

MEETING DATE: 10/9/06

AGENDA ITEM: Approve the Request for Proposal for a Parks and Recreation Master Plan Consultant and Authorize the Parks, Recreation and Community Services Director to Advertise for Proposals.

ATTACHMENTS

		<u>Pages</u>
1.	Request for Proposal: City of Culver City Parks and Recreation Master Plan	1-12
2.	Culver City Recreation Element of the General Plan (1968)	13-79
3.	Open Space Element: Culver City General Plan (1996)	80-115

REQUEST FOR PROPOSAL

*City of Culver City
Parks and Recreation
Master Plan*

*A Renaissance of the Legacy
in
The Heart of Screenland*

October 2006

PURPOSE OF THIS PROJECT

The purpose of this Project is to produce a Parks and Recreation Master Plan that will comply with, and conform to, State of California Planning Law for the purpose of being incorporated as the “Parks and Recreation Element” of the City of Culver City’s General Plan. This will require that; 1) it be reviewed by the Parks and Recreation Commission and the Planning Commission and adopted by City Council, and; 2) it is consistent with the other elements of the General Plan, with particular attention being paid to the Open Space section on the Zoning Code (Section 17.270.030) that outlines the process for development in Open Space zones, which all City parks are zoned.

Also, this Master Plan will provide strong direction regarding Parks and Recreation programs and facilities through the year 2026 and will assist the community in discerning which parks and recreation needs are most pressing as well as the priority of each need in relation to the others. It is anticipated that the Master Plan will be reviewed annually with major revisions and updates undertaken every five years or as the community’s socio-economic conditions would so dictate.

CITY OF CULVER CITY BRIEF OVERVIEW

The City of Culver City is a full-service city located in the western area of Los Angeles County, generally situated north of Los Angeles International Airport, southeast of Santa Monica, south of Beverly Hills and southwest of West Hollywood. The City is approximately 5 square miles with a residential population of approximately 40,000 and a daytime population of approximately 250,000. The City maintains, preserves and repairs 18 city-wide landscaped median strips, parkways, parkettes, parks and other landscaped areas. This totals approximately 111 acres. Five (5) recreational facilities are included in these parks.

Culver City was incorporated in 1917 and until recently operated under a 1947 Charter with a Council/Chief Administrative Officer form of government. By public election in April 2006, a revised City Charter was adopted and the City now operates as Council/City Manager form of government on July 1, 2006. The five-member Council is elected at large. The five-member Parks and Recreation Commission is appointed by the Council.

Culver City is very excited about the upcoming process of the Master Plan work and the possibilities for refinement and expansion of its system.

PROJECT PROPOSAL OVERVIEW

The City is soliciting, through this Request for Proposal (“RFP”), written proposals from qualified Proposers to undertake the development of a Parks and Recreation Master Plan that would include the following:

- Part I: Overview: Past, Present and Future of Parks and Recreation in Culver City
- Part II: Master Plan Recommendations
 - A. Current Facility Conditions Assessment and Deferred Maintenance
 - B. Ordinances, Regulations and Policies

RFP – City of Culver City Parks and Recreation Master Plan

- C. Park and Recreation Development and Planning: New, Renovated or Expanded Facilities and Programs
- D. Veterans Memorial Park Conceptual Plans
- E. Funding Strategies

Part III: Implementation Strategies: Priorities and Charting the Next Steps

A brief description of each Part (above) of the Master Plan is outlined below:

Part I: Overview: Past, Present and Future of Parks and Recreation in Culver City

This Part of the Master Plan will serve as the foundational under-pinning for the development context of this Master Plan. It should layout the historical features, geographical context, current conditions and future possibilities of Parks and Recreation for Culver City.

Part II: Master Plan Recommendations

A. Current Facility Conditions Assessment and Deferred Maintenance

A study of the condition of all Parks and Recreation facilities will be completed. This will consist of conducting a thorough assessment of the current condition of all Parks and Recreation infrastructure (turf included) and facilities (excluding the Senior Center, Teen Center and the Plunge municipal swimming pool). The assessment will concentrate on the maintenance aspect of these facilities and will identify current deficiencies and the estimated costs to repair them, as well as specific recommendations for repairs. This part of the project will produce a suggested 10-year maintenance and capital improvement program for healthy and environmentally-friendly turf development, maintenance of ancillary park facilities (i.e. child play areas and playgrounds, sports courts, lighting, landscaping) and major building repairs.

B. Ordinances, Regulations and Policies

A review and evaluation the City's ordinances, regulations and policies as they relate to Parks and Recreation and the City's General Plan will be completed. Recommendations will be based on the "best practices" of the Parks and Recreation profession for "community and environmentally friendly" ordinances, regulations and policies. Also, specifically, a "green space loss and replacement" ordinance and a "use of gas powered generators in the parks" ordinance, among other issues will be considered.

C. Park and Recreation Development and Planning: New, Renovated or Expanded Facilities and Programs

A Master Plan detailing park acquisition / development and recreation program development that resonates with the voice of the community. This portion of the Plan will take form through a series of community meetings, focus groups and Parks and

RFP – City of Culver City Parks and Recreation Master Plan

Recreation Commission and City Council meetings over a 12 month period (subsequent to entering into a contract with the selected Proposer). It is expected that the selected Proposer should conduct a maximum of eight (8) community meetings and make approximately four (4) presentations each to the Parks and Recreation Commission and the City Council.

D. Veterans Memorial Park Conceptual Plans

As a product of community comment and the development of the Master Plan, the development of two park plan concepts for Veterans Memorial Park will be produced. These concepts will encompass the land from Coomb's Ave. along the south side of Culver Blvd. to Elenda Street; approximately 14.24 acres (total when combined with Veterans Memorial Park proper). The newly developed Veterans Memorial Park Conceptual Plans are expected to become "demonstration model" possibilities for the community to pursue as an immediate extension of the Master Plan.

E. Funding Strategies

This part of the Plan will identify and recommend existing and possible future funding strategies that may be used to implement the Plan. A compendium of possible funding opportunities and strategies will be assembled and produced from this part of the process.

Part III: Implementation Strategies: Priorities and Charting the Next Steps

This part of the Master Plan will establish priorities and summarize the guidelines upon which the City will base its future decisions concerning the next steps in its Park and Recreation future.

Please Note: Interested Proposers are asked to price each of the five parts indicated above separately, rather than as one lump sum amount. The work will be completed over a 12 month period of time. In order to complete this plan in good order and on schedule, it is expected that the selected Proposer will submit a proposed schedule of activities with dates within 30 days after signing the contract. Either party may terminate the agreement without cause with a thirty-day (30-day) written notice.

PROJECT PROPOSAL SUBMITTAL

Proposal Due Date:

Proposals shall be delivered in four sealed envelopes marked "Culver City- Parks and Recreation Master Plan," to the Culver City- City Clerk's Office (address indicated below) no later than **3:00 PM on November 16, 2006**. There shall be one (1) sealed envelope with the original proposal and three (3) sealed envelopes each with photocopies of the original proposal as well as one copy on CD-ROM in Microsoft Word and PDF formats.

Pre-proposal Meeting:

A pre-proposal meeting is mandatory for this Project. The City will set aside the date of **October 30, 2006 at 9:00 AM** for a pre-proposal meeting. A visit to any of the parks and

RFP – City of Culver City Parks and Recreation Master Plan

project sites can be conducted if so desired by interested Proposers at this time. Proposers interested in participating in this pre-proposal meeting must contact the Project Manager (below) to confirm their attendance prior to the meeting date. The pre-proposal meeting will be held at the Veteran's Memorial Building located at 4117 Overland Boulevard, Culver City, CA 90230.

Deliver Proposals to:

City Clerk
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Project Manager/Contact Information:

Bill La Pointe; Director
Parks, Recreation and Community Services Department
Veteran's Memorial Building
4117 Overland Blvd.
Culver City, CA 90230
(310) 253-6682
william.lapointe@culvercity.org

The selected Proposer will enter into negotiations with the City in order that a contract may be executed and **work expected to begin by January 2007**. The City of Culver City reserves the right to reject any and all proposals, negotiate the various "parts" of the proposal and to waive any informality or technical defects in any proposal, to award all or any individual part/item of the proposal and to make an award in the best interest of the City.

Proposals will not be accepted after the proposal due date and time stated above. Incomplete proposals, or proposals that do not conform to the requirements specified herein, may not be considered. Electronically submitted proposals will not be accepted unless they are accompanied by an original and hard copies as indicated above.

SCOPE OF WORK

1. The completed Master Plan will be submitted on CD in Microsoft Word and "pdf" document format.
2. Ten (10) completed and finished copies of the document will be submitted to the City of Culver City.

The scope of services and required submittals shall include the following:

Part I: Overview: Past, Present and Future of Parks and Recreation in Culver City

This part of the Master Plan will serve as the foundational under-pinning for the development context of this Master Plan. It should layout the historical features, current conditions and future possibilities of Parks and Recreation for Culver City. (*No public meetings are anticipated.*)

Submittal: This will be the written "Introduction" to the Master Plan.

Part II: Master Plan Recommendations

A. Current Facility Conditions Assessment and Deferred Maintenance

A complete inspection and evaluation of the following parks (to include the facilities within these parks) shall be performed in order to determine the physical condition of each facility:

PARKS

- 1) Blair Hills Park
- 2) Blanco Park
- 3) Carlson Park
- 4) Culver City Park
- 5) Culver West Alexander Park
- 6) El Marino Park
- 7) Fox Hills Park
- 8) Lindberg Park
- 9) Paddle Tennis Park
- 10) Tellefson Park
- 11) Syd Kronenthal Park
- 12) Veterans Park (the Veterans Memorial Building, Teen Center and Plunge are not included in this evaluation. The specific reporting format will be made available by the Department of Public Works to the successful Proposer at a later date.)

(See Page 12 for more information on each park.)

This will be accomplished by identifying current deficiencies and immediate repair costs needed to bring the facilities up to minimum useable standards and then to maintain that level of condition. The assessment will be based on visual observations and non-destructive testing of specific mechanical, electrical and plumbing components, building interior and exterior components, visible HVAC components, and visible plumbing fixtures/piping. Site plans and “as built” drawings of each facility (if available) will be provided by the City to the selected Proposer throughout the duration of the Project. (Currently, the Public Works Department has contracted with a firm to do an assessment of this nature on all the other City facilities.) *(No public meetings are anticipated.)*

Submittal: This aspect of the Master Plan shall include: 1) identification of current deficiencies and the costs to repair them; 2) a 10-year forecast of maintenance costs itemized into the main areas of inspection, and; 3) a cost to replace the facility if it is deemed necessary within the next ten years. The costs would be estimated construction costs and not firm bids. They will be based on current construction standards, and will include a factor for “soft costs” (project management, additional consultants, permits, etc.), overall facility-specific recommendations on routine maintenance and other related matters. This assessment shall also identify ongoing maintenance policies and practices, which should be implemented to avoid or reduce current or future capital costs.

B. Ordinances, Regulations and Policies

Review and evaluate the City's current Parks and Recreation Ordinances, Regulations and Policies in relation to the City's Overall Comprehensive Plan and the profession's best practices and outline recommendations regarding adjustments that should be considered that would make these more "community and environmentally friendly." Also, make recommendations regarding a "green space loss and replacement" ordinance and a "use of generators in the parks" ordinance as these issues relate to the peaceful ambiance of the neighborhoods. *(Two to three public meetings are anticipated.)*

Submittal: This is the Contractor's written report specifying ordinances, regulations and policy additions, deletions and/or changes that are recommended for further consideration by City Staff.

C. Park and Recreation Development and Planning: New, Renovated or Expanded Facilities and Programs

The development of a Master Plan for park acquisition and development and recreation program development that is based on community comment. This portion of the Plan will take form through a series of community meetings, focus groups, Parks and Recreation Commission and City Council meetings over a 12 month period (subsequent to the City entering into a contract with the successful Consultant). It is expected that the Consultant will conduct approximately eight (8) community meetings and make approximately four (4) presentations each to the Parks and Recreation Commission and the City Council. This City will look to the Consultant for their experience in this. This part of the Project is intended to guide Culver City's parks and recreation decisions and development through the year 2026. *(Approximately 16 public meetings/presentations are anticipated).*

Submittal: This is the written Parks and Recreation Master Plan detailing park acquisition and development and recreation program development that is intended to guide park and recreation decisions for Culver City through 2026.

D. Veterans Memorial Park Concept Plans

This will include the development of two Concept Plans for Veterans Memorial Park (11.24 acres) along with the additional City-owned land from Coombs Ave. along the south side of Culver Blvd. to Elenda Street (and additional app. 3 linear acres). These concepts will be the result of a neighborhood and community meeting process, the results of which will become a "demonstration model" for future park development. It is hoped that these concept plans will be the catalysts that will demonstrate the future of Parks and recreation based on the new Master Plan. *(Approximately four public meetings are anticipated.)*

Submittal: These will be two concept drawings depicting the program redevelopment possibilities for Veterans Memorial Park.

E. Funding Strategies

This part of the Plan will identify and recommend existing and potential funding strategies that may be used to implement the Plan. *(No public meetings are anticipated.)*

Submittal: This portion of the Master Plan will suggest financial possibilities and how they might be used to implement the Master Plan.

Part III: Implementation Strategies: Priorities and Charting the Next Steps

This part of the Master Plan will establish priorities and summarize the guidelines upon which the City will base its future decisions concerning the next steps in its Park and Recreation future. *(No public meetings are anticipated.)*

Submittal: This portion of the Master Plan will suggest implementation strategies for the Plan.

PROPOSAL REQUIREMENT & FORMAT

Required information to be submitted by the Proposer:

- A. Company Profile: Identify the legal name, address, telephone and fax number of your firm.
- B. Qualifications: At a minimum, eligible Consultants will have qualifications in the construction and design of public buildings, knowledge of local, state and federal building codes and regulations, and abilities and experience with applying analytical and quantitative tools and models needed to undertake the work required under this RFP.
- C. Project Team: Provide an overview of the firm, including services provided, staffing and resources. Provide an organizational chart indicating the staff/personnel proposed for this Project and include their resumes, professional registration and related experience. Indicate the project staff's specific knowledge and experience in performing the task requested in this RFP. If you propose to sub-contract any portion of your work, then please identify which tasks and to whom.
- D. Scope of Services: Describe the recommended scope of service to be performed by your firm that clearly displays an understanding of the Project as described in the "Scope of Work" section of this RFP.
- E. Project Approach: Provide a detailed explanation of your team's approach to this Project. (Please feel free to comment on, and/or adjust the number of expected community meetings as you might see it.) Include any other tasks your team will perform that may not be listed in the "Scope of Work" section of this RFP. Identify the tasks that will be performed by your firm and by any sub-contractors.

RFP – City of Culver City Parks and Recreation Master Plan

- F. Firm Workload versus Workload Capacity: Explain other current and potential assignments and their relative impact on this Project if your firm is selected. Explain how you can assure the City that the members of your project team will remain on this Project through completion of the final assessment.
- G. References: Provide a minimum of three (3) references the City may contact concerning your performance on other similar project contracts. Provide a representative listing of projects and their respective contact particulars that are comparable in nature to this Project.
- H. Claim History: Provide information of any legal judgments or claim settlements against your firm and any individual proposed to work on this Project in the past 5 years, with an explanation of their disposition. Provide information of any claims your firm and any individual has had in the past 5 years against any public or private entity for whom it provided service, with an explanation of their disposition.
- I. Schedule of Fees: Provide a fee-based proposal on the services you have outlined in response to the items above. The fee should be itemized by the separately for each of the five Parts of the RFP.

Any changes in the Scope of Work resulting in a contract increase or decrease in fee shall be approved by the Parks, Recreation and Community Services Director in writing prior to commencement of actual change in work. No fee adjustment will be allowed unless said prior approval is authorized exclusively in writing by the City, without exception.

- J. Proof of the Following Minimum Insurance Coverage:
- General Liability including coverage of premises, products and complete operations, independent contractors/vendors, personal injury and contractual obligations with combined single limits of coverage of at least \$1,000,000 per occurrence.
 - Automobile Liability, including owned, non-owned and hired vehicle of at least the following limits:
 - a. Primary bodily injury with limits of at least \$500,000 per person; \$500,000 per occurrence; and
 - b. Primary property damage of at least \$500,000 per occurrence; or,
 - c. Combined single limits of \$500,000 per occurrence.
 - Worker's Compensation insurance as required by the Labor Code of the State of California.
 - Proof that, if selected, the firm's insurance carrier will execute the attached City of Culver City Special Endorsement.
- K. Property Rights:
- All materials produced in support of this Project and as finished products are the property of the City of Culver City.

METHOD OF SELECTION

Evaluation of Proposals will be made in accordance with the following criteria:

A. Qualifications, Business History, and Past Performance

- 1) Suitability of the Proposer and all of its sub-consultants to perform the Scope of Work noted above and documented experience in such projects within the State of California.
- 2) Demonstrated competence, education and experience of all members of the project team.
- 3) Experience and record of success of the project team over the preceding five years with comparable projects for governmental agencies with respect to factors such as control of costs, quality of performance, and meeting Project deadlines.
- 4) References that justify items 1, 2, and 3.

B. Responsiveness

- 1) Responsiveness to this RFP and the completeness of the information provided.
- 2) Ability to respond to the City's requirements, safety record, financial capability, insurance coverage and ability to provide a skilled work force.

C. Proposal Price

- 1) A low total price is desirable but must include all costs to the City. The City reserves the right to enter into an agreement with the Proposer who it deems will serve the best interest of the City.
- 2) The City reserves the right to reject any or all proposals and shall not be liable for any expenses or costs incurred by the Proposer in preparing their proposals.
- 3) The City shall also have the right to accept, reject and/or negotiate the various parts of the Master Plan with the Proposers in any order or combination, unless otherwise specifically provided in these specifications.

RFP – City of Culver City Parks and Recreation Master Plan

The City will rank the proposals by assigning points in accordance with the following scoring system:

Criteria	Maximum Points	Equivalent Weight
Qualifications, Business History, & Past Performance	50	50%
Responsiveness	20	20%
Proposal Price	30	30%
Total	100	100%

Final evaluation scores will be calculated using the scoring system described above and will assist City Staff in determining which the Proposer seems to be best suited for the contract.

The City reserves the right to reject any and all proposals. Results of the proposal review process will be utilized to establish a preliminary ranking of the Proposers. The City may interview the top ranked candidates and may further negotiate the fee and scope of work at that time. If an agreement cannot be reached with the top candidate, negotiations may be undertaken with subsequent candidates until an agreement is reached.

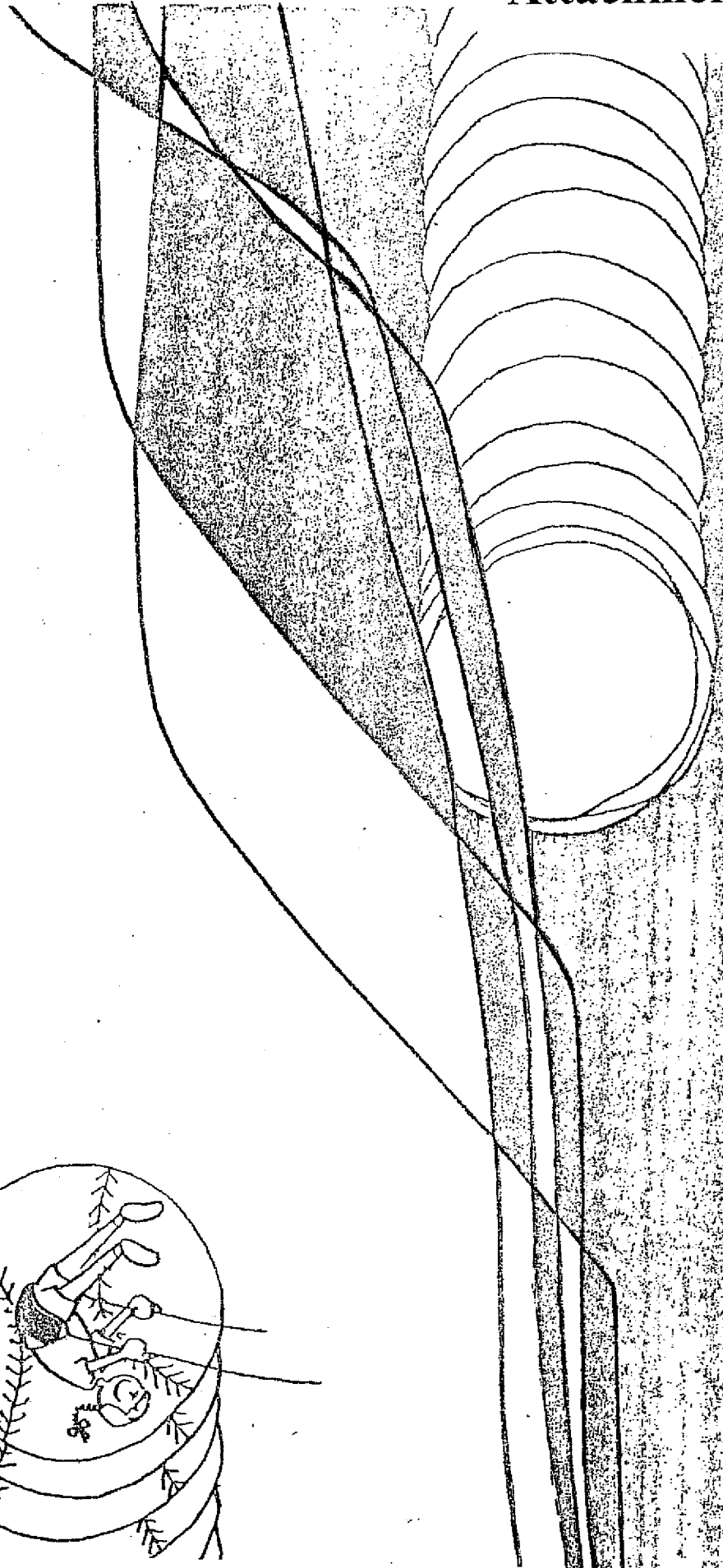
PROJECT SCHEDULE (Dates subject to change)

RFP Release Date	October 19, 2006
Pre-proposal Meeting	October 30, 2006; 9:00 AM
Proposals Due	November 16, 2006; 3:00 PM
Council Approval for Award of Contract	December 11, 2006; 7:00 PM
Work to Begin	January 11, 2007

12.

CITY OF CULVER CITY - City Park Facilities

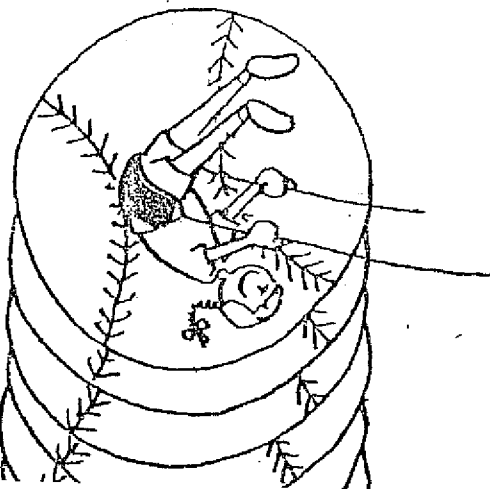
Facility Name	Rest-room	Softball Diamond	Open Space	Picnic Area	BBQ	Play Equipment	Tennis Court	Fitness Course	Paddle Tennis	Handball Court	Basketball Court	Volleyball Court	Soccer Fields
Blair Hills Park	•	1	•	1	1	•					1		
Blanco Park	•	2	•	1		•		•				•	1
Dr. Paul Carlson Park	•		•	1	1								
Culver City Park	•	1	•		1	•					2		4
Culver West Alexander Park	•	1	•		1	•	1		1	3	1		
El Marino Park	•		•		2	•				1	1		1
Fox Hills Park	•		•		1	•	3	•	2		2	•	
Lindberg Park	•	2	•	1		•	1	•		1	1		1
Paddle Tennis Park									3				
Syd Kronenthal Park	•	2	•	2	1	•	1		2		1		
Tellefson Park	•		•	1	1	•							
Veterans Memorial Building	•												
Veterans Park	•	2	•	1	1	•	2	•		2	2		1



CULVER CITY



RECREATION ELEMENT
OF THE GENERAL PLAN



14.

CITY OF CULVER CITY
CALIFORNIA

CITY COUNCIL

DAN PATACCHIA, MAYOR

JOSEPH H. LAWLESS

EDWARD C. LITTLE

G. WILLIAM BOTTS

JAMES ASTLE, JR.

PLANNING COMMISSION

MAX PASTER, CHAIRMAN

DAN CAVANAUGH, VICE-CHAIRMAN

OTICE GALLMAN

ANDREW E. DARLING

WILLIAM RAYMOND

CARL BERRY

ERWIN H. COOPER

PARK AND RECREATION COMMISSION

MARTIN LOTZ, CHAIRMAN

STUART HAGGART

DOROTHY HARRINGTON

EARL ESKRIDGE

JOHN MC NALLY, JR.

WILLIAM WRIGHT, SR.

ZELMA ZAMORA

SYD KRONENTHAL, PARK AND RECREATION DIRECTOR

DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT

GARY Y. THOMPSON, CITY PLANNER

RICHARD J. NELSON, ASSOCIATE PLANNER

SUSAN BERG, ASSISTANT PLANNER

GEOFFREY H. CASE, PLANNING INTERN

ALICIA A. HOLLOWAY, SENIOR SECRETARY

ANN B. BEHRENS, SECRETARY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING A RECREATION ELEMENT TO BE ADDED TO THE GENERAL PLAN OF THE CITY OF CULVER CITY.

WHEREAS, pursuant to the provisions of Section 65351 of the Government Code of the State of California, the Planning Commission of the City of Culver City, California, conducted a public hearing on the matter of a proposed Recreation Element to be added to the General Plan of this City; and

WHEREAS, at the conclusion of said public hearing, the Planning Commission adopted its Resolution No. 800 approving and recommending to the City Council for adoption, the said Recreation Element; and

WHEREAS, the City Council has caused to be published in a newspaper of general circulation, notice of a public hearing on the adoption of said Recreation Element, pursuant to Section 65503 of the Government Code of the State of California; and

WHEREAS, said matter came on for hearing before the City Council at its regular meeting of February 13, 1968, at which time all persons then and there present were given an opportunity to be heard; and

WHEREAS, after considering all of the testimony presented, it appears that it would be in the public interest to adopt said proposed Recreation Element;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

15.
SECTION I. That pursuant to the foregoing recitations, the City Council does hereby find and determine that the Planning Commission has held a public hearing, noticed in the manner required by Section 65351 of the Government Code of the State of California, on the adoption of a proposed Recreation Element for the City of Culver City, to be added to the General Plan heretofore adopted by this City Council; that the City Council has held a hearing following notice as required by Section 65503 of the said Government Code; that all persons interested in said matter have had an opportunity to be heard at said hearings; and that the adoption of said Recreation Element is in the public interest.

SECTION 2. That pursuant to the findings set forth in Section 1 hereof, the said City Council does hereby approve and adopt that certain text with maps, entitled "Recreation Element of the General Plan", which is to be added to the General Plan of the City of Culver City, as heretofore approved and adopted by Council Resolution No. CS-4575, and incorporates the said Recreation Element in said General Plan by reference as though fully set forth therein.

SECTION 3. That a copy of said text with maps, entitled "Recreation Element of the General Plan," is hereby ordered to be placed on file in the office of the City Clerk, as part of the official records of this City.

APPROVED and ADOPTED this 13th day of February, 1968.

DAN PATACCHIA, MAYOR
CITY OF CULVER CITY, CALIFORNIA

AGNES V. CHRISTENSEN
CITY CLERK

16.

RESOLUTION NO. 800

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR ADOPTION THE RECREATION ELEMENT FOR THE MASTER PLAN OF CULVER CITY AS PRESENTED AND INCLUDING IN SAID RECOMMENDATION AN ALTERNATIVE AS MORE PARTICULARLY SET FORTH HEREIN-BELOW.

WHEREAS, pursuant to the provisions of Section 65351 of the Government Code of the State of California, the Planning Commission of the City of Culver City, California conducted a public hearing on the matter of a proposed Recreation Element for the Master Plan of Culver City; and

WHEREAS, all parties expressing an interest in the matter were given an opportunity to be heard; and

WHEREAS, after a thorough discussion of the subject matter, it appeared to the Planning Commission by a unanimous vote of the five (5) members present (two (2) absent) that the Recreation Element as presented should be approved and recommended to the City Council for adoption, including in said recommendation one alternative as more particularly set forth hereinbelow:

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That pursuant to the foregoing recitations and the facts presented at the public hearing, the said Planning Commission of the City of Culver City, pursuant to Section 65352 of the Government Code of the State

of California, does hereby approve the Recreation Element for the Master Plan of Culver City as presented by the Planning Division and does hereby recommend it to the City Council for adoption.

SECTION 2. That an alternative is hereby offered to the City Council for its consideration, relating to Table I, "Summary of Recommendations," Section 2, of the Recreation Element, said alternative being that school playgrounds be excluded from the ratio of ten acres per 1,000 persons and additional lands be acquired in order that the ten-acre/1,000-person ratio not be decreased.

APPROVED and ADOPTED this 24th day of January, 1968.

