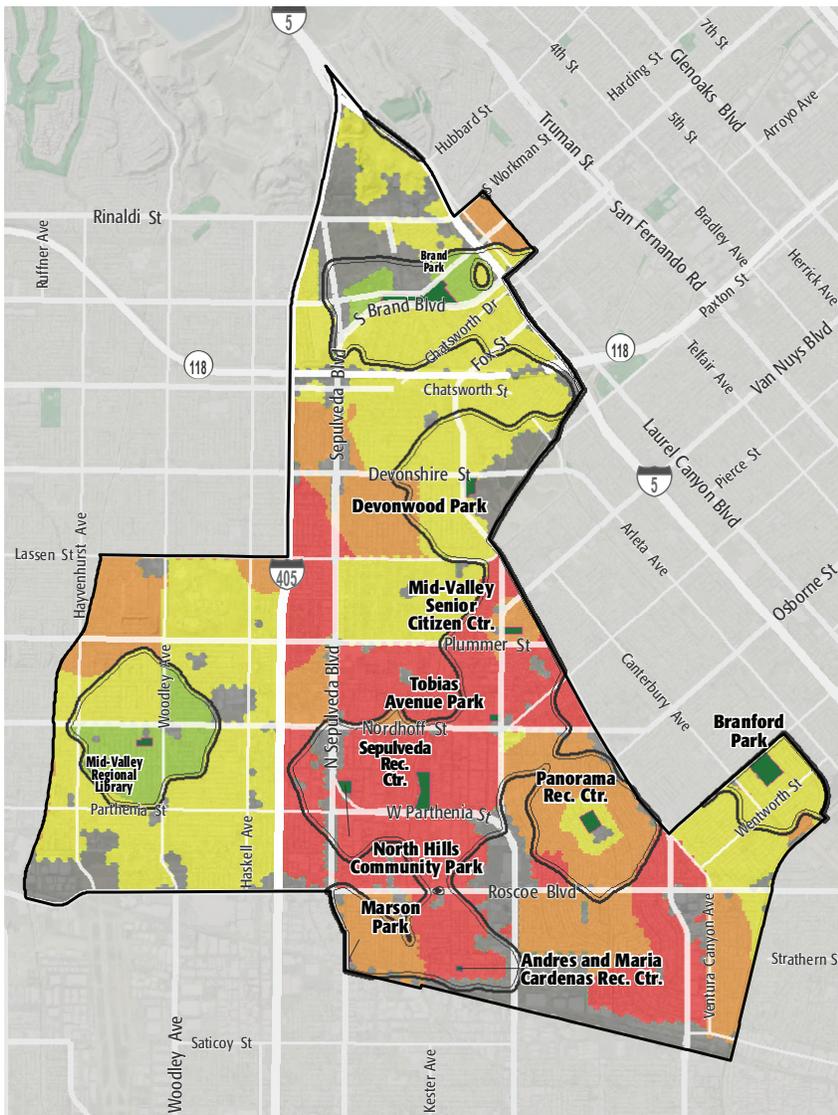
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POPULATION DENSITY



= PARK NEED

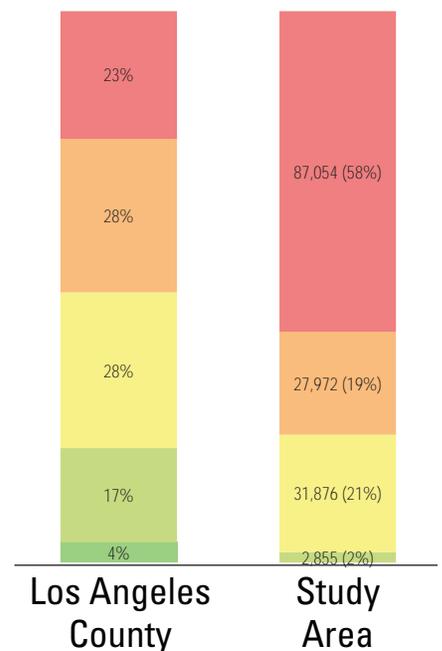
\*Calculated using the following weighting: (20% x Park Acre Need) + (20% x Distance to Parks) + (60% x Population Density)



## 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														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		
Andres and Maria Cardenas Recreation Center	Good	Green								1		1		1								3
	Fair																	1			1	2
	Poor		Red																			0
Brand Park	Good																					0
	Fair	Yellow	Yellow			2		1										1			1	5
	Poor																					0
Branford Park	Good			2													1					3
	Fair	Yellow			1	4																5
	Poor		Red																			1
Devonwood Park	Good																					1
	Fair	Yellow	Yellow																			0
	Poor																					0
Marson Park	Good	Green	Green																			1
	Fair																					0
	Poor																					0
Mid-Valley Senior Citizen Center	Good	Green	Green						1			1										2
	Fair																			1		1
	Poor																					0

