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1 survey, attending one of four in-person special events hosted by the City, attending one of  
2 three virtual events hosted by the City, and via the Parks Plan website.

3 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES  
4 HEREBY RESOLVE as follows:

5 The Culver City Parks Plan, attached to this Resolution as Exhibit "A", is hereby  
6 approved and adopted by the City Council of the City of Culver City.  
7

8  
9 APPROVED and ADOPTED this 10<sup>th</sup> day of February 2025.  
10

11  
12 \_\_\_\_\_  
13 DAN O'BRIEN, MAYOR  
14 City of Culver City, California

15 ATTEST:

16 APPROVED AS TO FORM:

17 \_\_\_\_\_  
18 JEREMY BOCCHINO, City Clerk

19   
20 \_\_\_\_\_  
21 HEATHER BAKER, City Attorney  
22  
23  
24  
25  
26  
27  
28



DECEMBER 2024 DRAFT

# CULVER CITY

## PARKS PLAN





**PREPARED FOR:  
CULVER CITY AND CULVER CITY PARKS, RECREATION & COMMUNITY SERVICES**



---

PREPARED BY:

**OLIN**

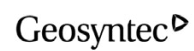




Figure 1. Hundreds of community Members interacted with the Parks Plan booth at Fiesta La Ballona. Source: OLIN, 2024.

# WELCOME TO THE PARKS PLAN

## Introduction

The Parks Plan is the first step in a robust public engagement strategy that will be part of all future project planning. The ideal outcomes from engagement include open networks of two-way communication and learning, meaningful feedback on planning elements, and community buy-in transforms into long-term project stewardship and success. Engagement methods should employ diverse forms of media and activities that span across geographic, language, and other accessibility barriers.

## How this Document is Organized

**Section I: Introduction** begins with an executive summary of the document, reviews key planning documents including the General Plan 2045, and details the Parks Plan public engagement process.

**Section II: Plan** describes the Vision and Mission of Culver City Parks, Recreation and Community Services (PRCS). It outlines five Parks Plan goals set during the planning process based on community feedback and priorities. Each goal is supported by Actions and Methods. Goals outline ideal future states; actions describe ways of moving toward the ideal state, and methods are specific implementation steps for actions.

Next, Section II summarizes the existing conditions and present-day parkland, programming, arts and culture, water, and ecology and resilience needs of the parks system and the proposed strategies to meet the system needs in the coming decades.

Finally, each of Culver City’s existing 13 parks are explored in detail and proposed improvements for each park are identified for the next 15 to 20 years. Design processes and additional community meetings will take place once projects are funded before moving forward with park improvements.

**Section III: Implementation** includes information to help with budget proposals, decision-making, and departmental coordination.

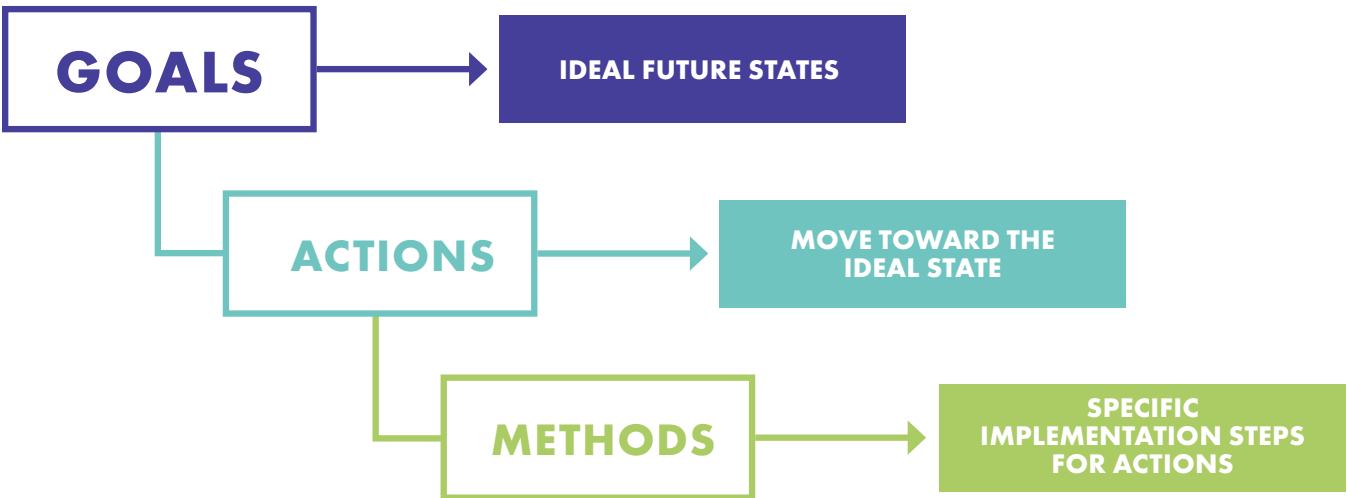


Figure 2. Within the Parks Plan, goals are supported by actions and methods, which break the goal down into implementable steps. Source: OLIN, 2024.

CULVER CITY PARKS PLAN **DRAFT** 5





Figure 3. City Hall is located at the heart of downtown Culver City.  
Source: Andrea Binz, 2021.

## **CITY COUNCIL**

Dan O'Brien  
Mayor

Freddy Puza  
Vice Mayor

Yasmine-Imani McMorris  
Council Member

Albert Vera  
Council Member

Bryan Fish  
Council Member

## **PRCS COMMISSIONERS**

William Rickards

Margaret Peters

Palvi Mohammed

Jane Leonard

Crystal Alexander





## CITY TEAM

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Francisca Castillo, *RCS Manager*

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David Oubre, *RCS Coordinator*

Meghan Stebbings, *RCS Coordinator*

Daniella Gutierrez, *RCS Coordinator*

Melanie Morales, *RCS Coordinator*

Mike Odunze, *RCS Coordinator*

Michelle Lee, *RCS Supervisor*

Kim Burgueno, *RCS Supervisor*

Jill Thomsen, *RCS Supervisor*

Matthew Withers, *Parks Maintenance Supervisor*

Gabriela Velasquez, *Admin Clerk*

### **Special thanks to the following departments and interested partners that participated in the Parks Plan!**

Culver City Department of Public Works

Culver City Department of Planning

Culver City Arts Foundation

Culver City Historical Society

Culver City Unified School District (CCUSD)

Environmental Sustainability Committee

Culver City Disability Advisory Committee





Figure 4. Washington Boulevard crosses Culver City and has blooming jacarandas in the spring. Source: OLIN, 2024.





## PARKS PLAN TEAM

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Andrew Dobshinsky

Joanna Karaman, *Project Manager*

Sarah Swanseen

Andrea Binz

Zoe Detweiler

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Brock Morgan

Mary Alice Williams

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Rodrigo Rodarte

### **GEOSYNTEC**

#### **Water Resources**

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Stephanie Zinn

Alyssa Yu

Kimberly Goins

### **LELAND SAYLOR**

#### **Cost Estimation**

Jeff Saylor

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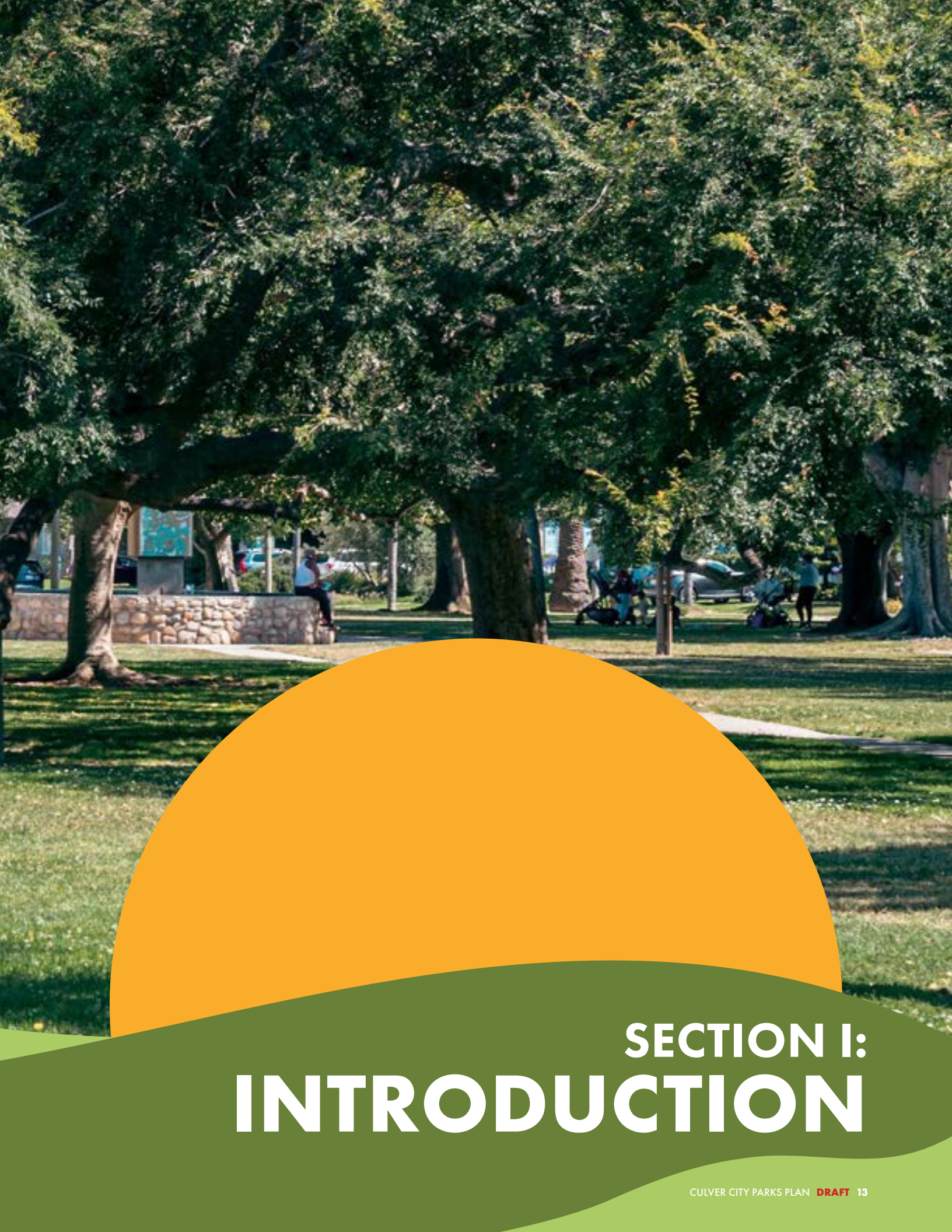
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Figure 5. Carlson Park is a place where many community members enjoy passive recreation like picnicking in the shade of mature trees.  
Source: OLIN, 2024.





# SECTION I: INTRODUCTION





Figure 6. The playground at Veterans Memorial Park is used frequently by Culver City residents and neighbors. Source: OLIN, 2024.



# 1 | EXECUTIVE SUMMARY

The quality of the landscape in Culver City captures the hearts of residents and visitors. Since the city was founded in 1917, parks and open spaces have been central to the community's character. From recreation to environment to arts and culture, Culver City Parks, Recreation, and Community Services (PRCS) support the foundational well-being and quality of life in the city.

Culver City's nearly 90-acre network of parks and recreational areas owned and operated by PRCS serves close to 40,000 residents as well as visitors from surrounding communities in the region.<sup>1</sup> Additional parklands and greenways connect to this network, forming a robust series of resources for Culver City and surrounding cities. In future decades, population increases up to 50% are expected in the Culver City General Plan 2045, putting increased pressure on the existing parks network. Additionally,















climate instability and environmental compliance factors will put additional demands on the parks system.

This Culver City Parks Plan (Parks Plan) envisions the next generation of Culver City's parks by analyzing areas of need and opportunity through the lens of equity and proposes improvements in facilities and programming that support the community-driven vision, mission, and goals. Extensive engagement with the community, city departments, partner agencies, and nonprofits informed the Parks Plan. A series of system and park-by-park recommendations are part of the plan.

# CULVER CITY PARKS

**Culver City PRCS owns and operates 13 parks.**

## MAP LEGEND

-  **Culver City Boundary**
- PARKS AND OPEN SPACES**
  -  Culver City Parks
  -  Los Angeles County Parks
  -  State Parks
  -  Significant Ecological Areas
  -  Countywide Multi-Use Trails
  -  Water
- TRANSIT**
  -  Bikeways
  -  Roads
  -  Freeways
  -  Parking Lots
-  **Building Footprints**
-  **Schools**
-  **Points of Interest**

**Carlson Park**  
2.5 acres

**Veterans Memorial Park**  
16.1 acres

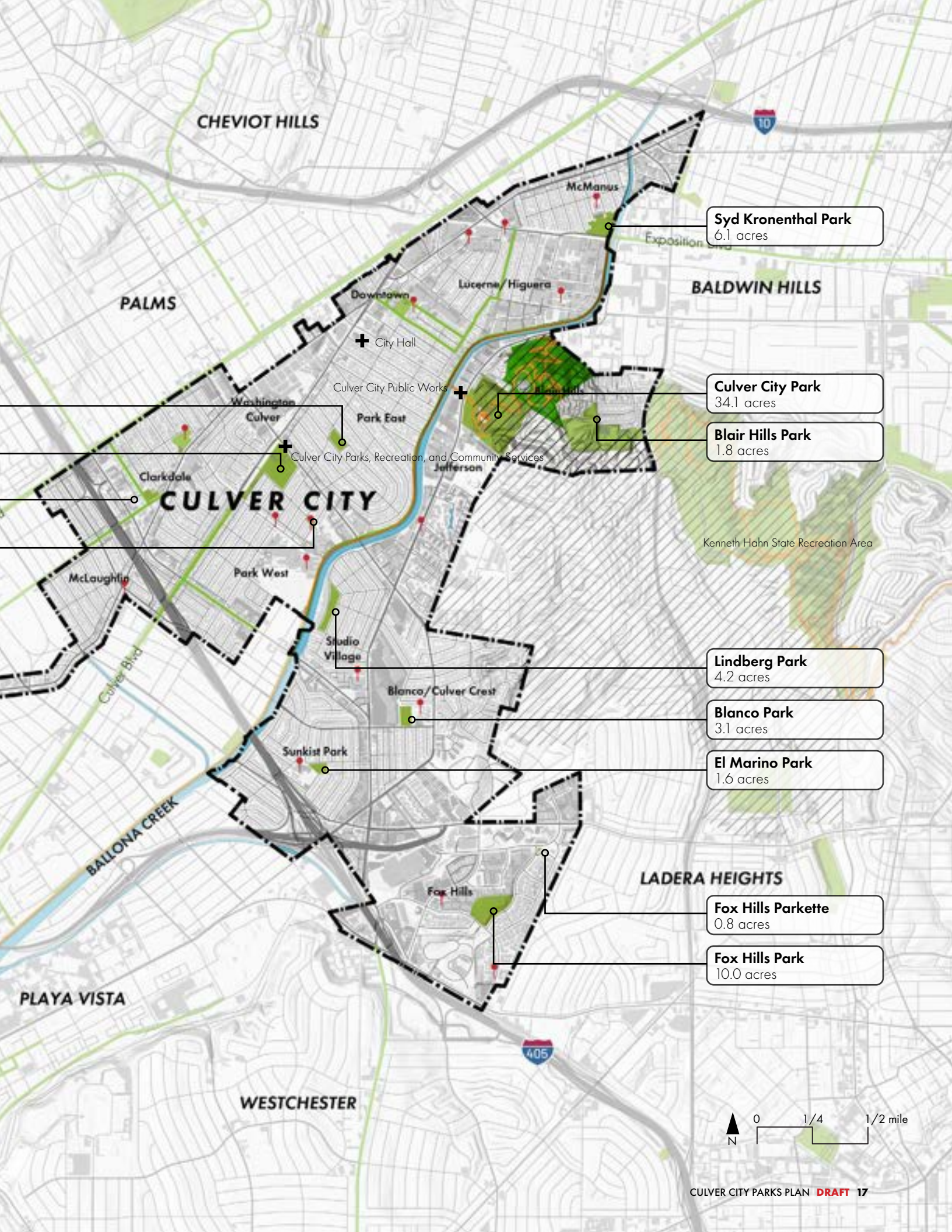
**Tellefson Park**  
1.5 acres

**Coombs Parkette**  
0.5 acres

**Culver West Alexander Park**  
3.1 acres

**Figure 7. Culver City PRCS owns and operates 13 parks.** Source: LA County GIS Data Portal, Countywide Parks and Open Space, Countywide Multi-Use Trails, LA County Bikeways, & Significant Ecological Area, 2022; Los Angeles Region Imagery Acquisition Consortium (LARIAC), 2016.