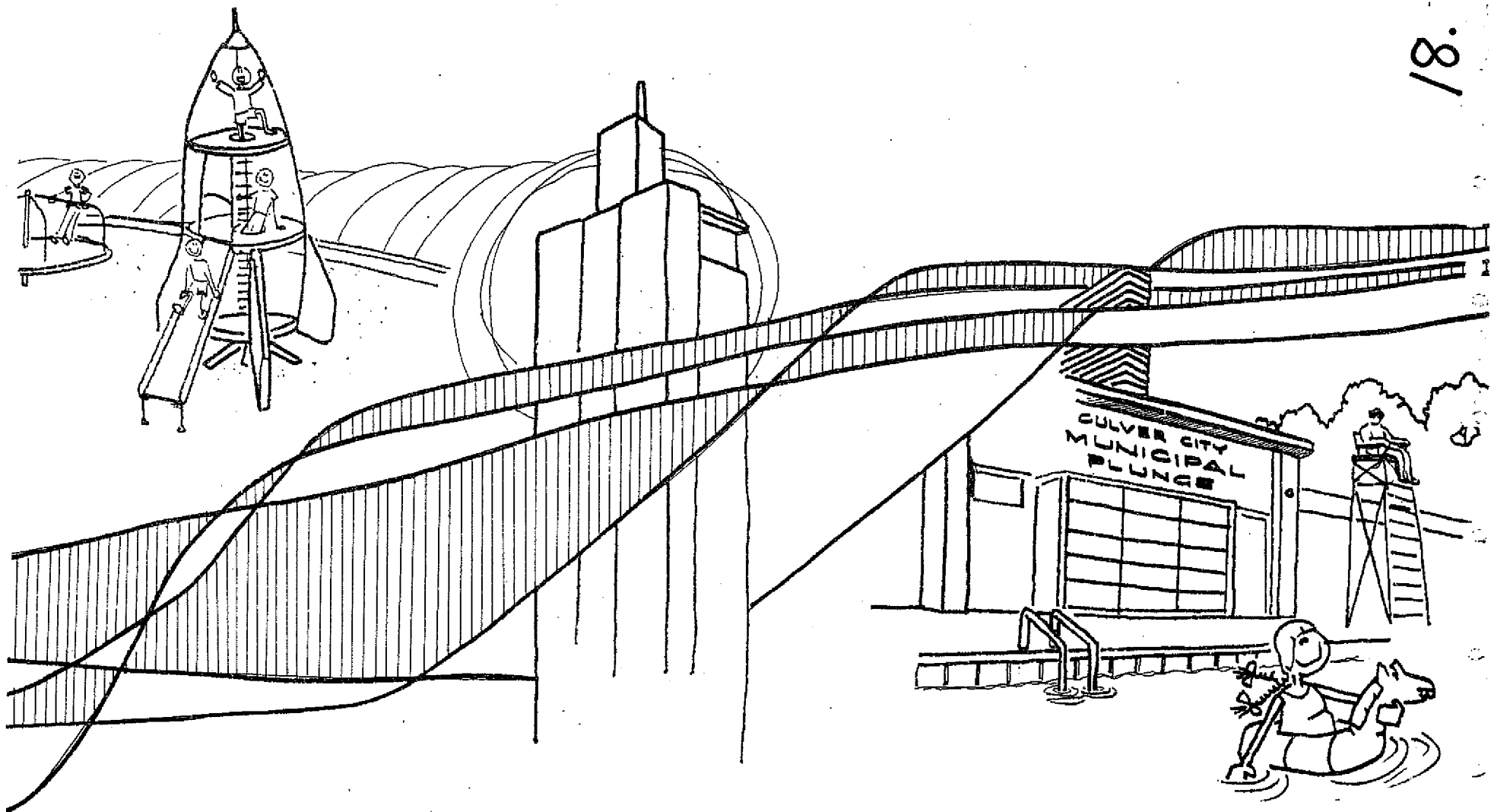
MAX PASTER, CHAIRMAN
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

ATTEST:

SECRETARY

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VETERANS MEMORIAL PARK

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PART ONE INTRODUCTION

RECREATION ELEMENT OF THE GENERAL PLAN

CITY OF CULVER CITY, CALIFORNIA

22.

RECREATION ELEMENT OF THE GENERAL PLAN

THE PARK AND RECREATION ELEMENT OF THE CITY MASTER PLAN SERVES AS A POLICY GUIDE -- NOT AS A LAW OR ORDINANCE -- DESCRIBING THE FUTURE RELATIONSHIPS BETWEEN PEOPLE IN THE COMMUNITY AND THEIR NEEDS FOR PARK AND RECREATION AREAS, FACILITIES, AND PROGRAMS. THIS PARTICULAR DOCUMENT, COMPRISED OF A TEXT WITH SUPPORTING MAPS AND TABLES, IS VIEWED AS A SUPPLEMENTARY ADDITION TO THE COMPREHENSIVE GENERAL PLAN ADOPTED BY THE CITY COUNCIL OF CULVER CITY OCTOBER 10, 1961.

IT IS ASSUMED THAT CITY GOVERNMENT SHALL BE RESPONSIBLE FOR THE PORTION OF THE RECREATION DEVELOPMENT WITHIN THE INCORPORATED AREA IN COOPERATION WITH THE SCHOOL DISTRICT AND APPROPRIATE COUNTY AND STATE AGENCIES SERVING THE COMMUNITY THAT ARE CONCERNED WITH THE SUBJECT OF PUBLIC RECREATION. CULVER CITY HAS A LONG TRADITION OF BEING A "RECREATION-MINDED" COMMUNITY. IN RECENT YEARS, HOWEVER, INCREASING

POPULATION DENSITIES AND GROWING DEMAND FOR CULVER CITY LAND HAS SOMEWHAT WEAKENED THE STRONG AND IMPORTANT POSITION HELD BY RECREATION WITHIN OUR COMMUNITY. FOR THIS REASON THE RECREATION ELEMENT OF THE GENERAL PLAN HAS BEEN DRAWN. IT IS HOPED THAT THE ADOPTION OF THIS DOCUMENT WILL FOCUS THE NECESSARY RESOURCES AS WELL AS THE ATTENTION OF COMMUNITY RESIDENTS UPON THE PROVISION OF PARK AND RECREATION FACILITIES OF A QUANTITY AND QUALITY TO WHICH THE COMMUNITY MAY POINT WITH PRIDE. THE BASIC OBJECTIVES OF THIS PLAN ARE:

- (1) TO ESTABLISH A SET OF RECREATION AND PARK PLANNING GUIDES WHICH WILL SERVE AS MINIMUM GOALS FOR 1980 AND FOR NECESSARY ADJUSTMENTS IN THE FUTURE;
- (2) TO ANALYSE THE CITY OF CULVER CITY, NEIGHBORHOOD BY NEIGHBORHOOD AND AREA BY AREA, TO DETERMINE RECREATION SPACE NEEDS IN LIGHT OF EXISTING AND FUTURE DEMANDS: AND
- (3) TO PRESENT A BALANCED, COMPREHENSIVE PLAN

OF EXISTING AND FUTURE PARK AND RECREATION
AREAS AS A GOAL FOR 1980.

IN THE FORMULATION OF THE RECREATION ELEMENT OF THE CITY GENERAL PLAN, IT IS NOT THE PRIMARY PURPOSE TO INVESTIGATE HOW EXTENSIVE A RECREATION SYSTEM THE CITY CAN AFFORD, OR EXACTLY WHAT AGENCY SHALL IMPLEMENT THE PLAN AND BRING ITS GOALS TO FRUITION. HOWEVER, THESE SIGNIFICANT FACTORS HAVE NOT BEEN NEGLECTED, AND CONSIDERABLE DISCUSSION IS OFFERED IN THEIR BEHALF. BUT THE OVERRIDING PURPOSE OF THIS PLAN IS TO PROVIDE RECOMMENDATIONS FOR A SYSTEM OF HIGH QUALITY PARKS AND RECREATION FACILITIES DESERVING OF THIS FINE AND EXCELLENTLY LOCATED COMMUNITY IN THE WESTERN LOS ANGELES METROPOLITAN AREA.

THERE ARE MANY FACETS TO RECREATION PLANNING, ALL OF WHICH ARE BASED ON A COMMON SET OF PREMISES FOR THE COMMUNITY INVOLVED. THIS RECREATION ELEMENT, WHILE DESIGNED TO SERVE AS AN OVERALL COMPREHENSIVE RECREATION PLAN

23.
FOR THE CITY OF CULVER CITY, HAS, OF NECESSITY, BEEN SPECIFICALLY DIRECTED TO THE MOST GENERAL OF RECREATION GOALS: IT RELATES SPECIFICALLY AND MAINLY TO THE INCORPORATED LIMITS OF THE COMMUNITY. ¹ALTHOUGH THIS COMMUNITY IS LOCATED IN A SOMEWHAT CONGLOMERATE REGION OF METROPOLITAN DEVELOPMENT, THIS RECREATION ELEMENT REFERS FOR THE MOST PART TO THE REGIONAL RECREATION PLAN FOR LOS ANGELES COUNTY FOR DISCUSSION CONCERNING THE REGIONAL RECREATION NEEDS OF THE RESIDENTS OF CULVER CITY. IT IS FELT BY THE CITY OF CULVER CITY THAT SUCH REGIONAL RECREATIONAL NEEDS CAN AND WILL ONLY BE FULFILLED THROUGH JOINT POWER ARRANGEMENTS INVOLVING SEVERAL MUNICIPAL JURISDICTIONS. THIS RECREATIONAL ELEMENT HAS, THEREFORE, BEEN LIMITED TO DETAILED CONSIDERATION OF THREE BASIC TYPES OF RECREATION FACILITIES CLASSIFIED BY FACILITY SIZE: (1) NEIGHBORHOOD AND RECREATION FACILITIES, (2) COMMUNITY PARK AND RECREATION FACILITIES, (3) URBAN PARK AND RECREATION FA-

CILITIES.

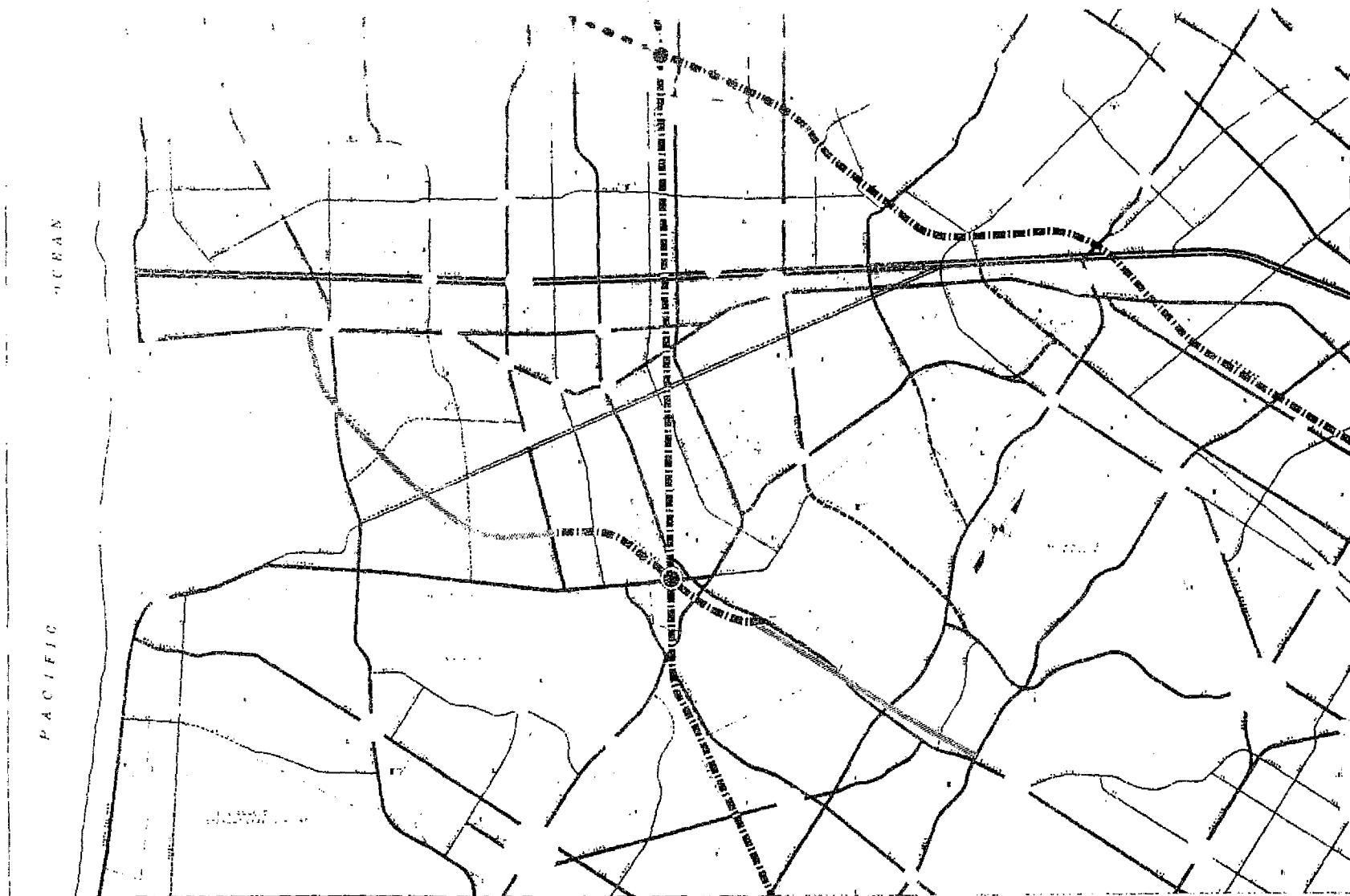
THIS RECREATION ELEMENT IS DRAFTED UNDER THE AUTHORITY OF SECTION 65303 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AND THUS MAKES ITS RECOMMENDATIONS ONLY IN TERMS OF AREA SIZES TO BE ACQUIRED AND BASIC USES OF ACQUIRED RECREATION FACILITIES. NO ATTEMPT IS MADE IN THIS DOCUMENT TO DIRECT OR ELABORATE UPON SPECIFIC FACILITIES TO BE INCLUDED ON ANY EXISTING OR PROPOSED PARK SITE. THESE CHOICES WILL BE MADE BY THE CITY COUNCIL WITH THE ADVICE OF ITS PARK AND RECREATION COMMISSION AS EACH SITE IS DEVELOPED OR AUGMENTED, AND SUCH DECISIONS WILL HAVE THE OVERALL GOAL OF SATISFYING THE RECREATION AND LEISURE-TIME APPETITES OF THE POTENTIAL CLIENTS OF EACH FACILITY.

THE GENERAL OR MASTER PLAN OF THE CITY OF CULVER CITY WAS ADOPTED IN OCTOBER, 1961. DURING THE SIX YEARS THAT HAVE ELAPSED SINCE THE ADOPTION OF THIS PLAN, THE COMMUNITY HAS SIGNIFICANTLY CHANGED IN SEVERAL WAYS. FOR EXAMPLE, THE SIZE OF THE CITY HAS INCREASED FROM 4.1 SQUARE MILES TO 4.8 SQUARE MILES; OUR POPULATION HAS INCREASED FROM 32,400 TO 33,650 AS OF JANUARY, 1967. IN ADDITION TO AREA AND POPULATION INCREASES, MAJOR ALTERATIONS IN TRAFFIC CIRCULATION HAVE BEEN EFFECTED IN THE COMMUNITY IN THE FORM OF COMPLETION OF CERTAIN SEGMENTS OF THE FREEWAY SYSTEM AND THE CONSTRUCTION OF A NEW, SIGNIFICANT MAJOR STREET EXTENSION.

THE ORIGINAL MASTER PLAN MADE GENERAL REFERENCES TO THE AREA OF PARK AND RECREATION PLANNING. IT IS THE PURPOSE OF THIS DOCUMENT TO UPDATE AND SUPPLEMENT THE PROVISIONS ENACTED IN 1961. TO RELATE AN ACCURATE PROJECTION OF PARK

PARK NEEDS, HOWEVER, IT HAS BEEN REVEALED TO GO BEYOND THE PREDICTIONS OF THE 1961 GENERAL PLAN IN TERMS OF POPULATION DENSITIES, OVERALL POPULATION PROJECTIONS, AND THE FUTURE PATTERN OF RESIDENTIAL DEVELOPMENT THAT IS NOW EVIDENT IN CULVER CITY. LET IT BE THE FIRST RECOMMENDATION OF THIS RECREATION ELEMENT THAT, AS A TOP PRIORITY GENERAL PLANNING GOAL, THE RESIDENTIAL CONSIDERATIONS OF THE 1961 GENERAL PLAN SHOULD BE RESTUDIED, UPDATED, AND RE-ADOPTED BY THE CITY COUNCIL OF CULVER CITY, AND THAT THIS UPDATING IN CONJUNCTION WITH THE ADOPTION OF THIS RECREATION ELEMENT MAY SERVE AS A FIRM BASIS UPON WHICH FURTHER STRIDES TOWARD COMMUNITY BETTERMENT CAN BE MADE.

IT IS MOST IMPORTANT FOR THE CITY NOT ONLY TO INTENSIFY ITS PLANNING EFFORTS WITHIN THE PRESENT INCORPORATED LIMITS OF THE CITY, BUT TO GIVE RENEWED AND INCREASED ATTENTION TO UNINCORPORATED AREAS BORDERING THE CITY TO THE SOUTH, TO THE EAST, AND TO THE WEST STRETCHING



THE GENERAL PLAN

for the CITY OF CULVER CITY - CALIFORNIA

- | | | |
|---------------|------------------|---------------|
| LOCAL STREETS | MAJOR STREETS | PARKS |
| TRUNKWAYS | PROP. MAJOR STS. | SCHOOLS |
| THROUGHWAY | SHOPPING AREAS | PUBLIC BLDGS. |

TO THE MARINA DEL REY. IT WOULD APPEAR THAT,
THROUGH AN AGGRESSIVE ANNEXATION POLICY, THESE
AFOREMENTIONED AREAS MAY BE INCLUDED WITHIN
CULVER CITY BY 1980; IT IS STRONGLY SUGGESTED
THAT IN ALL AREAS OF PLANNING, IN ADDITION TO
RECREATION PLANNING CONTAINED HEREIN, THAT DUE
CONSIDERATION BE DIRECTED TOWARD THESE VALUABLE
POTENTIAL CULVER CITY LAND RESOURCES.

28.

SUMMARY OF RECOMMENDATIONS

1. NEW PARK FACILITIES.

THE FOLLOWING NEW PARK FACILITIES ARE NEEDED TO ADEQUATELY SERVE THE ANTICIPATED POPULATION OF CULVER CITY BY 1980:

- A) TWO NEIGHBORHOOD PARKS, MINIMUM SIZE OF 4.00 ACRES, MUST BE ACQUIRED AND DEVELOPED IN AND FOR THE RESIDENTS OF DEFICIENCY AREAS "B" AND "E." *
- B) TWO COMMUNITY PARKS, MINIMUM SIZE OF 10 ACRES, MUST BE ACQUIRED BY ACQUISITION, DEDICATION OF LAND, IN-LIEU FEE PAYMENTS, OR COMBINED METHODS. THE LOCATION OF THESE TWO NEW FACILITIES SHALL BE DEFICIENCY AREA "C" AND THE PROPERTY IN THE UNINCORPORATED L. A. COUNTY ISLAND KNOWN PRESENTLY AS RON SMITH FIELD WILL RESULT IN A SPECIAL-FACILITY 22.3 ACRE COMMUNITY PARK.
- C) AN URBAN PARK, APPROXIMATELY 50 ACRES IN SIZE, SHALL BE ACQUIRED BY THE CITY

AFTER FEASIBILITY STUDIES HAVE BEEN COMPLETED AS TO THE BEST METHOD OF ACQUISITION. SAID URBAN PARK SHALL BE LOCATED IN THE BALDWIN HILLS, NEAR OR ADJACENT TO THE SOUTHERLY BOUNDARY OF THE PROPOSED WEST LOST ANGELES JUNIOR COLLEGE.

- D) A REGIONAL PARK FACILITY, PROPOSED TO SERVE THE WEST-CENTRAL AREA OF LOS ANGELES, IS CURRENTLY UNDER STUDY BY THE COUNTY AND CITY OF LOS ANGELES. PRESENT PLANS INDICATE A SIZE OF APPROXIMATELY 250 ACRES, AT OR NEAR THE INTERSECTION OF STOCKER AND LA CIENEGA IN L. A. COUNTY. GIVEN THE GREAT NEED OF REGIONAL RECREATION FACILITIES, IT IS RECOMMENDED THAT THE CITY OF CULVER CITY COOPERATE AND PARTICIPATE IN ANY AND ALL POSSIBLE WAYS TO FACILITATE AND EXPEDITE THIS PROPOSAL.

* See pages 29, 30, and Map Page 31.

EXISTING FACILITIES--1967: RECREATION GOAL--1980

	EXISTING 1967	PROJECTED 1980	ACTION NEEDED TO ACHIEVE
POPULATION	33,628	53,000	INCREASED DENSITY; ANNEXATION AND DEVELOPMENT
RATIO: PARK ACRES PER 1,000 POPULATION	LOCAL PARK 1/1000 URBAN PARK - - - REGIONAL PARK <u>4/1000</u> TOTAL 5 AC./1000 PERSONS	LOCAL PARK 3/1000 URBAN PARK 1/1000 REGIONAL PARK <u>6/1000</u> TOTAL 10 AC./1000 PERSONS	(DETAILED BELOW)
ACREAGE (NOT INCLUDING REGIONAL)			
1. <u>NEIGHBORHOOD PARKS</u>	CULVER WEST 2.52 CULVER 1.60 BLANCO 1.46 LINDBERG 4.39 CARLSON 2.66 BLAIR HILLS 1.80 MC MANUS 5.87 CLARKDALE NONE VAN BUREN NONE	4.00 ACRES 1.60 ACRES 4.00 ACRES 4.39 ACRES 2.66 ACRES 4.00 ACRES 5.87 ACRES 4.00 ACRES 4.00 ACRES	EXPAND WHEN FEASIBLE NONE RELOCATE AND EXPAND NONE NONE EXPAND WHEN FEASIBLE NONE CREATE INITIALLY CREATE INITIALLY
2. <u>SCHOOL PLAYGROUNDS</u>	ELEMENTARY)) NO AGREEMENT TO JUNIOR HIGH) USE FOR MUNICIPAL HIGH SCHOOL) RECREATION	33.44 ACRES 10.50 ACRES 13.50 ACRES	ESTABLISH FORMAL JOINT-USE AGREEMENT BETWEEN C.C.U. SCHOOLS AND THE CITY OF CULVER CITY
3. <u>COMMUNITY PARKS</u>	VETS 10.95 ACRES FOX HILLS NONE HETZLER NONE	10.95 ACRES 10.00 ACRES 22.00 ACRES	NONE CREATE BY ACQUISITION/DEDICATION CREATE BY ACQUISITION/DEDICATION MUNICIPAL ACQUISITION OF RON SMITH FIELD
4. <u>URBAN PARK</u>	BALDWIN HILLS NONE	50.00 ACRES	CREATE AFTER IMPLEMENTATION AND FEASIBILITY STUDY
TOTALS	31.25 ACRES	184.91 ACRES	

2. EXPANSION OF EXISTING FACILITIES.

THE FOLLOWING NEIGHBORHOOD PARKS MUST BE EXPANDED, WHEN FEASIBLE FROM THE VIEW OF SURROUNDING LAND USE. EXPANSION MUST BE BY MUNICIPAL ACQUISITION.

- A) CULVER WEST PARK: EXPAND FROM EXISTING 2.52 ACRES TO 4.00 ACRES, WITH RECOMMENDED JOINT PARTICIPATION BY THE CITY OF LOS ANGELES.
- B) BLANCO PARK: THIS PARK SHOULD BE RELOCATED TO A MORE ACCESSIBLE SITE AND SHOULD BE ENLARGED FROM ITS PRESENT 1.46 ACRES TO 4.00 ACRES.
- C) BLAIR HILLS PARK: SHOULD BE EXPANDED FROM ITS EXISTING 1.80 ACRES TO 4.00 ACRES.

3. INTER-AGENCY AGREEMENTS.

ADEQUATE PROVISION OF COMMUNITY PARK AND RECREATION FACILITIES COULD BE CONSIDERABLY AUGMENTED BY THE SIGNING OF INTER-AGENCY COOPERATIVE AGREEMENTS BETWEEN THE

CULVER CITY UNIFIED SCHOOL DISTRICT AND THE CITY OF CULVER CITY. THE FOLLOWING ACREAGE COULD THEN BE ADDED TO OUR RECREATION INVENTORY:

- A) 26.1 ACRES OF PLAYGROUND AREA NOW SERVING CULVER CITY ELEMENTARY SCHOOLS.
- B) 10.5 ACRES OF PLAYGROUND AREA NOW SERVING THE JUNIOR HIGH SCHOOL.
- C) 13.5 ACRES OF PLAYGROUND NOW SERVING THE SENIOR HIGH SCHOOL.

PART TWO PRINCIPALS AND STANDARDS

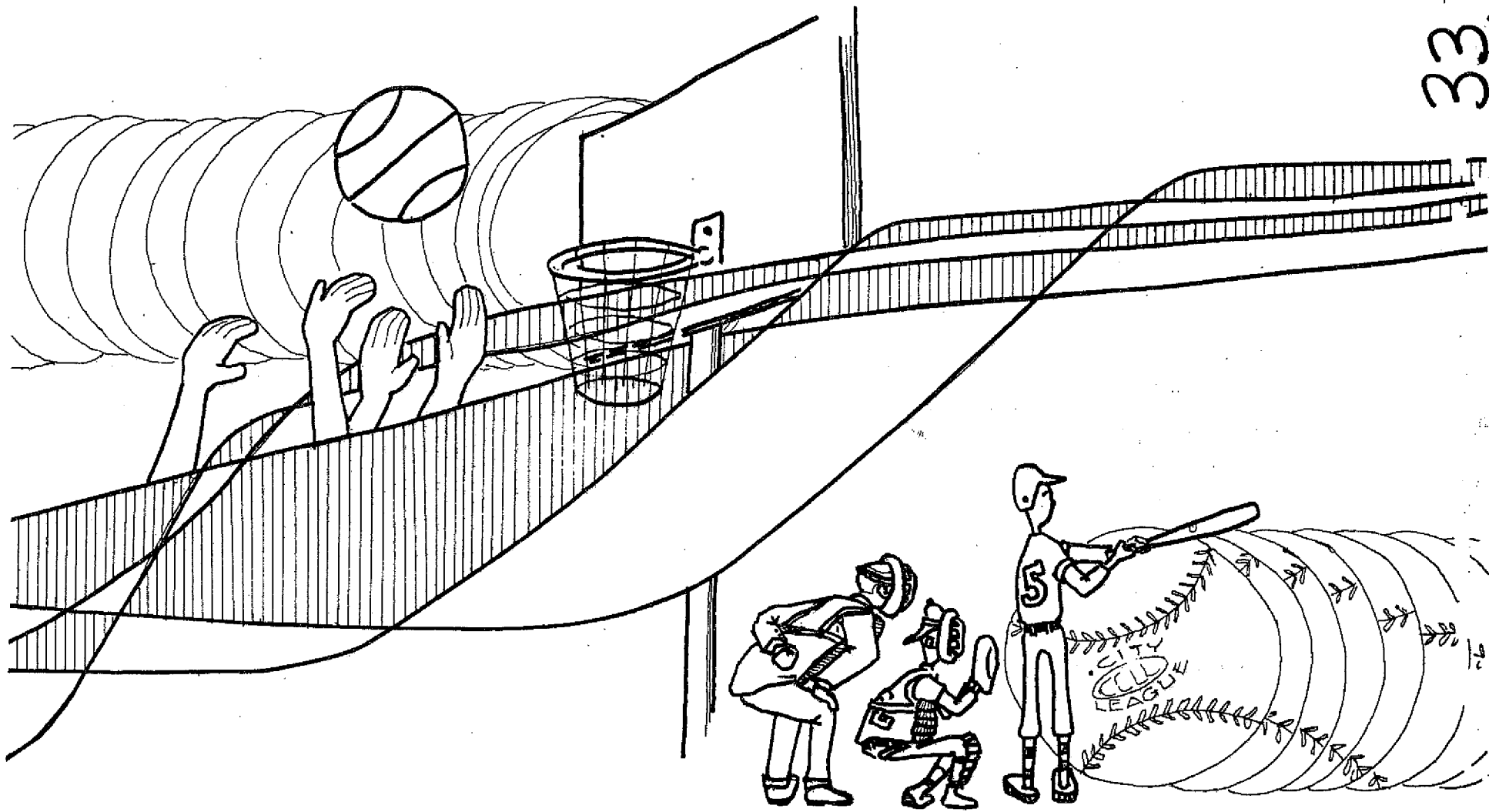
TERMS AND DEFINITIONS

IN CONFORMANCE WITH THE STANDARDS ADOPTED BY THE STATE OF CALIFORNIA RECREATION COMMISSION, THIS DOCUMENT UTILIZES TERMS AND DEFINITIONS SPECIFIED BELOW. PARKS AND RECREATION FACILITIES HAVE BEEN DIVIDED INTO FIVE CATEGORIES ACCORDING TO SIZE OF FACILITY AND AGE GROUP OF POTENTIAL CLIENTELE.

- 1.) COMMUNITY PARK: A RECREATION FACILITY OF A MINIMUM TEN ACRES IN SIZE, DESIGNED TO FULFILL THE RECREATION NEEDS OF SEVENTH THROUGH TWELFTH GRADE CHILDREN AND YOUNG ADULTS, AS WELL AS FACILITIES FOR MATURE ADULTS. THE FACILITY IS DESIGNED TO SERVE AN AREA OF FROM THREE TO FIVE NEIGHBORHOODS. THE COMMUNITY PARK DOUBLES AS A NEIGHBORHOOD PARK FOR THE IMMEDIATE AREA. IDEAL TRAVELING DISTANCE, MAXIMUM, TO THE COMMUNITY PARK IS ONE MILE. SATURATION RATIO OF THE COMMUNITY PARK IS ONE AND ONE-HALF ACRES PER 1,000

PERSONS SERVED.