## AMENITY CONDITIONS SUMMARY



Andres and Maria Cardenas Recreation



Brand Park



Branford Park



Devonwood Park



Marson Park



Mid-Valley Senior Citizen Center

# 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
Mid-Valley Regional Library	Good																			0
	Fair																			0
	Poor																			0
North Hills Community Park	Good				1							1								2
	Fair										1							1		2
	Poor						1													1
Panorama Rec. Center	Good													1						1
	Fair			4		2							1							7
	Poor				1							1								2
Sepulveda Rec. Center	Good			2		3	1					1								7
	Fair			2	1	1							1			1	1			7
	Poor																			0
Tobias Avenue Park	Good				1						1									2
	Fair											1								1
	Poor																			0
Totals:	Good			4	2	3	1	0	1	1	1	6	0	1	0	2	0	0	0	22
	Fair			6	2	9	0	1	0	0	1	1	1	1	0	1	5	0	2	30
	Poor			0	1	0	1	0	0	0	0	2	0	0	0	0	0	0	0	4

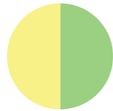
## AMENITY CONDITIONS SUMMARY



North Hills Community Park



Panorama Rec. Center



Sepulveda Rec. Center



Tobias Avenue Park

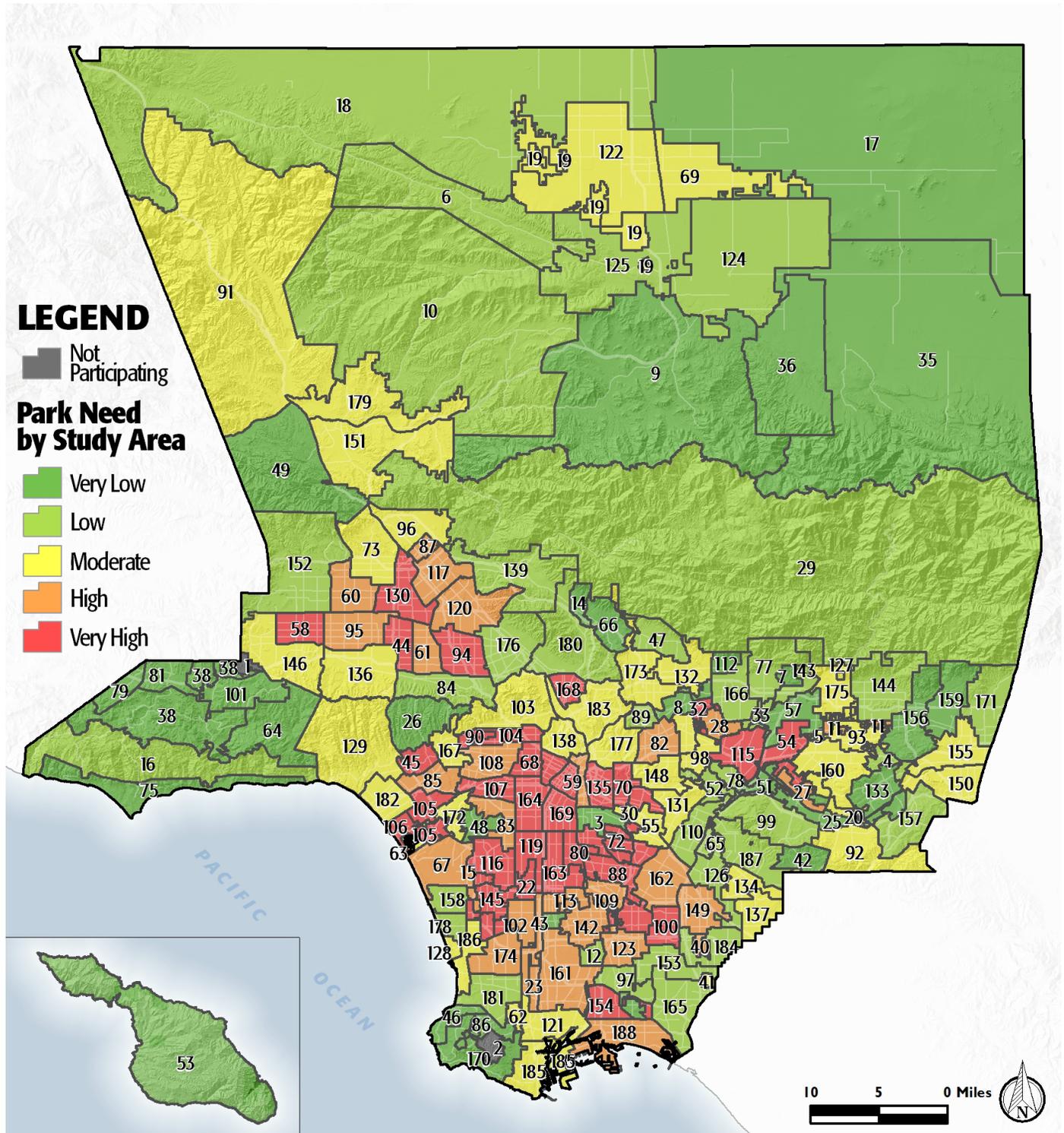
Miles of trails inside parks: 0

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 LA Mission Hills - Panorama City - North Hills (#130) has a very high park need.



