

MEMORANDUM

To: Thomas Check, PE, TE
Senior Traffic Engineer, City of Culver City

From: Kimley-Horn and Associates, Inc.

Date: July 17, 2025

Subject: Overland Avenue – Culver to the Creek Community Outreach

INTRODUCTION

The City of Culver City is a vibrant community, home to residential neighborhoods, creative offices, film studios, and other notable industries, which provide opportunities for living, working, and recreation. The city remains committed to its citizens by exploring new opportunities to connect the community through a wide variety of transportation modes throughout Culver City.

At the direction of the Mobility Subcommittee, the City of Culver City has retained Kimley-Horn to support the city with stakeholder engagement and community outreach for the Better Overland Project, specifically focusing on the corridor segment between Culver Boulevard and the Ballona Creek. The intent of the outreach is to collect feedback from the community and various stakeholders along the corridor to determine the preferred alternative to connect the overall project together.

This 3,100 linear feet segment of Overland Avenue has a varying curb width between 75 and 76 feet. A full project location map of the segment can be viewed in **Attachment A**. The following eight (8) intersections were included as part of the project:

1. Overland Avenue and Culver Boulevard
2. Overland Avenue and Barman Avenue
3. Overland Avenue and Braddock Drive
4. Overland Avenue and Garfield Avenue
5. Overland Avenue and Franklin Avenue/Farragut Drive
6. Overland Avenue and Farragut Drive
7. Overland Avenue and Julian Dixon Library
8. Overland Avenue and Ballona Creek

Some notable project destinations and stakeholder groups along the corridor in this segment include the following:

- Grace Lutheran Church
- Windsor Fountains Condominiums
- Julian Dixon Library
- Culver City Adult School
- Veterans Memorial Park
- Culver High School (Adjacent)
- Farragut Elementary School (Adjacent)

SEGMENT ALTERNATIVES

Existing Conditions

The existing conditions along Overland Avenue provide two travel lanes in each direction, a center turn lane, parking on both sides of the street, and a Class II Bike Lane in both directions. While the posted speed limit is 35 mph, drivers in this segment travel at much higher speeds, which may lead cyclists to feel uncomfortable or not want to use the existing Class II facility due to safety concerns.

Alternative A: Class IV Bicycle Lanes with Parking on Both Sides

The proposed Alternative A maintains parking on both sides of the street while incorporating a Class IV Protected Bike Lane. To construct this alternative, the design would remove the center turn lane and implement left turn restrictions at unsignalized intersections. **Table 1** lists potential pros and cons of Alternative A.

Table 1 – Alternative A Pros and Cons

Pros	Cons
<ul style="list-style-type: none"> Provides Class IV Protected Bike Lane from Culver Blvd to Ballona Creek Maintaining existing on-street parking may be favorable to parking users 	<ul style="list-style-type: none"> Removes center turn lane and implements left turn restrictions at unsignalized intersections, which may make it difficult to access side streets and driveways along this segment

Alternative B: Class IV Bicycle Lanes with Center Turn Lane

The proposed Alternative B maintains the center turn lane while incorporating Class IV Protected Bike Lane. To implement this alternative, the design would need to remove parking on the west side of Overland Avenue. However, based on the parking data provided by the City and our analysis, the removed parking stalls can still be accommodated on the side streets within the segment. **Table 2** lists potential pros and cons of Alternative B.

Table 2 – Alternative B Pros and Cons

Pros	Cons
<ul style="list-style-type: none"> Provides Class IV Protected Bike Lane from Culver Blvd to Ballona Creek Maintaining existing center turn lane for left turns on unsignalized intersections and driveways providing a refuge area for left turning vehicles 	<ul style="list-style-type: none"> Removes parking on the west side of Overland Avenue, which can be accommodated with existing parking spaces on side streets

COMMUNITY OUTREACH MEETINGS

Approach to Stakeholder Engagement

Through community outreach, the City actively engaged community members and stakeholders to gather feedback and obtain a better understanding of potential local impacts. In June and July 2025, the City hosted three open house and walking tour events to present the proposed project alternatives. Roll plots were displayed to help attendees visualize the options, and City staff were available to answer questions, document verbal comments, and collect comment cards for additional input.