- 2.) IN LIEU: THE PAYMENT OF MONEY IN LIEU OF PARK DEDICATION, PURSUANT TO THE PROVISIONS OF SECTION 66 OF THE SUBDIVISION ORDINANCE.
- 3.) LOCAL PARK: USED TO DESIGNATE EITHER A NEIGHBORHOOD OR A COMMUNITY PARK.
- 4.) NEIGHBORHOOD RECREATION PARK: IDEAL SIZE OF FROM THREE AND ONE-HALF TO SIX ACRES OF THE FACILITY IS DESIGNED TO PROVIDE FOR IMMEDIATE RECREATION NEEDS OF THE KINDERGARTEN THROUGH SIXTH GRADE AGE GROUP. IDEAL MAXIMUM TRAVELING DISTANCE IS ONE-HALF MILE. SATURATION RATIO IS ONE AND ONE-HALF ACRES PER 1,000 PERSONS.
- 5.) OPEN SPACES: PASSIVE, GREEN AREAS ACQUIRED BY THE CITY TO PROVIDE A HIGHER LEVEL OF ENVIRONMENT IN RESIDENTIAL AREAS.
- 6.) PLAYGROUND SCHOOL: THE GROSS ACREAGE OF USABLE RECREATION AREA LOCATED ON PUBLIC SCHOOL GROUNDS.



Mc MANUS PARK

7.) PLAY LOT: A ONE-TO THREE-AND-ONE-HALF-ACRE PARCEL DESIGNED TO PROVIDE A PASSIVE RECREATION AREA FOR PRE-SCHOOL CHILDREN AND MOTHERS. EFFECTIVE SERVICE RADII DOES NOT EXCEED ONE-QUARTER MILE.

8.) URBAN PARK: AN AREA RANGING FROM 30 TO 90 ACRES IN SIZE, DESIGNED TO SUPPLEMENT OTHER RECREATION FACILITIES AND PROVIDE LARGE OPEN AREAS FOR GROUP ACTIVITIES. IDEAL MAXIMUM TRAVELING DISTANCE IS THREE MILES. SATURATION RATIO RANGES BETWEEN 50,000 TO 100,000 PERSONS, DEPENDING ON THE SIZE OF THE FACILITY. IDEALLY, FIVE ACRES OF URBAN PARK SHOULD BE PROVIDED FOR EVERY 1,000 PERSONS.

IN ORDER TO ANALYZE THE EXISTING AND ANTICIPATED RECREATION NEEDS OF AN AREA AND SUBSEQUENTLY DETERMINE DESIRABLE LOCATIONS FOR ADDITIONAL RECREATION FACILITIES, IT IS NECESSARY THAT A SET OF PRINCIPLES BE ESTABLISHED AT THE OUTSET TO SERVE AS A GUIDE FOR DECISION-MAKING. THE FOLLOWING PRINCIPLES, WHICH HAVE BEEN RECOMMENDED BY THE STATE OF CALIFORNIA RECREATION COMMISSION FOR ADOPTION BY THE VARIOUS JURISDICTIONS WITHIN THE STATE, HAVE BEEN USED TO GUIDE THE DEVELOPMENT OF THIS RECREATION ELEMENT:

1.) OVERALL PRINCIPLES TO APPLY IN THE EARLY STAGES OF PLANNING.

- A) A RECREATION PARK SYSTEM SHOULD PROVIDE RECREATION OPPORTUNITIES FOR ALL, REGARDLESS OF RACE, CREED, COLOR, AGE, OR ECONOMIC STATUS.
- B) PLANNING FOR RECREATION PARKS AND FACILITIES SHOULD BE BASED INITIALLY

UPON COMPREHENSIVE AND THOROUGH EVALUATION OF EXISTING PUBLIC FACILITIES, PRESENT AND FUTURE NEEDS, AND TRENDS: THEREAFTER PERIODIC REVIEW, RE-EVALUATION, AND REVISION OF LONG-RANGE PLANS SHOULD FOLLOW.

- C) PRIVATE RECREATION FACILITIES AND SERVICES SHOULD BE EVALUATED BY THE LOCAL JURISDICTION IN ORDER TO DERIVE A PROPER RELATIONSHIP BETWEEN PRIVATE AND PUBLIC FACILITIES AND ELIMINATE UNNECESSARY DUPLICATION.
- D) PLANNING FOR RECREATION PARKS AND FACILITIES SHOULD BE UNDERTAKEN WITH FULL PARTICIPATION AND COOPERATION OF THE CITIZENS TO INSURE THAT THE RECREATION SYSTEM WILL REFLECT THE NEEDS AND INTERESTS OF ALL GROUPS.

2.) PRINCIPLES TO APPLY IN PLANNING THE OVERALL SYSTEM.

- A) RECREATION AND PARK FACILITIES OF

LOCAL JURISDICTIONS SHOULD BE COORDINATED WITH FACILITIES SURROUNDING AREAS TO PROVIDE A UNIFIED, WELL-BALANCED SYSTEM TO SUPPLY THE ENTIRE POPULATION AREA.

B) THE RECREATION PLAN SHOWING BOTH EXISTING AND PROPOSED FACILITIES SHOULD BE INTEGRATED WITH ALL OTHER SECTIONS OF THE MASTER PLAN.

C) RECREATION PLANNING SHOULD ENCOMPASS AREAS BEYOND THE POLITICAL JURISDICTIONAL BOUNDARIES.

3.) PRINCIPLES TO APPLY IN PLANNING INDIVIDUAL RECREATION PARKS.

A) EACH RECREATION PARK SHOULD BE CENTRALLY LOCATED WITHIN THE PLANNED SERVICE AREA AND BE PROVIDED WITH SAFE AND CONVENIENT ACCESS FOR ALL RESIDENTS OF THE AREA.

B) THE LOCATION, SIZE, AND DESIGN OF ACTIVITY AREAS AND FACILITIES WITHIN

A PARTICULAR RECREATION PARK SHOULD BE FLEXIBLE AND, HENCE, ADAPTABLE TO CHANGES IN THE POPULATION SERVED.

C) BEAUTY AND FUNCTIONAL EFFICIENCY SHOULD COMPLEMENT EACH OTHER IN RECREATION PARKS; BOTH SHOULD BE EQUALLY IMPORTANT GOALS OF PLANNING.

4.) PRINCIPLES TO APPLY IN PLAN IMPLEMENTATION.

A) LAND FOR RECREATION PARKS AND FACILITIES SHOULD BE ACQUIRED OR RESERVED WELL IN ADVANCE OF THE DEVELOPMENT OF AN AREA, IN THE SAME MANNER AS IT IS RESERVED FOR OTHER PUBLIC PURPOSES.

B) SPACE STANDARDS FOR RECREATION PARKS SHOULD BE MET, AND LAND SHOULD BE ACQUIRED EVEN IF LIMITED FINANCIAL RESOURCES OF THE LOCAL JURISDICTION OBLIGE DELAY IN THE COMPLETE DEVELOPMENT OF THE PROJECT.

C) SITE ACCEPTANCE OR SELECTION SHOULD BE BASED ON SUITABILITY FOR THE INTENDED

PURPOSE AS INDICATED IN THE OVERALL
RECREATION ELEMENT.

- D) RECREATION PARKS SHOULD BE LANDS
DEDICATED AND HELD INVIOLEATE IN
PERPETUITY, PROTECTED BY LAW AGAINST
DIVERSION TO NON-RECREATION PURPOSES
AND AGAINST INVASION BY INAPPROPRI-
ATE USES.

PARK AND RECREATION STANDARDS
FOR CULVER CITY

BOTH THE NATIONAL RECREATION ASSOCIATION AND THE CALIFORNIA RECREATION COMMISSION RECOMMEND A GOAL OF TEN ACRES OF PARK AND RECREATION AREA PER 1,000 PERSONS IN AND FOR A GIVEN AREA. IN ORDER THAT THE CULVER CITY RECREATION PROGRAM CONFORM TO STATE AND NATIONAL POLICIES, THIS GOAL OF A RATIO OF TEN ACRES PER 1,000 PERSONS HAS BEEN ADOPTED IN THIS RECREATION ELEMENT.

OF THE TEN ACRES TOTAL RECREATION AREA, SIX ACRES SHOULD BE PROVIDED THROUGH THE FACILITIES OF A REGIONAL PARK PROGRAM. THESE REGIONAL FACILITIES TO BE INCLUDED IN THE SIX ACRES FOR THE POPULATION AREA SHOULD BE WITHIN ONE-HALF HOUR DRIVING TIME FROM THE POPULATION SERVED.

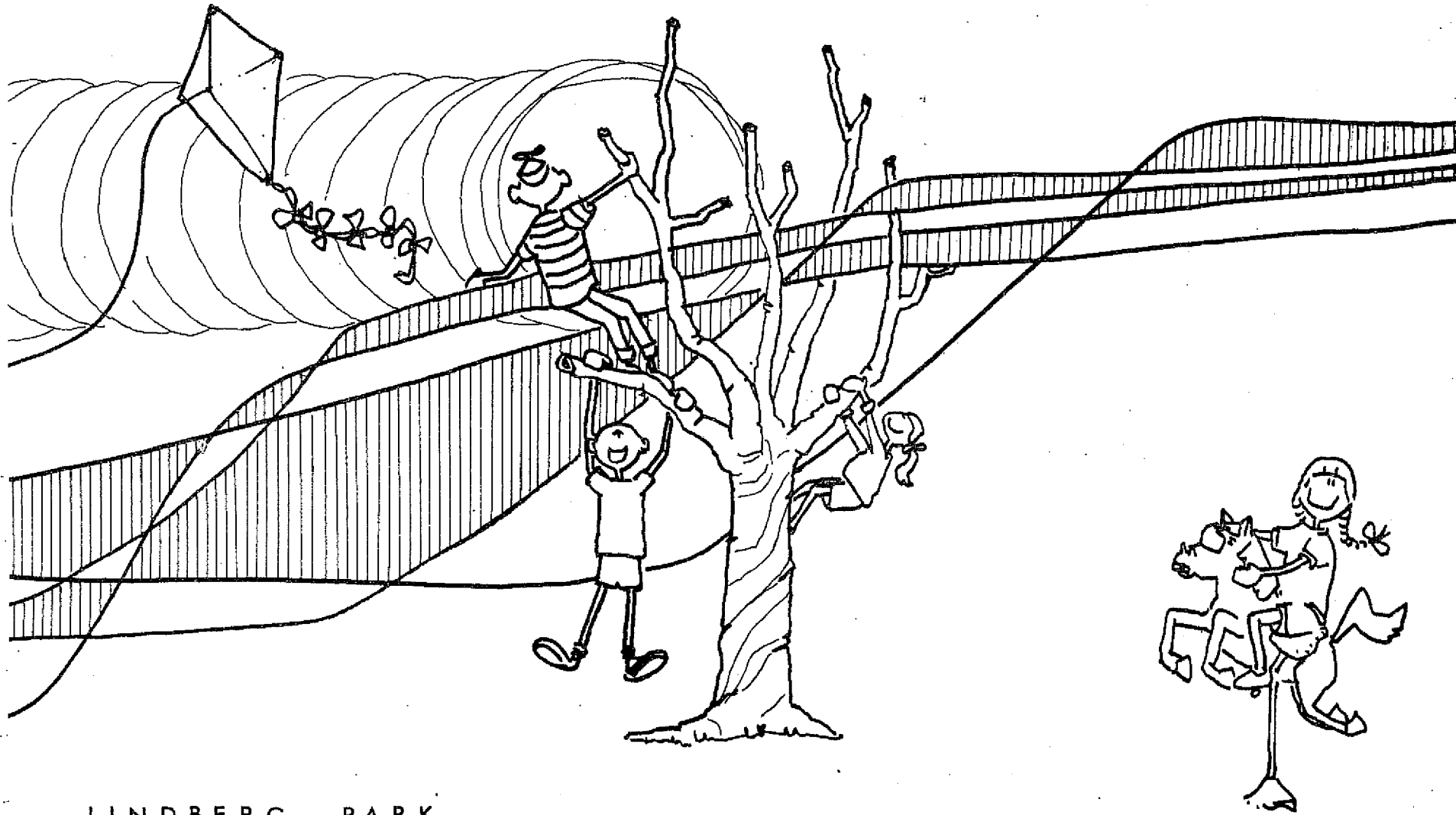
THE REMAINING FOUR ACRES PER 1,000 PERSONS SHALL BE COMPOSED OF LOCAL AND URBAN PARK RECREATION FACILITIES. INCLUDED IN THE FOUR ACRES MAY BE USE OF PLAYGROUND AREAS OF

PUBLIC SCHOOLS, PROVIDING FORMALIZED AGREEMENTS REGARDING MUNICIPAL USE OF THESE FACILITIES HAVE BEEN ADOPTED. URBAN PARKS MAY BE INCLUDED IN THE FOUR ACRES, PROVIDING THAT THE URBAN PARK SHALL PROVIDE A TOTAL OF ONE ACRE PER 1,000 PERSON POPULATION OF THE COMMUNITY. COMMUNITY PARKS OF AT LEAST TEN ACRES IN SIZE MAY BE INCLUDED IN THIS CATEGORY, AS WELL AS NEIGHBORHOOD PARKS OF AT LEAST FOUR ACRES IN SIZE.

IN ACCORDANCE WITH THE STANDARDS PROPOSED BY LOS ANGELES COUNTY, THE SATURATION LEVEL OF NEIGHBORHOOD PARK AND RECREATION FACILITIES IS BASED ON ONE AND ONE-HALF ACRES OF SUCH PARK LAND PER 1,000 PERSONS. BY RELATING THIS SATURATION LEVEL TO THE PARK SIZE, THE EFFECTIVE SERVICE RADIUS OF THE PARK MAY BE DRAWN. APPLYING THIS PRINCIPLE TO THE EXISTING NEIGHBORHOOD PARKS WITHIN THE CITY, THE RESULTING EFFECTIVE SERVICE RADIUS FOR EACH PARK IS APPROXIMATELY ONE-HALF MILE FROM

THE CENTER OF THE PARK. AS THE POPULATION DENSITY OF AN AREA INCREASES, THE RESULTING SATURATION OF A PARK DECREASES THE EFFECTIVE SERVICE RADIUS. FOR THIS REASON, IN MEDIUM AND LOW DENSITY RESIDENTIAL AREAS, ALTHOUGH THE RATIO OF PARK ACREAGE PER POPULATION REMAINS APPROXIMATELY THE SAME, THE RATIO OF PARK ACREAGE TO USABLE RESIDENTIAL ACREAGE INCREASES DUE TO THE INCREASED RESIDENTIAL DENSITIES.

THE EFFECTIVE SERVICE RADIUS OF A COMMUNITY PARK AND RECREATION FACILITY IS GENERALLY ONE MILE, PROVIDING THE COMMUNITY FACILITY IS AT LEAST TEN ACRES IN SIZE. AN URBAN PARK, DUE TO THE DIVERSIFIED NATURE OF ACTIVITIES TO BE PROVIDED AT SUCH A FACILITY, DOES NOT HAVE A SPECIFIC SERVICE RADIUS BUT HAS A SPHERE OF INFLUENCE WHICH PERMEATES THE ENTIRE JURISDICTIONAL AREA TO BE SERVED.



LINDBERG PARK

PART THREE ANALYSIS OF EXISTING PARK FACILITIES

42

ANALYSIS OF EXISTING PARK FACILITIES

AS DELINEATED ON MAP 27-A, CULVER CITY AT PRESENT HAS EIGHT LOCAL PARKS. THESE PARKS RANGE IN SIZE FROM 1.46 ACRES TO 10.95 ACRES. EACH EXISTING PARK HAS AN APPROXIMATE NEIGHBORHOOD SERVICE RADIUS OF ONE-HALF MILE. THIS RADIUS IS BASED ON THE PARK SATURATION LEVEL OF ONE AND ONE-HALF ACRES OF PARK BEING CAPABLE OF ABSORBING 1,000 PERSONS. THE POPULATION OF THE AREA SERVED IS BASED ON AN AVERAGE OF 3.1 PERSONS PER DWELLING UNIT IN SINGLE-FAMILY AND DUPLEX RESIDENTIAL AREAS AND 2.1 PERSONS PER DWELLING UNIT IN APARTMENT RESIDENTIAL AREAS.

THE POPULATION DISTRICT MAP AND THE CENSUS TABLES* LOCATED IN THE APPENDIX OF THIS REPORT INDICATE THE EXISTING AND FUTURE POPULATION OF THE VARIOUS AREAS OF THE CITY. WORKING FROM WEST TO EAST THROUGH THE CITY, CORRESPONDING TO THE NUMBER DESIGNATIONS ON MAP 27-A, THE EXISTING PARKS ARE AS FOLLOWS:

- 1.) CULVER WEST PARK. CONTAINING 2.52 ACRES,

CULVER WEST PARK IS THE SECOND MOST HEAVILY UTILIZED PARK WITHIN THE CITY. LOCATED ON THE CITY BOUNDARY LINE AT THE END OF WADE STREET, IN POPULATION DISTRICT "A,"* THE PARK PROVIDES A RECREATION AREA FOR BOTH SINGLE-FAMILY AND APARTMENT DWELLERS WITHIN THE CITY, AS WELL AS A RECREATION AREA FOR THE SURROUNDING RESIDENTS IN THE CITY OF LOS ANGELES. EXPANSION OF THIS PARK TO THE MINIMUM DESIRABLE SIZE OF FOUR ACRES FOR A NEIGHBORHOOD PARK HAS BEEN DEEMED DESIRABLE BY THE PARKS AND RECREATION COMMISSION. THE UNIQUE LOCATIONAL PROBLEMS OF THIS PARK, WITH ADJACENT LOTS ALREADY DEVELOPED WITH HOMES ON TWO SIDES AND THE CITY BOUNDARY ON THE THIRD, TEND TO RESTRICT ACTIVE PURSUIT OF THE EXPANSION AT THIS TIME. POPULATION PROJECTIONS FOR THIS GENERAL AREA FOR 1980 DO NOT INDICATE ANY SIGNIFICANT INCREASE IN THE TOTAL NUMBER OF

43.

PERSONS. POSSIBLE REZONING OF THE PERMITTED LAND USE IN THE AREA FROM SINGLE-FAMILY TO MEDIUM-DENSITY MULTIPLE WOULD RESULT IN A DECREASE IN THE NUMBER OF PERSONS PER DWELLING UNIT AND, HENCE, ONLY A SLIGHT INCREASE IN POPULATION WOULD BE REALIZED. FOR THESE REASONS, IT IS FELT THIS PARK EXPANSION SHOULD BE CONSIDERED AS A LOW PRIORITY ITEM.

- 2.) CULVER PARK. CONTAINING 1.60 ACRES, CULVER PARK IS LOCATED ADJACENT TO EL MARINO ELEMENTARY SCHOOL IN POPULATION DISTRICT "D." THE ADJACENT ELEMENTARY SCHOOL CONTAINS A SIX-ACRE PLAYGROUND WHICH PROVIDES A TOTAL USABLE RECREATION AREA EXCEEDING THE FOUR-ACRE MINIMUM. BOTH PARK AND SCHOOL ARE CENTRALLY LOCATED WITHIN A SINGLE-FAMILY RESIDENTIAL AREA AND ARE ACCESSIBLE FROM ALL PARTS OF THE AREA, WITH THE EXCEPTION OF THE NORTHWEST SEGMENT OF POPULATION DISTRICT "D," WHICH HAS BEEN VIRTUALLY

SEPARATED FROM THE MAIN PORTION OF THE AREA BY THE CONSTRUCTION OF THE SAN DIEGO FREEWAY. SINCE EXPANSION OF THE EXISTING PARK IS UNDESIRABLE DUE TO THE PRESENCE OF DEVELOPED ABUTTING LAND, AN ALTERNATIVE TO PROVIDE A PERMANENT INCREASED RECREATION AREA WOULD BE A FORMALIZED AGREEMENT BETWEEN THE SCHOOL DISTRICT AND THE CITY RECREATION DEPARTMENT CONCERNING JOINT USE OF THE SCHOOL PLAYGROUND AND THE PARK FACILITY.

1980 POPULATION PROJECTIONS DO NOT INDICATE A SIGNIFICANT INCREASE IN THE NUMBER OF PERSONS IN THIS AREA. REZONING PERMITTED LAND USES IS NOT ANTICIPATED FOR THIS AREA IN THE NEAR FUTURE. DURING THE NEXT 15 YEARS, THIS AREA WILL SEE A GENERAL INCREASE IN THE AGE LEVEL OF THE POPULATION. FOR THIS REASON, THE FACILITIES OF CULVER PARK SHOULD BE FLEXIBLE ENOUGH TO ADAPT TO THE CHANGING NEEDS, IF

SUCH ADAPTATION PROVES NECESSARY.

- 3.) BLANCO PARK. CONTAINING 1.46 ACRES, BLANCO PARK IS THE SMALLEST NEIGHBORHOOD PARK IN CULVER CITY AT THE PRESENT TIME. THE PARK IS LOCATED ADJACENT TO EL RINCON ELEMENTARY SCHOOL AND HAS BEEN PROVIDED WITH ONE MEANS OF DIRECT ACCESS, FROM A PUBLIC ALLEY. AS A RESULT, THE LOCATION OF THE PARK IS NOT CONVENIENTLY ACCESSIBLE TO THE ENTIRE AREA SERVED. AS WITH CULVER PARK, BLANCO PARK SERVES FOR THE MOST PART THE RESIDENTS OF POPULATION DISTRICT "D " THE POPULATION PROJECTIONS FOR THE CULVER PARK AREA ALSO HOLD TRUE FOR THE AREA SURROUNDING BLANCO PARK. ALTHOUGH EXPANSION OF THE PARK TO THE FOUR-ACRE MINIMUM NEIGHBORHOOD RECREATION STANDARD MIGHT BE DESIRABLE, RELOCATION OF THE PARK TO A DIFFERENT SITE WITHIN THE SAME AREA WOULD BETTER SERVE THE INTERESTS OF THE ENTIRE COMMUNITY. AT PRESENT, BLANCO PARK IS OPERATED IN CONNECTION WITH

THE 6.2 ACRE PLAYGROUND OF EL RINCON SCHOOL, AND BOTH ARE SUPERVISED BY THE CITY RECREATION DEPARTMENT. THIS ARRANGEMENT IS ON A TRIAL BASIS ON THE PART OF THE SCHOOL DISTRICT AND THE CITY, AND DUE TO THE LOCATIONAL PROBLEMS OF THE PARTICULAR PARK, CERTAIN SUPERVISOR PROBLEMS HAVE ARISEN. ANY RELOCATION OF THE PARK WOULD REQUIRE A COMPLETE STUDY, IN AND OF ITS OWN, TO DETERMINE THE SITE BEST SUITED FOR THE RELOCATION. ALTHOUGH THIS RELOCATION IS NOT OF TOP PRIORITY BASED ON THE TOTAL COMMUNITY NEEDS AT PRESENT, THE PROPOSAL SHOULD BE CONSIDERED IF A SUITABLE ALTERNATIVE SITE BECOMES AVAILABLE.

- 4.) LINDBERG PARK. CONTAINING 4.39 ACRES, LINDBERG PARK EFFECTIVELY SERVES A WELL-DEFINED RESIDENTIAL AREA OF CULVER CITY. THIS AREA, WHICH IS LOCATED PARTIALLY IN POPULATION DISTRICT "C" AND PARTIALLY IN POPULATION DISTRICT "D," CONTAINS SINGLE-

45.

FAMILY HOMES OF APPROXIMATELY 20 YEARS OF AGE. ALTHOUGH NOT ADJACENT TO CULVER HIGH SCHOOL, THE PARK IS UTILIZED FOR SCHOOL-RELATED ACTIVITIES DUE TO ITS PROXIMITY. EXPANSION OF THE PARK SITE IS NOT NECESSARY TO MEET THE FUTURE NEEDS OF THE RESIDENTS IN THE SERVICE AREA, AND BASED ON THE LACK OF SIGNIFICANT POPULATION INCREASE IN THE AREA BY 1980. RECENT PHYSICAL IMPROVEMENTS OF THE FACILITIES OF LINDBERG PARK HAVE ADDED TO ITS EFFECTIVENESS WITHIN THE AREA.

- 5.) VETS PARK. ALTHOUGH THIS 10.95 ACRE PARK IS ACTUALLY A COMMUNITY RECREATION CENTER FOR THE ENTIRE CITY, THE FACILITY ALSO SERVES AS A NEIGHBORHOOD RECREATION PARK FOR THE HALF MILE SURROUNDING SERVICE RADIUS. SURROUNDED PRIMARILY BY SINGLE-FAMILY HOMES, THE FACILITY PROVIDES A VARIETY OF RECREATION ACTIVITIES FOR ALL AGE GROUPS. CONVENIENT ACCESS TO THE PARK

IS PROVIDED BY SIGNALIZED CROSSINGS OF ADJACENT MAJOR ARTERIES. FROM A NEIGHBORHOOD STANDPOINT, EXPANSION OF THE PARK IS NOT NECESSARY AT PRESENT AND NOT ANTICIPATED TO BE NECESSARY IN THE FUTURE. WITH THE POSSIBLE RELOCATION OF M.G.M. WHICH IS ADJACENT TO THE NORTHWEST OF THE PARK (ACROSS CULVER BOULEVARD), AN INCREASE IN POPULATION MAY RESULT IN THIS AREA. THIS POPULATION INCREASE, THOUGH, WOULD NECESSARILY FOLLOW A RESIDENTIAL SUBDIVISION OF THE M.G.M. PROPERTY, WITH A POTENTIAL OF PARK DEDICATION PURSUANT TO THE PROVISIONS OF THE SUBDIVISION ORDINANCE. FOR THIS REASON, AN INCREASED PARK SATURATION FOR THE NEIGHBORHOOD RECREATION PURPOSES OF THIS FACILITY IS NOT ANTICIPATED BY 1980.

- 6.) CARLSON PARK. FORMERLY KNOWN AS "VICTORY PARK," THIS 2.66 ACRE LANDSCAPED ISLAND PROVIDES FOR PASSIVE RECREATION ACTIVITIES

46.

WITHIN A SINGLE-FAMILY RESIDENTIAL AREA. WITH THE EXCEPTION OF OUTDOOR EATING TABLES, ACTIVE RECREATION FACILITIES ARE NOT PROVIDED ON THIS SITE. ALTHOUGH EXPANSION OF THE PARK TO THE FOUR-ACRE MINIMUM IS A DESIRABLE GOAL, THE PHYSICAL LOCATION OF THE PARK, BOUNDED ON ALL SIDES BY DEDICATED STREETS, RENDERS THIS GOAL AN UNREALISTIC OBJECTIVE FOR THE NEAR FUTURE. LOCATED IN POPULATION DISTRICT "H," THE ANTICIPATED 1980 POPULATION OF THE AREA WILL NOT RESULT IN A NET INCREASE OF SUFFICIENT MAGNITUDE TO OVERLY SATURATE THE PARK. LAND USE INTENSITY INCREASES IN THE AREA WOULD RESULT IN A LOW-MEDIUM DENSITY AREA WITH FEWER CHILDREN, RATHER THAN AN ACTUAL APARTMENT COMMUNITY.

- 7.) BLAIR HILLS PARK. CONTAINING ONLY 1.80 ACRES OF LAND, BLAIR HILLS PARK SERVES THE NEIGHBORHOOD OF BLAIR HILLS. WITH THE EXCEPTION OF THREE APARTMENT BUILDINGS,

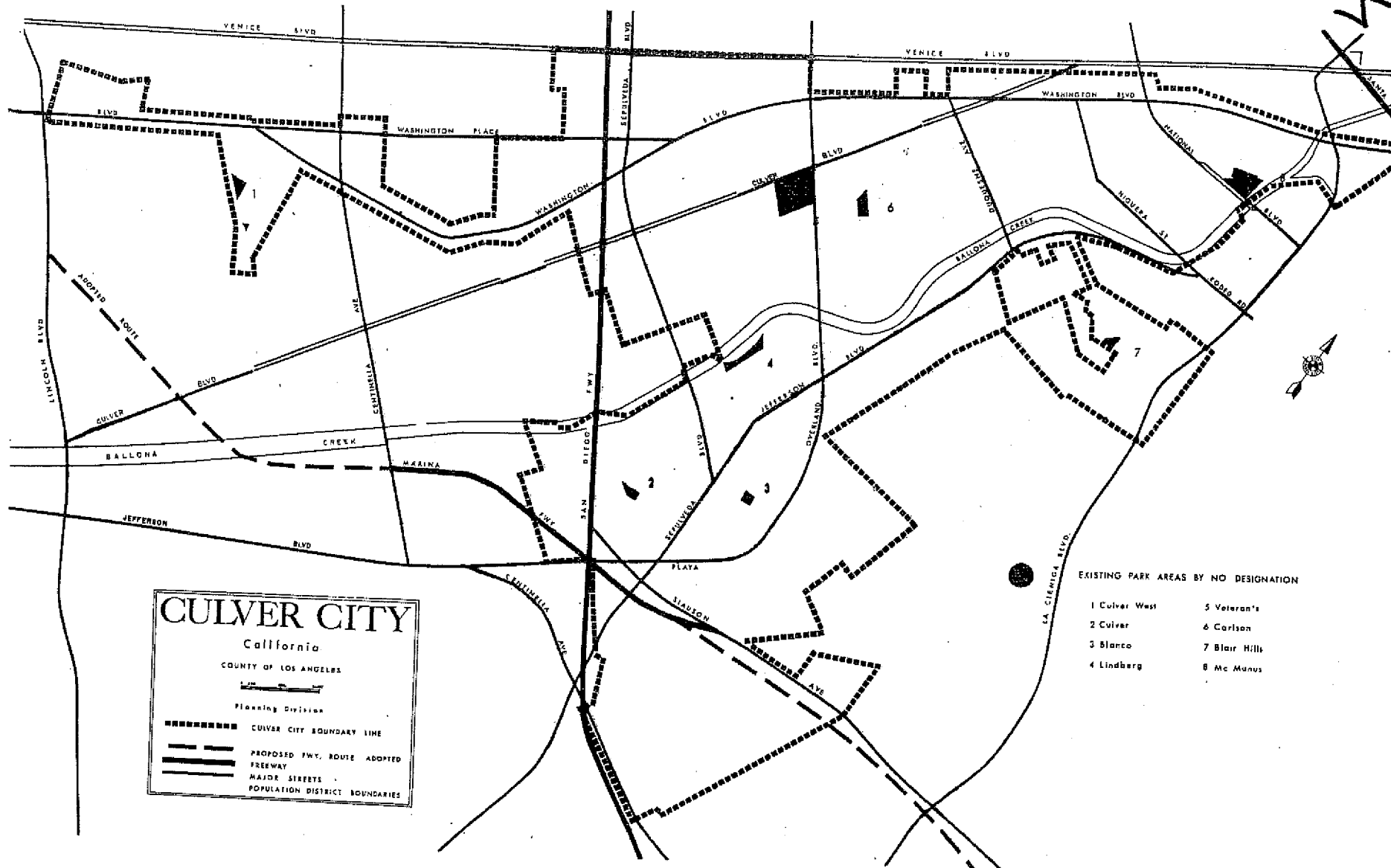
THE NEIGHBORHOOD IS EXCLUSIVELY SINGLE-FAMILY RESIDENTIAL AND SEEMS DESTINED TO REMAIN AS SUCH FOR AT LEAST THE NEXT 15 YEARS. ACCESS TO THE PARK FROM ALL PARTS OF THE NEIGHBORHOOD, WITH THE EXCEPTION OF A FIVE-ACRE VACANT PARCEL LOCATED EAST OF LA CIENEGA, IS CONVENIENTLY DESIGNED WITHOUT INTERSECTING MAJOR ARTERIES, ALTHOUGH THE HILLY TOPOGRAPHY RENDERS PEDESTRIAN TRAVEL DIFFICULT FOR SMALL CHILDREN. EXPANSION OF THE PARK IS DESIRABLE, ALTHOUGH UNREALISTIC AT PRESENT DUE TO THE PRESENCE OF THE COUNTY BOUNDARY ON ONE SIDE OF THE PARK AND THE SINGLE-FAMILY HOMES ON THE REMAINING SIDES. WITH THE POSSIBLE FUTURE DEVELOPMENT OF THE OIL FIELDS IN THE BALDWIN HILLS AREA FOR SINGLE-FAMILY RESIDENTIAL USE, PARK DEDICATIONS WOULD POTENTIALLY BE FORTHCOMING, PROVIDING FOR THE NEEDS OF THE FUTURE RESIDENTS. AT PRESENT, NO SIGNIFI-

47.