CHEVIOT HILLS

PALMS

BALDWIN HILLS

CULVER CITY

**Syd Kronenthal Park**  
6.1 acres

**Culver City Park**  
34.1 acres

**Blair Hills Park**  
1.8 acres

Kenneth Hahn State Recreation Area

**Lindberg Park**  
4.2 acres

**Blanco Park**  
3.1 acres

**El Marino Park**  
1.6 acres

LADERA HEIGHTS

**Fox Hills Parkette**  
0.8 acres

**Fox Hills Park**  
10.0 acres

PLAYA VISTA

WESTCHESTER

0 1/4 1/2 mile  
N





Figure 8. Community members socialize in Carlson Park on a sunny day. Source: OLIN, 2024.



An aspirational  
statement of what the  
ideal future is like!

## VISION

**Parks are the heartbeat of Culver City, bringing together people of all ages and backgrounds to recharge and inspire joy in vibrant natural environments that honor our shared history and community.**



Figure 9. Downtown Culver City sits between the Santa Monica Mountains and the Baldwin Hills. Source: Andrea Binz, 2021.

## MISSION

**To provide for the wellbeing of Culver City residents by supporting diverse, safe, and equitable opportunities for recreation, learning, and arts while protecting our most valued natural and cultural resources.**

Defines what the organization does or stands for day to day



# GOALS

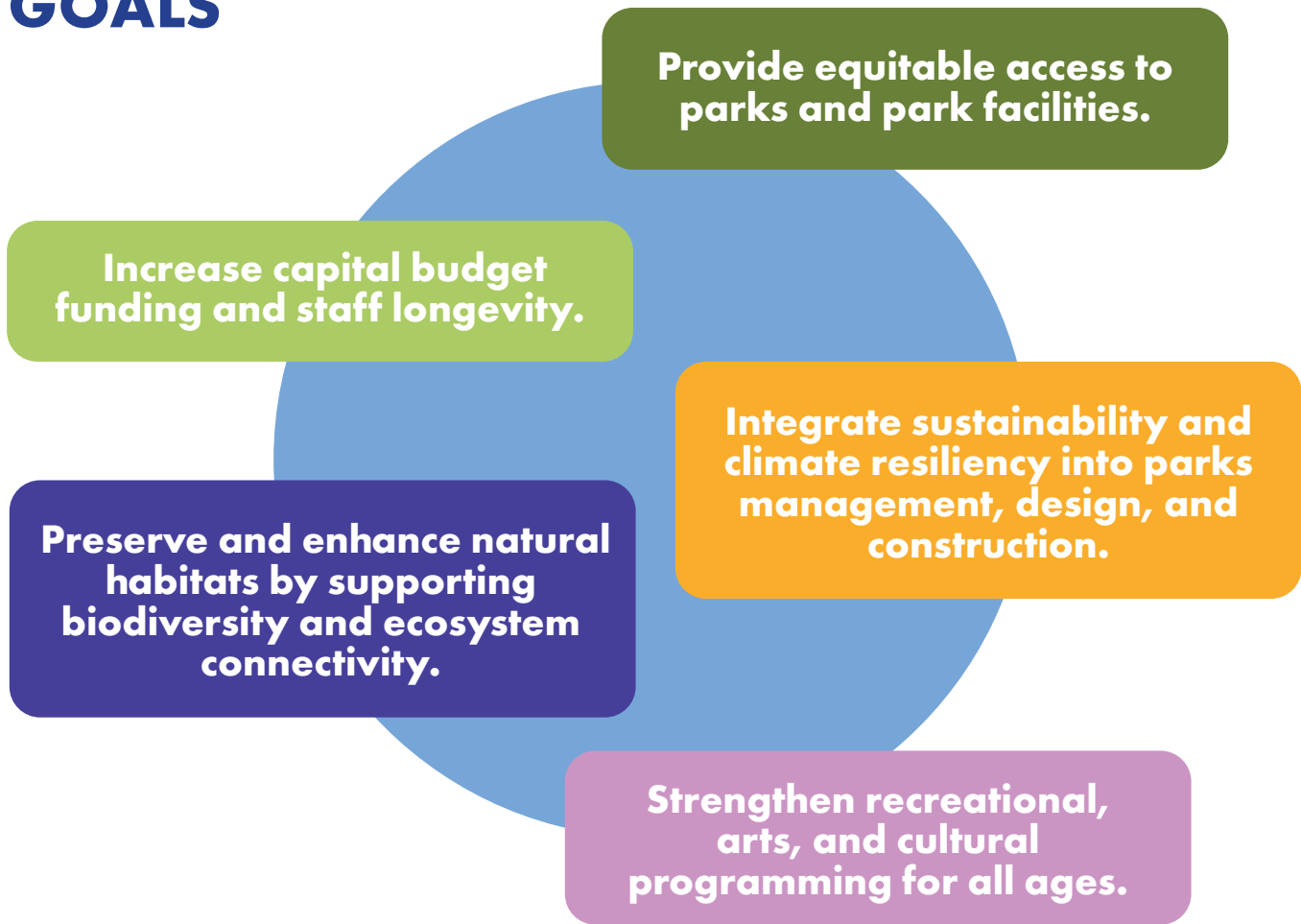


Figure 10. The five goals of the Culver City Parks Plan are driven by extensive community input.

## VISION, MISSION, GOALS

As part of the Parks Plan, the community provided extensive input that formed the basis for the project Vision, Mission, and Goals. The vision statement was crafted to align with existing Culver City goals, such as those outlined in the General Plan 2045 Parks Element and defines an ideal future state of Culver City parks. The mission statement is intended to guide day-to-day operations that work toward the larger vision.

### **VISION: AN ASPIRATIONAL STATEMENT OF WHAT THE IDEAL FUTURE IS LIKE.**

Parks are the heartbeat of Culver City, bringing together people of all ages and backgrounds to recharge and inspire joy in vibrant natural environments that honor our shared history and community.

### **MISSION: DEFINES WHAT THE ORGANIZATION DOES OR STANDS FOR DAY TO DAY.**

To provide for the wellbeing of Culver City residents by supporting diverse, safe, and equitable opportunities for recreation, learning, and arts while protecting our most valued natural and cultural resources.

# ENGAGING CULVER CITY PARK USERS

**The Culver City Parks Plan uses a community-based approach to planning and is rooted in accessibility, equity, and meeting people where they are.**

Through surveys, meetings, pop ups, online social media postings, an interactive website, commission presentations, kids camps, printed banners, and analog flyers and mailers, thousands of residents were involved in the planning process.

A variety of Culver City residents provided their thoughts and ideas, from young children of four to five years old to seniors who have lived in Culver City for over 40 years. Residents of various abilities and backgrounds were involved. The feedback received from this process included how community members use parks facilities, community services, and programming, and what they would like to see in the future. The community also gave feedback on priorities for the parks system moving forward, which became the basis for the vision, mission, goals, system proposals, park proposals, and project prioritization in the plan.



Figure 11. Pop-up events allowed the Parks Plan team to talk directly with Culver City park users. Source: PRCS, 2024.



Figure 12. The Parks Plan team heard questions and concerns from neighbors at community meetings. Source: PRCS, 2024.

## COMMUNITY FEEDBACK IS FOUNDATIONAL

Reaching Culver City residents from across the entire city and its various neighborhoods prioritizes equitable access for all.





Figure 13. PRCS staff participated in activities to give feedback and inform the Parks Plan at a staff visioning workshop in Spring 2024. Source: OLIN, 2024.



Figure 14. The Parks Plan engaged with hundreds of residents and park users at the annual Fiesta La Ballona. Source: OLIN, 2024.



Figure 15. Pop up events were held across numerous locations, times of day, and days of the week to reach varied user groups. Source: OLIN, 2024.



# YOUR CULVER CITY PARKS

Syd Kronenthal  
Park



Coombs Parkette



Carlson Park



Tellefson Park



Fox Hills Park



Blanco Park



Figure 16. All 13 Culver City parks. Source: OLIN, 2024.



Fox Hills Parkette



Lindberg Park



Culver West  
Alexander Park



Veterans  
Memorial Park



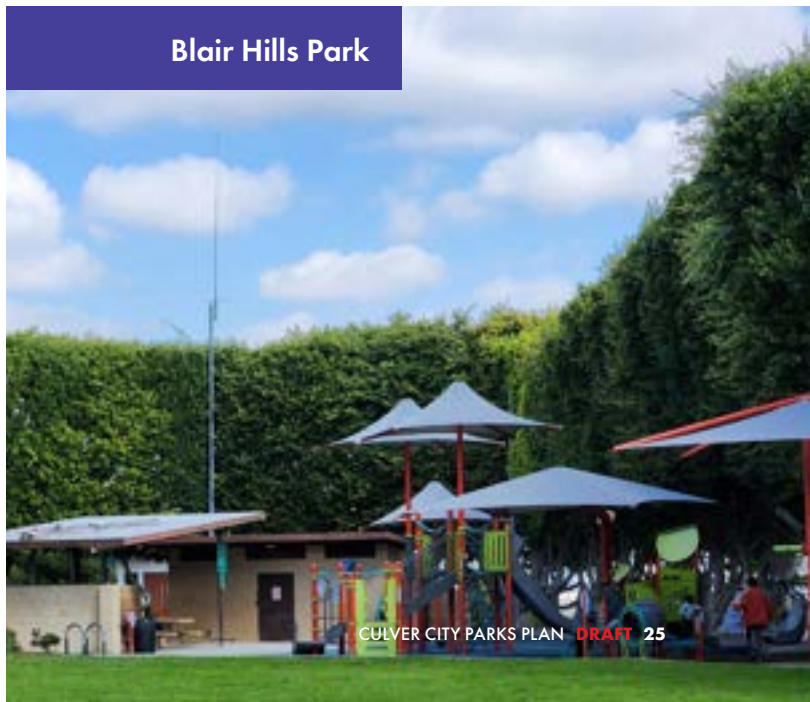
Culver City Park



El Marino Park



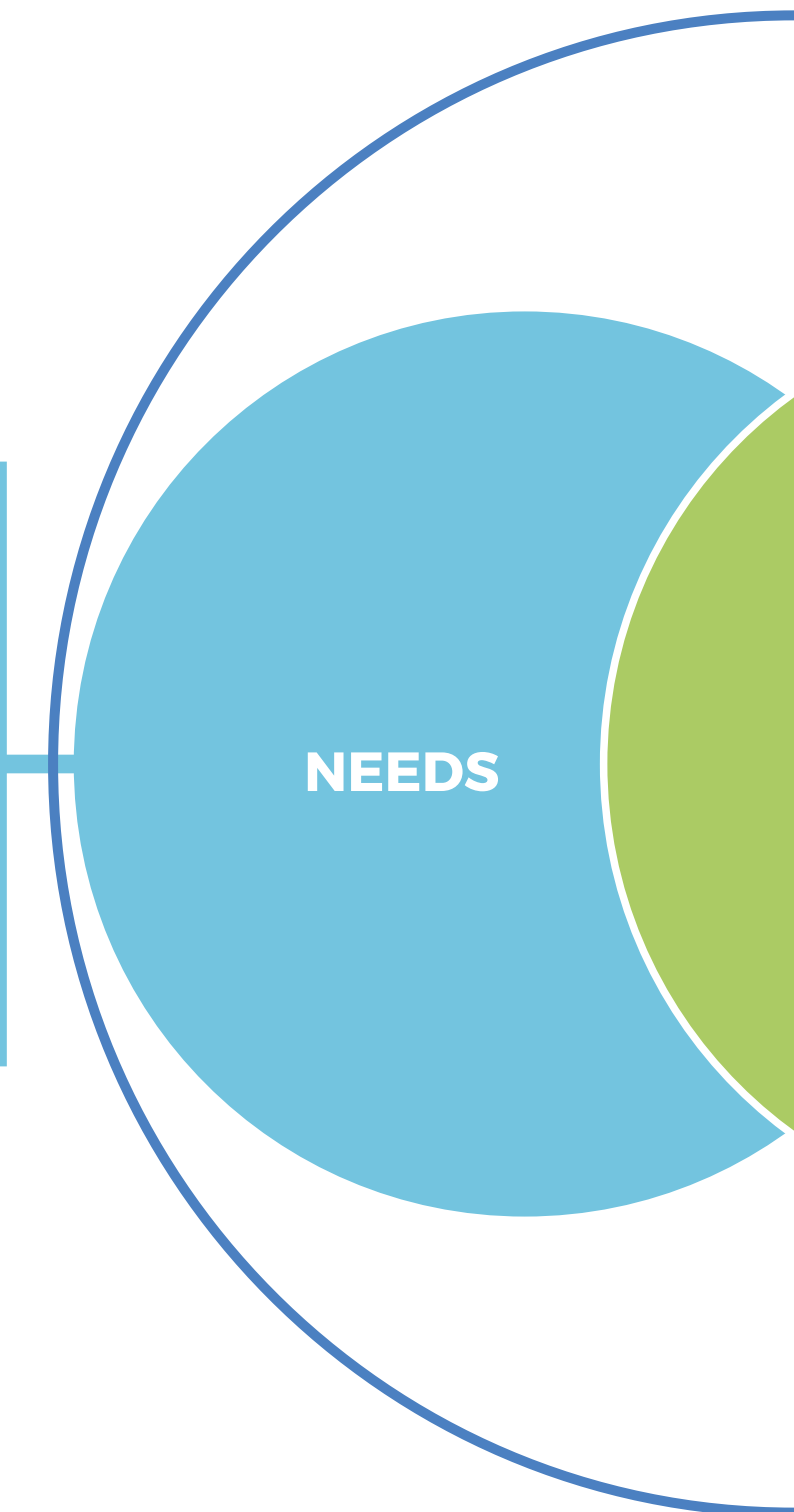
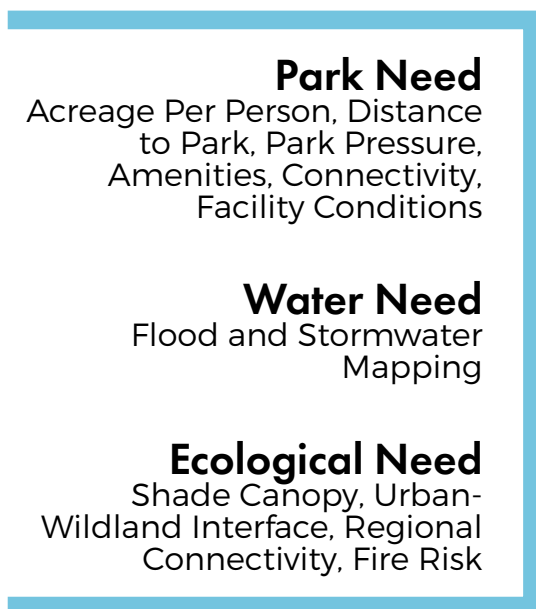
Blair Hills Park





# THE FUTURE OF CULVER CITY PARKS

PRCS owns and operates two community parks, nine neighborhood parks, and two parkettes. The parks are beloved, high-value places with extensive programming, vegetation, and connections to surrounding neighborhoods. In addition to the parks owned and operated by PRCS, city residents and visitors have access to other open spaces owned and managed by other entities, effectively increasing the number of park acres and park facilities available to residents and visitors alike. The Parks Plan focuses on not only park-by-park recommendations within the PRCS system but also on the parks system as a whole.







**Existing Parkland**

**Potential Acquisitions**

**Partnerships**

Schools, Streetscapes,  
Private and Nonprofit Assets

**To make decisions, the Parks Plan is based on a needs analysis and an opportunity analysis that come together to inform plan recommendations through a lens of equity across the city.**

## Across the System

**Needs:** This Parks Plan demonstrates a need for 31.5 acres of parkland today and 94.5 acres in the future. With growing population demands, pressure on parks will increase if no new land for parks can be found, and some parks and programs already have high pressure due to the population density. In addition to parkland needs, this Parks Plan considers water, ecology and resilience, arts and culture, and budgets and staffing. Many of these elements are components of the design, maintenance, and success of the PRCS parks and facilities.

**Opportunities:** The Parks Plan presents systematic opportunities to address the current and increasing needs across the city. These span from increasing parkland utilization in existing PRCS parks and re-examining the city's relationships through joint use and developer fees and parkland dedications, to proposing stormwater and water quality management strategies that further city initiatives. Opportunities for improving ecological health and function as well as improving resilience and water usage across the city's parks are critical components to informing the next decade of operations throughout the system.

## Within Each Park

**Needs:** The Parks Plan reviews park needs on a site scale based on community and PRCS staff input. The condition of many facilities is fairly good as compared to other park facilities in the Southern California Region, however, residents note there are needs for upgrades. Many elements in need of upgrades are still beloved by community members despite their conditions.

**Opportunities:** The Parks Plan includes a concept design for each park owned and operated by PRCS. These designs amplify opportunities in parks, propose new uses in underutilized areas, enhance natural ecosystems, and create more accessible parklands. Each park's design seeks to specifically respond to requests and needs shared by community members. Additionally, the park designs help demonstrate how multi-benefit scenarios that help address stormwater need, ecology need, and programmatic need can support communities.