# PROJECT COST ESTIMATES



Study Area:

Study Area ID

City of LA Mission Hills - Panorama City - North Hills

130

## Prioritized Projects

Project Number	Project Description	Cost
1	Repair ADA Restroom Upgrade at All Parks in Study Area	\$56,000
2	Replace Multipurpose Field- Artificial at North Hills Community Park	\$2,290,000
3	Replace Community/Recreation Center at Panorama Recreation Center	\$6,300,000
4	Repair ADA Walkway/Sidewalk Improvement at All Parks in Study Area	\$1,848,700
5	Replace Lighting- LED Conversion at All Parks in Study Area	\$756,855
6	Replace Pools/Aquatic Facilities at Sepulveda Recreation Center	\$8,290,000
7	Replace Multipurpose Field- Artificial at Brand Park	\$2,290,000
8-10	Build New Park in the General Vicinity of Rayen St and Gaynor Ave	\$19,334,390
	New Park Tasks:	
	Land Acquisition	\$4,354,390
	Infrastructure/General	\$1,780,000
	Senior Center	\$13,200,000
8-10	Build New Park	\$695,200
	New Park Tasks:	
	Dog Parks	\$695,200

## Study Area Total Costs

TOTAL COST FOR PRIORITIZED PROJECTS	\$41,861,145
TOTAL DEFERRED MAINTENANCE*	\$20,688,216
Replace amenities in "poor" condition	\$13,044,772
Repair amenities in "fair" condition	\$7,643,445
<b>GRAND TOTAL</b>	<b>\$62,549,362</b>

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:**

Mission Hills - Panorama  
City

**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](mailto:robinson@parks.lacounty.gov) no later than February 29, 2016**

1. Project Name: ADA Upgrades to Restrooms

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

All Parks in Study Area

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:

Upgrade all restrooms in the study area to meet current ADA standards.



2. Project Name: North Hills Community Park - Synthetic Fields

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

8756 Parthenia Place, North Hills, CA 91343

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 existing fields with synthetic multipurpose field.

3. Project Name: Panorama City Recreation Center - Replace Recreation Center

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

8600 Hazeltine Ave., Panorama City, CA 91402

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 recreation center with new recreation center building.



4. Project Name: ADA Upgrades to Paths of Travel

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

All Parks in Study Area

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:

Upgrade all paths of travel and walkways in the study area to meet current ADA standards.

5. Project Name: Upgrade Security Lighting

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

All parks in Study Area

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:

Increase and upgrade current security lighting to LED lighting.



6. Project Name: Sepulveda Recreation Center - Swimming Pool

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

8825 Kester Ave., Panorama City, CA 91402

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 swimming pool.

7. Project Name: Brand Park - Synthetic Fields

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

15174 San Fernando Mission Rd., Mission Hills, CA 91345

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 existing fields with synthetic baseball fields.



8. Project Name: New Park

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

General vicinity of Rayen Street and Gaynor Avenue

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:

Acquire 1.5 acres of land for future senior center and dog park.

9. Project Name:

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

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:



10. Project Name:

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

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:

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

The projects listed above are not prioritized in any particular order. The projects are recommended following input from the community and the Department of Recreation and Parks' evaluation of recreational amenities.

**Please return this form to [rrobinson@parks.lacounty.gov](mailto:rrobinson@parks.lacounty.gov)  
no later than **February 29, 2016****





### 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  
**robinson@parks.lacounty.gov** by **October 15, 2015**

Please tell us about your community engagement meeting:

Date: 12/09/2015

Time: 7PM

Location: MASON PARK RECREATION CENTER 10500 MASON AVENUE CHATSWORTH, CA 91311

- Parking provided
- Accessible by public transportation

What translation services (if any) will be provided? Languages: Upon Request (with 72 hour notice)

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: Robert De hart  
 Title: Recreation Supervisor  
 Address:  
 Phone: (818)756-8060 ROB.DEHART@LACITY.ORG  
 Email: (818)756-8060 ROB.DEHART@LACITY.ORG

Name: Cathie Santo Domingo  
 Title: Superintendent  
 Address: (213) 202-2668 CATHIE.SANTODOMINGO@LACIT  
 Phone: (213) 202-2668 CATHIE.SANTODOMINGO@LACIT  
 Email: (213) 202-2668 CATHIE.SANTODOMINGO@LACIT

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):

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Publicly posted notice | <input type="checkbox"/> Canvassing       |
| <input type="checkbox"/> Mailers                           | <input type="checkbox"/> Television/Radio |
| <input checked="" type="checkbox"/> Website                | <input type="checkbox"/> Other            |
| <input checked="" type="checkbox"/> Social Media           |   |

Please describe your attendance goal (# of attendees): 50

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

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