FOR THE AREA, A PORTION OF POPULATION DISTRICT "H," FOR THE NEXT 15 YEARS.

8.) MC MANUS PARK. CONTAINING 5.87 ACRES, THIS PARK IS THE LARGEST ACTUAL NEIGHBORHOOD PARK WITHIN CULVER CITY. THE PARK IS ADJACENT TO WASHINGTON ELEMENTARY SCHOOL AND SERVES THE LOW-MEDIUM DENSITY RESIDENTIAL AREAS ADJACENT TO THE PARK, BEING A MAJOR SEGMENT OF POPULATION DISTRICT "I." WITHIN THE NEXT 15 YEARS A POPULATION INCREASE IN DISTRICT "I" IS ANTICIPATED. THIS INCREASE COULD RESULT IN A DOUBLING OF THE EXISTING POPULATION, DEPENDING UPON THE TYPE AND EXTENT OF REZONINGS AND THE RESULTING INCREASE IN LAND USE INTENSITY. FORTUNATELY, THE EXISTING SIZE OF MC MANUS PARK IS SUFFICIENT TO ABSORB THIS POPULATION INCREASE. UNIQUELY LOCATED ALONG THE PROPOSED EXTENSION OF EXPOSITION BOULEVARD, THIS PARK IS

TIAL AREAS, BUT ALSO BY THE INDUSTRIAL WORKERS IN THE ADJACENT HAYDEN INDUSTRIAL TRACT FOR THEIR RECREATION ACTIVITIES. SUCH INDUSTRIAL RECREATION ACTIVITIES HAVE INTERMITTENTLY BEEN PROPOSED ON A REGULAR BASIS IN THE PARK FOR COMPANY WORKERS AND HAVE MET, IN GENERAL, WITH SUCCESS. WITH THE EXTENSION OF EXPOSITION BOULEVARD, ACCESS TO THE PARK FROM THE WESTERN PORTION OF POPULATION DISTRICT "I" WILL BECOME MORE HAZARDOUS DUE TO THE NECESSITY OF CROSSING A MAJOR ARTERY. SOLUTIONS TO THIS PROBLEM ARE IN THE WORKING STAGES AT PRESENT TO PROVIDE SAFE AND CONVENIENT ACCESS BETWEEN THE TWO NEIGHBORHOODS. THIS ACCESS IS, AND IN THE FUTURE WILL BE, NEEDED NOT ONLY FOR UTILIZATION OF THE PARK BUT ALSO FOR ACCESS TO WASHINGTON SCHOOL, LOCATED IN THE MC MANUS AREA.



CULVER CITY
California
COUNTY OF LOS ANGELES

Planning Division

CULVER CITY BOUNDARY LINE
 PROPOSED FWY, ROUTE ADOPTED
 FREEWAY
 MAJOR STREETS
 POPULATION DISTRICT BOUNDARIES

- EXISTING PARK AREAS BY NO DESIGNATION
- | | |
|---------------|---------------|
| 1 Culver West | 5 Veteran's |
| 2 Culver | 6 Carlson |
| 3 Blanco | 7 Blair Hills |
| 4 Lindberg | 8 Mc Manus |

PART FOUR NEIGHBORHOOD PARK-DEFICIENT AREAS

MAP #31-A, DELINEATING THE PARK DEFICIENT AREAS OF CULVER CITY, INDICATES THOSE AREAS OF THIS CITY WHICH FALL WITHOUT A ONE-HALF MILE SERVICE RADIUS OF AN EXISTING PARK. EACH OF THESE AREAS WILL BE ANALYZED BELOW, WITH SUGGESTED SOLUTIONS TO MEET THE EXISTING AND ANTICIPATING FUTURE DEFICIENCIES.

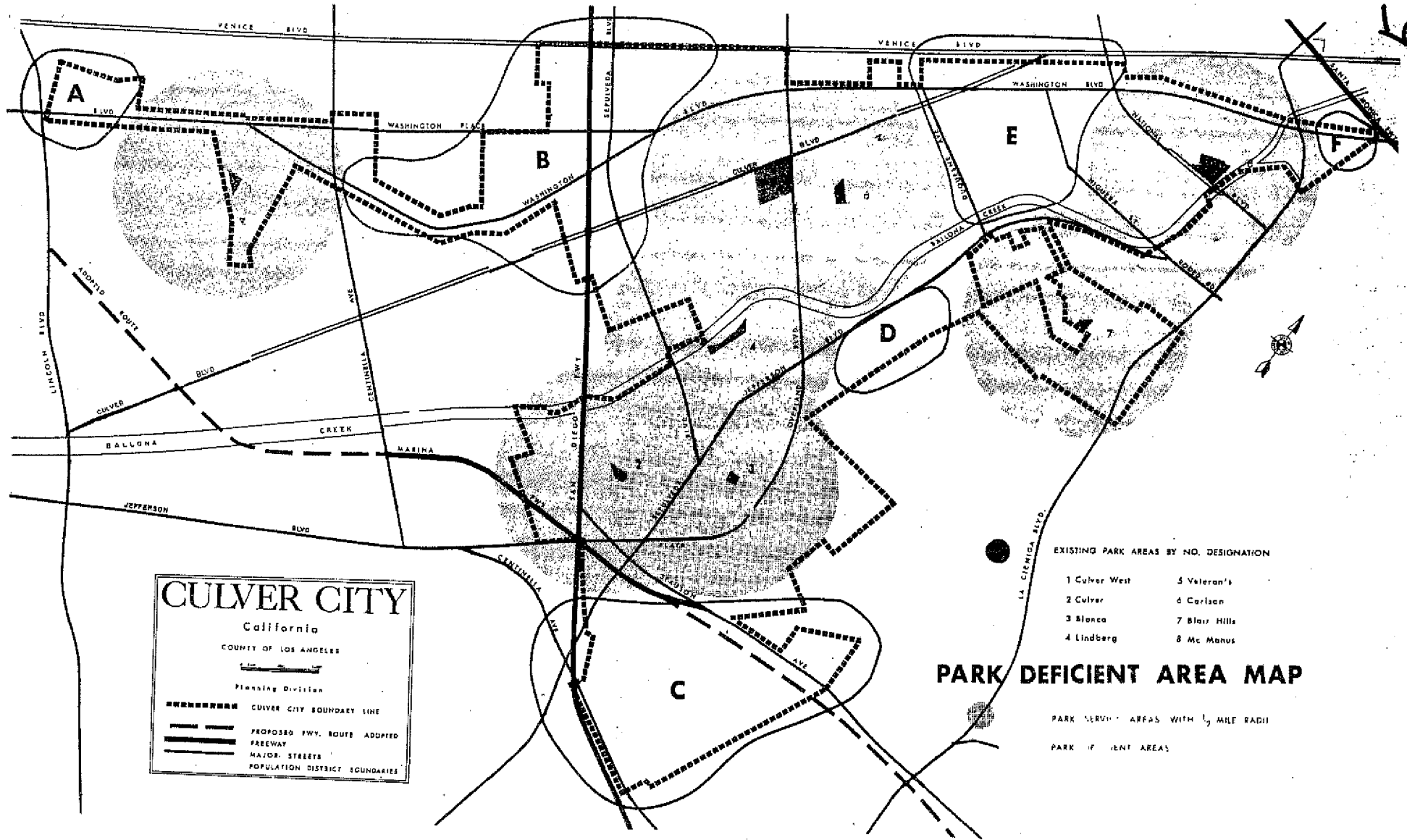
- 1.) AREA "A," CONTAINING THE DOUGLAS AIRCRAFT PLANT AT THE FAR WESTERN END OF THIS CITY AND THE ADJACENT FOUR RESIDENTIAL BLOCKS EASTERLY, COMPLETELY LACKS ANY PARK OR RECREATION FACILITIES. THE RESIDENTIAL AREA IS WITHIN THREE-QUARTERS OF A MILE OF CULVER WEST PARK, AND ACCESS TO THE PARK IS DIFFICULT DUE TO THE INTERVENING MAJOR ARTERY OF WASHINGTON BOULEVARD. LACK OF AVAILABLE LAND IN THE AREA RENDERS ACQUISITION OF A PARK BY THE CITY UNREALISTIC. RECREATION FACILITIES ARE PROVIDED FOR THE AREA INFORMALLY BY THE PLAYGROUND OF VENICE HIGH SCHOOL, A LOS ANGELES CITY

HIGH SCHOOL LOCATED ADJACENT TO THE NORTHERLY BOUNDARY OF THIS AREA. ALTHOUGH THIS SOLUTION IS NOT IDEAL AND IS NOT OFFICIALLY CONDONED BY EITHER CITY OR SCHOOL BOARD, IT DOES PROVIDE FOR SOME RECREATION FACILITIES. IT MIGHT FURTHER BE NOTED THAT THIS AREA IS LOCATED AT THE PERIMETER OF MARINA DEL REY, AND HENCE ADDITIONAL RECREATION FACILITIES ARE AVAILABLE.

- 2.) AREA "B." BOUNDED ON THE WEST BY CENTINELA, ON THE SOUTH BY CULVER BOULEVARD, AND ON THE EAST BY OVERLAND AVENUE, THIS AREA CONTAINS A MIXTURE OF RESIDENTIAL DENSITIES AND LAND USES. AS INDICATED ON THE POPULATION CHART IN THE APPENDIX, THIS AREA, WHICH ENCOMPASSES SLIGHTLY MORE THAN THE ENTIRE POPULATION DISTRICT "B," CONTAINS AT PRESENT IN EXCESS OF 6,000 PERSONS. AN INCREASE OF ALMOST 2,000 PERSONS ABOVE THIS FIGURE IS ANTICIPATED FOR THE AREA BY 1980. THIS INCREASE DOES NOT ENCOMPASS

ANY POSSIBLE REZONINGS OF THE LAND USE TO
INCLUDE A GREATER DENSITY. IF SUCH RE-
ZONINGS OCCUR, OR IF A MAJOR REVISION OF
THE EXISTING LIMITED MULTIPLE-FAMILY ZON-
ING OF THE CLARKDALE PORTION OF THIS AREA
OCCURS, THE INCREASE WILL EXCEED THE 2,000
PERSONS ANTICIPATED. BISECTED BY THE SAN
DIEGO FREEWAY, CIRCULATION WITHIN THE AREA
IS, AT BEST, POOR. THE AREA AT PRESENT IS
IN DIRE NEED OF A NEIGHBORHOOD PARK WITH
RECREATION FACILITIES, AND THIS NEED WILL
INCREASE IN INTENSITY AS THE POPULATION
INCREASES. THE PRESENT RECONSTRUCTION OF
LA BALLONA SCHOOL WILL PROVIDE FOR A BETTER
ENVIRONMENT FOR THE ELEMENTARY SCHOOL CHIL-
DREN WITH RESPECT TO THEIR SCHOOL ACTIVI-
TIES. IN CONNECTION WITH THIS SCHOOL, IT
IS PROPOSED THAT A PARK SITE OF NOT LESS
THAN FOUR ACRES, IN ONE PARCEL, BE ACQUIRED
BY THE CITY AND BE DEVELOPED AND OPERATED
FOR THE BENEFIT OF THE RESIDENTS IN THE

51.
ARE UNDER WAY BETWEEN THE CITY AND THE
METROPOLITAN WATER DISTRICT RELATING TO
THE POSSIBLE USE OF THE SURFACE AREA
ABOVE THE PROPOSED M.W.D. PUMP PLANT, TO
BE LOCATED WITHIN THE AREA, FOR RECREATION
PURPOSES. IT SHOULD BE NOTED THAT ANY
RECREATION FACILITY SO LOCATED WOULD BE OF
A SPECIAL-PURPOSE NATURE AND WOULD NOT BE
SUITABLE AS A SUBSTITUTE FOR THE PROVISION
OF RECREATION FACILITIES FOR SMALL CHIL-
DREN. IF PENDING NEGOTIATIONS RESULT IN
A FRUITFUL PROPOSAL, THIS SHOULD IN NO WAY
DIMINISH THE URGENT NECESSITY OF ACQUI-
TION AND DEVELOPMENT OF A NEIGHBORHOOD
PARK. ALTHOUGH A SPECIFIC SITE HAS NOT
YET BEEN CHOSEN IN THIS AREA, THE CHOSEN
SITE SHOULD BE SO LOCATED AS TO BE EASILY
ACCESSIBLE TO THE MAJORITY OF THE RESI-
DENTS IN THE AREA.



5.7 AREA C. AREA C ENCOMPASSES THAT WHICH
IS GENERALLY REFERRED TO AS FOX HILLS GOLF
COURSE. THE AREA IS ZONED FOR APARTMENTS,
COMMERCIAL ACTIVITIES, AND MANUFACTURING.
ESTIMATED POPULATION WITHIN THE APPROXI-
MATE 300 ACRES RANGES FROM 10,000 PERSONS
TO 20,000 PERSONS BY 1980, DEPENDING ON
THE POSSIBILITIES OF REZONING SOME OF THE
EXISTING MANUFACTURING ZONED LAND. AT
THE PRESENT TIME, THE AREA IS GREATER THAN
ONE-HALF MILE FROM ANY EXISTING NEIGHBOR-
HOOD PARK. THE EXISTING NET RESIDENTIAL
DENSITY OF THE AREA, OF 50 UNITS PER NET
ACRE, RENDERS THE AREA OF A MEDIUM-TO-
HIGH-DENSITY DEVELOPMENT. THIS DENSITY,
UNDER THE EXISTING ZONING REGULATIONS,
COULD INCREASE AT THE DISCRETION OF THE
DEVELOPER. IN EITHER CASE, THE ANTICIPAT-
ED NET DENSITY IS SUCH THAT THE SATURATION
POINT OF A PARK WITHIN THE AREA (ONE AND
A-HALF ACRES OF PARK PER 1,000 PERSONS)

53.
ACRES OF PARK LANDS SERVING BOTH NEIGHBOR-
HOOD AND COMMUNITY PARK FUNCTIONS FOR THE
ANTICIPATED 15,000 PERSONS. LAND CURRENTLY
UNDER SUBDIVISION CONTAINS A POTENTIAL
POPULATION OF APPROXIMATELY 7,500 PERSONS,
WITH NO PARK LAND CURRENTLY DEDICATED.
ALTHOUGH THE TOTAL POTENTIAL POPULATION OF
THIS AREA COULD OVERSATURATE THE PROPOSED
TEN-ACRE COMMUNITY PARK, THE EXISTENCE OF
RECREATION FACILITIES RESTRICTED TO THE
TENANTS OF EACH APARTMENT BUILDING AT
PRESENT WOULD TEND TO AMELIORATE THIS DIS-
CREPANCY. ALTHOUGH THE TEN ACRES OF PARK
COULD BE PROVIDED THROUGH THE ESTABLISH-
MENT OF TWO FIVE-ACRE PARKS, THE AGE LEVEL
OF THE PERSONS ANTICIPATED TO BE RESIDING
IN THE AREA, THAT OF MATURE ADULTS, WOULD
BE BETTER SERVED BY ONE FACILITY WHICH
WOULD BE ABLE TO PROVIDE ADULT RECREATION
ACTIVITIES, NOT BY TWO NEIGHBORHOOD FACILI-

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TIES DESIGNED EXCLUSIVELY FOR SMALL CHILDREN.

- 4.) AREA "D." GENERALLY KNOWN AS M.G.M. LOT 3, THIS AREA IS PRESENTLY DEVELOPED BY THE OUTDOOR MOVIE SETS OF THE BACK LOT OF METRO-GOLDWYN-MAYER. THE PENDING POSSIBILITY OF A MOVE OF M.G.M. FROM THIS CITY WOULD RENDER THIS APPROXIMATELY 80-ACRE PARCEL AVAILABLE FOR RESIDENTIAL OR COMMERCIAL RE-USE.

THE POPULATION PROJECTIONS LISTED IN THE APPENDIX DO NOT INCLUDE THE RE-USE OF M.G.M. LAND IN THE PROJECTIONS BY 1980, SINCE THE ACTUAL POPULATION INCREASE WOULD NOT BE FELT UNTIL AFTER THAT DATE. THE AREA IS STRATEGICALLY LOCATED ON THE BOUNDARY OF THE NORTHWESTERLY SIDE OF THE PROPOSED WEST LOS ANGELES JUNIOR COLLEGE. IF THE PENDING MOVE OF THE STUDIO IS COMPLETED AND THE COLLEGE IS CONSTRUCTED IN ACCORDANCE WITH THE PLANS OF THE LOS

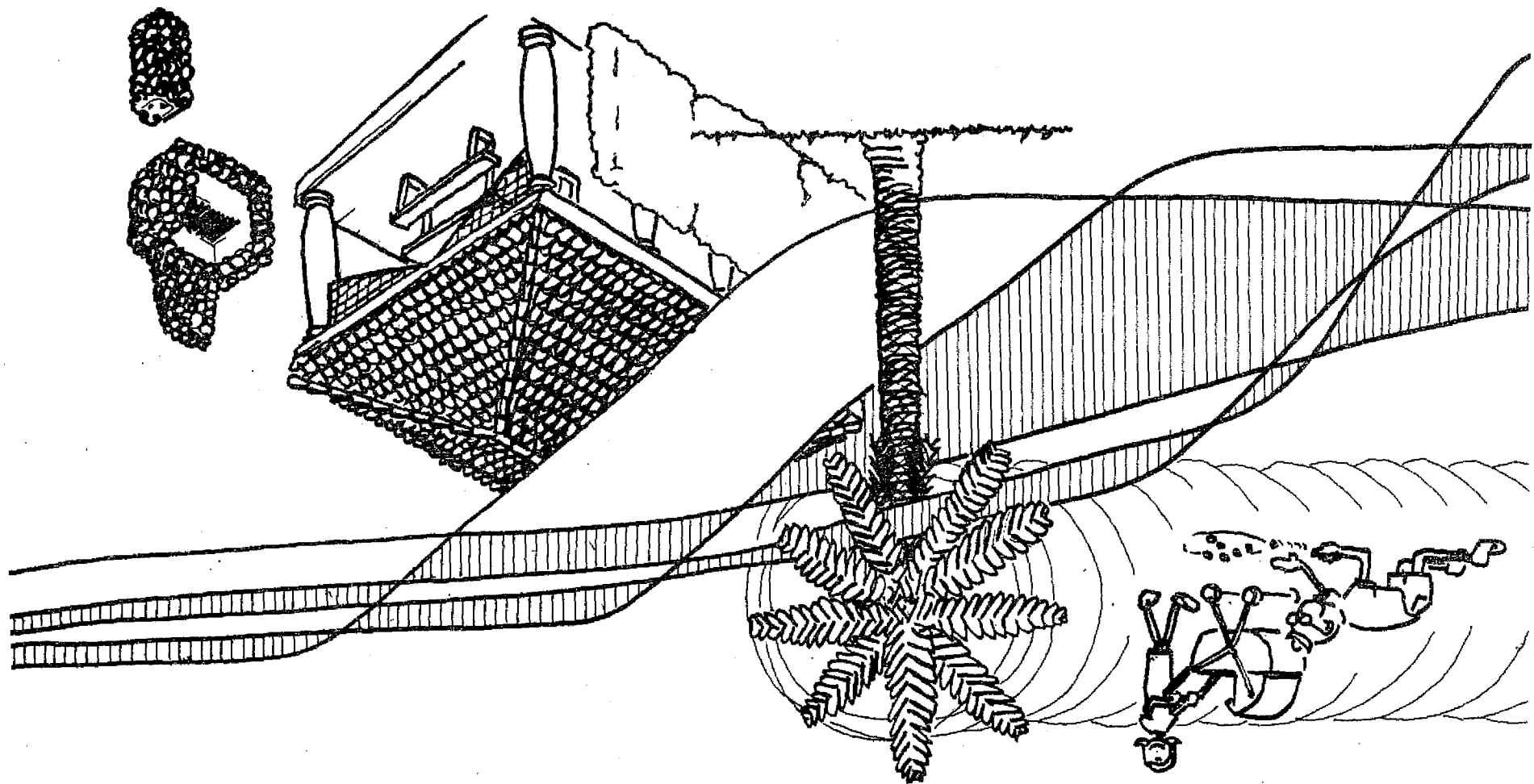
ANGELES CITY BOARD OF EDUCATION, THE RESULTING LAND USE OF AREA "D" WILL OF NECESSITY BE INTERRELATED TO THE PROPOSED COLLEGE. FOR THIS REASON, ANY POSSIBILITY OF RECREATION FACILITIES OF AREA "D" SHOULD BE FLEXIBLE ENOUGH TO BE GEARED TO THE NEEDS OF A POSSIBLE COLLEGE-ORIENTED POPULATION IN THE AREA.

- 5.) AREA "E." ENCOMPASSING ONE-HALF OF POPULATION "I," THIS AREA IS LOCATED IN THE HEART OF THE CENTRAL CITY OF CULVER CITY. BOUNDED, ROUGHLY, BY DUQUESNE ON THE WEST, THE HAYDEN TRACT AND EXPOSITION BOULEVARD ON THE EAST, THE NORTHERN CITY LIMITS ON THE NORTH, AND THE NORTHERN PORTION OF BLAIR HILLS ON THE SOUTH, THIS AREA CONTAINS A MIXTURE OF LAND USES AND RESIDENTIAL DENSITIES WHICH IS PERENIALLY SUBJECT TO REZONING STUDIES. TWO MAJOR REZONING ATTEMPTS WITHIN THE AREA HAVE OCCURRED DURING THE LAST FIVE YEARS.

WITH THE GRADUAL AGING OF THE POPULATION AND ULTIMATE OBSOLESCENCE OF MANY RESIDENTIAL STRUCTURES IN THE AREA, THE DESIRE FOR RESIDENTIAL REZONING TO A MORE DENSE LAND USE IS SLOWLY GAINING MOMENTUM. THE POPULATION OF THE AREA COULD EASILY DOUBLE BY 1980 IF A LIMITED REZONING WERE TO OCCUR. EVEN WITHOUT ANY REZONING, THE POPULATION WILL INCREASE SIGNIFICANTLY. AT PRESENT NO RECREATION FACILITIES ARE PROVIDED FOR THE RESIDENTS IN THE AREA. THE CHILDREN UTILIZE THE PLAYGROUND FACILITIES OF CULVER ELEMENTARY SCHOOL, WHICH ENCOMPASSES ONLY TWO ACRES, FOR RECREATION PURPOSES. THE SCHOOL IS IDEALLY LOCATED CENTRALLY IN THE AREA, AND PRESENT RECONSTRUCTION OF CERTAIN BUILDINGS RENDERS THE FACILITY MORE ATTRACTIVE, AND THE SPACE ALLOCATION RESULTING, MORE USABLE. IN ORDER TO ALLEVIATE THE RECREATION PROBLEMS WHICH PRESENTLY PLAGUE THE AREA, AND TO

HALT THE INCREASING NEED FOR AN ADEQUATE RECREATION AREA, A MINIMUM FOUR-ACRE NEIGHBORHOOD PARK SHOULD BE ACQUIRED, IN ONE PARCEL, BY THE CITY AND DEVELOPED FOR USE BY THE RESIDENTS IN THE AREA. IDEALLY, THE PARK SHOULD BE LOCATED ADJACENT OR IN CLOSE PROXIMITY TO CULVER SCHOOL, PROVIDING A CENTRALIZED LOCATION OF SCHOOL AND RECREATION FACILITIES. THE MAJOR BOULEVARDS OF WASHINGTON AND HIGUERA TRAVERSE THE AREA, ALTHOUGH CROSSING OF HIGUERA ONLY IS NECESSARY BY THE RESIDENTS TO REACH THE CENTER. THE EXISTING FRONT LOT OF DESILU STUDIOS, WHICH ALSO TRAVERSES THE AREA, SERVES FOR THE PRESENT TIME AS A PHYSICAL BARRIER TO ADEQUATE EAST-WEST CIRCULATION. IT IS ANTICIPATED THAT BY 1980 THIS BARRIER MAY EITHER BE BROKEN BY THE INSTALLATION OF A CONNECTING STREET OR BY THE DEPARTURE OF THE STUDIOS FROM THE PRESENT SITE. IF THIS OCCURS,

CARLSON MEMORIAL PARK



AND SUBSEQUENTLY THE STUDIO LAND IS RESIDENTIALLY DEVELOPED, THE CITY AT THAT TIME SHOULD ACQUIRE FOUR ACRES ADJACENT TO THE DEDICATED PARK TO CREATE ONE UNIFIED PARK TO SERVE THE RESIDENTS OF THE ENTIRE AREA. SINCE THE AREA AT PRESENT IS DEVELOPED FOR THE MOST PART WITH RESIDENTIAL STRUCTURES, THE REMAINING LARGER PARCELS WHICH ARE PRESENTLY RE-USABLE FOR THIS PURPOSE INCLUDE THE FRONT DESILU LOT AND THE NORTHWESTERLY TIP OF THE BACK DESILU LOT. EITHER LOCATION WOULD PROVIDE A PARK CONVENIENTLY LOCATED AND WITHIN ONE-HALF MILE OF THE RESIDENTIAL AREA TO BE SERVED.

- 6.) AREA "F." LOCATED AT THE MOST EASTERLY END OF CULVER CITY, AREA "F" IS BOUNDED ON THE WEST BY LA CIENEGA BOULEVARD AND ON THE OTHER TWO SIDES BY THE CITY BOUNDARIES ENDING AT THE EAST AT THE INTERSECTION OF WASHINGTON AND FAIRFAX. THE

AREA IS PRESENTLY ZONED ENTIRELY FOR MANUFACTURING PURPOSES, WITH THE EXCEPTION OF SMALL PORTIONS OF RESIDENTIAL LOTS WHICH ARE LOCATED PRIMARILY IN THE CITY OF LOS ANGELES NORTH OF WASHINGTON BOULEVARD. ALTHOUGH THERE DOES NOT EXIST A NEIGHBORHOOD RECREATION FACILITY WITHIN THE AREA, THE EXISTING LAND USE AND ZONING AND THE ANTICIPATED LAND USE AND ZONING DO NOT WARRANT CONSIDERATION OF THE ESTABLISHMENT OF SUCH A FACILITY.

- 7.) SUMMARY: TO REPEAT THE BASICS OF THE PROPOSALS IN THE FOREGOING, IT IS RECOMMENDED THAT: 1.) A FOUR-ACRE NEIGHBORHOOD RECREATION FACILITY BE ACQUIRED BY THE CITY AND DEVELOPED FOR USE BY THE RESIDENTS IN AND FOR AREA "B." 2.) IT IS RECOMMENDED THAT A FOUR-ACRE FACILITY BE ACQUIRED BY THE CITY AND POSSIBLY COMBINED WITH AN ADDITIONAL DEDICATED AREA TO BE DEVELOPED IN AND FOR THE RESIDENTS OF AREA "E."

3.) IT IS RECOMMENDED THAT IF AREA "D" OR IF ANY OTHER STUDIO LAND RESULTS IN RE-USE FOR RESIDENTIAL PURPOSES, THE CITY MUST ACQUIRE PARK LAND PURSUANT TO THE STANDARDS ADOPTED HEREIN TO INSURE ADE- QUATE RECREATION AREAS FOR THE ANTICIPATED FUTURE POPULATION OF THE AREA. 4.) IT IS RECOMMENDED THAT A TEN-ACRE COMMUNITY PARK BE ESTABLISHED IN THE FOX HILLS (AREA "C"), THE IMPROVEMENTS TO BE PROVIDED AND PAID FOR BY THE CITY; SUCH TEN-ACRE FACILITY SHALL BE LOCATED IN ONE PARCEL.