**Culver City is home to two community parks, defined as parks over 15 acres: Culver City Park and Veterans Memorial Park.**

## Implementation and Funding

**Needs:** Analysis of the parks and park systems demonstrates needs for additional capital and operations and maintenance budgets as well as a system for prioritizing which improvements will be made first. The COVID-19 pandemic spurred high utilization of parks and resulted in greater sustained use in the years that followed. While the existing PRCS budget has increased over the past decade, with the exception of the period during the COVID-19 pandemic, there is a need for more resources to meet the growing community usage of parks.

**Opportunities:** The third section of this plan focuses on implementation and includes a matrix that identifies how the goals, actions, and methods can be met over time. There are specific chapters that also identify opportunities for prioritization of projects, funding, and operations and maintenance.

## Moving Forward

The future of Culver City Parks is bright thanks to the thoughtfulness of Culver City through the decades to set aside space for parks, the dedicated leadership of PRCS staff, and the passion for parks demonstrated by the thousands of community members that love and use the park system.

This plan provides the next steps for the coming decades. Read each of the three sections to explore the proposals and ideas!



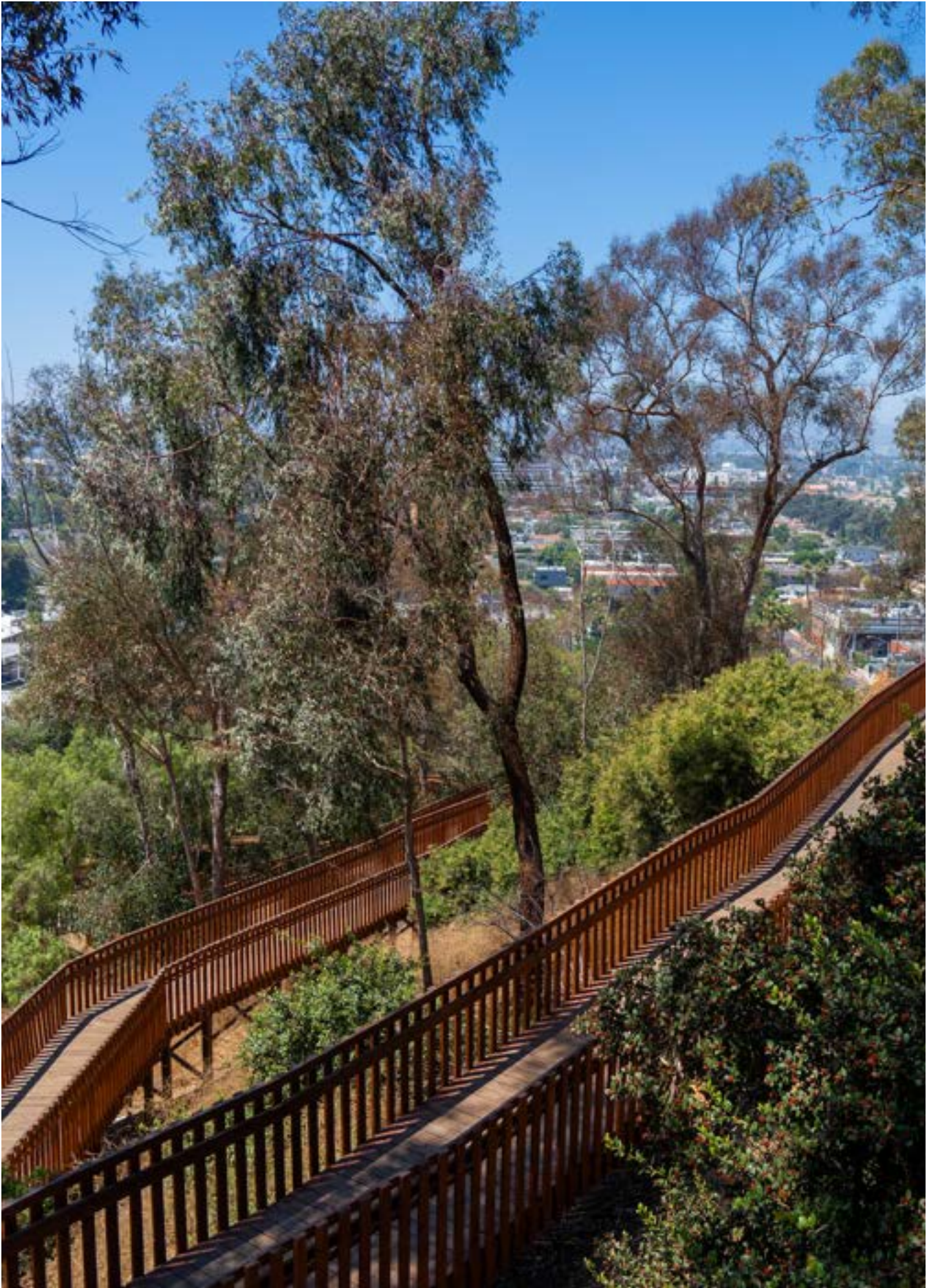


Figure 17. Culver City Park is Culver City's largest community park. Source: OLIN, 2024.





Figure 18. Culver City maintenance staff upkeep the various court spaces at Veterans Memorial Park. Source: OLIN, 2024.



## 2 | PLANNING CONTEXT

Culver City is an innovative municipality with a rich history of planning for city services. Many existing plans, including the new General Plan 2045, include and forefront the importance of the Parks, Recreation, and Community Services (PRCS) system. Many parallel efforts also include recommendations and goals for parks in the system. It is critical to understand past planning efforts to coordinate and integrate the work of other departments and initiatives throughout the city as a beginning point for the Parks Plan.

The previous Culver City Parks Plan was completed in 2009. Major goals of the previous plan included: improving park facilities, expanding recreational programming, developing capital improvement plans, and adopting park maintenance standards. While the 2009 plan was never adopted, some of the elements proposed in the plan have been achieved as of fall 2024.

The Parks Plan process coincided with the completion and adoption of the General Plan 2045 which envisions the next 20 years for the city. The General Plan included PRCS as a critical component of the city's future, including level of service (LOS) acreage and walking distance goals for the city as well as equity priorities. These items are part of the basis for this Parks Plan. The General Plan 2045 Parks and Recreation element emphasizes sustainability, equity, accessibility, connectivity,

increasing park acres, increasing park amenities, increasing capital and maintenance funding for parks, and improving park maintenance. This Parks Plan offers the opportunity to expand on these priorities to serve the residents and visitors of Culver City.

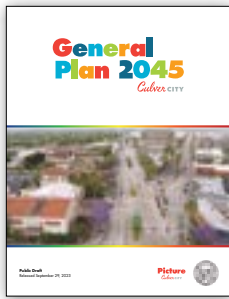
Parks and other open spaces throughout the city can provide opportunities to meet the city's stormwater management compliance requirements. Parks can be used as spaces for infiltration or capture and use for irrigation. Culver City's 2021 Stormwater Quality Master Plan (SWQMP) outlined many opportunities to route stormwater flows to park areas. Multi-benefit strategies for park design can meet stormwater needs while also providing funding for park enhancements as part of joint development proposals between water management and park improvements.

During the Parks Plan process, over 20 existing plans were reviewed as part of the PRCS context. Thirteen of the most influential plans prepared by Culver City are summarized in this chapter including their significance to the Parks Plan. Other plans such as the LA County Parks Needs Assessment were reviewed and are cited throughout this document even though they were not prepared by Culver City directly. Other ongoing initiatives reviewed as part of the planning process include the Culver City Age-Friendly City Initiative and Reimagine Fox Hills.

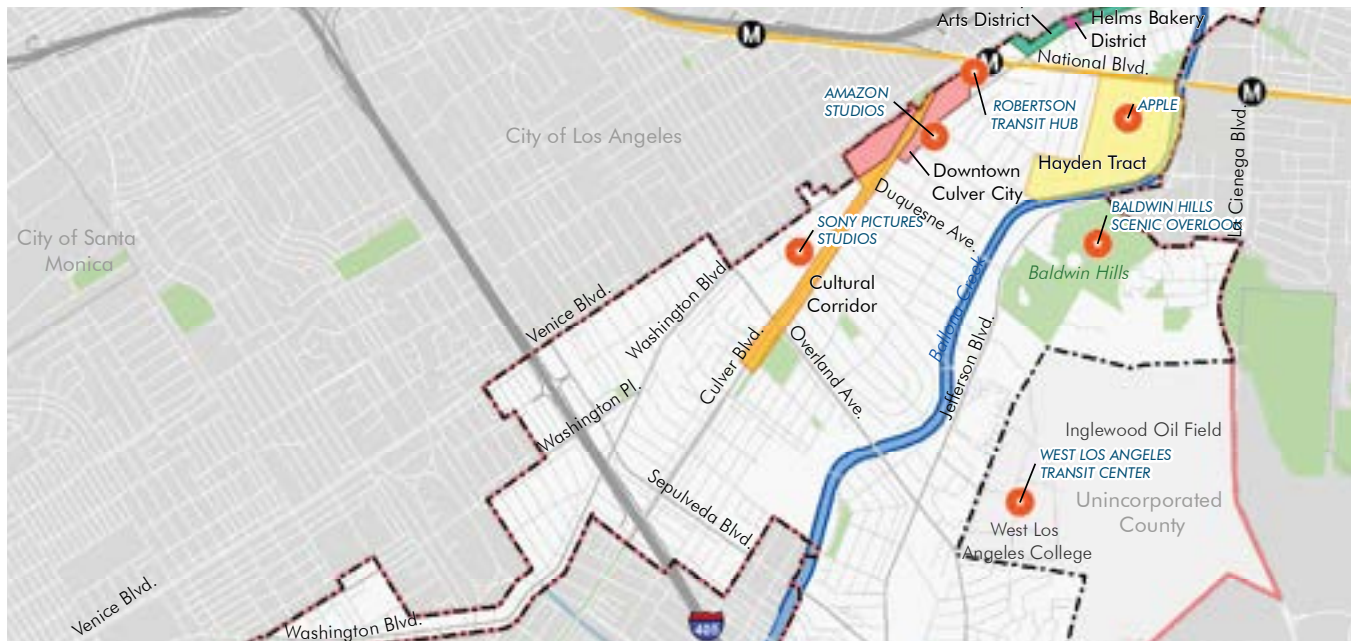


Figure 19. Lindberg Park provides shaded gathering places for the community. Source: OLIN, 2024.





## GENERAL PLAN 2045



**Figure 20. The General Plan assesses current conditions of the city as a whole, such as local important features .** Source: *General Plan 2045*, City of Culver City, California: Public Draft General Plan, 2023 September 29. Page 25.

**Title:** Culver City General Plan 2045 Final Draft

**Date:** 2024

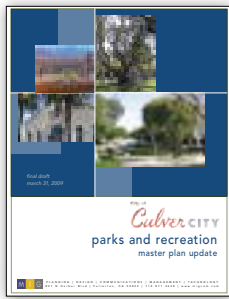
**Prepared by:** City of Culver City

**Summary:** The Culver City draft General Plan 2045 contains the vision for the future of Culver City in 2045. The plan studied the history and current conditions of the city in order to project future population trends, needs, and policies. Topics of significance to the Parks Plan that are included in the General Plan 2045 include a heavy focus on sustainability, prioritizing focus on SB 1000 Equity Communities, access to arts and culture, the need for multi-modal and carbon-free transit, the need for improving air quality, the history of discriminatory practices such as redlining which have led to current inequities in the city, the rising cost of housing, the pressures of displacement, phasing out the Inglewood Oil Field (IOF) by 2035 (78 acres of the IOF are in Culver City), and the increase in the number of jobs in the City.

Notable statistics key to the Parks Plan:

- Projected 2045 Population: 62,400 (2021 population: 40,640)
- Projected 2045 Jobs: 84,300 (2019 jobs: 68,040)
- Number of Acres of Park Goal: 3 acres/1,000 residents (maintaining current goal).
- Parklands are 4% of Culver City land use
- Most parks are considered critical facilities within the City

The plan identifies that a formal community benefits structure for parks and recreation capital funding could be an opportunity to receive land and/or financing for parks and facilities when developers or companies are doing projects in Culver City. The General Plan also includes many policy items directly connected and tangentially related to the Parks Plan, including issues of tree canopy, recreational activity, Ballona Creek, Public/Private partnerships, arts and culture programming in underserved areas, hillside views, stormwater quality, and multimodal transportation.



## PARKS AND RECREATION MASTER PLAN UPDATE



Figure 22. The 2009 Parks and Recreation Master Plan Update included assessment of service areas of Culver City parks. Source: City of Culver City, Culver City Parks and Recreation Master Plan, Page 111, 2009.

**Title:** City of Culver City Parks and Recreation Master Plan Update

**Date:** 2009

**Prepared by:** City of Culver City

**Summary:** The 2009 Parks Master Plan for Culver City was the most recent parks plan for the city. The plan was never officially adopted due to the Great Recession and other city priorities at the time. The document focused on the questions of what is needed in the parks and approached the proposals from a realistic nature. The document is primarily text based, so specific formal design interventions are not included in the plan. The document is structured into an existing inventory, a needs analysis, a park land dedication and impact fees section, recommendations, 12 priority policies, and implementation strategies.

Some concepts from this plan are being moved forward into the plan update, while others may be outdated based on the city's current direction. Part of the current Parks Plan process included an evaluation of what was completed between 2009 and 2024 that was proposed in the previous plan.



## URBAN FOREST MASTER PLAN



Figure 21. An urban forest such as Culver City's presents unique challenges. Source: City of Culver City, Culver City Urban Forestry Master Plan, Page 12, 2015.

**Title:** Culver City Urban Forest Master Plan

**Date:** 2015

**Prepared by:** Culver City Public Works and Culver City Parks, Recreation, and Community Services

**Summary:** The Urban Forest Master Plan introduces the concept of the urban forest and outlines the multiple benefits of a robust urban tree canopy, including shade, reduced costs for heating and cooling, improved water quality, and reduced pollution. The plan describes how the urban forest contributes to the character of Culver City streets and creates a park-like environment connecting to the city's park system.

Many of the inventoried trees had been planted in the 1960's and 1970's. Therefore, many of the current-day trees are mature but also approaching the end of their lifespan. The replacement of trees as they age was highlighted as an opportunity to allow more climate adapted and diverse tree species to be planted. Certain key streets were identified as having an identity tree that would be planted along its length, to enhance wayfinding within the city. Recommendations were provided based on community feedback and addressed a range of scales.





## STORMWATER QUALITY MASTER PLAN

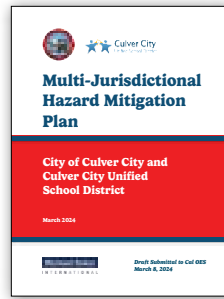


Figure 24. The stormwater capture area of Fox Hills Park extends to the northeast of the park. Source: City of Culver City, Culver City Stormwater Quality Master Plan, Page 136, 2021.

**Title:** Stormwater Quality Master Plan  
**Date:** 2021  
**Prepared by:** City of Culver City

**Summary:** The Stormwater Quality Master Plan (SWQMP) identifies stormwater capture projects and helps to achieve compliance through capital stormwater project implementation. There were three categories of projects evaluated in the SWQMP: regional projects, larger, centralized facilities for managing water, such as basins and underground vaults, green street projects, such as bioretention planters along roads, and Low-Impact Development (LID) projects, such as rain gardens and permeable pavement.

Some regional stormwater projects are proposed within city parks and impact decisions around redevelopment of parks as part of the proposed Parks Plan, including six parks sites with high potential for stormwater project implementation. The SWQMP includes concept designs and considerations for the proposed stormwater projects.



## HAZARD MITIGATION PLAN

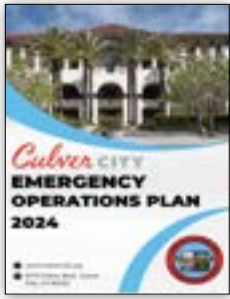


Figure 23. Community participation was used to help assess the city's mitigation readiness. Source: City of Culver City, Multi-Jurisdictional Hazard Mitigation Plan, Page 506, 2023.

**Title:** Multi-Jurisdictional Hazard Mitigation Plan  
**Date:** 2024  
**Prepared by:** City of Culver City and the Culver City Unified School District

**Summary:** The Hazard Mitigation Plan (MJHMP) is part of an effort to reduce future losses to human life and property resulting from natural disasters and human-caused hazards. Some applicable hazards identified in the MJHMP include, drought, flood, landslide/mudflow, and more, as well as climate change, which has the potential to exacerbate hazards.

The MJHMP also identified a number of parks as critical facilities for the safety and security community lifeline during post-disaster stabilization efforts. Redevelopment of parks and associated new assets and infrastructure at these critical facilities should not negatively impact community lifelines. Additionally, the hazard vulnerability and risk analysis performed in the MJHMP provides useful items to consider when redesigning critical parks based on the applicable hazards and help predict the extent of loss to park assets as a result of those hazards.