These engagement events encouraged open dialogue, allowing residents to examine the alternatives, share concerns, and express their preferred alternative. In some meetings, walking tours of the corridor were offered to help participants better understand the project's context and provide feedback in real time. Overall, the outreach process was designed to foster meaningful community involvement and inform the project's direction.

Culver City Senior Center - 6/17/2025

The first community meeting open house and walking tour was hosted at the Culver City Senior Center on Tuesday, June 17th, from 6-9 pm. Over 32 people attended the event, and a significant amount of verbal feedback was provided. Attendees were able to walk the full corridor in groups led by City and Kimley-Horn staff to gain a better understanding of the proposed alternatives. One major stakeholder group that attended the meeting were members of the Grace Lutheran Church. They also provided a letter expressing their concerns about the proposed improvements, which can be read in **Attachment B**.

In general, the consensus of the meeting seemed positive, and people were excited about the project. A summary of the feedback received is provided in **Tables 3 and 4** below.

Table 3 – Alternative Choice

Alternative	
A	6
B	11
N/A	126

Table 4 – Overall Project Support

Support Project	
Against	22
In Favor	35
Neutral	86

Meeting Data Summary:

- Attendance: 32
- Verbal Comments: 143
- Written Comments: N/A (Not collected)

Veterans Memorial Park - 7/8/2025

The second community meeting open house and walking tour was hosted at the Veterans Memorial Park on Tuesday, July 8th, from 6-9 pm. Over 50 people attended the event and provided written and verbal feedback about the project. Community members were also able to walk the corridor with staff to see how the proposed alternatives would revise the corridor.

The comments collected during this meeting were similar to the sentiments expressed during the first meeting. A summary of the feedback received is provided in **Tables 5 and 6** below.

Table 5 – Alternative Choice

Alternative	
A	6
B	18
N/A	149

Table 6 – Overall Project Support

Support Project	
Against	22
In Favor	41
Neutral	110

Meeting Data Summary:

- Attendance: 52
- Verbal Comments: 148
- Written Comments: 25

Windsor Fountains Condominiums - 7/9/2025

The third and final community meeting open house was hosted at the Windsor Fountains Condominiums on Wednesday, June 18th, from 7-8 pm. The meeting aimed to collect feedback from community members but was met with considerable contention from the beginning. Residents were very opposed to Alternative A, as it would restrict access to their entry and exit driveways due to the removal of the center turn lane.

Several events occurred during the meeting that were atypical based on our experience with community outreach events. Within the first 15 minutes of the event, four out of five Windsor Fountains HOA Board Members were served court summons. During this time, there were loud verbal altercations between community members, HOA members, and the legal agent serving the summons, leading to leading to allegations of assault by the members. Subsequently, several community members encouraged others to cross out their names on the sign-in sheets. A member of our staff then went to the check-in table to discover that the sign-in sheets had been taken from the room. We conducted a search in the community room to find them hidden or in a trash receptacle, but we were unable to locate them. For this reason, we estimate the total number of attendees was approximately 31, based on photos and the number of people engaging with each staff member.

A majority of the Windsor Fountains Condominiums residents were strongly opposed to the project, as reflected in the feedback summarized in **Tables 7 and 8** below.

Table 7 – Alternative Choice

Alternative	
A	0
B	22
N/A	76

Table 8 – Overall Project Support

Support Project	
Against	39
In Favor	22
Neutral	37

Meeting Data Summary:

- Attendance: 31 (Estimated)
- Verbal Comments: 86
- Written Comments: 12

Data Summary

All feedback collected during the outreach events has been compiled into the overall summary in **Tables 9 and 10**, based on the responses provided. A full summary of data collected during the community outreach and engagement can be viewed in **Attachment C**.

Table 7 – Alternative Choice

Alternative	
A	12
B	51
N/A	351

Table 8 – Overall Project Support

Support Project	
Against	83
In Favor	98
Neutral	233

Meeting Data Summary:

- Total Attendance: 115
- Verbal Comments: 377
- Written Comments: 37

OUTREACH SUMMARY

Overall Feedback

Throughout the three community outreach events, community members had the opportunity to provide feedback, ask questions, and gain a better understanding of the project segment. Feedback from the public was collected verbally and through comment cards based on their observations of the roll plot and existing conditions along the corridor. The wide variety of feedback collected highlighted the importance of maintaining the existing center left-turn lane, addressing parking demand, and promoting the safety of bicyclists along the corridor.