PART FIVE COMMUNITY, URBAN, AND REGIONAL PARK DEFICIENCIES

IN ADDITION TO THE FOREGOING SECTION ON NEIGHBORHOOD PARK DEFICIENCIES, IT IS EVIDENT FROM OUR COMMUNITY RECREATION ANALYSIS THAT CULVER CITY IS IN DIRE NEED OF MAJOR PARK FACILITIES PROVIDING SPECIALIZED FUNCTIONS. MAP #41-A ON THE FOLLOWING PAGE ILLUSTRATES THE TYPE AND APPROXIMATE LOCATIONS OF THESE FACILITIES, BOTH AS EXISTING THROUGHOUT THE GENERAL PLAN STUDY AREA, AND AS PROPOSED HEREIN.

A. COMMUNITY PARK NEEDS--RON SMITH FIELD.

TWO PARKS WITHIN CULVER CITY WILL FULFILL A DUAL PURPOSE: BOTH THE EXISTING VETERANS PARK AND THE PROPOSED FOX HILLS PARK, AS PREVIOUSLY DISCUSSED, WILL PROVIDE NEIGHBORHOOD AND COMMUNITY PARK FACILITIES. THE REMAINING COMMUNITY PARK NEEDED PURSUANT TO THE STANDARDS ADOPTED HEREIN IS THE ACQUISITION OF RON SMITH FIELD AND ITS ENVIRON.

CULVER CITY HAS, FOR SOME TIME, UTILIZED RON SMITH FIELD, ON A LEASE BASIS,

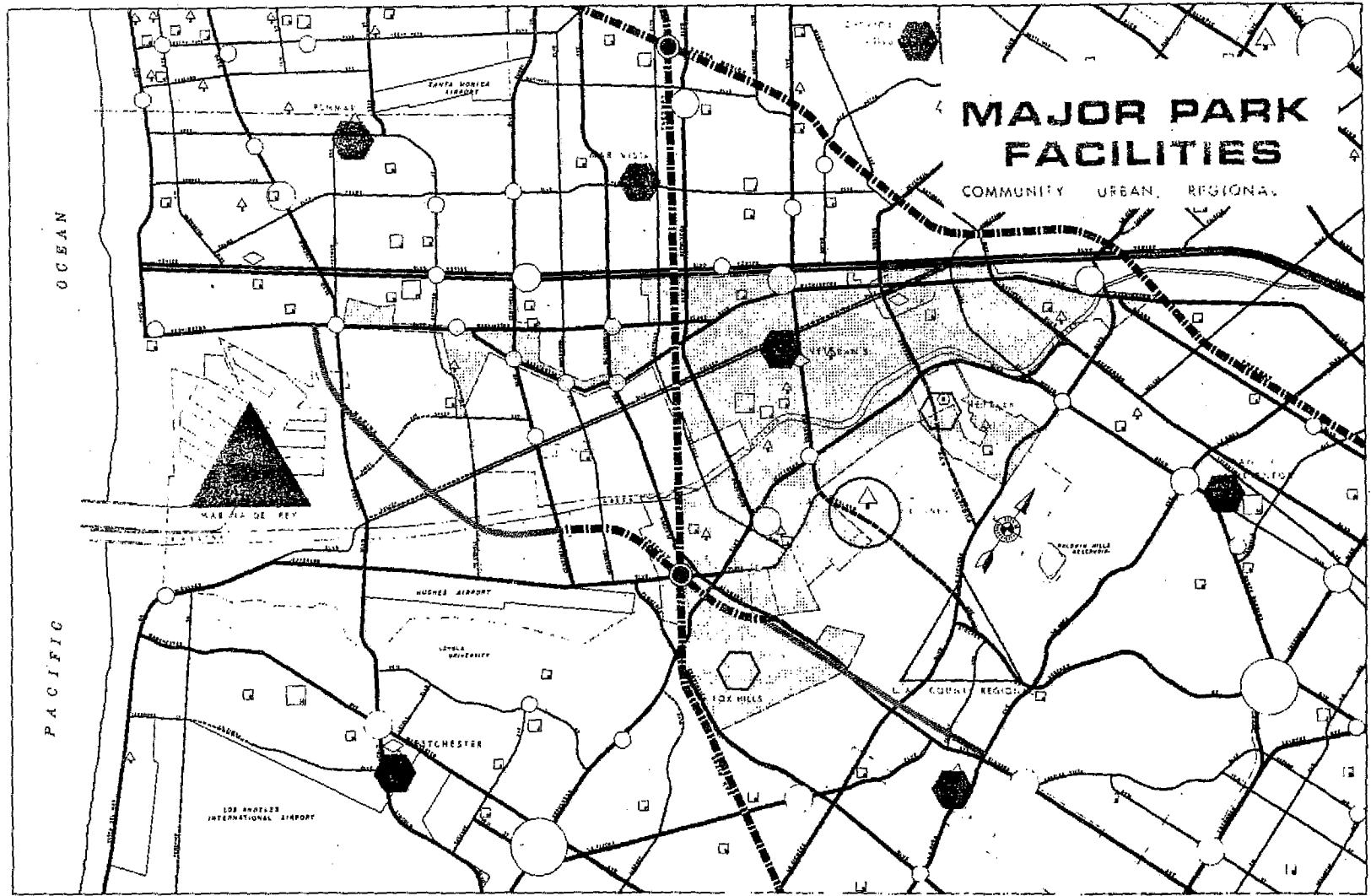
60
AS A SUPPLEMENTAL LITTLE LEAGUE SPORTS FACILITY. JURISDICTIONALLY, THE FIELD IS LOCATED IN A PORTION OF THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY COMMONLY REFERRED TO AS THE "COUNTY ISLAND." SINCE RECREATIONAL FACILITIES SHOULD BE DESIGNED TO MEET A VARIETY OF NEEDS IN THE COMMUNITY, THE NEEDS OF THE SCHOOL-AGE CHILDREN ENJOYING AMERICA'S MOST POPULAR SPORT SHOULD ALSO BE CONSIDERED. RECENT STATE LEGISLATION (GOVERNMENT CODE SECTION 38791) ENABLES A MUNICIPALITY TO CONDEMN AND ACQUIRE LAND WITHIN THE COUNTY UNINCORPORATED AREA ADJACENT TO THE BOUNDARIES OF THE MUNICIPALITY PROVIDING SUCH ACQUISITIONS FOR A MUNICIPAL PURPOSE. RON SMITH FIELD IS OF APPROPRIATE SIZE, BEING IN EXCESS OF TEN ACRES, PLUS CERTAIN ADJACENT AREAS, TO SERVE AS A COMMUNITY FACILITY OF A SPECIAL-PURPOSE NATURE. THIS GIVES IT AN APPROXIMATE ONE MILE

SERVICE RADIUS AND PROVIDES A LARGE COMMUNITY AREA FOR THE EASTERN PORTION OF THIS CITY, WHICH IS LOCATED AT A DISTANCE GREATER THAN ONE MILE FROM VETS PARK.

ALTHOUGH FOR THE PRESENT TIME, THE UTILIZATION OF THE LAND FOR LITTLE LEAGUE PURPOSES IS SATISFACTORY, THERE IS NO PERMANENCE TO THIS ARRANGEMENT, AND THE LITTLE LEAGUE CLUBS COULD EASILY BE DISPLACED TO ANOTHER LOCATION AS HAS HAPPENED IN THE PAST ON OTHER SITES. A FEASIBILITY STUDY ON SITE ACQUISITION ON THIS PARCEL WAS COMPLETED IN JULY OF 1966 AT THE REQUEST OF THE CITY COUNCIL TO DETERMINE THE COSTS INVOLVED AND THE RESULTING PROBLEMS, IF ANY. THE CHART IN THE APPENDIX INDICATING THE COSTS, SEVERANCE DAMAGES, ETC., INVOLVING SUCH A PROPOSAL ARE RELEVANT TO CONSIDERATION OF THIS MATTER. IT IS RECOMMENDED THAT ACQUISITION OF RON SMITH FIELD AND ITS ENVIRONS BE PURSUED BY THE CITY AT

THIS TIME TO PROVIDE A MUCH NEEDED FACILITY OF THIS TYPE FOR THE CENTRAL AND EASTERN PORTIONS OF THE CITY. THE MAP SHOWS THE EXISTING SITE OF RON SMITH FIELD DESIGNATED AS "HETZLER PARK" FOR THE PURPOSE OF CONVENIENT, INTERIM NOMENCLATURE.

61.



THE GENERAL PLAN

for the CITY OF CULVER CITY - CALIFORNIA

TO JUNE 1, 1960

- Community Park
- Urban Park
- ▲ Regional Park

- CULVER CITY
- MAJOR STREETS
- FREEWAYS
- PROP. MAJOR STS.
- PROPOSED FWYS.
- PARKS
- SCHOOLS
- ◇ PUBLIC BLDGS.
- SHOPPING AREAS

B. URBAN PARK

ALTHOUGH THE FACILITIES EXISTING IN SURROUNDING JURISDICTIONS (INDICATED ON MAP PAGE 41) ARE DESIGNATED AS COMMUNITY FACILITIES, IT SHOULD BE NOTED THAT THEIR SIZE RANGES IN AREA BETWEEN 12 ACRES AND 50 ACRES, DEPENDING UPON THE FACILITY. THE ONLY EXISTING COMMUNITY FACILITY IN CULVER CITY, VETS PARK, SLIGHTLY EXCEEDS TEN ACRES. THE FOREGOING SECTION RECOMMENDS ESTABLISHMENT OF A SPECIAL-PURPOSE 22-ACRE COMMUNITY PARK FACILITY. IN LIGHT OF THIS, IT IS FELT THAT A FACILITY OF LARGER SIZE, TO PROVIDE A MORE DIVERSIFIED TYPE OF ACTIVITIES, IS BADLY NEEDED. SUFFICIENT LAND WITHIN THE EXISTING JURISDICTIONAL BOUNDARIES OF THE CITY IS LACKING FOR SUCH A FACILITY UNLESS CONDEMNATION IS ANTICIPATED OF EXISTING VIABLE STRUCTURES AND USES. SINCE THIS ALTERNATIVE IS NEITHER DESIRABLE NOR PRACTICAL

FROM ANY STANDPOINT, WE MUST LOOK TO LAND ADJACENT TO BUT PRESENTLY OUTSIDE OUR JURISDICTIONAL BOUNDARIES FOR A LARGE, DIVERSIFIED PARK. WITH THE PROPOSED WEST LOS ANGELES JUNIOR COLLEGE TO BE LOCATED ADJACENT TO THE CITY BOUNDARY ABUTTING THE REAR LOT OF M.G.M., AT THE INTERSECTION OF THE PROPOSED EXTENSION OF STOCKER STREET AND OVERLAND AVENUE, THE LOCATION OF A LARGE DIVERSIFIED RECREATION PARK FACILITY IN THE IMMEDIATE AREA LOOMS DESIRABLE. THE SPECIFIC LOCATION WITHIN THE BALDWIN HILLS HAS NOT BEEN DETERMINED, AND FACTORS SUCH AS THE PRESENCE OF TOPOGRAPHIC FEATURES, OIL WELLS, AND POSSIBLE ACCESS ROUTES MUST BE TAKEN INTO CONSIDERATION. THE RECOMMENDED SIZE FOR THE URBAN PARK IS 50 ACRES. THIS SIZE IS BASED ON THE STANDARD OF ONE ACRE PER 1,000 PERSONS ANTICIPATED POPULATION BY 1980. A WIDE RANGE OF FACILITIES AND ACTIVITIES CAN BE PROVIDED AT THE PARK AT THE

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64.

DESCRETION OF THE CITY COUNCIL. ALTHOUGH THE LAND LIES WITHOUT THE JURISDICTIONAL BOUNDARIES OF THE CITY, CONDEMNATION FOR A MUNICIPAL PURPOSE ENABLES MUNICIPAL ANNEXATION OF THE LAND FOR A PARK WITHOUT ENGAGING IN ADDITIONAL USES TO BE MADE OF THE LAND IN THE INTERVENING TIME. VARIOUS POSSIBILITIES ON SITE ACQUISITION ON THIS LAND EXIST. THESE POSSIBILITIES RANGE FROM A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO ENTERING INTO BONDED INDEBTEDNESS FOR SUCH ACQUISITION. IT SHOULD BE NOTED THAT THE ACQUISITION OF VETS PARK WAS BY MEANS OF BONDED INDEBTEDNESS, ONE OF THE FIRST SUCH PARK BONDS EVER FLOATED IN A MUNICIPALITY IN SOUTHERN CALIFORNIA.

THE ACTUAL INTERNAL DEVELOPMENT OF THE URBAN PARK, THE SUGGESTED NAME OF WHICH IS BALDWIN HILLS, SHOULD BE LEFT TO THE DISCRETION OF THE CITY COUNCIL AND THE PARKS

AND RECREATION COMMISSION. THE FACILITY SHOULD BE DESIGNED TO SERVE A TOTAL CITY-WIDE PURPOSE AND TO PROVIDE SUPPLEMENTAL FORMS OF RECREATION.

AT PRESENT THERE DOES EXIST A 50-ACRE PARCEL LOCATED WITHIN A CANYON IN THE BALDWIN HILLS IN THIS COUNTY UNINCORPORATED AREA. THIS SITE SEEMS ACCEPTABLE FOR A MUNICIPAL URBAN PARK LOCATION. AT THE PRESENT TIME, THE LAND IS WITHIN LOS ANGELES COUNTY AND IS ZONED FOR AGRICULTURAL USES. UNLESS THE DECISION IS MADE TO ACQUIRE THIS SITE FOR AN URBAN PARK AND THE RESULTING RIGHT OF FIRST REFUSAL IS LEGALLY ESTABLISHED, CULVER CITY MAY LOSE A DESIRABLE PARK SITE. IT IS RECOMMENDED THAT STUDIES BE AUTHORIZED TO DETERMINE THE FEASIBILITY AND MEANS FOR SUCH ACQUISITION, INCLUDING COSTS AND SEVERANCE DAMAGES INVOLVED, FOR AN URBAN PARK IN THE AFOREMENTIONED GENERAL AREA.

C. REGIONAL PARK DEFICIENCY.

REGIONAL RECREATION FACILITIES ARE DECREASING IN NUMBER AND EFFECTIVE SERVICE RADII AS THE WEST-CENTRAL AREA OF LOS ANGELES COUNTY BECOMES INCREASINGLY URBANIZED. REGIONAL RECREATION AREAS, USUALLY THOUGHT OF AS SITES CONTAINING A MINIMUM 150 ACRES, ARE DESIGNED TO SUPPLEMENT THE VARIOUS LOCAL FACILITIES IN THE SURROUNDING AREA. DESIGNED TO APPEAL TO A BROAD SEGMENT OF THE POPULATION, SUCH FACILITIES MAY BE SINGLE-PURPOSE, SUCH AS A GOLF COURSE, OR MULTI-PURPOSE, SUCH AS A PARK-AUDITORIUM-SPORTS FIELD COMBINATION. WHEN LOCATED ADJACENT TO WATERWAYS, THE REGIONAL FACILITIES MAY BECOME SPECIALIZED IN PURPOSE, SUCH AS THE MARINA DEL REY. IF LOCATED IN MOUNTAIN AREAS, WITHIN ONE-HALF HOUR DRIVING TIME FROM THE CENTER OF THE POPULATION TO BE SERVED, THE REGIONAL FACILITY MAY PROVIDE THE IDEAL FAMILY-

OUTING AREA FOR DAY-LONG ACTIVITIES.

WITH THE PRESENT DEVELOPMENT OF FOX HILLS 36-HOLE GOLF COURSE FOR RESIDENTIAL PURPOSES, ONE OF THE FEW REGIONAL RECREATION FACILITIES IS BEING ELIMINATED FROM THE WEST-CENTRAL LOS ANGELES COUNTY AREA. ALTHOUGH ONCE RUN UNDER A "PRIVATE CLUB" STATUS, THE COUNTY HAD CURRENTLY CONSIDERED THE EXISTENCE OF THE COURSE AS A PUBLIC RECREATION FACILITY OF REGIONAL SCOPE. SEVERAL PROPOSALS FOR THE CREATION OF A NEW REGIONAL PARK TO SERVE THE WEST-CENTRAL AREA HAVE BEEN ADVANCED BY LOS ANGELES COUNTY AND LOS ANGELES CITY. PRESENT PLANS FOR EACH JURISDICTION INDICATE THE APPROXIMATE LOCATION OF SUCH A FACILITY, ABOUT 250 ACRES IN AREA, TO BE EAST OF LA CIENEGA BOULEVARD AND NORTH OF STOCKER STREET AT THE LA CIENEGA INTERSECTION. ALTHOUGH THE NEED IS APPARENT, THE LEGAL AND FINANCIAL STEPS INVOLVED IN THE

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ACQUISITION OF SUCH A SITE, BY ANY JURISDICTION, ARE EXTREMELY COMPLEX. NO ACQUISITION DATE HAS BEEN SET BY EITHER JURISDICTION FOR A REGIONAL RECREATION AREA IN THIS LOCATION, ALTHOUGH STUDIES ARE UNDER WAY TO DETERMINE RELATIVE FEASIBILITIES OF VARIOUS SITES. THE TWO SITES PRESENTLY BEING CONSIDERED ARE ABOUT ONE MILE APART, WITH THE LOS ANGELES CITY PREFERENCE CLOSER TO LA BREA AVENUE, AND THE LOS ANGELES COUNTY PREFERENCE CLOSER TO LA CIENEGA BOULEVARD.

FOR THE COUNTY OF LOS ANGELES AS A WHOLE, THE PROJECTED 1975 POPULATION OF NINE MILLION PERSONS WILL CREATE A DEMAND FOR 54,000 ACRES DEVOTED TO REGIONAL RECREATION AREA. AT PRESENT, 33,000 ACRES OF REGIONAL RECREATION AREA ARE DEVELOPED IN THE COUNTY, NOT INCLUDING FLOOD CONTROL "OPEN SPACES," RESERVATIONS, OR ANGELES NATIONAL FOREST. IT IS RECOMMENDED THAT THE CITY OF CULVER

CITY COOPERATE IN EVERY FEASIBLE MANNER TO EXPEDITE THE CREATION OF A REGIONAL PARK FACILITY AT THE APPROXIMATE LOCATION INDICATED ON MAP #41-A.

PART SIX

IMPLEMENTATION AND REVIEW

68.
A. IMPLEMENTATION PLAN.

AN IMPORTANT STEP TOWARD BRINGING THE RECOMMENDATIONS OF THIS DOCUMENT TO FRUITION IS THE ADOPTION OF AN IMPLEMENTATION PLAN WITH A GOAL OF 1980 FOR TOTAL IMPLEMENTATION. EVEN THOUGH A CERTAIN URGENCY HAS BEEN COMMUNICATED IN REFERENCE TO SPECIFIC RECOMMENDATIONS CONTAINED HEREIN, THE GENERAL ADOPTION OF A SPECIFIC IMPLEMENTATION SCHEDULE IS HEREBY LEFT TO THE CITY COUNCIL, UTILIZING THE PARK AND RECREATION COMMISSION AND THE PLANNING COMMISSION IN AN ADVISORY ROLE. IT IS URGENTLY REITERATED, HOWEVER, THAT THE PRIMARY STEP SHOULD BE THE ADOPTION OF A MODERN AND COMPLETE SUBDIVISION ORDINANCE BASED UPON THE MANY NEW AREAS OF LEGISLATION RECENTLY INCORPORATED INTO THE STATE MAP ACT.

B. SUMMARY OF AVAILABLE GRANTS.

A VARIETY OF FEDERAL AND STATE GRANTS AND/OR LOANS ARE AVAILABLE TO LOCAL JURIS-

DICTIONS TO ASSIST IN THE ACQUISITION AND/OR DEVELOPMENT OF PUBLIC RECREATION FACILITIES. THE SUMMARY WHICH FOLLOWS INDICATES BRIEFLY THE SCOPE OF AVAILABLE FUNDS FOR WHICH CULVER CITY QUALIFIES:

1. FEDERAL GRANTS:

A) OPEN SPACE LAND PROGRAM:

THIS PROGRAM IS DESIGNED TO AID LOCAL JURISDICTIONS IN THE ACQUISITION AND DEVELOPMENT OF LAND SUITABLE FOR PERMANENT OPEN SPACE USE. A 50 PER CENT GRANT IS AVAILABLE FOR SITE ACQUISITION, WITH AN ADDITIONAL 50 PER CENT GRANT AVAILABLE FOR IMPROVEMENT AND DEVELOPMENT OF SUCH ACQUIRED LAND. IN ADDITION TO THE UNIFORM REQUIREMENTS FOR APPLICATIONS, THE PROGRAM REQUIRES THAT, FOR EACH APPLICATION, THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MUST DETERMINE THE AVAILABILITY OF

AN AREA-WIDE COMPREHENSIVE PLANNING PROGRAM FOR THE URBAN AREA SURROUNDING THE PROPOSED SITE. THIS REQUIREMENT IS FULFILLED PARTIALLY BY THE ADOPTION OF THE LOS ANGELES COUNTY REGIONAL RECREATION ELEMENT AND PARTIALLY BY THE CULVER CITY RECREATION ELEMENT. APPLICATION FOR THIS GRANT MUST ALSO CONFORM TO THE DEMONSTRATION CITIES REFERRAL PROCEDURES. (HOUSING ACT OF 1961 -- TITLE 7.)

B) GRANTS FOR ADVANCE ACQUISITION OF LAND.

DESIGNED TO AID LOCAL JURISDICTIONS IN ACQUIRING OPEN SPACE LANDS AT CURRENT PRICES TO FULFILL ANTICIPATED FUTURE COMMUNITY-WIDE NEEDS, THIS PROGRAM ENABLES FEDERAL GRANTS TO BE AVAILABLE TO COVER THE INTEREST COST OF A LOAN INCURRED SINCE SUCH LAND ACQUISITION. THE GRANT

CARRIES THE STIPULATION THAT CONSTRUCTION OF THE SITE IMPROVEMENTS MUST BEGIN WITHIN FIVE YEARS OF THE ACQUISITION-LOAN DATE. THE FACILITY MUST BE CONSISTENT WITH THE COMPREHENSIVE-PLANNED DEVELOPMENT OF THE AREA, AS WELL AS WITH A COMMUNITY OR AREA-WIDE SYSTEM OF SUCH FACILITIES. (HOUSING AND URBAN DEVELOPMENT ACT OF 1965. SEC. 704)

C) GRANTS FOR NEIGHBORHOOD FACILITIES.

DESIGNED TO GIVE PRIORITIES TO PROJECTS BENEFITING LOW-INCOME FAMILIES, THIS PROGRAM PROVIDES GRANTS FOR TWO-THIRDS OF THE ELIGIBLE DEVELOPMENT COSTS FOR DEVELOPING A FACILITY TO BE USED FOR NEIGHBORHOOD RECREATION OR SIMILAR COMMUNITY SERVICE ACTIVITIES. (HOUSING AND URBAN DEVELOPMENT ACT OF 1965. SEC. 703)

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2. FEDERAL LOANS: PUBLIC FACILITY LOANS

FULL COST, LOW INTEREST, FORTY-YEAR LOANS ARE AVAILABLE FOR A VARIETY OF PUBLIC WORKS PROJECTS, INCLUDING RECREATION FACILITIES BUT NOT INCLUDING SCHOOLS. THE LOANS ARE AVAILABLE FOR THOSE PORTIONS OF A PROJECT NOT COVERED BY OTHER FEDERAL PROGRAMS. HOUSING AMENDMENTS OF 1955.

3. STATE GRANT PROGRAMS.

THE STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT OF 1964 PROVIDES A MEANS BY WHICH GRANTS ARE AVAILABLE FROM THE STATE (THROUGH THE COUNTIES) TO CITIES. THE ALLOCATION OF MONIES IS BASED ON THE ESTIMATED 1975 COUNTY POPULATION. APPLICATIONS FROM LOCAL JURISDICTIONS MUST BE APPROVED BY THEIR RESPECTIVE COUNTIES PRIOR TO SUBMISSION. DESIGNED TO AID IN ACQUISITION OF REGIONAL RECREATION FACILITIES IN OR

CLOSE TO URBAN AREAS, THE GRANT REQUIRES A MINIMUM 50-ACRE SITE FOR ACQUISITION, AS WELL AS AN ADOPTED COUNTY MASTER PLAN AND RECREATION ELEMENT INCLUDING THE SITE DESIGNATION. PRIORITIES WITHIN EACH COUNTY ARE ESTABLISHED BY THE COUNTY PRIOR TO SUBMISSION OF APPLICATIONS TO THE STATE. ALL APPLICATIONS UNDER THIS PROGRAM MUST BE SUBMITTED TO THE STATE BY OCTOBER, 1969.

AS INDICATED ON THE PRECEDING PAGES, A VARIETY OF GRANTS AND LOANS ARE AVAILABLE FOR RECREATION SITE ACQUISITION AND DEVELOPMENT. THE CHOICE OF GRANT APPLICATIONS IS A MATTER PROPERLY WITHIN THE SCOPE OF CITY COUNCIL POLICY.

D. SCHEDULE FOR PERIODIC REVIEW.

WITH THE ADOPTION OF THIS DOCUMENT, THE CITY OF CULVER CITY NOW HAS A SOLID BASIS ON WHICH TO AUGMENT AND AMELIORATE ITS

EXISTING RECREATION INVENTORY. IT IS, HOWEVER, HIGHLY NECESSARY THAT A SCHEDULE FOR PERIODIC REVIEW OF THIS GENERAL PLAN ELEMENT BE ESTABLISHED TO KEEP THE DOCUMENT VIABLE AND MEANINGFUL IN THE LOCAL ENVIRONMENT OF RAPID URBAN CHANGE. IT IS, THEREFORE, RECOMMENDED THAT THE PLANNING COMMISSION AND THE PARK AND RECREATION COMMISSION, UNDER THE GUIDANCE OF THEIR RESPECTIVE STAFFS, ESTABLISH IMMEDIATELY THE POLICY OF A BI-YEARLY REVIEW OF THIS DOCUMENT. THIS BI-YEARLY REVIEW SHOULD BE AIMED AT THE ADVANCEMENT OF THE 1980 GOAL DATE ESTABLISHED HEREIN, SO THAT SAID GOAL DATE SHALL PERPETUALLY BE A MINIMUM OF TEN YEARS AHEAD OF ANY REVIEW PERIOD.

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PART SEVEN

APPENDIX

A. REFERENCES.

LOCAL PLANNING ADMINISTRATION
International City Managers' Association,
(1959 edition)

RECREATION AND PARKS IN LOS ANGELES
Public Relations Division, Dept. of Parks
and Recreation, City of Los Angeles (1966)

REVIEW OF THE CALIFORNIA COMPREHENSIVE
STATEWIDE OUTDOOR RECREATION PLAN
The Resources Agency, Dept. of Parks and
Recreation, State of California (1966)

THE SOUTHWEST AREA
The Regional Planning Commission,
County of Los Angeles, (1961)

SOUTHERN CALIFORNIA REGIONAL RECREATION
AREA STUDY
The Inter-County Recreation Planning
Committee (1962)

PLANNING THE NEIGHBORHOOD
Committee on the Hygiene of Housing,
American Public Health Association,
Public Administration Service (1960)

GUIDE FOR PLANNING RECREATION PARKS IN
CALIFORNIA
California Committee on Planning for Recre-
ation, Park Areas, and Facilities, State of
California Recreation Commission (1956)

L.A. COUNTY REGIONAL RECREATION AREAS PLAN
A part of the Recreation Element of the
General Plan as amended July 29, 1965
L.A. County Regional Planning (1965)

RECREATION ELEMENT REVISION STUDY
L.A. City Plan Case #19700 (1967)

B. POPULATION DENSITY AND DWELLING UNIT
INTENSITY.

ON THE FOLLOWING PAGES THE EXISTING AND
PROJECTED POPULATION AND DWELLING UNIT IN-
TENSITY FIGURES FOR CULVER CITY ARE LISTED
IN TABULAR FORM. FOLLOWING THE TABLES, THE
POPULATION DISTRICT MAP GRAPHICALLY PRESENTS
THE DISTRICT BOUNDARIES.

PROJECTIONS OF POPULATION AND DWELLING
UNIT INTENSITY ARE OF NECESSITY BASED ON A
SET OF ASSUMPTIONS REGARDING FUTURE LAND USE.
FOR THE PURPOSE OF THESE TABLES, THE FOLLOW-
ING ASSUMPTIONS HAVE BEEN MADE:

- 1.) NEITHER MGM NOR DESILU STUDIOS REDEVEL-
OP RESIDENTIALLY BEFORE 1980.
- 2.) A GRADUAL REDEVELOPMENT OCCURS IN POP-
ULATION DISTRICT I FROM AN EXISTING
AVERAGE DENSITY OF 14 UNITS PER NET
ACRE TO AN EVENTUAL 38 UNITS PER NET A
ACRE.
- 3.) THAT SMALL-LOT R-4 DEVELOPMENT (LOT
SIZE LESS THAN 15,000 SQ. FT.) YIELDS

74.