## CULVER CITY EMERGENCY OPERATIONS PLAN



Figure 26. Los Angeles county is divided into disaster management areas. Source: City of Culver City, Emergency Operations Plan 2024 Public Draft, Page 55, 2024.

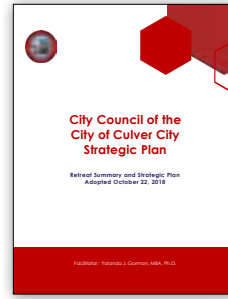
**Title:** Emergency Operations Plan 2024

**Date:** 2024

**Prepared by:** City of Culver City

**Summary:** The Emergency Operations Plan outlines a city-wide programmatic framework for preparing for, responding to, recovering from, and mitigating natural and human-caused disasters. The plan builds on the Hazard Mitigation Plan, and is meant to supplement existing procedures and systems in place. The plan identifies emergency response policies and assigns specific roles and responsibilities to City departments, agencies, and community partners. A city-wide Emergency Management Organization (EMO) and Emergency Operations Center (EOC) are outlined in detail.

The document highlights the importance of parks and public facilities in the services and refuges that they can provide the community in emergency events. For example, the Veterans Memorial Auditorium is identified in the plan as the second alternate location for the city government in the event that the City Hall building and Fire Station No. 1 are inoperable.



## STRATEGIC PLAN



Figure 25. The City Council created the 2018 Strategic Plan. Source: OLIN, 2024.

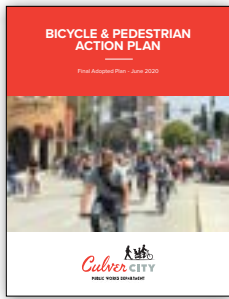
**Title:** 2018-2023 Strategic Plan

**Date:** 2018

**Prepared by:** City Council of the City of Culver City

**Summary:** The Strategic Plan outlines some of the key elements that the Council is focused on. Several of the priorities have a potential relationship to the Parks Plan, including sustainability, revitalizing Ballona Creek, and creating a green infrastructure future for the Inglewood Oil Field. Specific recommendations around expanding public/private partnerships, increasing city revenue through corporate taxes, and increasing coffee concessions at parks and other public areas are mentioned.





## BICYCLE & PEDESTRIAN ACTION PLAN



Figure 27. Improvements can be made in the city's street system using people-based recommendations of the Bicycle & Pedestrian Master Plan. Source: Culver City Public Works, Bicycle and Pedestrian Action Plan, Page 231. 2020.

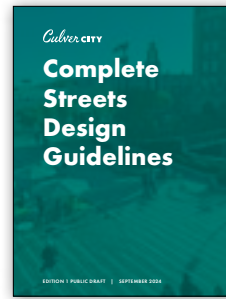
**Title:** Bicycle & Pedestrian Action Plan

**Date:** 2020

**Prepared by:** Culver City Public Works

**Summary:** This plan is an update to the previous Bicycle and Pedestrian Master Plan adopted in 2010. It is based on Culver City's commitment to the health, safety, and well-being of its residents, highlighting the social, environmental, and community health impacts associated with an improved active transportation network. The plan is structured around five goals including accessibility, connectivity, health, safety, affordability, equity, and collaboration.

The main actions proposed focus on physical network recommendations as well as policy and "non-infrastructural" or people-based recommendations. A "Bicycle and Pedestrian Facility Design Guidelines" document provided as an appendix to the plan provides best practices and design standards for bike and pedestrian accessibility and safety. The document provides a review of national and state references for these best practices. Another relevant appendix includes planning-level analysis recommendations for three identified "Opportunity Corridors" within Culver City.



## CULVER CITY COMPLETE STREETS DESIGN GUIDELINES



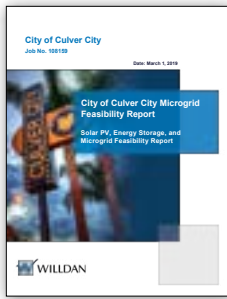
Figure 28. Complete streets recommendations promote multi-modal transportation options. Source: Culver City Public Works, Culver City Complete Streets Design Guidelines Draft, Pages 48-49. 2024.

**Title:** Culver City Complete Streets Design Guidelines Draft

**Date:** 2024

**Prepared by:** Culver City Public Works

**Summary:** These draft design guidelines classify the streets in Culver City and provide a cohesive set of required, recommended, and optional design elements for each street category, ranging from primary arterial to local streets. Current and priority future active transportation corridors are also identified. These guidelines are not meant as a substitute for qualified designers and engineering services for each project. Specific design elements include wayfinding, curb extensions, street trees, public art, and site furnishings such as bike racks. These guidelines reference the Urban Forest Master Plan for street tree planting recommendations and emphasize the importance of public art in creating interesting transportation routes for pedestrians, cyclists, and drivers alike.



## MICROGRID FEASIBILITY REPORT



Figure 29. Veterans Memorial Park is an emergency shelter in Culver City. Source: OLIN, 2024.

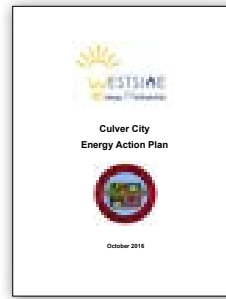
**Title:** City of Culver City Microgrid Feasibility Report

**Date:** 2019

**Prepared by:** City of Culver City and Willdan

**Summary:** This report was prepared to understand how to deliver energy resiliency to two sites in Culver City that serve as emergency shelters: Veterans Memorial Park and the nearby Senior Center.

Three microgrid scenarios were evaluated, including an Economic (Option A), Resilience Alternative 1 (Option B), and Resilience Alternative 2 (Option C). Option C is the recommended scenario for meeting the City's expressed goals and needs, however, it comes at the greatest total capital cost (\$5.3 million). The report also states the city would be purchasing 100% clean power for all of its sites starting May 2019 through Los Angeles County's Clean Power Alliance. Following the release of the Microgrid Feasibility Report, The General Plan 2045 includes microgrids as a suggested implementation action for back up power under Element 11: Safety.



## ENERGY ACTION PLAN



Figure 30. Culver City runs all-electric and renewable natural gas-powered buses, reducing greenhouse gas emissions. Source: OLIN, 2024.

**Title:** City of Culver City Energy Action Plan

**Date:** 2016

**Prepared by:** Culver City Public Works and Westside Energy Partnership

**Summary:** The Energy Action Plan was developed to establish energy savings goals for the city's municipal operations and to help the city achieve its greenhouse gas emission (GHG) reduction targets. The report outlines energy efficiency projects that were completed between 2012 and 2016, that reduced the city's electricity use by a total of 1,541,140 kWh annually. These projects included upgrades to the Plunge Pool, Veterans Memorial, and Senior Center. Additionally, the Culver City fleet of transit buses runs on compressed natural gas (CNG) technology.

The Veterans Memorial Building is the third highest electricity user for Culver City, behind City Hall and the Transportation facility. Culver City enrolled in The Westside Energy Partnership and The Energy Network to help identify energy efficiency opportunities in city facilities, track projects, discover funding options, and maximize the city's incentives and rebates received from Southern California Edison (SCE) and the Southern California Gas Company (SCG).





## CULVER CITY TURF REPORT



Figure 31. The Turf Report included a study of activity levels vs. rainfall in Culver City park fields. Source: Turf Consultant's Report on Park Fields in Culver City, Page 9, 2019.

**Title:** Turf Consultant's Report on Park Fields in Culver City

**Date:** 2019

**Prepared by:** Culver City Parks, Recreation, and Community Services

**Summary:** The Culver City Turf Report analyzes the current conditions and operations and maintenance practices of the turf fields in Culver City parks. The report makes very specific recommendations on how to improve the performance of the turf in these fields through operations and maintenance best practices. One of the largest issues identified in that report is that many of the turf fields within the parks system do not have time to rest and regenerate between sports seasons. Additionally, improvements in the irrigation systems and hiring additional maintenance staff were emphasized in this report. High performing turf species were listed as possible replacements to the current mix found on Culver City turf fields.

### KEY DOCUMENTS IN PROGRESS

The following documents are in progress and will become important references once available:

- Fox Hills Specific Plan
- Hayden Tract Specific Plan



## FEASIBILITY STUDY FOR VETERANS MEMORIAL PARK AND BILL BOTTS FIELDS



**Figure 32. The Feasibility Study recommended improvements to Culver City Park.** Source: Culver City Parks, Recreation, and Community Services, Veterans Memorial Park and Culver City Park/Bill Botts Fields Redevelopment Feasibility Study Final Report, Page 57, 2004.

**Title:** Veterans Memorial Park and Culver City Park/Bill Botts Fields Redevelopment Feasibility Study Final Report

**Date:** 2024

**Prepared by:** Culver City Parks, Recreation, and Community Services

**Summary:** The Feasibility Study, completed between 2023-2024, made redevelopment recommendations and concept plans for the two large-scale community parks within the Culver City parks system, Culver City Park and Veterans Memorial Park, to meet growing demands for recreational and cultural spaces.

The study for Culver City Park recommended to resolve needs by reorienting the existing baseball fields to one level over a 400-space parking garage, adding adult and AYSO soccer fields on a separate level, creating a 3-court gymnasium and multipurpose community classroom studios, and building a sports court annex with an additional 100 parking spaces for pickleball, paddle tennis, and/or tennis courts. Improvements to the Park to Playa Trail connections were also proposed.<sup>2</sup>



**Figure 33. The Feasibility Study recommended improvements to Veterans Memorial Park.** Source: Culver City Parks, Recreation, and Community Services, Veterans Memorial Park and Culver City Park/Bill Botts Fields Redevelopment Feasibility Study Final Report, Page 13, 2004.

The study for Veterans Memorial Park recommended to resolve needs by replacing the Plunge pool with a 3-pool aquatics center built over a 350-space parking garage, replacing the existing Veterans Memorial Building with a arts and community center including a 500-seat theater, a 300-seat black box theater, a Historical Society exhibition gallery, and a 400-seat banquet hall as well as a recreation center with a 3-court gymnasium, adult fitness rooms, children and teen multipurpose classrooms, two rooftop tennis courts, and two rooftop pickleball courts. It also studied reorienting the existing sports fields at ground level.<sup>3</sup>

At this time the final plan is not adopted or funded and there are no specific implementation plans in place. Some community members during the Feasibility Study voiced concerns about the lack of demand for the arts facilities listed in the study. However, Culver City arts groups, such as the Culver City Arts Foundation, have voiced support for the development of a municipal arts center for Culver City.





Figure 34. Basketball is one of the active recreation opportunities at Veterans Memorial Park. Source: OLIN, 2024.





Figure 35. The director of PRCS, Ted Stevens, speaks at community meeting at El Marino Park. Source: OLIN, 2024.



## 3 | ENGAGEMENT

Community feedback is the foundation of the Culver City Parks Plan. Thousands of residents and visitors engaged in the Parks Plan process through surveys, meetings, pop ups, online social media posts, the website, commission meetings, kids camps, and analog flyers and mailers. Community engagement is critical to the success of Culver City Parks, Recreation, and Community Services (PRCS) because community needs drive the plan's direction for priorities, funding, and staffing. Culver City was eager to hear how community members use parks facilities, community services, and programming during the plan process. The feedback yielded helpful guidance for the creation of this plan and became the basis for the vision, mission, goals, system proposals, park proposals, and project prioritization in the plan.

Ongoing engagement and communication is essential as projects are developed out of this plan. PRCS will continue to communicate with residents and visitors as projects progress and community priorities adjust in the future. While this plan represents a specific moment in time in relation to specific facilities, the vision, mission, and goals provide a framework for how the community has chosen to move forward.

The following pages demonstrate the range of engagement activities during the planning process and the feedback received.

# COMMUNITY MEETINGS

Community meetings were facilitated to communicate the goals of the Culver City Parks Plan, analyze existing conditions, amenities, services, scope of current park needs, and capture community feedback. The Culver City Parks Plan team held a total of four in-person and three virtual community meetings throughout the planning process. PRCS staff were present at all meetings and available to answer questions. Spanish language translation was available at all community meetings. A large city map allowed participants to indicate where they live and parks they frequently use. Additionally, a series of informational boards showing parks system analysis research and each individual park plan allowed community members to engage with the materials in an open-house style format. Virtual meetings allowed for a way to get feedback from those unable to attend in-person meetings. Outreach and communications in advance of meetings included physical flyers, emails, and social media announcements.

## Introducing the Parks Plan (Community Meetings 1, 2, & 3)

The initial round of meetings introduced the Parks Plan, planning wprocess, existing conditions, PRCS amenities and services, and the Parks Plan team to the community. The in-person meetings were held at the recreation centers at Syd Kronenthal Park on May 1, 2024, and at El Marino Park on May 14, 2024. The in-person community meeting format consisted of a presentation by the Parks Plan team, followed by an open house with informational stations. Community members were encouraged to actively pass through each station to learn more about the Parks Plan, ask questions, discuss with the Parks Plan team members, and provide comments via sticky notes placed on plans of each park on boards around the room.

## ENGAGEMENT AND PARKS PLAN TIMELINE



Figure 36. The Parks Plan project timeline included four stages and many different types of outreach. Source: OLIN, 2024.



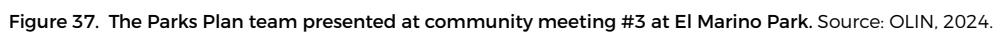




Figure 38. Many community members shared their thoughts at El Marino Park. Source: The Robert Group, 2024

Print surveys were provided to all attendees to gather detailed feedback on the Culver City parks. Fact sheets with general information about the project were available for community members to take home and included a QR code and link to access the survey, the project website and online StoryMap to encourage further digital engagement.

The virtual community meeting on May 2, 2024 featured the same introductory content and presentation with a question and answer portion which allowed participants to submit questions virtually to be answered by the Parks Plan team. All virtual community meetings during the planning process were recorded and made available on the Parks Plan website for community members and park users who were unable to attend in person.

## The Parks Plan focused on community-based planning.

### Summer Parks Plan Update (Community Meeting 4)

The Virtual summer update meeting on July 23, 2024 focused on updating the community on the survey and engagement findings, park needs and opportunities and next steps followed by a question and answer session. The Culver City Parks Plan team also highlighted the pop-up events occurring throughout the summer months as a way to engage with the plan materials in-person.

### Draft Parks Plan Review (Community Meetings 5, 6, 7)

The three community meetings in the fall introduced the Parks Plan and engaged the community in feedback on draft early ideas. Meeting attendees prioritized the draft park proposals through an interactive value exercise. In-person meetings were held at Culver West Alexander Park on September 24, 2024, and at Lindberg Park on October 2, 2024. A virtual meeting was held on October 3, 2024.





Figure 39. Meeting with community members provided key feedback on Culver City parks. Source: City of Culver City, 2024.

**Community Meeting:  
Syd Kronenthal Park**

May 1, 2024

**Community Meeting:  
El Marino Park**

May 14, 2024

**Community Meeting:  
Virtual**

May 2, 2024

Figure 40. Multiple rounds of community meetings were held in-person and online. Source: OLIN, The Robert Group, 2024.

# POP UPS

Throughout the planning process, the Parks Plan team sought input during eight community events or “pop ups” in multiple locations in Culver City. These events included a range of participants including families, seniors, students, and professionals. Pop ups prove to be a fun, quick, and sometimes spontaneous way to interact with the public, usually in an environment that is comfortable for them that captures participants that may not have the time or ability to attend a traditional meeting. Informational display boards on the Parks Plan process, “Resilience, Ecology and Urban Forest” and “Demographics” were showcased, as well as activity boards “Which Parks Programs Do You Use the Most?” and “Which New Amenities Would You Like to See in Our Parks?” which encouraged visitors to share their input.

Paper versions of the Community Survey as well as QR codes to access the virtual survey, online StoryMap, and website were available. Community members who took a survey got to spin a prize wheel and receive Culver City Parks Plan branded items such as a tote bag, reusable water bottle, t-shirt, hat, or mug. Community members showed interest in taking part in the process and learning about the Parks Plan. At the final pop-up event, Fiesta La Ballona on August 24, early ideas were showcased, and feedback on park proposals was received from the community in advance of the fall community meetings and the draft Parks Plan.

**The Culver City Parks Plan team conducted the following pop-up events over the summer of 2024:**

## POP UPS & YOUTH CAMP

**Dances for the Developmentally Disabled (DDD) and Socialites**

June 14, 2024 (Senior Center)

**Parks Plan Table at Culver West Alexander Park**

May June 26, 2024 (Culver West Alexander Park)

**Love Local x Helms Market**

June 28, 2024 (Helms Walk)

**Culver City Farmers Market**

June 16, 2024 (Downtown Culver City)

**PRCS Youth Camp**

July 8, 2024 (Veterans Memorial Park, Lindberg Park, and El Marino Park)

**Movies in the Park at Fox Hills**

July 20, 2024 (Fox Hills Park)

**Culver City Senior Center**

July 24, 2024 (Senior Center)

**Culver City Farmers Market**

July 30, 2024 (Downtown Culver City)

**Fiesta La Ballona**

August 24, 2024 (Veterans Memorial Park)

Figure 41. (Above) Throughout the summer there were several Parks Plan pop-up events spread throughout the city. Source: OLIN, 2024.