38 UNITS PER NET ACRE, AND LARGE-LOT
R-4 DEVELOPMENT (OVER 15,000 SQ. FT.)
YIELDS 50 UNITS PER NET ACRE.

4.) THAT 3.1 PERSONS PER SINGLE-FAMILY
AND DUPLEX UNIT PREVAIL, AND THAT 2.1
PERSONS PER MULTIPLE UNIT PREVAIL.
THE POPULATION DISTRICT LETTERS CON-
FORM TO 1960 CENSUS TRACT BOUNDARIES
AS FOLLOWS:

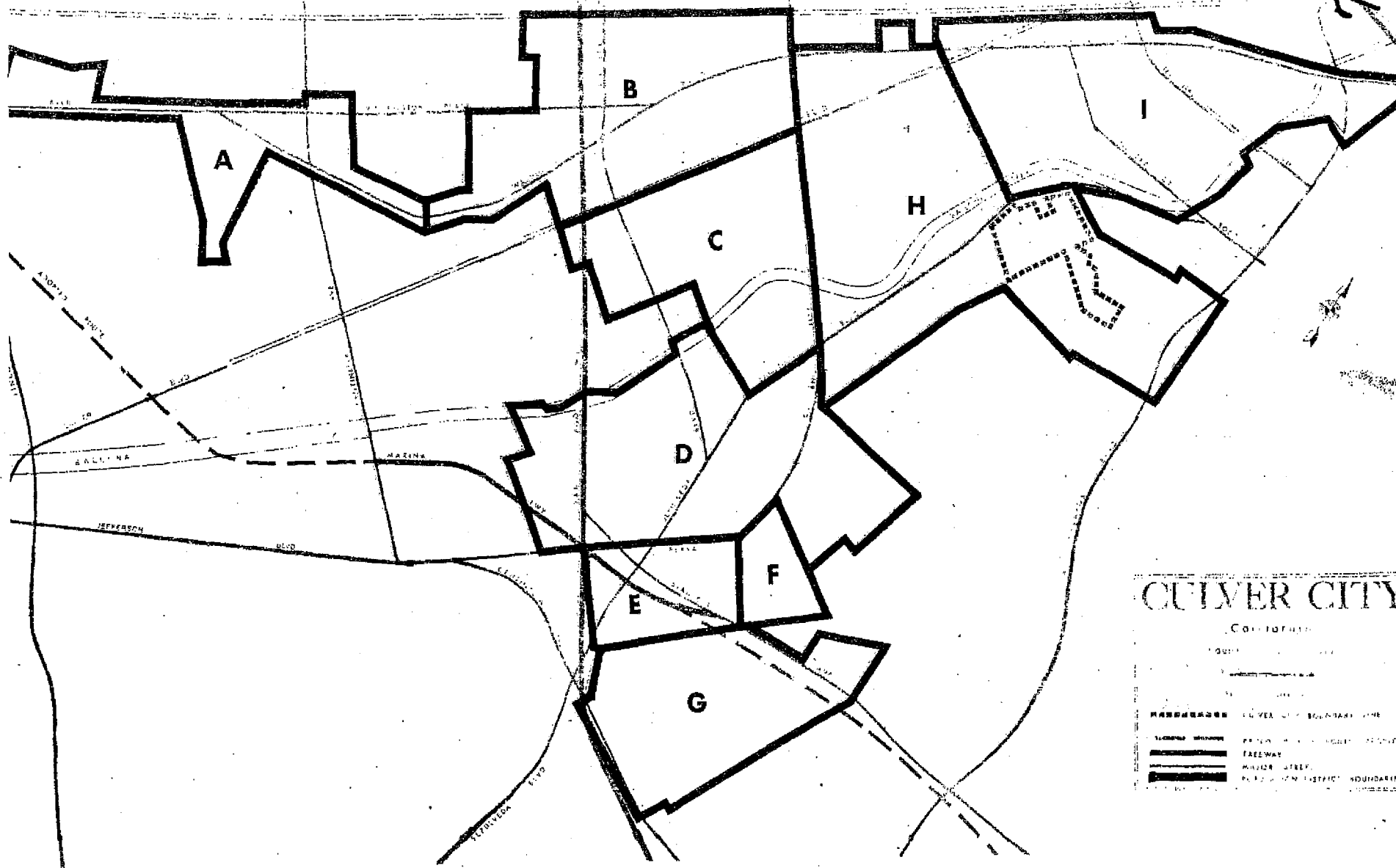
<u>POPULATION DISTRICT</u>	<u>CENSUS TRACT</u>
A	7,028.2
B	7,028.1
C	7,027
D	7,026
H	7,025
I	7,024

POPULATION DISTRICT "E" REFERS TO THE
SLAUSON-SEPULVEDA INDUSTRIAL AREA, DISTRICT
"G" REFERS TO FOX HILLS, AND DISTRICT "F"
REFERS TO OVERLAND-PLAYA ANNEXATION #6
(SEE MAP #55-A, PAGE FOLLOWING).

TABLE 11

1980 POPULATION PROJECTIONS FOR CULVER CITY

<u>POPULATION DISTRICT</u>	<u>1960 CENSUS</u>	<u>1965 ESTIMATE</u>	<u>1980 PROJECTION</u>
A	3482	3513	3600
B	6300	6802	7600
C	4157	4175	5000
D	8100	8266	8350
E	N.A.	N.A.	N.A.
F	N.A.	N.A.	485
G	N.A.	N.A.	11,301
H	5571	6046	7400
I	4588	4754	9638
	<u>32,198</u>	<u>33,556</u>	<u>53,274</u>



CULVER CITY
CALIFORNIA

1961

1:50,000

LEGEND

	CULVER CITY BOUNDARY LINE
	STREET
	RAILROAD
	FREEWAY
	MAJOR STREET
	PLANNED DISTRICT BOUNDARY

SMITH FIELD.

THE DETAILS ENUMERATED IN THE APPENDIX RELATE TO THE DISCUSSION OF ACQUISITION OF RON SMITH FIELD AND ITS ENVIRONS FOR A 22.5 ACRE SPECIAL-PURPOSE COMMUNITY FACILITY IN SECTION VI.A OF THIS ELEMENT. THE APPRAISAL OF THIS PROPERTY WAS CONDUCTED PURSUANT TO CITY COUNCIL AUTHORIZATION BY THE FIRM OF DAVIS BRABANT AND COMPLETED ON JULY 15, 1966.

FOLLOWING ARE DEFINITIONS WHICH ARE STANDARD IN APPRAISAL WORK FOR USE IN THE VALUATION REPORT:

MARKET VALUE -- THE HIGHEST PRICE ESTIMATED IN TERMS OF MONEY THAT A PROPERTY WILL BRING IF EXPOSED FOR SALE IN THE OPEN MARKET, ALLOWING A REASONABLE TIME TO FIND A PURCHASER WHO BUYS WITH FULL KNOWLEDGE OF ALL THE USES TO WHICH IT MAY BE ADAPTED AND FOR WHICH IT IS CAPABLE OF BEING USED.

SEVERANCE DAMAGE -- A LOSS IN VALUE OF THE PART REMAINING AFTER THE TAKING, AS COMPARED WITH THE VALUE OF THE REMAINDER BEFORE THE TAKING WHEN CONSIDERED AS A PART OF THE WHOLE.

SPECIAL BENEFITS -- THOSE THAT ARE DIRECT, THAT ARE PECULIAR TO THE LAND IN QUESTION THAT RESULT FROM THE CONSTRUCTION OF THE PROPOSED IMPROVEMENT, AND THAT ARE MANIFEST IN AN INCREASE IN THE UTILITY AND VALUE OF THE PARTICULAR PROPERTY.

THE ACREAGE FIGURES ON THE TOTAL PROPERTY LISTED BELOW HAVE BEEN DIVIDED ACCORDING TO THE OWNERSHIP NAME ASSOCIATED WITH THE SEGMENTS OF THE PROPERTY.

	<u>HETZLER</u>	<u>CRAWFORD</u>	<u>SMITH</u>
TOTAL ACREAGE	19.91	307.91	41.32
IN C. C.	1.07	35.50	1.06
IN COUNTY	18.84	275.41	40.26
TOTAL TAKE	1.6	10.2	10.5
IN C. C.	NONE	9.4	NONE
IN COUNTY	1.6	.8	10.5

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TABLE III

1980 DWELLING UNIT INTENSITY PROJECTIONS FOR CULVER CITY

POPULATION DISTRICT	1960		1965		1980	
	<u>SINGLE-DUP.</u>	<u>MULTIPLE</u>	<u>SINGLE-DUP.</u>	<u>MULTIPLE</u>	<u>SINGLE-DUP.</u>	<u>MULTIPLE</u>
A	551	245	551	245	661	275
B	1532	1170	1559	1326	1441	1876
C	1207	77	1211	90	1245	380
D	1808	277	1834	327	1990	325
E	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
F	N.A.	N.A.	N.A.	N.A.	256	-
G	N.A.	N.A.	N.A.	N.A.	-	5382
H	1528	410	1574	543	1535	1250
I	<u>1354</u>	<u>615</u>	<u>1371</u>	<u>658</u>	<u>1347</u>	<u>2648</u>
SUB-TOTALS	7429	2794	8100	3189	8378	12,076
TOTALS	10,223		11,289		20,454	

VOLVED:

GAS: PROVIDED BY SOUTHERN COUNTIES
GAS CO.

ELECTRIC: PROVIDED BY SO. CALIF. EDISON
CO.

WATER: PROVIDED BY SO. CALIF. WATER
CO.

SEWER: EXISTING COUNTY FACILITIES
WILL NOT HANDLE PUBLIC SEWAGE.

SOIL CONDITIONS ON THE PROPERTY AS FOLLOWS:

ALL HETZLER PROPERTY IS LAND FILL.
PORTION OF SMITH PROPERTY IS LAND FILL.
PORTION OF SMITH PROPERTY AND ALL OF
CRAWFORD PROPERTY RANGES FROM SANDY
LOAM TO CLAY.

IN THE OPINION OF THE VALUATION APPRAISER,
THE EFFECT OF THE TAKE ON THE REMAINING
PROPERTIES BY OWNERSHIP IS AS FOLLOWS:

NEITHER HETZLER NOR CRAWFORD PROPERTIES
WILL BE ADVERSELY AFFECTED BY THE TAKE. ON
THE SMITH PROPERTY THE REMAINING 4.7 ACRES
WEST OF THE TAKE WOULD BE SUBSTANTIALLY

REMAINING PORTION WOULD BE UNDESIRABLE AND
DEVELOPMENT AS A SEPARATE ENTITY WOULD BE
CONSIDERABLY HAMPERED AND LIMITED.
REDUCTION AMOUNTS TO APPROXIMATELY 80 PER
CENT PER FOOT VALUE OF THIS PORTION PRIOR
TO THE TAKE WOULD REQUIRE SEVERANCE DAMAGES.

VALUATION OF THE PROPERTY INVOLVED.

BASED ON COMPARATIVE RECENT SALES AS
DETERMINED BY THE APPRAISER, THE INDICATED
PRESENT MARKET VALUE OF LEVEL, UNFILLED
INDUSTRIAL LAND IN THE TAKE AREA IS \$2 PER
SQUARE FOOT. IF A PORTION OF THE TAKE IS
TO ULTIMATELY BE USED FOR CUT AND FILL OPER-
ATION, THE RATE OF VALUE OF THE DUMPING
CAPACITY IS ESTIMATED AT 30¢ PER CUBIC YARD.
BASED ON THE VARIOUS FACTORS INVOLVED, IT
WOULD REQUIRE THREE YEARS TO CREATE A LEVEL
PAD FROM THE CUT AND FILL OPERATION.

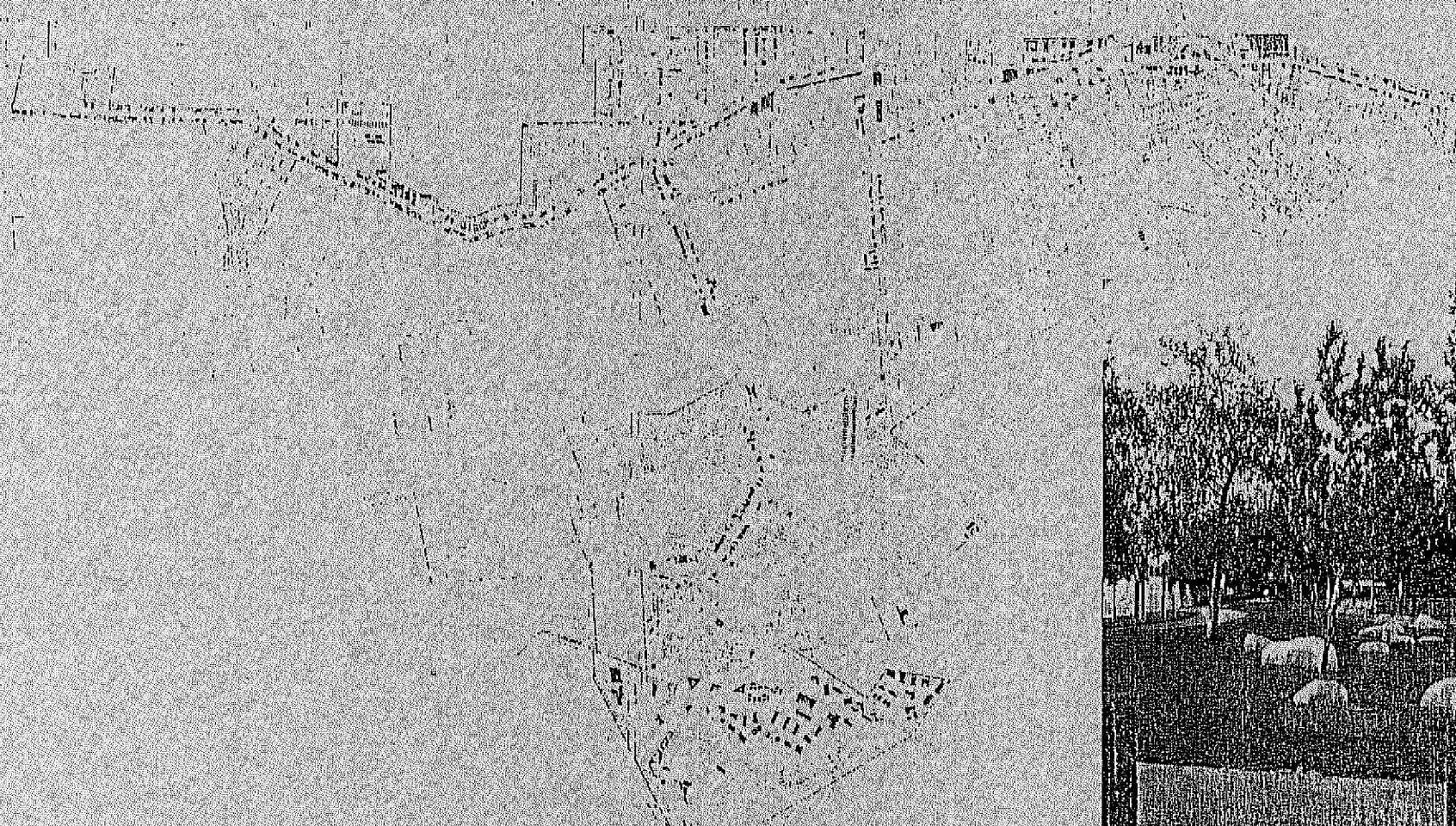
VALUATION SUMMARY

<u>OWNER</u>	<u>TAKE ACREAGE</u>	<u>TOTAL VALUATION</u>
HETZLER	1.6	\$ 35,650
CRAWFORD	10.2	245,000
SMITH	<u>10.5</u>	<u>356,300</u>
TOTAL	22.3 ACR.	\$ 636,950

AVERAGE: \$28,562 PER ACRE

Culver City General Plan (Draft)

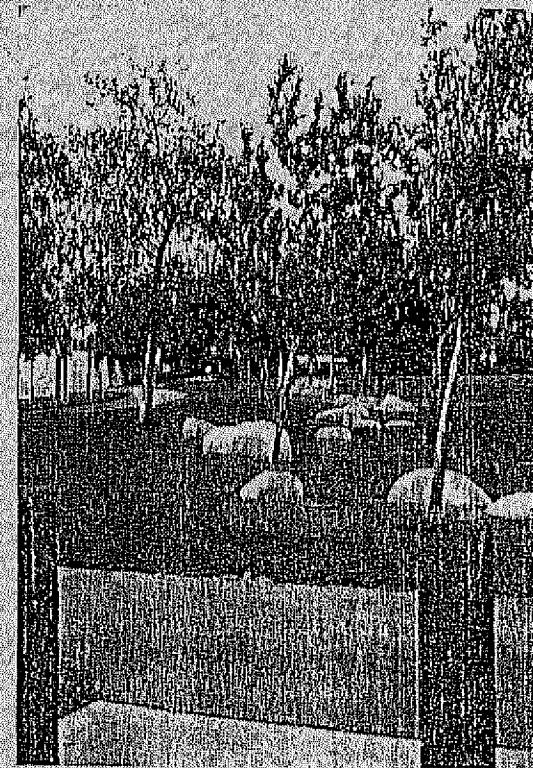
80.



APPROVED

JUL 22 1996

Culver City
City Council



1994

Open Space Element

RESOLUTION NO. 96-R102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING THE UPDATE OF FOUR ELEMENTS OF THE CITY'S GENERAL PLAN, INCLUDING THE LAND USE, CIRCULATION, OPEN SPACE AND NOISE ELEMENTS

(General Plan Amendments, GPA Nos. 95-02, 95-03, 95-05 and 95-06)

WHEREAS, the City prepared the General Plan Update in conformance with State and local planning law and practices in order to update the Land Use, Circulation, Housing, Open Space and Noise Elements of the City's General Plan; and

WHEREAS, throughout 1992-1994 the City Council-appointed General Plan Advisory Committee met to identify issues, explore a range of policy options based upon land use development scenarios, and develop five Draft General Plan Elements; and

WHEREAS, on February 11, February 25, March 16, March 28, April 8, April 26, August 30, October 5 and November 1, 1995, the Planning Commission conducted duly noticed public hearings fully considering the draft elements, staff reports, environmental information and all testimony presented; and

WHEREAS, at the conclusion of the November 1, 1995, public hearing and thorough discussion of the matter, the Planning Commission recommend by Resolution No. 95-P020 that the November 1, 1995, draft, as amended by the Planning Commission (including final editing by staff for any technical, nonsubstantive changes necessary), of the General Plan Update, including the Land Use, Circulation, Open Space and Noise Elements should be approved and adopted by the City Council and that the Housing Element should be approved in concept by the City Council; and

WHEREAS, on May 2, 1996, the City Council held a special study session on the General Plan Update and Program Environmental Impact Report (EIR) to ask questions, discuss issues, and take public comment; and,

WHEREAS, on July 22, 1996, at a duly noticed public hearing, the City Council held a public hearing, discussed the merits of the General Plan Update and its associated Program EIR, and determined that the motions approving the General Plan Update, including the Land Use, Circulation, Open Space and Noise Elements, presented by staff should be approved and adopted as recommended, subject to certain revisions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations, the following findings are hereby made:

1. That the Program Environmental Impact Report on the General Plan Update as recommended by Planning Commission Resolution No. 95-P019, has been certified by City Council Resolution No. 96-R 101.
2. It is the continuing policy of the City to periodically initiate public hearings for the purpose of considering whether revisions to the General Plan are advisable based on dynamic community goals and needs.
3. The currently adopted Land Use, Circulation, Open Space and Noise Elements require updating and revision, to reflect the City evolving population and development patterns and related goals, objectives and policies.
4. That the draft Land Use, Circulation, Open Space and Noise Elements conform to State of California planning law.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves and adopts, with revisions (as specified in SECTION 3 below):

1. General Plan Amendment, GPA No. 95-02, Land Use Element.
2. General Plan Amendment, GPA No. 95-03, Circulation Element.
3. General Plan Amendment, GPA No. 95-05, Open Space Element.
4. General Plan Amendment, GPA No. 95-06, Noise Element.
5. General Plan Vision and Overview.

82.

6. Replacing the 1978 Land Use Element (as amended), 1975 Circulation Element, 1973 Open Space Element, and 1974 Noise Element, and rescinding the 1975 Scenic Highways Element.

SECTION 3. Pursuant to the foregoing recitations and findings, and prior to finalizing, the Draft General Plan Elements shall be revised as follows:

1. The draft Elements shall be revised to provide for internal consistency with all elements of the Update, and to include final editing by staff for any technical, nonsubstantive changes to bring the Update current to July 1996.
2. The draft Elements shall be revised to provide for exploring the development of Mixed-Use projects in the nonresidential areas, through the drafting of development standards.
3. That the residentially designated areas on both sides of Culver Boulevard, between Elenda Street and Sepulveda Boulevard, shall be designated Medium Density Multiple Family on the 1996 Land Use Element Map, and that the appropriateness of this designation shall be considered within the scope of the Culver Boulevard Focused Special Study.
4. That the properties on both sides of west Washington Boulevard, between Redwood Avenue and Wade Street and Centinela Avenue and McLaughlin Avenue, shall be designated General Corridor on the 1996 Land Use Element Map.

APPROVED and ADOPTED this 24th day of September, 1996.



EDWARD M. WOLKOWITZ, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:



TOM CRUNK
City Clerk BY:
Ela Valladares, Deputy City Clerk



NORMAN Y. HERRING
City Attorney

JR:jm223

83.

RESOLUTION NO. 95-P020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF THE UPDATE OF FOUR ELEMENTS OF THE CITY'S GENERAL PLAN, INCLUDING THE LAND USE, CIRCULATION, OPEN SPACE AND NOISE ELEMENTS AND APPROVAL IN CONCEPT OF THE UPDATED HOUSING ELEMENT

(General Plan Amendment, GPA Nos. 95-02, 95-03, 95-04, 95-05 and 95-06)

WHEREAS, the City prepared the General Plan Update in conformance with State and local planning law and practices in order to update the Land Use, Circulation, Housing, Open Space and Noise Elements of the City's General Plan; and

WHEREAS, on February 11, February 25, March 16, March 28, April 8, April 26, August 30, October 5 and November 1, 1995, the Planning Commission conducted duly noticed public hearings fully considering the draft elements, staff reports, environmental information and all testimony presented; and

WHEREAS, at the conclusion of the November 1, 1995, public hearing and thorough discussion of the matter, the Planning Commission determined that the November 1, 1995, draft as amended by the Planning Commission (including final editing by staff for any technical, nonsubstantive changes necessary) of the General Plan Update, including the Land Use, Circulation, Open Space and Noise Elements should be approved and recommended to the City Council for approval and adoption as set forth herein below; and

WHEREAS, at the conclusion of the November 1, 1995, public hearing and thorough discussion of the matter, the Planning Commission determined that the November 1, 1995, draft of the Housing Element update amended by the Planning Commission (including final editing by staff for any technical, nonsubstantive changes necessary) should be approved in concept, pending final revisions reflecting consistency with the final approved Land Use Element update and recommended to the City Council

1 for approval in concept until and at such time the element has been revised as set forth
2 herein below.

3
4 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
5 CITY, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

6 SECTION 1. Pursuant to the foregoing recitations, the following findings are
7 hereby made:

- 8
9 A. It is the continuing policy of the City to periodically initiate public hearings for the
10 purpose of considering whether revisions to the General Plan are advisable based
11 on dynamic community goals and needs.
12 B. The currently adopted Land Use, Circulation, Housing, Open Space and Noise
13 Elements require updating and revision, to reflect the City evolving population and
14 development patterns and related goals, objectives and policies.

15 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
16 Commission of the City of Culver City, California, hereby approves and recommends to
17 the City Council for approval and adoption:

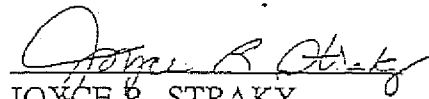
- 18 A. General Plan Amendment, GPA No. 95-02, Land Use Element.
19 B. General Plan Amendment, GPA No. 95-03, Circulation Element.
20 C. General Plan Amendment, GPA No. 95-05, Open Space Element.
21 D. General Plan Amendment, GPA No. 95-06, Noise Element.
22
23
24
25
26
27
28

1 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California hereby approves in concept and
3 recommends the City Council for approval in concept the Housing Element update, GPA
4 No. 95-04, pending final revisions reflecting consistency with the final approved Land
5 Use Element update.
6

7 APPROVED and ADOPTED this 1st day of November, 1995.
8
9

10 
11 SANDRA J. LEVIN, CHAIRPERSON
12 PLANNING COMMISSION
13 CITY OF CULVER CITY, CALIFORNIA

14 ATTEST:
15

16 
17 JOYCE R. STRAKY
18 Planning Secretary

19 (GPA Nos. 95-02, 95-03, 95-04, 95-05 and 95-06)
20

21 JR:jrs064
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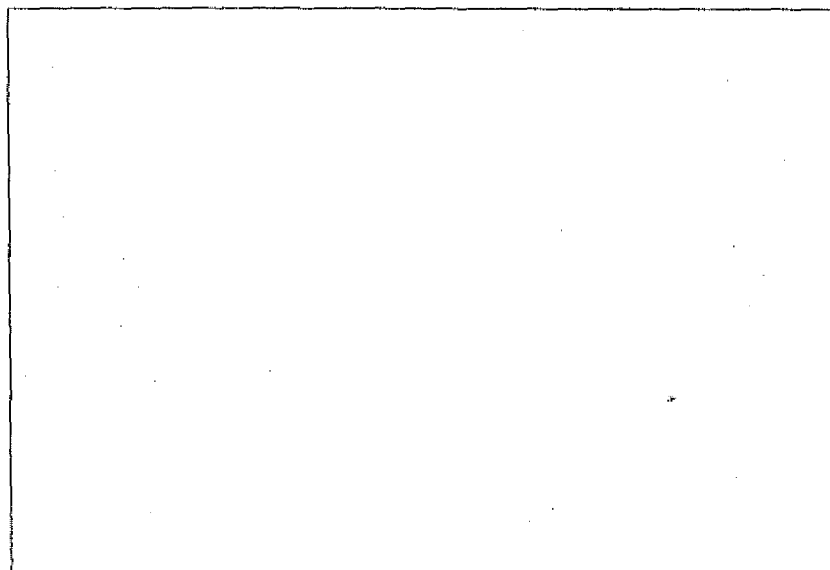
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El Marino Park and School

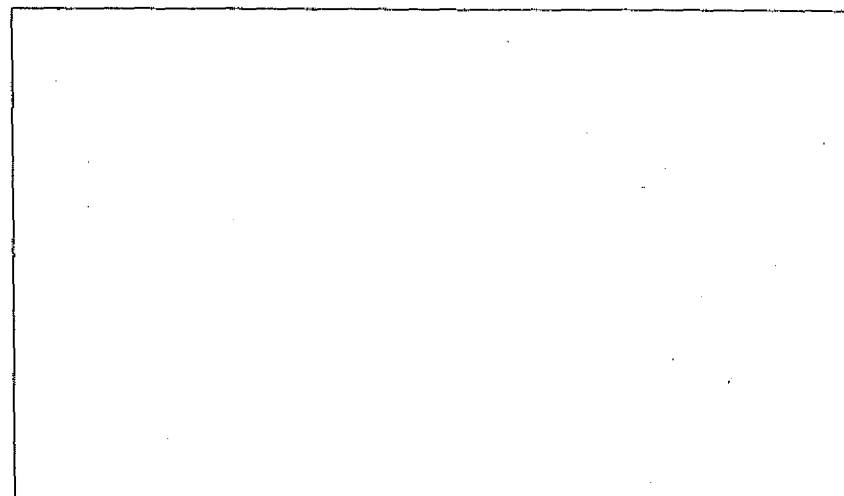
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View from Blair Hills, 1920's

This Open Space Element is one of nine Elements of the Culver City General Plan. The complete list of General Plan documents includes:

General Plan Overview, 1995 +
Land Use Element, 1995 +
Circulation Element, 1995 +
Housing Element, 1995 +
Open Space Element, 1995 *
Noise Element, 1995 +*
Conservation Element, 1973
Seismic Safety Element, 1974
Public Safety Element, 1975
Scenic Highways Element, 1975**
Recreation Element, 1968
Glossary, 1995 +

Blair Hills Park

+ Draft Element prepared by Gruen Associates; Final Elements prepared by City staff

* Draft Element prepared by Gruen Associates and Takata Associates; Final Element prepared by City staff

+*Draft Element prepared by Gruen Associates and Mestre Greve Associates; Final Element prepared by City staff

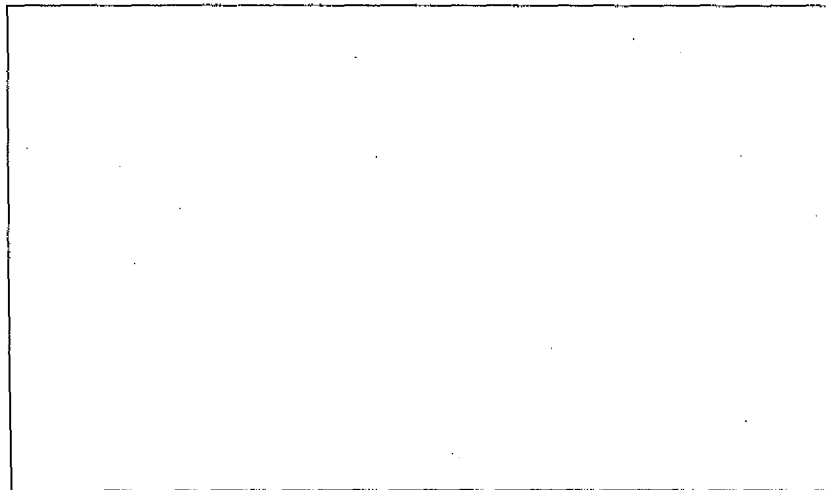
**Superseded and Eliminated by adoption of 1995 Circulation Element

Veterans' Memorial Auditorium

PURPOSE OF THE OPEN SPACE ELEMENT. Open space resources support natural habitats, agricultural production, outdoor recreation and environmental health uses. The intent of the Culver City Open Space Element is to protect, expand, and enhance visible and usable open space resources which support these uses. To accomplish this the Open Space Element designates as *open-space* "any parcel or area of land or water which is essentially unimproved and devoted to open space use," consistent with State law. Open space "use" is further defined by Section 65560(b) of the Government Code to encompass four principal categories:

- Natural resources,
- Managed production of resources,
- Outdoor recreation, and
- Public health and safety.

In addition, Culver City recognizes certain visual amenities and open space resources. Specific City resources are discussed in the context of these use definitions under Existing City Resources.