Figure 42. (Right) The pop-up events aimed to meet residents and parks users where they use the parks and services. Sources: OLIN, The Robert Group, 2024.





**Dances for the Developmentally Disabled (DDD) and Socialites**  
Image Source: OLIN, 2024.



**Movies in the Park at Fox Hills**  
Image Source: The Robert Group, 2024.



**Parks Plan Table at Culver West Alexander Park**  
Image Source: OLIN, 2024.



**Culver City Senior Center**  
Image Source: The Robert Group, 2024.



**Love Local x Helms Market**  
Image Source: OLIN, 2024.



**Culver City Farmers Market**  
Image Source: The Robert Group, 2024.



**Culver City Farmers Market**  
Image Source: The Robert Group, 2024.



**Fiesta La Ballona**  
Image Source: OLIN, 2024.





Figure 43. Campers gather to discuss their drawings at engagement session at El Marino Park. Source: OLIN, 2024.



### Veterans Memorial Park



### El Marino Park



### Lindberg Park



Figure 44. Campers used pipe cleaners, tape, scissors, foam, and paper to create their dream park. Source: OLIN, 2024.

## The Culver City Parks Plan team led over 200 youth campers to envision the future of their parks system.



Figure 45. Campers advocated for both active and passive recreation in their park drawings. Source: OLIN, 2024.

## YOUTH CAMP

The Culver City Parks Plan team led over 200 campers from Culver City youth summer camp programs in arts and crafts exercises. Campers, ranging from kindergartners to fifth graders, were introduced to the Parks Plan and the concept of designing parks and open spaces. Students were then asked to imagine and create their ideal park or playground for Culver City. Using construction paper, markers, crayons, pipe cleaners, foam, scissors, and washi tape, the children considered how they play in the parks today and how the spaces could be better. The Parks Plan team also engaged teenagers at the Culver City Teen Center day camp, who filled out the Parks Plan surveys and noted potential park improvements on an aerial of Veterans Memorial Park.

Each camper worked individually to craft their park, but then had an opportunity to show and tell their ideas with the group at the end of the session. The campers created a wide variety of parks, with spaces for sports, more flowers and trees, spaces for reading, imaginative playgrounds, and even roller coasters. Many campers included ideas about operations, food courts, and trash cans as well. As some of Culver City parks' most passionate and frequent users, campers had integral and inspired feedback for the Parks Plan.

## STAFF DESIGN WORKSHOPS

The Culver City Parks Plan team conducted workshops with PRCS staff to review plan progress, gather input on the vision, mission, and goals of the plan, and get feedback on proposed ideas for park improvements. These workshops were an important step in building consensus on plan recommendations and allowed the Parks Plan team to hear from the perspectives of staff members leading various services and programs throughout the Culver City PRCS Department, from the Senior Center to youth camps. Additionally, feedback on the current maintenance and operations in the parks system helped to form recommendations for park improvements and project implementation.

**PRCS staff provided critical insight to the Parks Plan based on deep and longstanding relationships with the community.**



Figure 46. The staff design workshops were aimed at hearing input and feedback directly from the staff on the ground every day in Culver City parks. Source: Geosyntec, 2024.





Figure 48. The Parks Plan team met with PRCS staff to brainstorm their goals for the plan. Source: OLIN, 2024.

What are the top 3 things you want the plan to accomplish?	What is currently working well in the parks system?	What do you want to communicate to the public about the plan?	Describe your vision of the Culver City Parks system in 2050.
MULTI-USE	Community uses the parks a lot (small town vibes + ownership)	To better serve you we need your support & more resources	Modernized & sustainable spaces that provide for all the needs of the entire community.
<ul style="list-style-type: none"> <li>* More green space (oil fields? empty city lots?)</li> <li>* Increased accessible/inclusive playgrounds</li> <li>* Increased rental/space programming (Multi-story, multi-use building)</li> </ul>	Department & Community Relationship	TRUST THE PROCESS	IN 2050 THE CC PARKS SYSTEM PROVIDES PHYSICALLY SAFE SPACES FOR THE COMMUNITY WITH BIODIVERSE ECOSYSTEMS - PROVIDING CONNECTIVITY FOR PEOPLE & SENSITIVE SPECIES SUCH AS MONARCH BUTTERFLIES.
Equity	Provides a lot of programming w/ limited space + staff - imagine if we had more space!	Investment in Infrastructure is an investment in your future.	Big, beautiful open space up at Culver City Park where I could fly a kite while looking at the view

Figure 47. PRCS staff responded to prompts ranging from what they think is working best about the parks system and where things could improve. Source: OLIN, 2024.



Figure 49. The Parks Plan team met with interested partners such as the Culver City Arts Foundation to gather input for the plan.  
Source: OLIN, 2024.

## PRCS COMMISSION

Progress on the Culver City Parks Plan and its community engagement was presented to the Culver City Parks, Recreation and Community Services (PRCS) Commission three times during the planning process. The first presentation occurred on June 4, 2024 at City Hall and introduced the commissioners to the plan and the information gathering phase of the project. The second presentation occurred on September 3, 2024 at Culver West Alexander and provided updates on the summer community pop up events and the draft early ideas for the plan. After each presentation, the commissioners provided thoughtful suggestions for the plan, from encouraging the Parks Plan team to look at areas of Culver City not often studied (such as Culver West) to exploring precedents for joint use agreements with the school district. The final presentation to the PRCS Commission is planned for January 2025.

## DISABILITY ADVISORY COMMITTEE

PRCS values making Culver City parks more and more accessible for residents of all abilities. On August 14, 2024, the Parks Plan team presented to the Culver City Disability Advisory Committee to hear feedback on the early ideas and approach of the plan. Specific accessibility features, such as ramps, walking paths, wayfinding, and signature playgrounds proposed for the parks system were reviewed with the committee.



## INTERESTED PARTNER MEETINGS

Throughout the development of the parks plan, the Parks Plan team met with interested partners and users of the park system that wanted to engage with the planning process. This included two worksessions with the Culver City Arts Foundation, a meeting with the representatives of youth soccer leagues that use fields at Culver City for practice, and the Culver City Historical Society. Additionally, the Parks Plan team met with the Culver City Unified School District (CCUSD) Environmental Sustainability Committee to discuss the potential of joint use with the school district.



Figure 50. Updates on the Parks Plan were presented to the PRCS Commission at Culver West Alexander Park. Source: OLIN, 2024.

## AGENCY OUTREACH

Partnerships between departments in Culver City and between jurisdictions at the city and county level will be crucial for the implementation of multi-benefit park improvement projects. PRCS and the Parks Plan team met several times with Culver City Public Works to discuss current approaches to stormwater management and incorporation of existing stormwater proposals into the draft park improvements. The Parks Plan team also coordinated closely on parkland opportunities with the Department of Planning leading the General Plan effort for the city. The future of the Inglewood Oil Field (IOF) and its decommissioning was also reviewed with the Baldwin Hills Conservancy. The IOF and other country-wide initiatives, such as the Park to Playa Trail along the Ballona Creek and Stoneview Nature Center were discussed with the LA County Department of Parks and Recreation.

### Which organizations did the Culver City Parks Plan team talk with during the engagement process?

- PRCS Staff
- PRCS Commission
- Culver City Disability Advisory Committee
- Culver City Arts Foundation
- Culver City Planning Dept. — Advance Planning Division
- Culver City Dept. of Public Works
- Culver City Historical Society
- Culver City Unified School District (CCUSD) Environmental Sustainability Council
- Field Users
- Baldwin Hills Conservancy

# ANALOG AND DIGITAL AWARENESS

Having opportunities for analog and digital engagement and awareness was critical during the planning process. The Parks Plan team created a suite of collateral outreach materials following a colorful, vibrant, and playful branding guide developed specifically for the Culver City Parks Plan. This included a fact sheet, flyers for community meetings, social media posts, a paper and digital survey, and large format banners that were hung in parks across the city. To announce the start of the project, PRCS distributed a mailer to all Culver City residents inviting them to attend the first-round community meetings. A follow-up mailer was sent out to all residents to announce the release of the draft plan. The Parks Plan team also dropped off printed community meeting notification flyers at key locations across the city such as libraries, recreation centers, cafes, markets, and places of worship. The PRCS social media accounts were utilized to share information about upcoming meetings, pop ups, and the survey. PRCS sent out emails to individuals registered for the city's email distribution list to inform them of important events and milestones during the planning process.



## WHY SO MANY TYPES OF OUTREACH?

Having engagement materials that are both digital, analog, in person and virtual expands the accessibility of information and the ability for a wider range of community members to share their opinions and have their voices heard.

Figure 51. Merchandise was available at pop-up events and Parks Plan mailers were sent to every household in the City. Source: OLIN, 2024.





# COMMUNITY-WIDE PUBLIC SURVEY RESULTS

The Parks Plan team administered a community-wide public survey at the beginning of the planning process from May through August 2024. The 19-question survey took respondents less than ten minutes to complete, and they had the option to state their name and contact information or be anonymous. The survey was available in a printed version that was utilized at community meetings, pop up events, and in-person activities, and a virtual version that was shared through the city email distribution and available through QR codes on collateral materials.

The survey provided insights as to the uses of parks and facilities, interests, areas for improvement, and infrastructure and program priorities of the community. Results indicated that most park users visit parks several times a week or daily, primarily walk to the park, and appreciate their accessibility and sense of community they foster. Of the all survey respondents, 85% were Culver City residents, with 30% having lived in Culver City for 15+ years. Veterans Memorial Park, Culver City Park and the Culver City Bike Path were shown to be the most used parks.

When asked about what people like about Culver City Parks, the top three answers were Special Events (such as Fiesta La Ballona or movies in the park), Aquatics and Adult recreational activities (such as ceramics, tennis, iaido, fencing, fitness, or yoga). Top requests for park improvements were maintenance, biodiversity and tree canopy, and park programming and offerings including public and performing arts. Time spent in nature, active exercise and sports and shade and cooling were indicated at the top benefits of PRCS. Overall, the survey input illuminated the value that parks bring to the Culver City community, and emphasized key recommendations to guide the future of Culver City parks.

**857 Culver City park users responded to the public survey.**

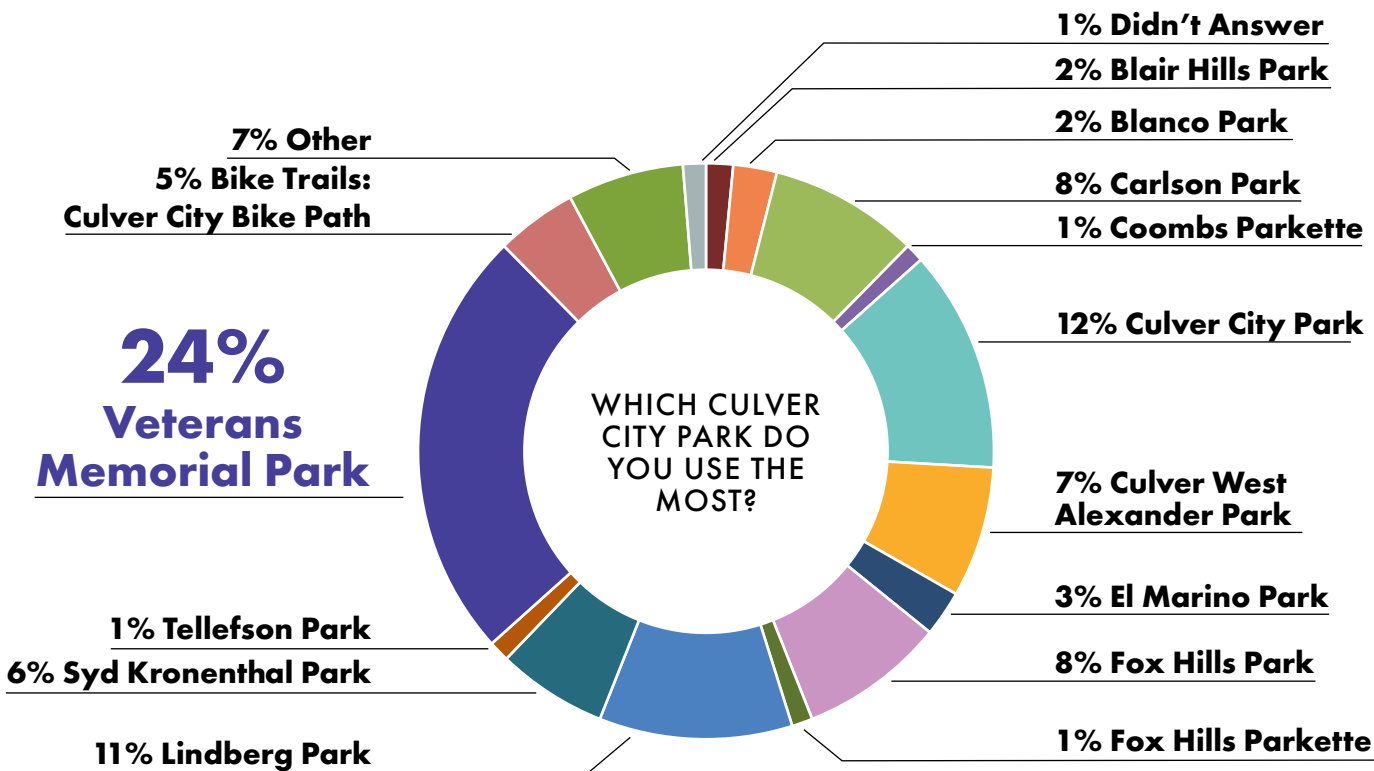


Figure 54. "Which Culver City park do you use the most?" A pie chart illustrates the Parks Plan survey responses. While Veterans Memorial Park was the highest at 24%, each park in the Culver City Parks system is represented in the data. Source: Culver City Community Engagement Survey, Data as of September 5, 2024.



# Public Survey Results

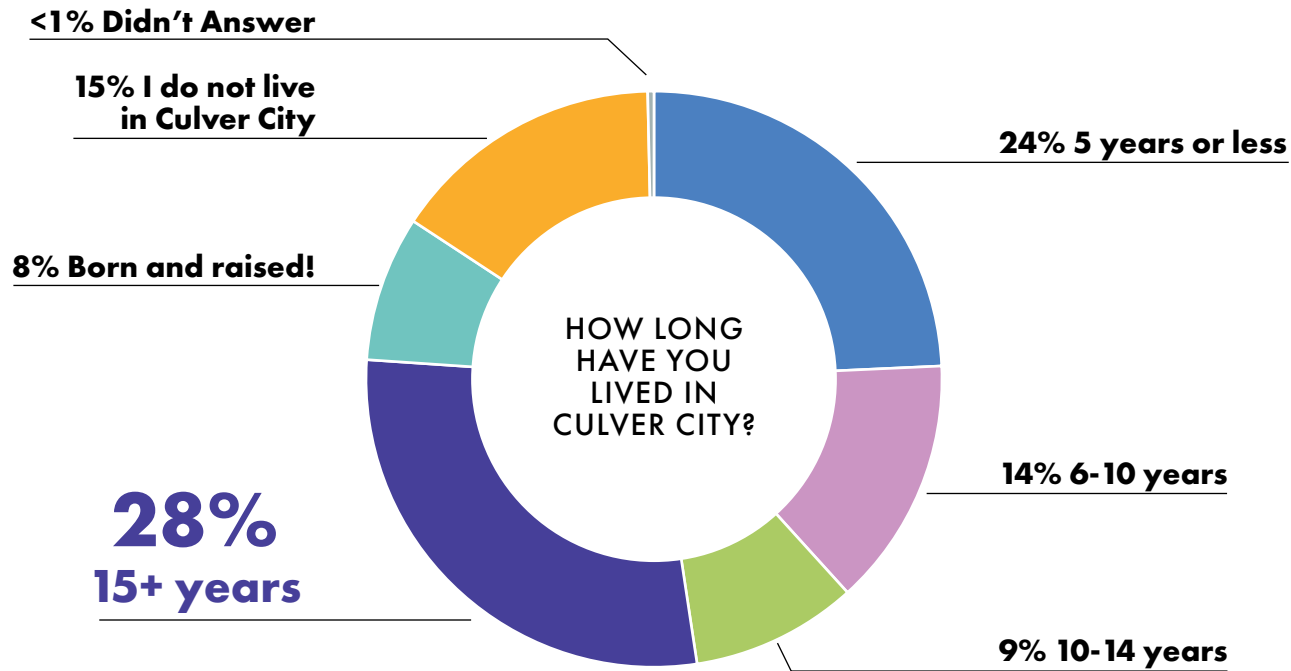


Figure 55. "How long have you lived in Culver City?" A pie chart illustrates the Parks Plan survey responses. The majority response (28%) came from residents who had lived in the city for 15 years or longer but a comparable percentage (24%) answered they had been in the city for 5 years or less showing a broad cross section of the city. Source: Culver City Community Engagement Survey, Data as of September 5, 2024.