Veterans' Memorial Park

REGIONAL RESOURCES. Culver City's location within the southern California region offers a rich variety of open space resources within a few minutes to a few hours drive. National forests and parks; state, county and local beaches; mountain trails, regional bikeways and parks are all nearby. Los Angeles County and the City of Los Angeles, which surround Culver City, have a combined total of over 181,500 acres of parkland and beaches. Within 30 miles of the City, large regional facilities, such as Griffith Park (4,000 acres), Sepulveda Flood Control Basin (2,000 acres), Arroyo Seco Park (280 acres) and Cabrillo Beach (54 acres), provide diverse open space opportunities and experiences. The closest regional facility to Culver City is the 315-acre Kenneth Hahn State Recreation Area, which touches Culver City's eastern boundary. The Los Angeles County Parks and Recreation Department plans to expand Kenneth Hahn State Recreation Area to cover the undeveloped lands west of La Cienega Boulevard, and also expand to the south of the existing 315-acre development, for a total of 1,168 acres. Ball fields, restrooms, picnic and reforestation areas provide for both active and passive recreation uses. Culver City Park and the currently undeveloped area of Blair Hills, before incorporation into Culver City, were previously included in the County's plans for this recreation area. Decisions by Culver City regarding the ultimate development of undeveloped lands in Blair Hills, and by Los Angeles County regarding the undeveloped land west of La Cienega Boulevard may still allow potential for connecting Culver City Park to Kenneth Hahn State Recreation Area.

EXISTING CITY RESOURCES. Culver City has approximately 191 gross acres of publicly owned open space lands (6% of the City's land area) and 190 acres of privately owned land that fall within the State's defined categories of open space. Of this acreage, the publicly owned land falls mostly into the categories of outdoor recreation, which includes the City's 90 acres of parks, and land for the protection of public health and safety, specifically the 101 acres of Ballona Creek Flood Control Channel. School playgrounds (although not designated

or officially counted as open space) can function as outdoor recreation space to the extent available for public use.

Land which could be defined as natural resources (i.e., areas of habitat for wildlife species) includes the 103 undeveloped acres of Blair Hills that are privately owned. Portions of the Culver City Park, which abut these undeveloped hillsides, also offer some habitat value. The State's category of managed production of resources, which is primarily in support of forestry, agriculture, rangelands, fisheries and ground water recharge basins, does not apply to lands within Culver City.

In addition to the State-defined categories, Culver City considers as *visual open space* land within the public view that functions as open space amenities. Of the City's privately owned land, the 88 acres of cemetery property as well as land within and adjoining the public rights-of-way are considered to contribute to the urban design character of the City and be important visual open space resources. These areas shall not be designated or officially counted as open space.

Parks and Outdoor Recreation. The City has 90.3307 net acres of park land divided among 19 sites developed as parks, parkettes and special facilities illustrated in Figure OS-1, Parks and Open Space, and listed in Table OS-1, Culver City Parks. The City's parks and open space contribute not only to the recreation and aesthetic resources of the City, but they also provide a sense of neighborhood and community identity for the people of Culver City. Most of the City's residential areas contain a neighborhood park as a central component. For example, "Lindberg" and "Carlson" not only identify parks, but also the neighborhoods that surround them.

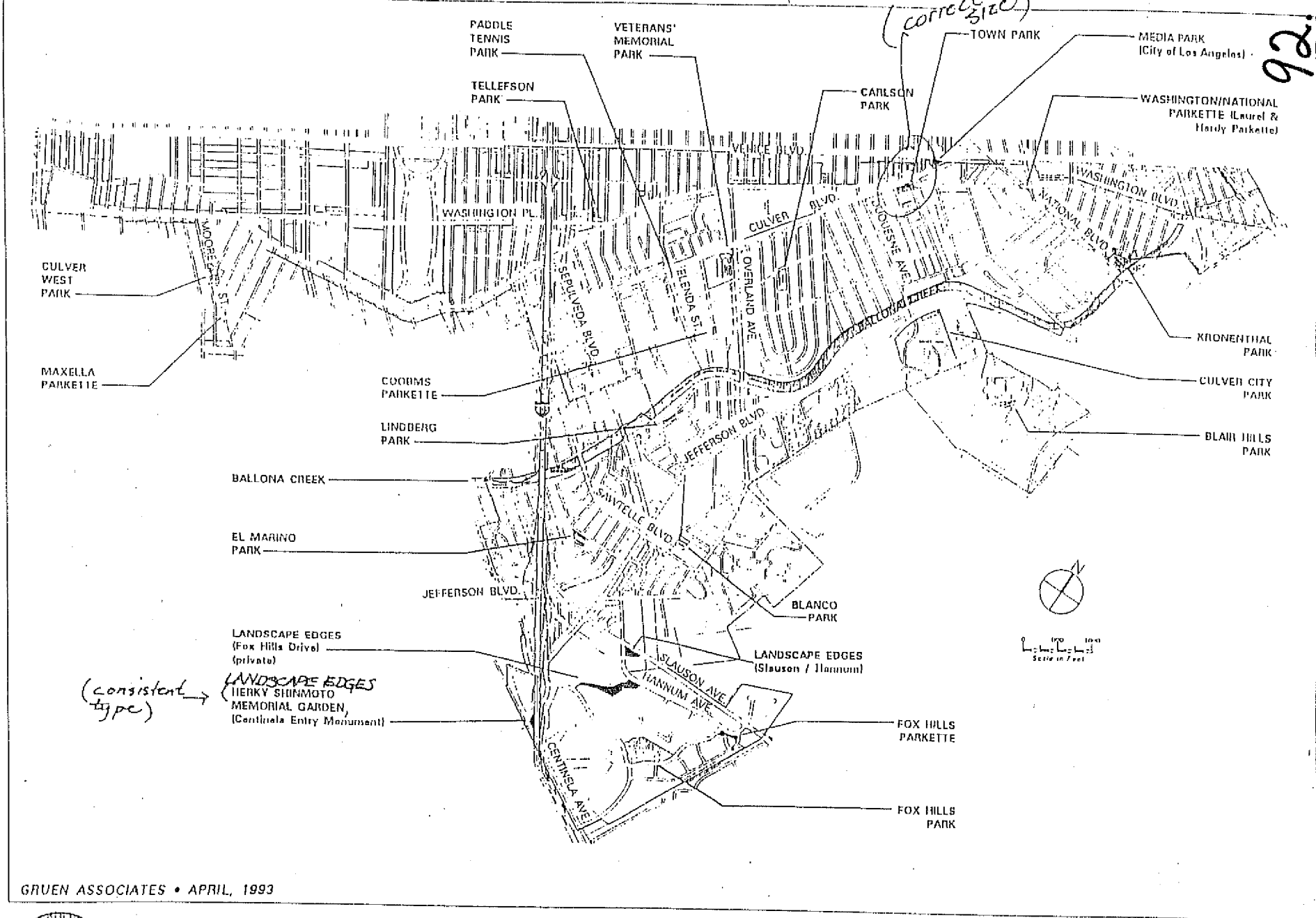
Culver City Parks		
Park	Acres	Park-Type Designation
Culver City Park	41.55	- CI
Veteran's Memorial Park	10.95	- C
Fox Hills Park	10.00	- G/NN(C)
Syd Kronenthal Park	6.68	- G/NN(C)
Culver West Park	3.00	- N
Lindberg Park	4.39	- N
Carlson Park	2.66	- N
Blair Hills Park	1.62	- N
El Marino Park	1.60	- N
Tellefson Park	1.52	- N
Blanco Park	1.46	- N
Fox Hills Parkette	0.95	- P
Town Park	0.8261	- P
Coombs Parkette	0.49	- P
Washington/National Parkette	0.10	- P
Maxella Parkette	0.05	- P
Herky Shinmote Parkette	0.05	- P
Media Park/Ivy Substation*	2.00	- SF
Paddle Tennis Park	0.44	- SF
Total acreage parks	90.3307	acres
CI = City Park C = Community Park P = Parkette N = Neighborhood Park SF = Special Facility * Leased from the City of Los Angeles		

Table OS-1

Culver City Parks

Culver City Park, and Veteran's Memorial Park are City and community parks. The remaining parks serve as neighborhood parks, though some, such as Syd Kronenthal and Fox Hills Parks, provide limited community-wide facilities.

92.



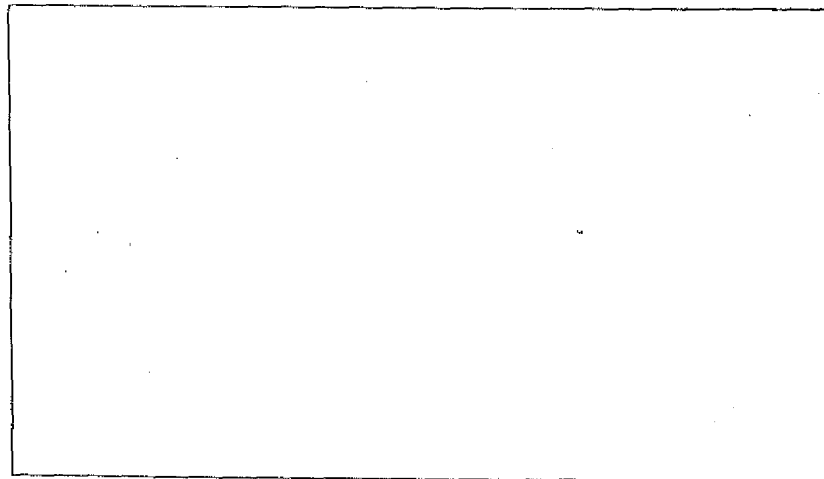
CULVER CITY GENERAL PLAN

Date... FIGURE OS-1
Parks and Open Space

O P E N S P A C E E L E M E N T

The total park acreage of 90 acres is deficient by nearly 267 acres relative to the City's established standard of 3 acres per 1,000 population. The calculation, in rounded figures, is based on a population of 39,000 residents ($3 \times 39 - 90 = 27$). While most areas of the City are well served by existing parks, some neighborhoods lack an open space focus and do not possess parks that are readily accessible to residents. The areas most in need of additional park space are the McLaughlin and Lucerne-Higuera neighborhoods.

Syd Kronenthal Park is a newly renovated park with modern facilities and good access for the disabled. However, many of the other parks are older, their facilities require upgrading, and access for the disabled needs to be improved. The parks that need renovation include: Culver City Park, Veteran's Memorial Park, Culver West Park, Tellefson Park, Coombs Parkette, Carlson Park, Lindberg Park, Blair Hills Park, El Marino Park, Blanco Park, and Fox Hills Park.



Syd Kronenthal Park

Media Park, though located outside of Culver City boundaries, functions as an entry point to the City and provides residents with open

space benefits. Media Park is in the City of Los Angeles immediately adjacent to the jurisdictional boundary of Culver City, but is leased to the Culver City Redevelopment Agency with a 40 year lease agreement and 10 year option to the year 2037.

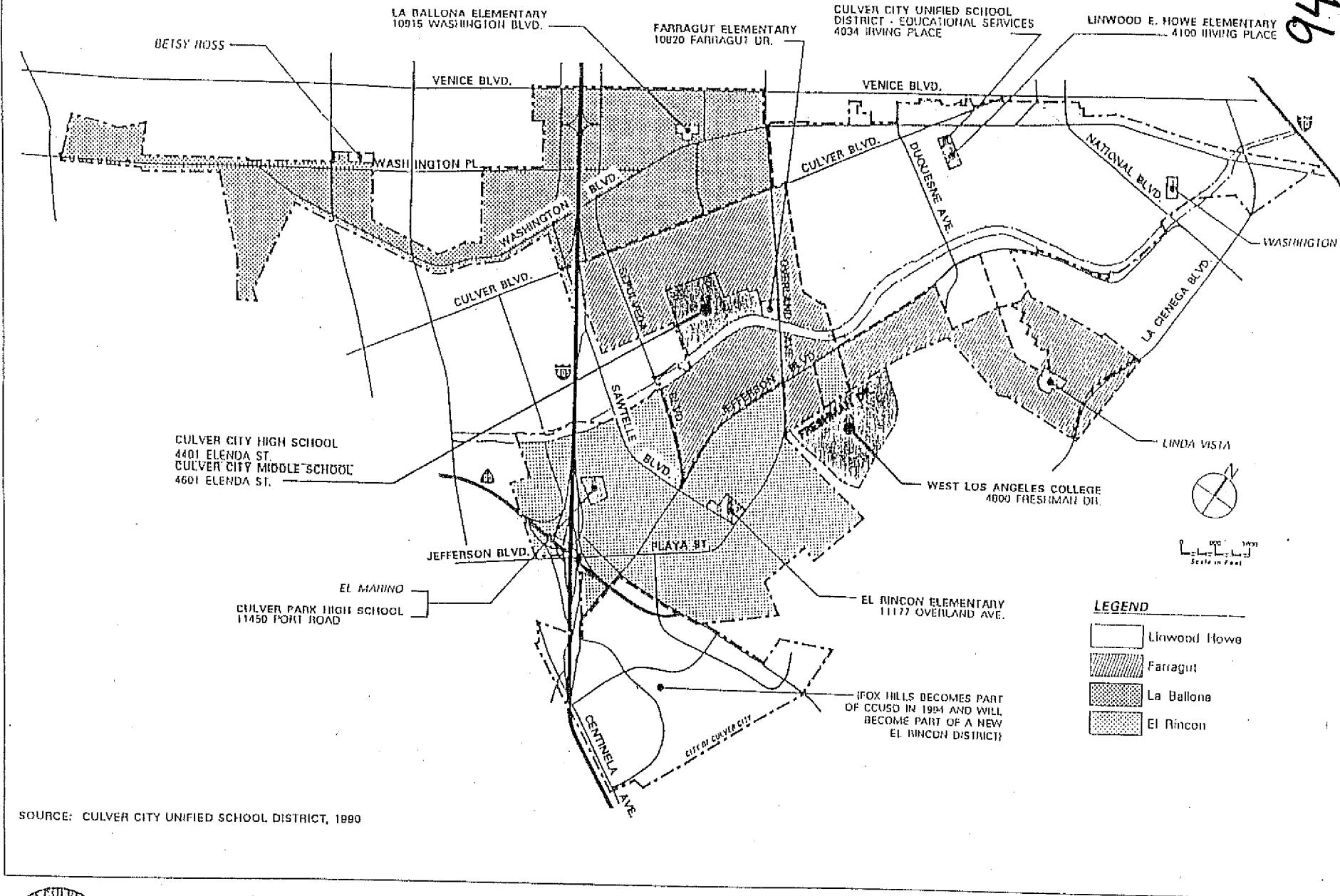
Other public lands which have the potential to be developed or enhanced as open space greenbelts include Exposition and Culver Boulevard rights-of-way. Both are discussed in the Land Use and Circulation Elements regarding potential greenbelt and bikeway development. Ultimate development within the Exposition right-of-way will be tied to decisions regarding regional transit. Potential open space development within the Culver Boulevard right-of-way will be investigated as part of a master plan effort to review traffic, land use and streetscape from Sawtelle Boulevard to Elenda Street.

Not all areas of existing park land are physically accessible. Portions of Fox Hills Park and Culver City Park are characterized by steep slopes. These slopes, although counted within active recreation, function more as visual open space and/or natural areas.

Public Health and Safety. Ballona Creek Flood Control Channel is jointly owned and operated by the Los Angeles County Flood Control District (LACFCD) and the U.S. Army Corps of Engineers (COE). The channel's primary function is to protect the public from flood hazards. Its secondary purpose, consistent with COE policy (Public Law 89-72), is to provide outdoor recreation opportunities. To satisfy this, the Ballona Creek Channel includes a 12-foot wide Class I bike path from near Jacob Street to the beach. This special facility is not counted toward open space goals.

School Playground Space. During non-school hours, school playground spaces provide additional outdoor recreation for Culver City. There are seven schools in the City that comprise about 32.5 acres of playground space (see Figure OS-2, School Districts).

94.



CULVER CITY GENERAL PLAN

FIGURE OS-2
School Districts

Compared to the City's established standard for playground space of 1 acre per 1,000 residents, the 32.5 acres is deficient by 6.5 acres. With a population of approximately 39,000, the calculation is $39 - 32.5 = 6.5$. However, only 3.5 acres of playgrounds are currently available (1995) through joint-use agreements with the School District, at La Ballona School and Linwood Howe School, during non-school hours. El Marino Elementary School's outdoor recreation facilities, consisting of a basketball court, soccer and softball playing area, are made available to the City's Recreation Division during the vacation and holiday seasons (see Table OS-2, Culver City School Playgrounds). Based on the 3.5 acres available through joint-use agreements, the mathematical deficiency is 35.5 acres.

The Culver City Unified School District (CCUSD) previously had three additional elementary schools; Besty Ross, Washington, and Linda Vista. All two are currently under long term lease; agreements with private elementary schools, Betsy-Ross and Washington, and one is being marketed for sale, Linda Vista. El Marino Elementary had been out of service as an elementary school site for several years, but is scheduled to be reopened as an elementary school in September 1994, in part to provide for the incorporation of Fox Hills into the CCUSD. Additionally, Culver Park High School and Independent Study exist on the El Marino site. The leased sites are being used as private elementary schools, day-care, and/or other social service functions.

The City is using 3.5 acres of playgrounds through joint-use agreements with the School District at La Ballona School and Linwood Howe School during non-school hours. El Marino Elementary School's outdoor recreation facilities, consisting of a basketball court, soccer and softball playing area, are made available to the City's Recreation Division during the vacation and holiday seasons (see Table OS-2, Culver City School Playgrounds).

Culver City School Playgrounds	
School	Acres
El Marino Elementary School	1.4
* La Ballona Elementary School	1.3
* Linwood Howe Elementary School	2.2
Farragut Elementary School	2.5
El Rincon Elementary School	3.1
Culver City Middle School	10.0
Culver City High School	12.0
Total acreage	32.5
* Available for use during non-school hours	

Table OS-2 Culver City School Playgrounds

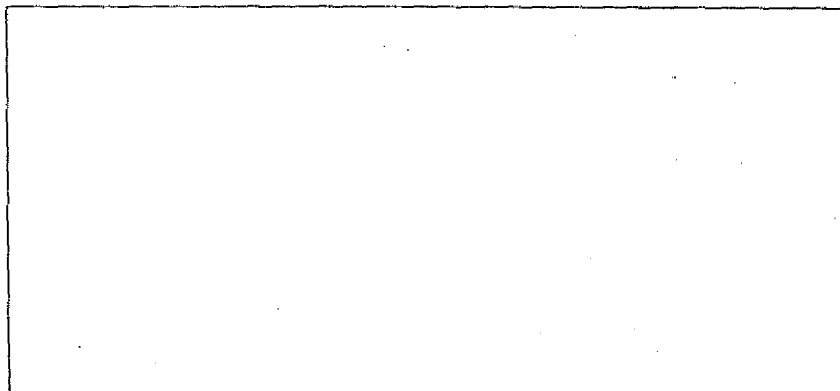
The remaining schools are potential resources for additional public open space use. Although outside of the City, the 22 acres of outdoor recreation facilities at the West Los Angeles College (WLAC) is another potential joint-use open space opportunity.

Privately Owned Natural Areas and Visual Open Space. Within Culver City there are approximately 190 acres of privately-owned large parcels of land that function as visual amenities. These include undeveloped areas of Blair Hills (103 acres) and two cemeteries which are partially (Holy Cross, 43 acres) or wholly (Hillside Memorial, 45 acres) in Culver City. The portion in Blair Hills is currently an operating oil field and at least one proposal for residential development is pending. The functional nature of the cemeteries is generally open and verdant. However, within their facilities plans, changes can be expected to occur over time to alter the open character.

Natural Areas. The undeveloped hillsides of Culver City contain substantial biological resources which include native plant, bird and mammal species. The coastal sage scrub vegetation, found mostly in

the canyon and ravine areas, support various forms of wildlife, the most significant of which is the Coastal Cactus Wren. The *Opuntia* cactus which occurs in these canyon areas provides nesting habitat for the Coastal Cactus Wren, recently de-listed (1995) as a candidate for inclusion on the California and federal endangered species list. Coastal populations of cactus wrens (*Campylorhynchus brunneicapillus*) are seriously declining and the subspecies *sandiegensis*, are especially endangered, though as yet have no official protective status. Development of these naturally vegetated areas could result in significant stress and possible elimination of the resident Cactus Wren population as well as other resident wildlife.

Visual Open Space and Urban Design Character. The hillsides and public rights-of-way contribute to the open space framework and visual character of the City. Sidewalks, medians, parkways and other areas that are seen by passers-by can affect their attitudes about, and images of, the City. The historic structures in Downtown, the heavily landscaped medians along portions of Jefferson Boulevard and the mature street trees throughout the residential neighborhoods are positive elements that enhance Culver City's sense of place. These open public access ways and visually accessible private lands provide a sense of open space that, although not quantifiable, is a valuable open space resource.

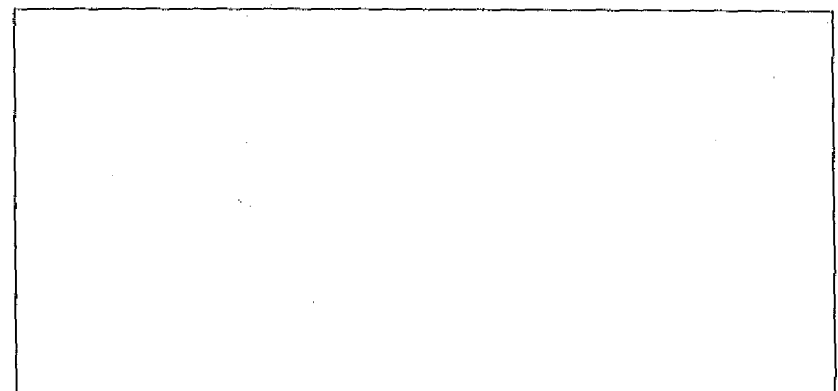


Visual Open Space in Culver City Park

VISION FOR THE OPEN SPACE ELEMENT. The vision of the Culver City General Plan Open Space Element is to protect and enhance existing open space and provide additional open space through land acquisition and expansion. The City's publicly owned open space resources are to be safe, aesthetically pleasing, and accessible to all.

To support this vision, the Open Space Element is built around the following goals:

- *An community that provides recreational opportunities.*
- *An open space-urban forest, urban design network that links neighborhoods and businesses, and instills civic pride.*



Media Park

OPEN SPACE DESIGNATION. The Land Use Element and Land Use Element Map identifies areas of the City designated as Open Space. The Open Space designation is established by the Land Use Element of the General Plan to protect Culver City's open space resources. It is designed and intended to preserve existing and encourage future parks, open space, and recreation opportunities.

DEFINITIONS. In addition to the Open Space designation, definitions are provided to identify types of open space resources and to assist in establishing specific open space goals within the Open Space Element. These definitions, identified in the Land Use Element, categorize open space resources based on their suitability for passive or active recreation, their visual quality, and their biological value. The specific definitions and their characteristics are as follows:

Active Recreation Areas. These are open spaces developed for formal recreation use such as sports fields, courts, facilities for organized play, and Class I bike paths. These areas may be a combination of open landscaped park land and recreation facility buildings. In Culver City, this definition applies to parts of Culver City Park, Veterans' Memorial Park, Fox Hills Park, Lindberg Park, Syd Kronenthal Park, and Culver West Park (which contain sports fields); the Paddle Tennis Park; and the bike path along Ballona Creek. The active recreation opportunities afforded by these areas bring both neighborhood and community members together to participate in group activities.

Passive Recreation Areas. These include landscaped open space used for passive activities such as sitting, picnicking, walking, informal gatherings, and let-out space for "exuberating". Tellefson Park, Carlson Park, Blair Hills Park, El Marino Park and Blanco Park, as well as the City's parkettes are examples of passive recreation open space. These smaller City parks provide their respective neighborhood residents the opportunity to enjoy being outdoors without the need to participate in group activities.

Culver City Park - Babe Ruth Field

Natural Areas. These include valuable and sensitive natural resources, particularly biologically significant habitats within the Blair Hills area. These areas are either privately or publicly owned. For areas defined as natural, access is generally limited to unpaved pedestrian trails, and structural development, vehicular access and active recreation uses are not usually compatible.

Visual Open Space. This includes landscape areas within or adjacent to public rights-of-way, streetscape improvements and desirable urban design features which visually link neighborhoods and businesses throughout the City. This definition may be applied to setbacks, parkways, medians, and other land within the public view. Special use facilities, that by virtue of their function provide an open verdant character, may also fall within the definition of visual open space. Landscaped median and neighborhood street trees provide Culver City with visual relief as well as its small town character.

Culver City Municipal Plunge

STANDARDS. The National Park and Recreation Administration (NPRA) has long established minimum standards for park and recreation acreage. These standards include the goal of 10 acres per 1,000 people, of which six acres should be provided through regional park facilities within a 30-to-60 minute driving distance, and the remaining four acres to be local facilities and playgrounds available for public use. Culver City adopts and applies these standards with some modifications, as follows:

- 6 acres/1,000 people of regional park facilities located within a radius of a 30-to-60 minute drive for City residents.
- 3 acres/1,000 people of local park area.
- 1 acre/1,000 people of school playground space available for use under cooperative agreement with the school district.

Spatial standards are further established based on the types of open space and parks available to City residents.

Regional Park. A regional park serves the people of a large geographical area through the preservation of natural open space or provision of facilities which cannot feasibly be provided at the local level. As defined by NPRA, these areas offer nature-oriented opportunities such as hiking, camping, bridle paths, water resource activities, zoos or botanical gardens. The minimum recommended size is 250 acres, which is generally maintained at the county or regional level. The Kenneth Hahn State Recreation Area serves in this capacity and satisfies this criterion for Culver City.

Local Parks. Culver City defines six types of local parks, as represented by parks existing within the City: City Park, Community Park, Neighborhood Park, Linear Park, Parkette, and Special Facilities. Each has distinct standards for size and intended function with somewhat overlapping facilities; i.e., components appropriate to smaller park types also may be appropriate to larger park types.

City Park. A city park provides specialized facilities for use by a large segment of the population and for the preservation of unique features and facilities such as historical, cultural, or natural open spaces. The minimum recommended size is 25 acres. Culver City Park, which is 41.55 acres, serves in this capacity and satisfies this criterion.

Community Park. A community park provides facilities requiring substantial space, and serves three to six neighborhoods within approximately one-half to one mile. Typical community-wide facilities might include tennis courts, a swimming pool, regulation ball fields capable of supporting league play, a community center, or multi-purpose courts and fields. The minimum recommended size is ten acres. Veterans' Memorial Park and Fox Hills Park satisfy this criterion. While classified as neighborhood parks, Kronenthal Park and Fox Hills Park also serve a limited community park function.

Neighborhood Park. A neighborhood park is ideally associated with an elementary school, related in character and function to the neighborhood in which it is located and serves pedestrian users within one-fourth to one-half mile, or as limited by physical barriers. Desirable facilities include a tot-lot and/or children's playlot areas, soft and/or hard playing surfaces, picnicking, and other passive space. The minimum recommended size is five acres, separate and in addition to any school playground area available. Culver City has ~~eight-nine~~ parks which currently function in this capacity, yet only one-two (Syd Kronenthal Park and Fox Hills Park) satisfies the recommended standard for acreage, and half are only about one-and-one-half acres in size.

Linear Park. A linear park is a landscaped area that extends along public rights-of-way. Its intended function is to provide visual open space, and limited recreation opportunities, such as pedestrian and/or bikeway access. Linear parks can be formed from abandoned railroad rights-of-way, excess channel embankments or highway shoulders. This type of parkland was defined to address the potential uses and development of such properties as the Culver Boulevard and National Boulevard rights-of-way, as well as Ballona Creek channel. There are no formal area standards.

Parkette. A parkette is a small passive landscaped area which is generally located at the intersection of two streets and is landscaped and maintained by the City. Its intended function is to provide visual open space, and where area allows, limited passive recreation opportunities such as sitting and informal play. Parkettes are often formed from left-over pieces of land resulting from street improvements and, therefore, do not have formal area standards. The existing range, however, is between 0.05 and 0.95 acre. The City currently has six-five designated parkettes.

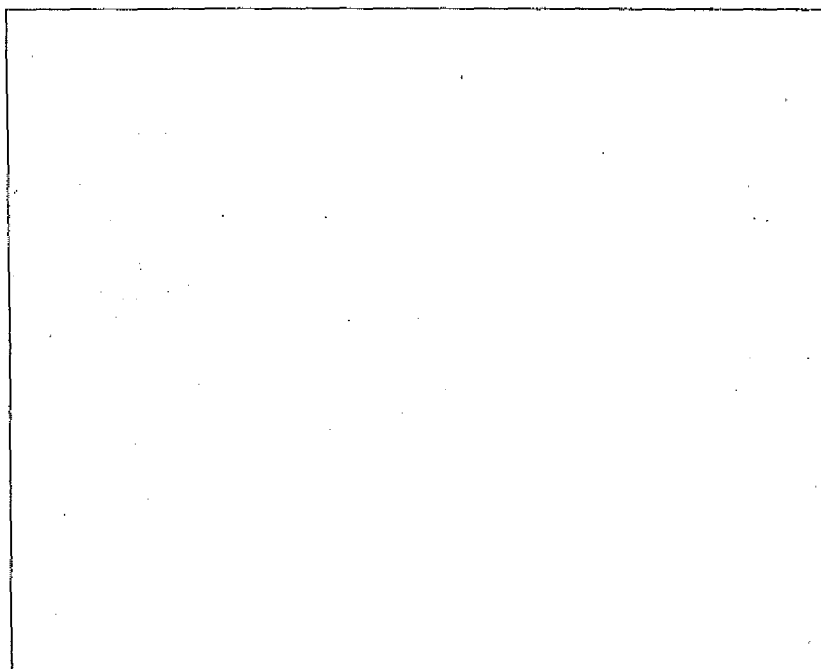
Landscape Edges. Publicly owned landscape edges are similar in visual character and formation to parkettes. However, they are more a

visual amenity to the passer-by than "usable," even if passively, and therefore, are not counted toward the 3-acres-per-1,000 people standard for local parkland. Their relationship to the City's open space network is described under Visual Open Space and Urban Design Character.

Special Facilities. Special facilities relate to a specific activity or orientation that does not formally fall within the standards set for various types of local parks, but does provide usable open space or recreation opportunity which is counted toward the local parkland standard of 3-acres-per-1,000 people. Paddle Tennis Park and Media Park/Ivy Substation currently hold Special Facilities status.

El Marino Park

School Playgrounds. School playgrounds provide additional open space and recreation opportunities when they are open or accessible to the public for recreation use, and are included in a joint-use agreement between the City and the CCUSD. When elementary schools and neighborhood parks exist adjacent to each other, as are the ideal conditions, the combined facilities can support a synergistic range of activities. School playgrounds can also provide neighborhood open space where neighborhood parks have yet to be developed. Playgrounds may be either paved or turfed, with turfed areas highly desirable. The existing school sites generally serve an area of approximately one square mile or less, with a service radius of one-fourth to one-half mile, and range in size from 1.3 to 12.0 acres.



La Ballona School Playground

Urban Design. Although not counted toward open space acreage, the Land Use Element of the General Plan identifies visual open space as a means of extending the City's park-like qualities into neighborhoods and business districts. Medians, parkways, sidewalks and setbacks have urban design and urban forest potential as enhanced streetscapes and/or landscape edges. Master plans, and-urban design criteria, and an urban forest strategic plan should be developed as standards and guidelines to be applied to both lands within and private lands adjoining the public rights-of-way. The standards and guidelines serve a citywide urban design function, and would distinguish between a pedestrian and an automotive orientation.

Citywide Urban Design, Urban Forest, and Streetscape. General urban design, urban forest, and streetscape guidelines include elements that create a unified City appearance, but can also distinguish certain areas of the City by reinforcing special features. Elements common to all streets within the City can create a total framework to visually distinguish any area as being part of Culver City. All streets should have regularly spaced street trees along the curb side of the sidewalk and attractive, easily readable street signs. City entry/"gateway" signs should occur at all major entry points to the City. Uniform directional and information signs should occur at major City intersections and entry points that lead to major destinations, such as City Hall, Sony Pictures Studios, Brotman Medical Center, or Fox Hills Mall. Coordination of street furniture, including mail boxes, street lights, benches, trash receptacles, newspaper racks, would establish a visually appropriate rhythm and facilitate access to and from the street.

Pedestrian Oriented Emphasis. Areas intended for pedestrian orientation include Downtown and those designated for neighborhood serving emphasis by the Land Use Element. In these areas, where possible, buildings will establish a "streetwall" condition where facades of individual buildings within the same block form a continuous back-of-sidewalk line of facades along the street. The ground level facade should incorporate glass with a medium-to-high transmittance value. Facades should reflect a sense of human scale through cornice lines at single story height. Signage, as well as street and facade lighting, should be directed toward the pedestrian. Sidewalk dining areas or street vendors should be encouraged where sidewalk widths permit. Landscape should enhance, not inhibit, the pedestrian orientation. Parking would be located to the rear or under buildings where possible, minimizing curb cuts through rear and side street entrances.

Pedestrian Oriented Emphasis

Automobile Oriented Emphasis. Areas that are primarily accessed by and designed to accommodate automobiles include those designated for industrial, general corridor commercial, and regional center uses by the Land Use Element. Minimum landscape setbacks at property line are desirable to separate buildings and/or parking areas from the street. Landscape parkways, in addition to landscape setbacks, are also desirable in right-of-way conditions where the distance from back of curb to property line is sizable. Surface finishes and lighting that would create visual interference from glare and reflection should be minimized. Parking would be allowed in front or at the side of buildings with visibility angles maintained at intersections and driveway entrances.

Automobile Oriented Emphasis

GOAL: *A community that provides recreational, historical, and cultural opportunities.*

In comparison to established standards, Culver City residents have more than adequate access to regional park resources. The City's local open space resources fall short, however, of the goal of 3-acres-per-1,000 people. The open space within Culver City defined as local parkland (90.33--27 acres) is deficient by 26.05--27 acres, as would be required to serve its 38,793--39,000 residents. Seven of the City's neighborhood parks also fall short of the desired minimum of five acres. The City's school playground space (32.5 acres) is deficient by 6.3-acres-when compared to the goal of 1-acre-per-1,000 residents,--if all-school-playground-space-were-made-a-part-of-a-Based on the current joint-use agreements,--However, based on the current use of covering only 3.5 acres-for-joint-use, the deficiency is 35.35 acres.

Convenient pedestrian access to open space resources is also deficient in the Lucerne-Higuera and McLaughlin neighborhoods. These neighborhoods do not contain a park, and access barriers separate them from their nearest resources. The Lucerne-Higuera neighborhood is separated from Syd Kronenthal Park by National Boulevard and separated from Culver City Park by Jefferson Boulevard. The McLaughlin neighborhood is separated from Tellefson Park by the San Diego Freeway.

The Ballona Creek Bike Path has open space value both as active recreation and as a bikeway connection to regional beach resources. As a recreation feature of the Ballona Creek flood control channel, it has not been enhanced or maintained sufficiently to make it an attractive resource. Bicyclists and joggers do use the bikeway, although many have serious concerns regarding the safety and aesthetics of the channel. These concerns are echoed by those who live adjacent to Ballona Creek. To maximize its potential as a special facility these issues must be addressed.

The city park standard includes preservation of unique features and particularly natural open space areas for use and enjoyment as part of its purpose. There are, however, no specific City policies for the protection or development of the City's natural areas or for the hillsides where they occur. Federal and State agencies restrict development that would impact environmentally sensitive vegetation and land forms. Both to protect its natural resources and to provide for appropriate use of the hillside areas, Culver City must address the special needs of these areas.

OBJECTIVE 1. Open Space Protection and Acquisition. Protect and expand Culver City's open space resources by pursuing land acquisition and encouraging private land contributions to achieve, in the long term, the standard of 4 acres of local park land and school playground space per 1,000 residents.

Policy (I.A) Provide 3 acres of local park land per 1,000 residents.

Policy (I.B) Provide 1 acre of school playground space per 1,000 residents.

Policy (I.C) Encourage private contributions toward achieving open space goals.

Policy (I.D) Require contributions of park land from new private developments and/or in-lieu fees from projects which cannot provide actual park land on site.

Policy (I.E) Pursue opportunities to expand City parks when adjacent lands become available and it is deemed appropriate and feasible, especially for neighborhood parks that are less than the recommended 5-acre minimum size, and where irregular boundaries exist.

Policy (1.F) Pursue development of public open space within one-half mile or less from all City residences.

Policy (1.G) Develop parks within the Lucerne-Higuera and McLaughlin neighborhoods (for Lucerne-Higuera, see Implementation Measure 2.C, Hayden Tract Industrial Area Specific-Plan Focused Special Study).

Policy (1.H) Pursue cooperative efforts with the City of Los Angeles and Los Angeles County for park development which would serve both Culver City and Los Angeles residents.

Policy (1.I) Coordinate open space opportunities with West Los Angeles College for potential joint use of facilities.

OBJECTIVE 2. Active Recreation. Provide a wide range of active recreational opportunities accessible to all City residents.

Policy (2.A) Establish area, quantity and development standards for active recreation facilities, such as game courts, play fields and children's play equipment areas (see Implementation Section).

Policy (2.B) Continue to seek joint use and joint development opportunities for playgrounds with the Culver City Unified School District.

Policy (2.C) Encourage private sponsorship of bikeway or public park land improvements in exchange for development incentives and/or off-site mitigation for new development.

Policy (2.D) Develop bikeways which will connect Downtown Culver City with the Ballona Creek bike path (see Circulation Element).

Policy (2.E) Develop bikeways along Overland Avenue and Culver Boulevard as part of a Citywide Bikeway Master-Plan (see Implementation Section and Circulation Element).

Policy (2.F) Develop a Class I bike path along National Boulevard in the Exposition Right-of-Way to connect to the Ballona Creek bike path (see Circulation Element).

Policy (2.G) Maintain and enhance the active recreation opportunities along the Ballona Creek bike path as part of the Ballona Creek Specific-Plan Focused Special Study (see Land Use Element).

Policy (2.H) Provide a bikeway connection through Syd Kronenthal Park to the Ballona Creek bike path.

Entrance to Ballona Creek Bikeway at Overland Avenue

Policy (2.I) Encourage the preservation of family-oriented recreational uses such as the Culver-Palms YMCA and the Culver City Ice Arena.

Policy (2.J) Develop a safe and convenient pedestrian and bicycle link between the Lucerne-Higuera neighborhood, south of National Boulevard, and Syd Kronenthal Park.

OBJECTIVE 3. Passive Recreation. Provide passive recreational open space within walking distance of all City neighborhoods.

Policy (3.A) Protect existing open space resources in neighborhoods and pursue acquisition of additional passive open space resources in neighborhoods that are not provided with parks.

Policy (3.B) Develop standards for selected commercial center or industrial park developments to provide open space on-site that is physically-and-visually-accessible-visible to the public from the street-for-use-and-enjoyment-by-employees,-patrons-and-the public; consistent with urban design standards established as part of a Citywide Streetscape Master Plan (see Land Use Element, Policy 10.D).

Policy (3.C) Seek opportunities to develop landscaped "parkettes" or urban plazas in highly visible areas adjacent to major arterials that are not feasibly developed with other uses and that can provide sitting and eating areas for public use.

Policy (3.D) Provide a centrally located Town Park which will reinforce the existing view corridors and provide a space for community gatherings.

Policy (3.E) Provide seating, bike racks, and drinking fountains in passive recreation areas.

Policy (3.F) Provide barrier free access to passive recreation areas.

OBJECTIVE 4. Natural Areas. Protect and enhance valuable and sensitive cultural and natural resources, particularly biologically significant habitats within Blair Hills.

Policy (4.A) Establish hillside development guidelines for slope, preservation of topographic relief, and habitat preservation.

Policy (4.B) Allow transfer of development rights or potential from hillside areas with cultural and/or valuable biological resources to areas which are designated for commercial centers or industrial development.

Policy (4.C) Establish standards for buffers and access within areas to be preserved as natural areas.

Policy (4.D) Coordinate habitat preservation efforts with West Los Angeles College.

Natural Area in Blair Hills

Policy (4.E) Explore the possibility of making open space trail connections to the natural area of Blair Hills from Culver City Park and Blair Hills Park.

Policy (4.F) Protect open space and natural areas which contain or support rare, threatened or endangered species.

GOAL: *An open space, urban forest, urban design, network that links neighborhoods and businesses, and instills civic pride.*

Culver City's open, verdant character visually extends from its formal open spaces into its neighborhoods through its network of street trees. Other areas of the City, especially commercial corridors, have suffered from a loss of visual continuity and an identity confused by discontinuous street grids. An urban forest strategic plan would create the framework for the long range preservation and management of the City's tree resources. Urban design standards relating to streetscape, identity, and historic landmarks could be applied to business areas throughout the City to improve the user's enjoyment of the public rights-of-way and lands within the public view.

OBJECTIVE 5. Visual Open Space and Urban Design. Extend the City's park-like qualities into neighborhoods and business districts through streetscape and urban design improvements.

Policy (5.A) Provide urban design amenities such as plazas, courtyards, and extended sidewalks as part of new developments to visually enhance public accessways in commercial areas.

Policy (5.B) Create pedestrian districts in areas designated for neighborhood serving retail uses, mixed use, and in the Downtown area by providing pedestrian amenities such as continuous street trees, outdoor dining areas, and coordinated streetscape improvements.

Policy (5.C) Develop urban design criteria for commercial corridors, including guidelines for features within setbacks, parkways, medians and lands within the public view, as part of a Citywide Streetscape Master Plan (see Land Use Element).

Policy (5.D) Protect the visual identity of Culver City's low-density residential neighborhoods through tree planting and parkway improvements.

Thalberg Building and Related Streetscape Improvements

Policy (5.E) Promote Main Street as the heart of Downtown Culver City by reinforcing its historic character, narrowing the street and providing urban design elements which enhance the existing uses.

Policy (5.F) Strengthen the City's identity by creating gateway design treatments for the major entry intersections.

Policy (5.G) Enhance the image of the City's business districts through streetscape improvements and urban design features along primary arteries.

Policy (5.H) Soften the appearance of areas designated for auto-oriented uses through use of visual buffers (see Implementation Section).

Policy (5.I) Underground utility lines as part of new developments, and as part of ongoing maintenance and upgrades to existing services whenever feasible.

Policy (5.J) Create an urban forest strategic plan that addresses the long range management and expansion of the City's tree resources (see Land Use Element).

OBJECTIVE 6. Viewsheds and Scenic Vistas. Protect view resources, view corridors and scenic viewpoints.

Policy (6.A) Establish viewshed guidelines which protect views of and from Culver City Park, Blair Hills and Culver Crest.

View from Culver City Park

OBJECTIVE 7. Maintenance. Protect open space resources and their users.

Policy (7.A) Establish programs to keep open space areas, facilities, and equipment clean and in good repair, particularly active recreation areas receiving heavy use.

Policy (7.B) Maintain facilities in safe and sanitary condition.

Policy (7.C) Reduce inappropriate use of open space areas through design and maintenance which facilitates law enforcement.

Media Park and Ivy Substation

This section presents implementation strategies for objectives and policies of the Open Space Element. Strategies include zoning ordinance revisions and zone changes, ~~specific plans, master plans,~~ Citywide and focused special studies, ~~Quinby Act programs,~~ Redevelopment Agency programs, design guidelines, current planning administration and coordination with other General Plan Elements, and maintenance and safety programs.

MEASURE 1. REVISE THE ZONING ORDINANCE. Zoning is the primary method used to implement land use policies. In support of the City's proactive approach to protection and development of open space resources, the Zoning Code Revision Study identified as an implementation strategy of the Land Use Element will include the creation of a new Open Space Zone. All existing City parks will be changed from their existing zone to the new open space zone designation.

MEASURE 2. ~~CREATE SPECIFIC PLANS FOCUSED SPECIAL STUDIES.~~ ~~Specific plans Focused Special Studies~~ are identified within the Land Use and Circulation Elements for areas where special conditions or potential indicate a need for more detailed analysis and recommendations. This allows the flexibility to focus land use and development on the goals of the specific location.

~~Specific plans Focused Special Studies~~ identified for the Blair Hills/Baldwin Hills area and for Ballona Creek will include standards and guidelines for protection, development and enhancement of existing and potential open space resources. Each ~~specific plan study~~ will describe the location and type of open space appropriate within the ~~specific plan focused study~~ area and the relationship of open space resources to other identified land uses. The ~~specific plans will studies~~ may also discuss ~~subjects such as~~ infrastructure requirements (including access, water, drainage, resource conservation and demand on City maintenance services) and funding strategies (see Land Use Element).

The Focused Special Study for Culver Boulevard will address open space potential in addition to the circulation issues.

A. Blair Hills/Baldwin Hills Area Feasibility Study and Specific Plan Focused Special Study. The undeveloped area within Blair Hills, the industrial properties between Culver City Park, the multiple family residential area southeasterly of Jefferson Boulevard, and the unincorporated Los Angeles County lands west of La Cienega Boulevard will be the subject of a feasibility study and subsequent Specific Plan Focused Special Study to address the potential for appropriate open space use, residential, industrial and commercial uses, and access. Most of this area has been designated open space on the Land Use Element Map of the General Plan, although the undeveloped area of Blair Hills has previously been zoned for single family residential. The following issues will all be investigated to determine the development capability and benefits to the City:

- Slope and soil stability.
- Soil contamination.
- Seismic/subsidence risks.
- Visual character and view sheds.
- Vehicle and pedestrian access.
- Cultural and Biological resources.
- Recreation opportunities.
- Protection of existing adjacent residential neighborhoods.
- Fiscal impacts.

The benefit and cost of annexing County land into Culver City and the potential development and control of open space resources will also be determined (see Figure OS-3, Blair Hills/Baldwin Hills Area Specific Plan Focused Special Study).

B. Ballona Creek Specific Plan Focused Special Study. Ballona Creek will be studied for the primary purpose of to determining its whether there is potential for enhancing its use as a recreation resource. Possibilities for joint funding through using City, private and/or multi-agency programs will be included funding. Recognizing its primary purpose as a flood control channel, the Comprehensive Plan is expected to include as a technical basis of information the following: the definition of terms and uses; precise identification of the area that is used for, function as, and is needed for flood control purposes; precise identification of the area designated as and functioning as the regional bike path; and identification of areas additional to and potentially in excess of the former two categories. Specific issues regarding its use and development are:

- *Protection of the Adjacent Residents and Users from use of the Creek as a Crime Corridor.*
- *Buffering the Adjacent Residents from Noise Echoes.*
- *Coordination or Correction of Fragmentation of Jurisdictional Control.*
- *Improvement of the General Condition and Appearance of the Channel and Bicycle Trail.*
- *Increasing Access and Use Potential.*
- *Landscape Planting and Picnic Areas.*
- *Improvement of Water Quality and Air Quality.*

A maintenance and safety program for Ballona Creek to assure the health and safety of users and adjacent residents will identify:

- *Concrete block walls (where appropriate) for reducing freeway noise and providing protection from intruders*
- *Police bicycle or foot patrols*
- *Trash and debris removal*
- *Maintenance and repair of concrete trail and safety rails*
- *Erosion and weed control*
- *Graffiti control*

Figure OS-3 Blair Hills/Baldwin Hills Area Specific Plan, Focused Special Study

C. Hayden Tract Industrial Area Specific-Plan Focused Special Study. This major industrial area borders on Ballona Creek, the eastern City boundary and the Lucerne-Higuera neighborhood. Although the quality of development is consistent with the nature of industrial use, the visual character of this area reflects on the image of the City and adversely affects the low-density neighborhoods adjacent to the north and west and the views from Blair Hills. These aesthetic qualities and the potential for park development adjacent to the residential neighborhood will be part of the plan.

AD. Culver Boulevard-Master-Plan Focused Special Study. As the City's namesake street, Culver Boulevard has a key role in contributing to the image and character of the City. The intersection of Culver and Sawtelle Boulevards is a primary gateway to the City both from Culver Boulevard and the freeway off-ramp at Sawtelle Boulevard (see Figure OS-4, Culver Boulevard Master-Plan-Focused Special Study Area). The abandoned railroad right-of-way west of Elenda Street is designated as open space on the Land Use Element Map. As discussed in the Land Use and Circulation Elements, the Master-Plan-Focused Special Study will address the potential relocation of the I-405 interchange ramps at Braddock Drive and Culver Boulevard. Improvements to Culver Boulevard may result in excess right-of-way, which will be analyzed for its open space potential for a linear park, landscaped median and/or expanded parkways.

The overall right-of-way, comprising both roadways of Culver Boulevard and the former railroad median, will be addressed in the master-plan study. The alignment of the south and north roadways may will be realigned further away from the southside analyzed to consider future arterial traffic volumes and impacts and spillover effects on adjacent residences and may be widened to accommodate anticipated future arterial traffic volumes. The width of the north roadway may be reduced to function as a frontage road serving just the northside residences. The remaining corridor of land between

the two roadways may be improved as a linear park to provide such possible amenities as:

- Multiple rows of street trees, with complementary plantings of trees along the widened Culver Boulevard parkways.
- Ornamental landscaping and groundcover.
- Berms and rock features.
- Ornamental Street Lighting and Street Furniture.
- Undergrounded utilities.
- Sculpture and public artwork.
- Fountain(s).
- City gateway signs and monuments.
- Bike path.
- Jogging path (loop).

The Culver Boulevard Master-Plan-Focused Special Study is also discussed in the Land Use and Circulation Elements.

MEASURE 3. CREATE MASTER PLANS CITYWIDE SPECIAL STUDIES. The Land Use and Circulation Elements also identify Master Plans for areas which would benefit from detailed investigation, but not to the extent that would warrant a Specific Plan Citywide Special Studies as policy tools to implement goals and policies of the General Plan that enhance the City's physical attributes and potential. Each identified Master-Plan-Citywide Special Study considers open space as a component of the plan, and will include, as applicable, design and development standards and implementation strategies. Two of the currently identified Master-Plans address open space uses and visual resources as a primary component.

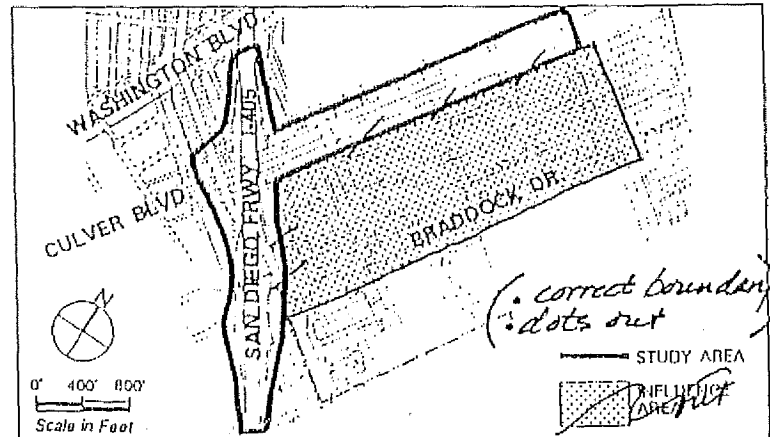


Figure OS-4 Culver Boulevard Master Plan Focused Special Study Area

BA. Citywide Streetscape Master Plan and Urban Forest Strategic Plan. The Citywide Streetscape Master Plan and Urban Forest Strategic Plan identified in the Land Use Element are components of a broad-based Urban Design Plan. They will establish urban design criteria for parkways, medians, and land within the public view, to improve the visual environment and image of the corridors, and the City's neighborhoods. The approach to this these plans shall be to provide an overall unified image to Culver City and to reflect the uniqueness of its neighborhoods and other special areas. These Master Plans should also include funding sources for improvements such as redevelopment funds, assessment districts, grants, and other special funding.

Streetscape improvements in non-residential areas will be coordinated with storefront revitalization programs. On residential streets that lack parkways, the City will consider planting street trees within the first five feet of the setback as part of an expanded City street tree program. Parkway development and the appropriateness of raised or landscaped medians will be determined based on traffic flow and access to mid-block driveways and parking lots. The Streetscape Master Plan will also identify an

implementation program and schedule to complete the streetscape improvements, including incentives for private landscaping on public streets. Components of the plan will include:

- Street tree species, size, location and pattern
- Street lighting including special-use lighting
- Parkway landscaping
- Landscaped medians
- Gateways and entry signage
- Street furniture (drinking fountains, benches, trash receptacles, bicycle racks, planters)
- Incentives for private landscaping on public streets
- Special sidewalk paving
- Pedestrian crosswalks and treatments
- Transit stops
- Underground utilities

The Urban Forest Strategic Plan will establish a long range management plan for a sustainable urban forest that will address components such as:

- Inventory.
- Replacement policies.
- Broad based community support and funding.
- A sustainable ecosystem.

MEASURE 4. CONTINUE REDEVELOPMENT PLANS. Culver City has three redevelopment project areas: Slauson-Sepulveda, Overland-Jefferson, and Washington-Culver. All three are active, with each including successfully completed commercial, residential and public improvement projects. With over 32% of the City located within these redevelopment project areas, the Culver City Redevelopment Agency will play a major role in enhancement of the City urban design character. Agency programs which can assist in the implementation of Open Space Element Policies include:

A. Storefront Improvement Facade Grant Programs. These programs provide guidelines for and assistance with improvements to commercial facades within areas identified as needing storefront improvements. Storefront Improvement Facade Grant Programs are currently in place for Downtown and East Washington Boulevard.

B. Design for Development. The Agency uses Designs for Development (DFDs) to guide potential redevelopment by describing the type of development and design standards which are acceptable for a given area, considering the known site and planning constraints. Design for Development standards can be extended and/or used as models for similar revitalization efforts.

C. Disposition and Development Agreements (DDAs) and Owner Participation Agreements (OPAs). The Agency can establish a contractual relationship with owners of projects to facilitate a more active role in development decisions.

MEASURE 5. CONTINUE QUIMBY ACT PROGRAM. The Quimby Act program will be one of the implementation tools for park land dedication, expansion, and/or improvements. In 1984, the California State Legislature adopted Section 66477 of the Subdivision Map Act, also known as the Quimby Act. The Quimby Act expressly empowers local governments to require a property owner or project developer to dedicate land for park or recreational use as a condition of a tentative map or parcel map for residential subdivisions, or pay an in-lieu park land fee. Culver City has adopted a Quimby Act ordinance for residential development in connection with subdivisions.

In 1990 the City adopted a park land dedication or in-lieu fee for two-family and multiple-family developments, which applies whenever additional dwelling units are added. The dedication requirements for each program are the same and are designed to add, through the private sector, three acres of park land for each 1,000 additional residents or

the payment of fees in lieu thereof at the fair market value of the land. All the funds or land provided to the City in accordance with these requirements must be dedicated to creating, expanding, or improving park and recreational resources.

MEASURE 6. DEVELOP OPEN SPACE GUIDELINES. Open space guidelines will complement recreation standards and will outline methods for achieving and protecting quality open space resources throughout the City. Suggested use and maintenance of plants, paving materials, accessways, physical and visual buffers, and special features will be addressed. Visual open space guidelines will include urban design standards such as a change of plane, material or finish (wall modulation), occurring at 25-foot minimum intervals at streetwalls, facades and any vertical barriers facing the street. In all cases, guidelines will encourage the retention and restoration of historic buildings and sensitivity to any nearby areas of established visual character. The purpose of open space guidelines is to foster environmental quality rather than to impose limits on use.

MEASURE 7. CONTINUE CURRENT ADMINISTRATION. In the day-to-day administration of the Open Space Element, City staff will be called upon to assist property owners and developers in understanding open space policies. Most answers will be found as part of the zoning regulations, or within the Open Space or Land Use Elements. However, several administrative measures are to be taken by the City staff to assist in implementation:

A. Continue Coordination with Other Jurisdictions. Culver City shall pursue and maintain open communication with local, regional and national jurisdictions that regulate open space resources. Keeping current with other agency standards can facilitate possible multi-agency projects and joint use agreements. Specific City actions should include:

- *Pursue-Initiate* dialogue with City and County of Los Angeles regarding potential joint development and/or maintenance of parks common to both cities' and/or county's boundaries.
- *Pursue-Initiate* dialogue with City of Los Angeles regarding coordinating urban design standards for properties which face into the adjacent jurisdictions, such as along the north side of Washington Boulevard east of Overland Avenue.
- Coordinate with Los Angeles County regarding potential development on property west of La Cienega Boulevard.
- Coordinate with the Los Angeles County Flood Control District and the US Army Corps of Engineers regarding maintenance of Ballona Creek.

B. Coordinate Open Space Policies with Appropriate City Departments. Existing and proposed open space areas will be reviewed by other City departments, including the Police and Fire Departments for potential risks of facility damage or user risks.

C. Identify Open Space Incentives. The City will provide an approved list of development incentives for contribution toward the acquisition and development of open space resources, such as a reduction in on-site parking or an increase in allowable square footage or volume. This list would be presented to property owners and developers at the time of their initial contact with the City regarding their potential project. The list would include City identified open space goals for acreage and facilities enhancement.

Tellefson Park

MEASURE 8. ADMINISTER THE OPEN SPACE ELEMENT.

This section identifies checks and balances for administration of the Open Space Element relative to other General Plan Elements and other internal City policies.

A. Review General Plan Amendments. Ensure consistency of the Open Space Element with all other elements of the General Plan.

B. Review Updates to Other City Programs. Identify and address problem locations on an annual basis, through coordination between the Human Services, Municipal-ServicesPublic Works, and Police Departments and CCUSD. Use this information to amend or update Open Space Element policies and programs priorities.

Fox Hills Park

Table OS-3
Open Space Implementation Measures

Action	Priority	Responsibility
1. REVISE ZONING ORDINANCE		
A new Open Space Zone will be created and all areas designated as Open Space on the Land Use Policy Map will be rezoned as Open Space.		Planning
2. CREATE SPECIFIC PLANS FOCUSED SPECIAL STUDIES		
A. <u>Blair Hills/Baldwin Hills Area Feasibility Study and Specific Plan Focused Special Study</u> This feasibility study and Specific Plan will consider as part of its scope the potential for open space uses in the undeveloped Blair Hills and unincorporated Baldwin Hills areas between Jefferson and La Cienega Boulevards.		Planning
B. <u>Ballona Creek Specific Plan Focused Special Study</u> This Specific Plan will investigate the potential for City, private and/or multi-agency development of Ballona Creek as a recreation resource.		Planning
C. <u>Hayden Tract Industrial Area Specific Plan Focused Special Study</u> The Specific Plan for the Hayden Industrial Tract Area will recommend short-term and long-range land use objectives, including potential locations for open space.		Planning/ Redevelopment
AD. <u>Culver Boulevard Specific Plan Focused Special Study</u> The relationship and development of the full right-of-way west of Elenda Street will be studied for potential traffic, land use and open space improvements. The abandoned railroad right-of-way west of Elenda Street is designated as open space on the Land Use Element Map and will be developed as a public open space amenity.		Planning/ Engineering
3. CREATE MASTER PLANS CITYWIDE SPECIAL STUDIES		
BA. <u>Citywide Streetscape Master Plan and Urban Forest Strategic Plan</u> A Citywide Streetscape Master Plan and Urban Forest Strategic Plan for the City's residential and non-residential areas will be prepared to set urban design criteria for required setbacks, parkways, medians and land within the public view, and establish a long range management plan for a sustainable urban forest.		Interdepartmental

Table OS-3 Open Space Implementation Measures		
Action	Priority	Responsibility
4. CONTINUE REDEVELOPMENT PLANS		
A. Storefront Improvement Facade Grant Programs	ongoing	Redevelopment
B. Design for Development	ongoing	Redevelopment
C. Disposition and Development Agreements (DDAs) and Owner Participation Agreements (OPAs)	ongoing	Redevelopment
5. CONTINUE QUIMBY ACT PROGRAM	ongoing	Planning
6. DEVELOP OPEN SPACE GUIDELINES	ongoing	Interdepartmental
7. CONTINUE CURRENT ADMINISTRATION		
A. Continue Coordination with Adjacent Jurisdictions	ongoing	Planning
B. Coordinate Open Space Policies with Appropriate City Departments	ongoing	Planning
C. Identify Open Space Incentives		Planning
8. ADMINISTER THE OPEN SPACE ELEMENT		
A. Review General Plan Amendments		Interdepartmental
B. Review Updates to Other City Programs		Interdepartmental