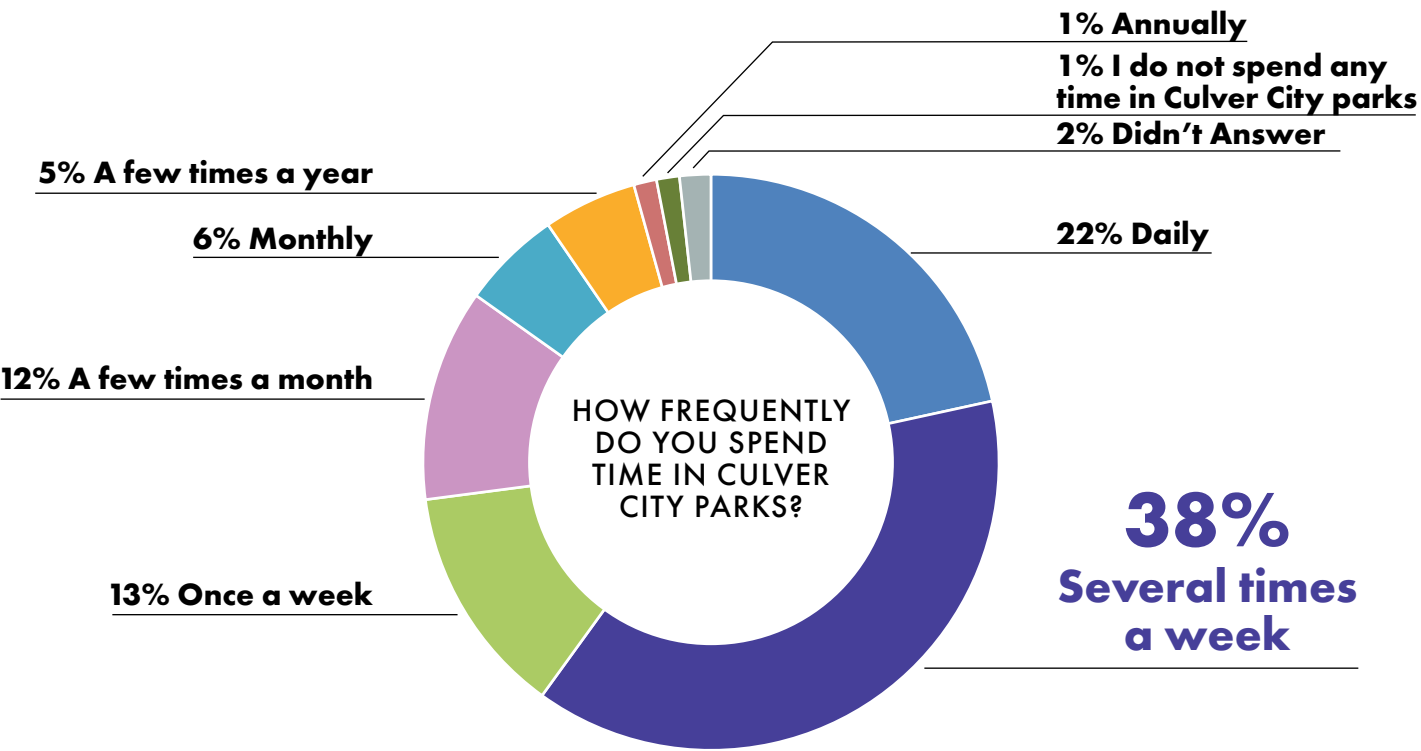


Figure 56. "How frequently do you spend time in Culver City Parks?" A pie chart illustrates the Parks Plan survey responses. When taken together, one in four residents visit a Culver City park at least once per week. Source: Culver City Community Engagement Survey, Data as of September 5, 2024.

## WHERE ARE YOU FROM?



**Park users living throughout Culver City and neighboring communities were represented in the public survey. 85% of respondents identified as Culver City residents.**

### MAP LEGEND


 Culver City Boundary  
 Culver City Parks

### IN-PERSON RESPONSES

Where are you from?

 5/1/2024  
 5/14/2024

### SURVEY RESPONSES

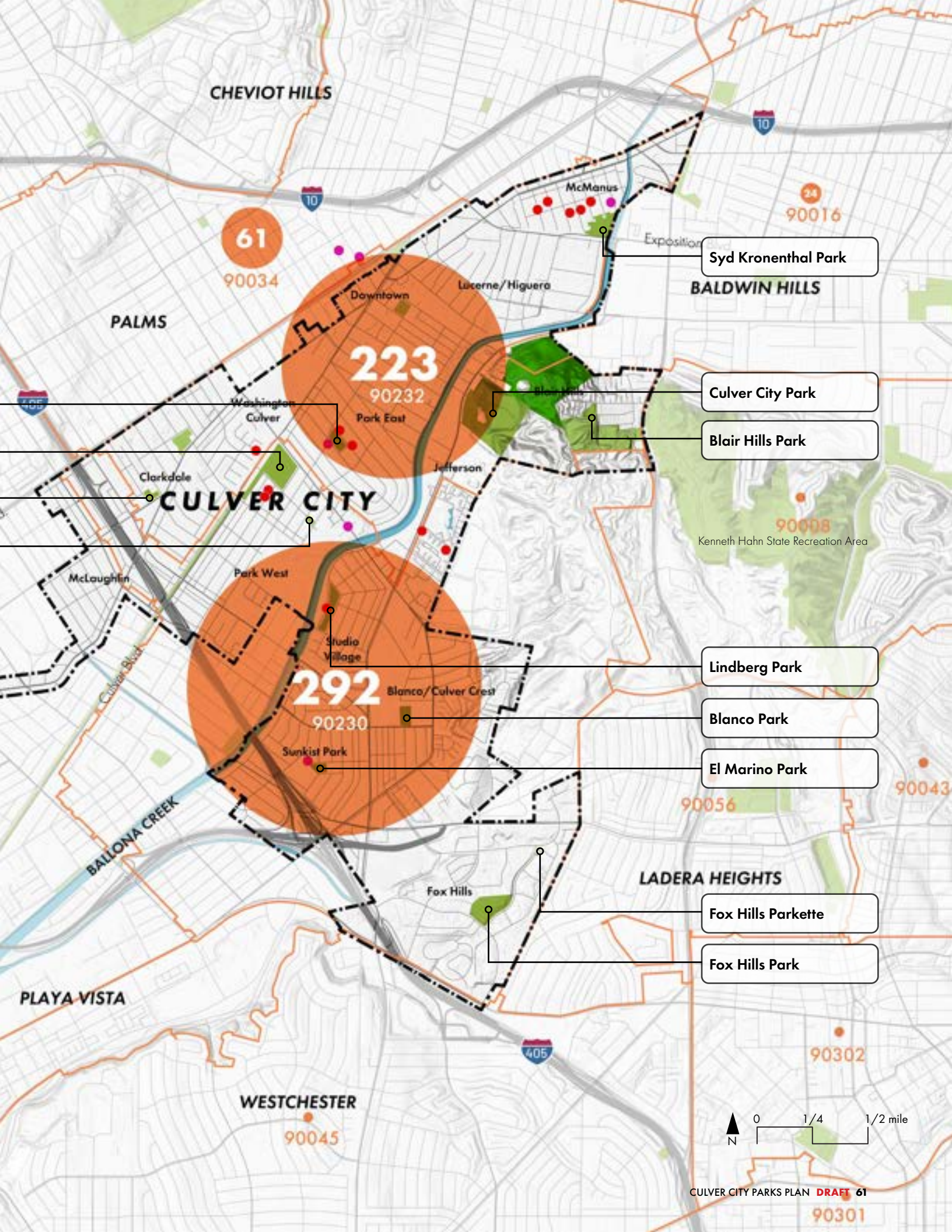
 Zipcode from Survey  
Didn't Answer: 59

**NOT ON THIS MAP?  
PLACE A STICKER HERE!**



Figure 57. Map of community meeting responses to “Where are you from?” and survey responses to “Where do you live? (ZIP Code)” Circles are proportional to the number of respondents. If unnumbered, there were 10 or fewer respondents from that ZIP code. Source: LA County GIS Data Portal, Countywide Parks and Open Space, Countywide Multi-Use Trails, LA County Bikeways, & Significant Ecological Area, 2022; Los Angeles Region Imagery Acquisition Consortium (LARIAC), 2016. OLIN, Community Meeting at Syd Kronenthal Park, May 1, 2024. OLIN, Community Meeting at El Marino Park, May 14, 2024. Culver City Community Engagement Survey, Data as of September 5, 2024.





## What We Heard

QUOTES FROM OPEN-ENDED  
SURVEY RESULTS



Figure 58. Suggestions, thoughts, and feelings about Culver City Parks were expressed in the Parks Plan survey. Source: Culver City Community Engagement Survey, Data as of September 5, 2024.





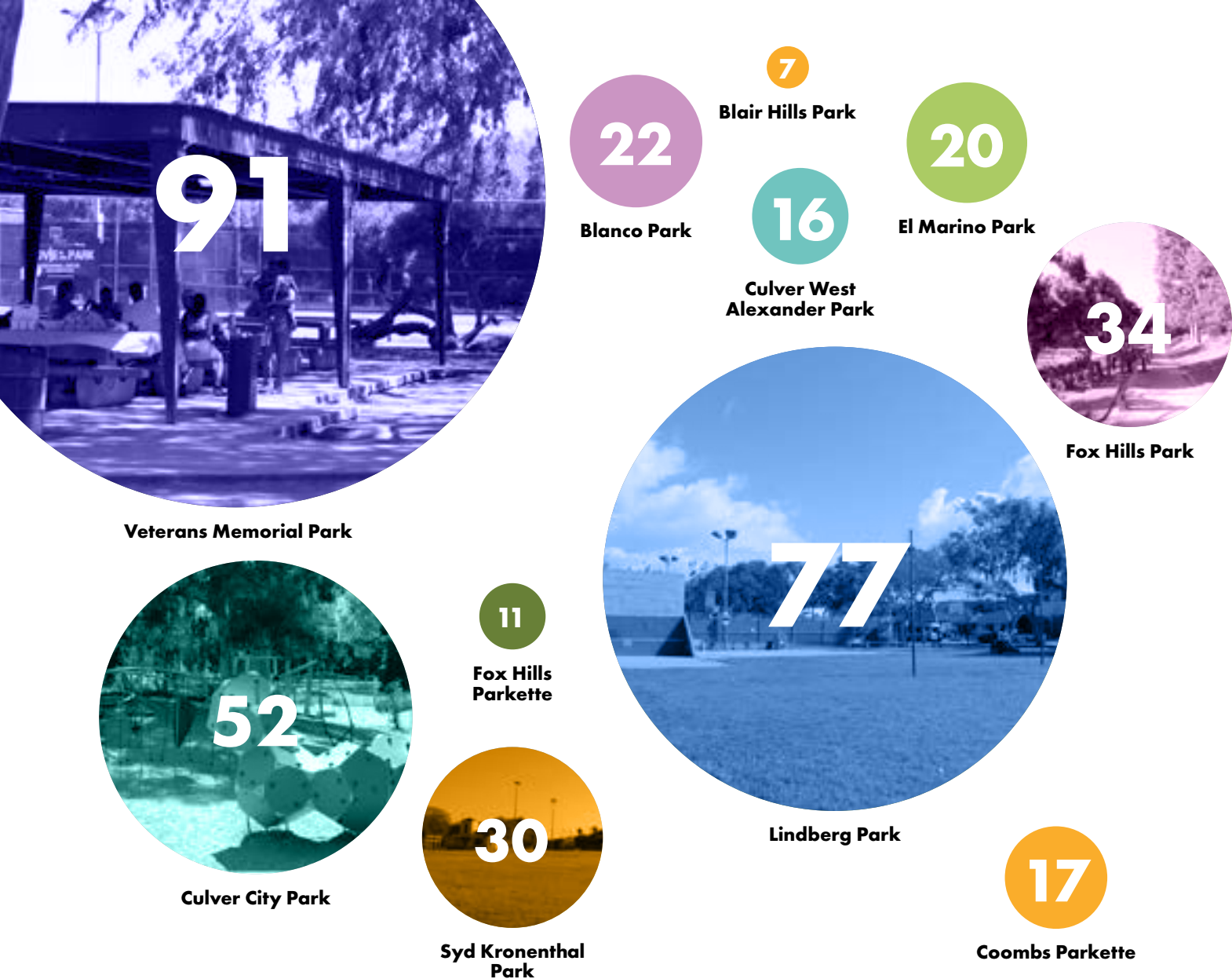


Figure 61. Comments were received for early ideas for each park during the public comment period. The size of each circle is proportional to the number of comments received on that subject. Source: Culver City Draft Plan Public Comment Form, Data as of November 5, 2024.

## PUBLIC DRAFT COMMENT PERIOD

Public participation was crucial to the outcome of the planning process. The Parks Plan welcomed feedback from the community during a two-month public comment period from September 24, 2024 through November 5, 2024. Over 550 comments regarding individual parks and the Public Draft Plan more broadly were received online through the public comment form. Additionally, the team reviewed public comments submitted via e-mail, phone, and in-person meetings. The Public Draft Plan also received feedback from PRCS staff, the PRCS Commission, and interested partners.

Several key discussion points emerged. For example, the overall balance of existing and proposed amenities and sports fields was reviewed and adjusted. An additional dog run was proposed within the park system at Culver West Alexander Park, and existing dog-friendly walking trails called “Pooch Paths” were clarified within the park plans.

Requests for additional racket sport courts and concerns regarding noise from sports courts were reviewed: support was generally positive for proposed racket sports courts at Culver City Park and Tellefson Park and thus these proposed locations



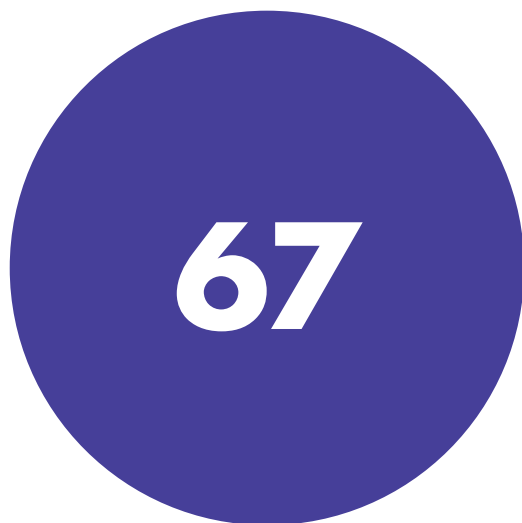


87

**Carlson Park**



**Tellefson Park**



**Overall Plan Comments**

have been carried forward, and soundproofing measures have been recommended for several sports courts. Discussion with Carlson Park users confirmed the community's desire to keep the park as a passive retreat rather than adding active amenities. Additional ideas from the community, such as the addition of shade structures to the proposed Lindberg Park signature playground, were also incorporated.

**The Parks Plan team reviewed over 550 public comments on the Public Draft Plan; these comments were incorporated to revise and strengthen the Parks Plan.**

**Community feedback during the Parks Plan process focused heavily on:**

- Balancing existing and proposed counts of sports courts and amenities throughout the parks system
- More dedicated dog-friendly areas
- Request for additional sports courts
- Soundproofing to reduce noise from sports courts in neighborhoods
- Balance of passive vs. active spaces within parks
- Improving accessibility of park amenities, especially play equipment
- Preference for California native species for new plantings and trees
- Improved connectivity to public trails
- Need for more shaded areas
- Upgrading aging amenities
- Safe pedestrian and cyclist crossings and improved sidewalk connections
- Support for additional art and performance spaces throughout the parks system

## What We Heard

QUOTES FROM ONLINE AND IN  
PERSON DRAFT PLAN REVIEW

### LINDBERG PARK

**"This plan looks fantastic! It's clear that a lot of thoughtful decisions went into it, and the proposed updates would make a positive impact. As someone who lives... right across the street from Lindberg Park..., I am especially excited for the Lindberg updates. The changes would enhance the way the park is already being utilized!"**

### GENERAL

**"Need more pickle ball and tennis courts. These will have much higher community utilization than other parts of the parks"**

### CULVER CITY PARK

**"Adequate spectator seating with shade and restrooms would be nice. Please go check out the parks on weekends during Little League or AYSO season! The parks are busy and great places of community interaction."**

### VETERANS MEMORIAL PARK

**"I highly support the idea of more arts and culture spaces, and love the idea of the area near Veterans Park at Culver and Elenda becoming another gallery space, space for art classes, or art-related gardening."**

### TELLEFSON PARK

**"I am very excited about the proposed changes to the park especially the Pickleball and sand volleyball courts. The path and sidewalks will be very helpful as well."**

### CARLSON PARK

**"Given this is one of the only parks... in Culver City that does NOT have a playground structure, I feel strongly that we should leave this as a passive park."**

### GENERAL

**"Given the huge increase in housing without any yards... let's give these dog owners more options for dog parks."**

### VETERANS MEMORIAL PARK

**"I'm concerned that adding more amenities to the park is going to make the traffic in our neighborhood even worse.... Add more parking to the Senior Center or further away."**

Figure 62. Reactions and suggestions were provided by community members through various engagement outlets throughout the Plan Recommendations and Draft Plan phases of the Parks Plan. Some of these focused on general interests and some on specific parks and spaces throughout the city. Source: Culver City Community Engagement Data as of November 5, 2024.





Figure 63. The Draft Park Plan recommendations were available for commenting at various pop-ups and community meetings.  
Source: OLIN, 2024.

## Draft Plan feedback was crucial to the final plan recommendations.

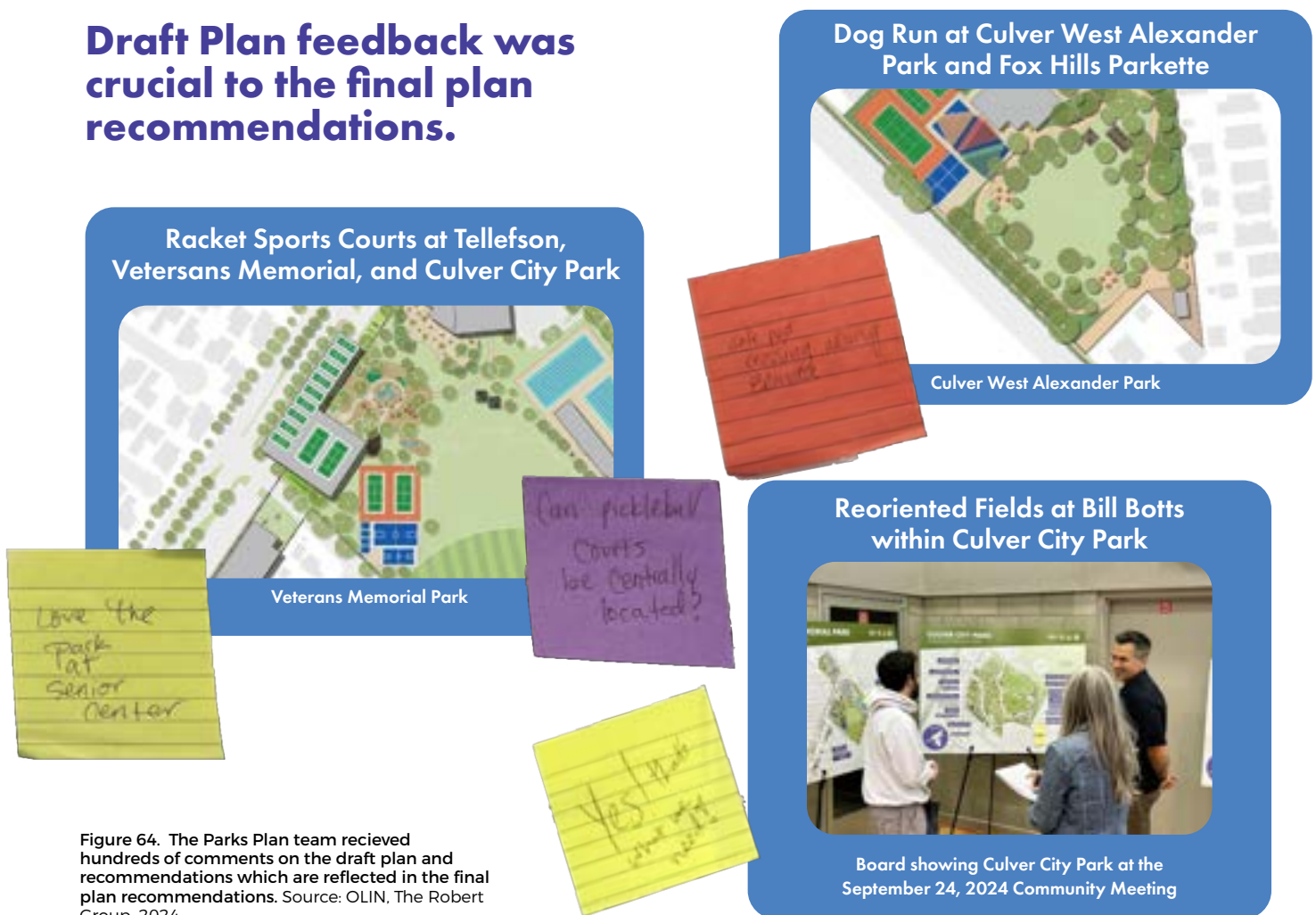


Figure 64. The Parks Plan team received hundreds of comments on the draft plan and recommendations which are reflected in the final plan recommendations. Source: OLIN, The Robert Group, 2024.



Figure 65. The Culver Bike Path offers a protected bike path with rest areas. Source: PRCS, 2024.





## SECTION II: **PLAN**





Figure 66. The playground at Culver City Park is readily used by the community. Source: OLIN, 2024.



## 4 | PLANNING FRAMEWORK

At the core of the proposals for the Culver City Parks Plan are the vision, mission, goals, actions, and methods. These elements provide a framework that the entire plan is built around. While specific facilities and parks needs may change over time, the vision is more enduring and represents the ideal future condition. The mission statement outlines how Parks, Recreation, and Community Services (PRCS) will operate to achieve the vision.

### **VISION: AN ASPIRATIONAL STATEMENT OF WHAT THE IDEAL FUTURE IS LIKE.**

Parks are the heartbeat of Culver City, bringing together people of all ages and backgrounds to recharge and inspire joy in vibrant natural environments that honor our shared history and community.

### **MISSION: DEFINES WHAT THE ORGANIZATION DOES OR STANDS FOR DAY TO DAY.**

To provide for the wellbeing of Culver City residents by supporting diverse, safe, and equitable opportunities for recreation, learning, and arts while protecting our most valued natural and cultural resources.

In addition to the vision and mission, this chapter outlines the goals set during the planning process based on community feedback and priorities. Each goal includes a rationale of why the goal is important and a series of actions and methods that support the fulfillment of the goal.

### **GOALS:**

- 1. Provide equitable access to parks and parks facilities.**
- 2. Integrate sustainability and climate resiliency into parks management, design, and construction.**
- 3. Strengthen recreational, arts, and cultural programming for all ages.**
- 4. Preserve and enhance natural habitats by supporting biodiversity and ecosystem connectivity.**
- 5. Increase capital budget funding and staff longevity.**





Figure 67. A family enjoys the playground at Veterans Memorial Park. Source: PRCS, 2024.



## GOAL 1

# PROVIDE EQUITABLE ACCESS TO PARKS AND PARKS FACILITIES.

### Rationale

Providing all members of the community with the opportunity to access and use park space is critical. Park access equity is impacted not just by the overall number of parks but also by the quality of the parks, how many people are using the parks, how far residents have to travel to use park amenities, and what the quality and safety of that trip is like.

While the majority of residents in Culver City are within a 10-minute walk to a park, park space is not distributed equally throughout the city. With larger park areas near the Baldwin Hills, some neighborhoods have less park space and many Culver City parks are under high pressure because they serve a large number of residents from both within the city and adjacent municipalities. As new development areas are planned throughout the city, increases in population will mean increased pressure on the existing parks system.

Creating new parks, improving routes to and from parks, and investing in maintaining and improving facilities throughout the park system allows for more equitable access to PRCS resources for community members, increasing intergenerational use, and reducing silos.

### Relationship to the General Plan

The city's General Plan 2045 sets goals that forefront parks, recreation, and community services as key elements in the future of Culver City. Goals revolve around connectivity, access, and sustainable biodiversity that offer space and services to residents of all ages. This includes eight goals focusing on equitable access, facilities and amenities, maintenance, community-serving programming, funding and resources, sustainability, public facilities, and educational opportunities. Additionally, the General Plan 2045 highlights new development areas in the city, including the Hayden Tract, the Fox Hills Development, and the Inglewood Oil Field offer significant once-in-a-generation opportunities for new parkland at large scales.

## PROVIDE EQUITABLE ACCESS TO PARKS AND PARKS FACILITIES.

### ACTIONS

#### 1. Add parkland and parkland access in areas with a focus on areas with park deficits and high park pressure.

- 1.1. Leverage underutilized areas within existing parkland and underutilized land currently owned by Culver City to increase space for recreation and community services.
- 1.2. Engage in additional joint use agreements to make additional open space available to park users.
- 1.3. Review, revise, and formalize, the Culver City Unified School District (CCUSD)/Parks Recreation & Community Services (PRCS) memorandum of understanding for park space to increase joint use opportunities for Culver City residents of all ages.
- 1.4. Continue coordination with state and county entities such as the Baldwin Hills Conservancy and the LA County Department of Parks and Recreation for future opportunities for collaboration and joint use.
- 1.5. Acquire additional land and/or participate in land swaps to increase available parkland.
- 1.6. Require new neighborhood specific plans to incorporate a minimum of 10% or no less than 3 acres per 1,000 persons planned for the development, whichever results in more park area, publicly accessible open space.

#### 2. Increase ADA access and inclusive elements at parks.

- 2.1. Add ADA access areas and ADA compliant walking paths around park site elements.
- 2.2. Add or update a minimum of three inclusive playgrounds within the city either in current parks or on opportunity sites.
- 2.3. Provide consistent, clear wayfinding, regulatory, and interpretive signage in city parks, recreational facilities, and public facilities to create a cohesive visual identity for the city through the parks system.
- 2.4. Develop uniform signage, wayfinding, and environmental graphics guidelines for the city's open spaces.
- 2.5. Create signature art gateways at entry thresholds throughout Culver City to build awareness of the city's boundaries.

#### 3. Continue to coordinate with other Culver City departments on active mobility strategies to make parks more accessible.

- 3.1. Support city-wide efforts to increase pedestrian comfort and safety including shade, seating, and amenities on city park land. Support city-wide efforts to improve and promote bicycle use and safety on city park land including bicycle parking, integration with future bike paths, shade, and water fountains.

#### 4. Continue to foster safe spaces for the community.

- 4.1. Continue to coordinate within PRCS on safety measures and responsibilities of staff members within parks facilities and programming.
- 4.2. Incorporate increased tree canopy and/or shade structures as well as cooling elements into park design and renovation.
- 4.3. Require adequate and consistent lighting in park spaces during operating hours. Provide free public internet access at city parks, recreational facilities, and public facilities.



## 5. Enhance operations and maintenance of existing and future parks.

- 5.1. Assess parkland and facilities and update the LA County Park portal at minimum once per year.
- 5.2. Continue to coordinate with Culver City Public Works to help ensure that PRCS facilities are audited in their Facility Master Plan. During the design and planning of new and renovated parks, review and direct capital improvement investments into high quality and durable materials and facilities.
- 5.3. During the design and planning of new and renovated parks, develop an operations and maintenance plan including vegetation, stormwater, hardscape, furnishing, and building maintenance at minimum.

## 6. Invest in new facilities that meet current park needs.

- 6.1. Incorporate visual art to existing and proposed parks spaces as well as construct one new performing arts space.
- 6.2. Incorporate educational spaces such as outdoor classrooms and seating areas for use by PRCS camps, Culver City schools, and educational programs.
- 6.3. Integrate one nature-play playground into PRCS parks that involves educational and interpretive elements with a focus on environmental learning.
- 6.4. Integrate one additional community center such as a community gym and aquatics center.
- 6.5. Add additional court spaces to meet the city's growing demand for racket sports.
- 6.6. Integrate an additional dog park into a PRCS park.



Figure 68. The Metro E Line runs through Culver City. Source: PRCS, 2024.





Figure 69. The Ballona Creek is central to stormwater management in Culver City. Source: OLIN, 2024.



## **GOAL 2**

# **INTEGRATE SUSTAINABILITY AND CLIMATE RESILIENCY INTO PARKS MANAGEMENT, DESIGN, AND CONSTRUCTION.**

### **Rationale**

Parks serve as opportunity areas to enhance a community's climate resilience through sustainable features and design. California is experiencing more extreme droughts and flooding that are impacting how jurisdictions manage assets and infrastructure, including park facilities. Incorporating sustainable features, such as efficient water demand management strategies, stormwater capture for improved receiving water quality and local water supply reliability, energy efficiency features, and native vegetation, are all ways that park properties can promote a more climate resilient future. Similarly, the natural landscape of parks can help reduce impacts such as the urban heat island effect, by incorporating more trees, vegetation and other cooling features to benefit communities. There are also opportunities to utilize park space to educate the public on the nexus between the built and natural environments and how we can all do our part to contribute to a more climate resilient future.

### **Relationship to the General Plan**

The City's General Plan 2045 sets goals to achieve sustainable mindset throughout city spaces including parks. This includes striving for holistic water management strategies to integrate stormwater, water reuse and conservation as well as implement low impact development (LID) and green infrastructure through economically justified and attainable pathways for a robust infrastructure network. Park spaces include opportunities to incorporate and implement this goal.

# INTEGRATE SUSTAINABILITY AND CLIMATE RESILIENCY INTO PARKS MANAGEMENT, DESIGN, AND CONSTRUCTION.

## ACTIONS

### 1. Implement water demand management strategies within park space.

- 1.1. Regularly track water usage data at parks to inform of inefficient water uses and water leaks for efficient water management at parks.
- 1.2. Implement smart irrigation controls such as soil moisture sensors or weather forecast controls.
- 1.3. Remove areas of non-essential turf to reduce water demands and comply with AB-1572 by 2027. There may be funding available through turf removal programs to support this need.

### 2. Implement integrated stormwater management practices at existing and new parks following local stormwater permit requirements and in coordination with Public Works.

- 2.1. For parks identified as regional stormwater capture opportunities in the City's The Stormwater Quality Master Plan (SWQMP), coordinate with Public Works to help implement those opportunities while routing on-site stormwater flows to these regional stormwater systems for efficient on-site stormwater management compliance.
- 2.2. For parks not identified as regional stormwater capture opportunities in the City's SWQMP, follow the County of Los Angeles LID hierarchy for selecting on-site stormwater capture systems. Prioritize on-site stormwater retention through infiltration and harvest and use wherever feasible.
- 2.3. Continue to design and implement preferred stormwater capture BMPs (e.g. rain gardens) at parks facilities for effective implementation and maintenance.
- 2.4. Increase installation of gutters along existing structures and rain barrels for passive use of captured rainwater for existing parks and facilities.
- 2.5. Identify opportunities for signage, receptacles, and trash screens to help keep park space, and the surrounding community and environment, free of trash.
- 2.6. Implement strategies to tie existing park space to Ballona Creek and educate park users and the community about the Ballona Creek watershed. For new park space consider locations near the creek to create opportunities for green infrastructure and patches for natural habitat.
- 2.7. Coordinate with City leadership, multiple departments, and grant consultants on identifying optimal funding for regional stormwater capture capital projects. Consider utilizing Measure CW to address maintenance costs, while pursuing Measure W funding and state/federal grants listed in the City's SWQMP for capital costs. For parks with more significant redesign needs, identify stormwater opportunities at these parks for increased likelihood of competitive and successful grant applications with multiple stormwater, recreation, and equity benefits.



### **3. Identify opportunities to go beyond adhering to minimum code requirements for enhanced sustainable design through water and energy efficient strategies, climate friendly construction materials, and community education.**

- 3.1. Identify opportunities for greywater or condensate reuse with existing and future parks projects. Greywater and condensate may be captured from buildings, and reused for irrigation or other non-potable demands.
- 3.2. Promote a circular economy by considering locally produced and/or recycled materials as part of park redesign. Local reclaimed wood and recycled steel may be used in the construction of park benches, play structures, and other amenities. This helps reduce environmental impacts of transporting new materials and reduces waste byproducts.
- 3.3. Update parks facilities with energy efficient fixtures and appliances and consider solar panels to help generate power for lighting, fountains, and other amenities. Motion sensors may be considered to be installed in restrooms and other facilities to help ensure that lights are only used when necessary, further conserving energy.
- 3.4. Identify areas of urban heat island effects and align these with park lands to incorporate more trees, vegetation and other cooling features for enhanced community benefit.
- 3.5. Utilize parks space for incorporation of public education on the importance of sustainable resource management and climate resiliency.

### **4. Administer maintenance strategies to mitigate fire risk and climate issues in the Culver City's very high**

### **fire severity zones, including the Blair Hills, Culver Crest, and Fox Hills neighborhoods as defined in the General Plan 2045.<sup>4</sup>**

- 4.1. Implement seasonal pruning of shrubs and clearing of debris or dead plant material to reduce fuel load.
- 4.2. Plant new native species with spacing as recommended by Cal Fire fire-smart landscaping practices.<sup>5</sup>
- 4.3. Create wildfire breaks in larger contiguous vegetated areas, which could include wide trails, roads, or shaded fuel breaks with no understory planting.
- 4.4. Create wildfire breaks in larger contiguous vegetated areas, which could include wide trails, roads, or shaded fuel breaks with no understory planting.
- 4.5. Reduce and remove invasive canopy and understory which can increase fire risk. Mature non-native invasive tree canopy species can be closely monitored and replaced with more suitable adapted or native species as they reach senescence.
- 4.6. Soil may also be stabilized on steep hillsides to aid in erosion control; and soil can be treated with topsoil, fertilizer, and mycorrhizal inoculum to improve native shrub establishment.<sup>6</sup>
- 4.7. Limit recreational activities that pose fire risk, such as bonfires and barbeque cooking. These activities can also be sited in areas that pose the least risk for flammability of adjacent vegetation areas, such as being placed away from the dripline of eucalyptus trees and away from dense swaths of shrubs.



Figure 70. The Plunge hosts a variety of programming for all ages. Source: OLIN, 2024.



## GOAL 3

# STRENGTHEN RECREATIONAL, ARTS, AND CULTURAL PROGRAMMING FOR ALL AGES.

### Rationale

Great cities of all sizes create strong emotional bonds with the people who live and visit there. These bonds grow out of a “sense of place” that emerges from a combination of local culture, history, geography, and landscape. Cities are increasingly turning to the practice of “placemaking” to forge these bonds with residents and visitors, drawing on techniques from both the arts and sciences to create emotional and social connections between people and spaces, transforming those spaces into places. The long-term vision for Culver City’s parks must be rooted in the role it will play in the daily lives of the people who live and work there, as well as visitors to Culver City’s cultural attractions.

Public parks and open spaces in Culver City might be the best opportunity to catalyze economic development through placemaking. The size and prominence of the area’s institutions creates opportunities both in the neighborhoods and throughout the city to provide tangible benefits to all of the city’s residents and visitors.

The foundation of successful projects is creative, consistent, and high-quality programming of the public realm. Culver City’s network of parks must be dynamic destinations that change by time of day, day of the week, and season of the year. Programming will attract large numbers of visitors, extend the length of their stays, and keep them coming back again and again.

Culver City has a tremendous responsibility to maintain a vibrant public realm in the face of demographic, environmental, and real estate market forces. Successful ongoing efforts in response to – and in anticipation of – these forces must effectively integrate entrepreneurial planning.

The underlying goal and premise of entrepreneurial planning is to employ creative real estate tools and techniques to leverage neighborhood improvement strategies, unlock value, and improve local quality of life in service of and in collaboration with public sector economic development strategies.

Entrepreneurial planning considers, respects, and employs community wants and desires within the framework of existing policy priorities – that’s the ‘planning’ part. At the same time, entrepreneurial planning recognizes that there are various tools and techniques available to optimize strategies based on financing challenges, market opportunities, and positioning strategies – that’s the ‘entrepreneurial’ part. Taken together, entrepreneurial planning builds upon community context to anticipate future market realities and opportunities.

### Relationship to the General Plan

The General Plan 2045 aligns with the objectives of and supports strengthening recreational and arts and cultural programming for all ages. The plan rightfully identifies the creative economy as a unique and locally-focused economic development engine that should be supported and nurtured. Various activation strategies and amenities look towards partnership opportunities with creative economy stakeholders, including through publicly- and privately-owned art and various active performance venues that are public assets to be included as part of an examination of programming and activation opportunities. Additionally, the General Plan 2045 identifies parks, recreation, and public facilities as critical to encourage healthy and active lifestyles. These goals support increased offerings throughout the parks to attract a broad range of park users through expanded and additional classes and programs for various audiences throughout the year and at different times of day and days of the week. And, the General Plan 2045’s identification of economic development goals to provide for sustainable economic growth and equitable opportunity for wealth creation supports expanded opportunities for revenue development and support for local business participation as programming partners.

## **STRENGTHEN RECREATIONAL, ARTS, AND CULTURAL PROGRAMMING FOR ALL AGES.**

### **ACTIONS**

#### **1. Continue to provide a range of programming throughout Culver City's parks and expand opportunities.**

- 1.1. Continue engagement with community, park users, staff, and partners to ascertain additional programming wants and desires, as well as potential operating partners for individual programs.
- 1.2. Identify additional community and commercial programming partners through existing programs, adjacent and nearby businesses, and programs proposed by potential operating partners.

#### **2. Initiate amenities, arts, and programming hubs.**

- 2.1. Explore signature play features in suitable parks, such as Lindberg Park.
- 2.2. Identify theme-based hubs, e.g. board games, comic books, entertainment, that complement existing neighborhoods and other cultural amenities.
- 2.3. Support a new and expanded outdoor parks art collection that would contribute to an expanded cultural network in Culver City.
- 2.4. Construct additional performance spaces throughout the parks system, with a focus on Veterans Memorial Park, Culver City Park, El Marino Park, Tellefson Park, Culver West Alexander Park, and Coombs Parkette.
- 2.5. Add more arts programming and maker spaces to support ceramics, painting, drawing, textiles, photography and other art forms.

#### **3. Explore alternative governance structures for management of programming to help ensure cost effective and responsive programming and activation appropriate to individual parks.**

- 3.1. Explore public management under an expanded and/or re-organized staffing structure to maximize intra-staff collaboration and avoid overburdening any one organizational unit.
- 3.2. Explore public management with friends group support to complement existing programs and provide for alternative fund-raising mechanisms focused on park programming and amenities.
- 3.3. Explore joint operation between public management and private entities to maintain public supervision of more wide-ranging revenue development opportunities.
- 3.4. Explore beginning a non-profit that expands both management and revenue development options within a mission-based purview that maintains public parks as free and open to the public.

#### **4. Assess market for expansion of food and beverage offerings.**

- 4.1. Partner with local and regional chefs/restaurants for incubator concepts to provide a broad range of offerings to the public.
- 4.2. Generate additional revenue possibilities to provide increased operating funds to the parks system while growing local businesses. Examples include: Destination dining and beer gardens, event concessions, and private event and catering opportunities.

#### **5. Assess market gaps for events and special opportunities**

- 5.1. Deliver new experiences and opportunities for public and private events that may include fully free and accessible, ticket-based, and fully private events.
- 5.2. Explore opportunities for market-based fee structures that remain sensitive to local affordability and drive revenue where appropriate.





Figure 71. At City Hall, the Quotation Courtyard (1995) by Barbara McCarren combines public space with quotes from civil rights leaders while La Ballona (1995) by May Sun uses water features and sculpture to recall the lands heritage related to the Ballona Creek. Source: Andrea Binz, 2021.



Figure 72. Katy Krantz's "DEAR CULVER CITY..." community art invited participants to stamp words describing Culver City's past, present, and future into clay pieces, which were gathered for display at City Hall. Community art combines program and public art. Source: Andrea Binz, 2024.





Figure 73. Bush sunflower (*Encelia californica*) is one of the many types of native plants in the Baldwin Hills. Source: Andrea Binz, 2021.



## GOAL 4

# PRESERVE AND ENHANCE NATURAL HABITATS BY SUPPORTING BIODIVERSITY AND ECOSYSTEM CONNECTIVITY.

### Rationale

Culver City has a unique ecological context, situated along the Ballona Creek and at the base of Baldwin Hills. However, much of these historic natural habitats of Culver City have been permanently altered since the 1800s through agriculture use and subsequent urban development. However, the range of upland to riparian conditions can be amplified through the city's park system, benefiting both human and wildlife habitat health alike.

Currently, many parks have planted non-native and/or invasive species that tend to use more water and limit biodiversity in the city. There are opportunities to reinvigorate Culver City's aging urban forest, prioritize shade, introduce more native and water-wise species, implement strategies for wildfire resilience, and connect to regional ecosystems. A dense, mature, and thriving tree canopy is crucial to the success of the Culver City parks system and city as a whole. Not only does a healthy urban forest create a pleasant park setting for communities, but the shade connectivity it provides helps reduce higher temperatures from the urban heat island effect, reduces energy costs, and fosters biodiversity within an urban environment.

### Relationship to the General Plan

The General Plan 2045 aligns with the objectives and supports bolstering regional ecological connections within and outside of Culver City. The plan places an emphasis on the conservation of key habitat and endangered species, along with creating an active and revitalized Ballona Creek corridor. Additionally, the urban forest and adjacent public lands are identified as opportunities to sequester carbon. Goals of the General Plan 2045 suggests the use of native species, increasing biodiversity within parks, and protecting open space and sensitive species.

## **PRESERVE AND ENHANCE NATURAL HABITATS BY SUPPORTING BIODIVERSITY AND ECOSYSTEM CONNECTIVITY.**

### **ACTIONS**

#### **1. Promote connectivity, chronodiversity, and biodiversity of the tree canopy within Culver City Parks and the Culver City urban forest.**

- 1.1. Plant native and climate adapted tree species to bolster the current urban tree canopy, and replace existing non-native or invasive tree specimens as they reach senescence. Planting should be in accordance with applicable current or future planting guidelines or ordinances.
- 1.2. Increase the amount of small trees under 8" diameter at breast height (DBH) by a minimum of 20%, as recommended by the Culver City Urban Forest Master Plan,<sup>7</sup> to achieve chronodiversity in the urban forest.
- 1.3. Create connected corridors of shade in Culver City Parks and the streetscapes leading to and between the parks and other public lands.
- 1.4. Maintain and increase the number of trees and species of trees in Culver City Parks in order to increase the baseline tree canopy by 20% by 2045 in accordance with the 2019 LA Countywide Our County Sustainability Plan.<sup>8</sup> Additional tree planting should be prioritized in the following Culver City neighborhoods with the lowest tree canopy coverage: Lucerne/Higuera neighborhood of the Hayden Track, Clarkdale, Culver West, Washington Culver, Jefferson, McManus, Fox Hills, and the Blanco neighborhood.<sup>9</sup>

#### **2. Increase plant species biodiversity and habitat areas in Culver City, with a focus on native plants appropriate to the Ballona Creek Watershed and the Los Angeles Basin.**

- 2.1. Replace turf grass in non-functional areas with native species substitutes to comply with AB-1572 by 2027.
- 2.2. Plant native and climate adapted understory shrubs and groundcovers to replace non-native existing species in accordance with applicable current or future planting guidelines or ordinances.
- 2.3. Actively remove volunteer invasive plant species as defined by California Invasive Plant Council from habitat sensitive areas, utilizing best management practices. Prevent these species from being planted in new projects and construction.
- 2.4. Utilize pollinator-friendly native species to promote biodiversity.
- 2.5. Install shielded low light temperature fixtures near sensitive habitat areas for wildlife.

1.

Figure 74. The Baldwin Hills Scenic Overlook is an important natural habitat near Culver City. Source: Andrea Binz, 2021.



### **3. Create a network of ecological corridors and habitat patches from the parks system to adjacent regional ecological public lands..**

- 3.1. Increase the amount of riparian tree species in and around the Ballona Creek to help create a continuous habitat corridor for bird species from Baldwin Hills to the estuary at Marina del Rey.<sup>10</sup>
- 3.2. Plant a continuous tree canopy along the main street corridors identified in the Urban Forest Master Plan where they connect to or cross park land. These corridors include Sepulveda Blvd south of Ballona Creek, Washington Blvd, and Jefferson Blvd north of Raintree Circle.<sup>11</sup>
- 3.3. Augment the current fragmented, isolated swathes of coastal scrub and chaparral vegetation in parks and open space areas with layered planting. Use native species where possible in urban contexts adjacent to broader open lands to create habitat patch connections.
- 3.4. Collaborate with interested partner organizations, such as the Baldwin Hills Conservancy, to locate and implement critical habitat areas in areas such as the Baldwin Hills or Ballona Creek.
- 3.5. Develop educational signage along with habitat improvements to build community awareness of regional ecological connections and critical habitat.

### **4. Institute climate resilient and environmentally responsible monitoring and maintenance practices in the Culver City Parks system.**

- 4.1. Train maintenance staff to work with native plants and ecosystems, collaborating with local organizations and educational institutions to provide this vocational training.
- 4.2. Follow best management practices in sediment and vegetation management for erosion control and runoff.
- 4.3. Where applicable in future land acquisitions (such as the Inglewood Oil Field), implement remediation strategies to support native habitat and the development of functioning soil systems that improve moisture retention and plant health.
- 4.4. Reduce pesticide use as applicable and in accordance with Culver City and LA County guidelines.







Figure 75. A Culver City Public Works staff member maintains vegetation along the Culver City Bike Path. Source: PRCS, 2024.



## GOAL 5

# INCREASE CAPITAL BUDGET FUNDING AND STAFF LONGEVITY.

### Rationale

The parks, recreation spaces, community services, and public facilities across Culver City are widely utilized and beloved by residents. As stated in the General Plan 2045, PRCS does not currently have adequate funding to support capital improvements and maintenance operations in the parks.<sup>12</sup> The ongoing quality of facilities and programming relies on city support to fund capital improvements, maintenance, as well as support operations and personnel through hiring and workforce development.

While acknowledging the current shortfall, the city must also be looking forward to the next generation of Culver City parks. The projected increase in population stated in the General Plan 2045 necessitates not only upgrades and renovations to existing parks spaces but also an increase in park space, more frequent and wide ranging programming, as well as increased operations and maintenance capacity. The current budget will need to grow, whether through internal or external sources, in order to help ensure PRCS can continue to offer high quality services and support staff growth and longevity in the department.

### Relationship to the General Plan

The General Plan 2045 sets a goal to increase funding and resources for the parks and recreational facilities to address stated shortfalls in current and projected budget needs. The plan proposes this through various methods including through updating the city's parkland development and in-lieu fee structure, increasing the leasing of parks and open spaces for revenue generation, as well as a broad call to action to seek alternative funding sources for parks and recreation.

### ACTIONS

#### **1. Pursue local, state, and federal funding opportunities for operations and maintenance as well as parkland acquisition, design, and construction.**

- 1.1. Partner with non-governmental organizations to identify further grant and partnership opportunities, as well as to provide programming support and partnerships.
- 1.2. Evaluate commercial businesses adjacent to or near public parks that can both provide additional programming partners and provide additional revenue sources through operating agreements within the parks.
- 1.3. Coordinate with the Public Works Department on identifying funding mechanisms for operations and maintenance of stormwater features at park facilities. Explore opportunities to repurpose Measure CW funds (\$2 million annually) towards stormwater system maintenance, and pursue Measure W and grant funding for stormwater capital costs.

#### **2. Initiate a food and beverage operation within PRCS parks and facilities to generate a new source of revenue for the department.**

- 2.1. Further define parks and facilities that can support food and beverage operations.
- 2.2. Retrofit or redesign existing facilities where appropriate.
- 2.3. Create a staffing plan and hire new personnel within PRCS.
- 2.4. Explore opportunities to partner with local and regional businesses to help bolster their growth and provide additional amenities for the community.

#### **3. Reduce staff turnover at high levels throughout the department.**

- 3.1. Conduct a survey of staff needs and satisfaction on a yearly basis.
- 3.2. Create a plan for incorporating staff feedback.
- 3.3. Identify overburdened and/or inadequately staffed sectors within the department.
- 3.4. Evaluate if applicants are pursuing a senior position only for a short time period (for example, less than 1-2 years) and consider other applicants.
- 3.5. Create a plan for succession at various levels of staff that provides incentives for inter-departmental crossover and training.

#### **4. Reduce long term operations and maintenance costs on city parks and facilities.**

- 4.1. Create a sustainable maintenance plan for Culver City parks including existing and proposed parks.
- 4.2. Audit third-party vendors for efficiency and cost effectiveness.
- 4.3. Explore opportunities to add or minimize third-party vendors.
- 4.4. Incorporate energy efficient technologies and equipment.
- 4.5. Incorporate solar and other renewable energy.
- 4.6. Use low-water landscape plants and reduce non-functional turf.
- 4.7. Incorporate stormwater capture and recycled water for irrigation where possible.





Figure 76. The Veterans Memorial Building is home to several PRCS offices. Source: PRCS, 2024.





Figure 77. The view from Culver City Park extends northwest towards the Santa Monica Mountains. Source: OLIN, 2024.



## 5 | SYSTEM SCALE

The modern-day Culver City park system began to emerge after the incorporation of Culver City in 1917. In the 1920's and 1930's, land for parks was dedicated amidst rapid conversion from farmland to housing. This era was also accompanied by the establishment and prominence of movie studios in Culver City, such as MGM. The 1950's and 1960's saw much of the planting of the now mature urban forest, along with the construction of parks facilities and buildings.<sup>13</sup>

Most of the land currently in Culver City today was annexed by the mid-20th century. After more than 40 land annexations in the City's history, Culver City is currently about five square miles.<sup>14</sup> About four percent of the land within City limits is parkland.

In the 1968 General Plan, Culver City adopted a goal of 10 total acres of parkland per thousand residents which would require Culver City Parks to meet a goal of at least 3 acres per thousand residents through City-owned parks. While total acres is not the only important metric for parks availability and quality, these goals are long-standing for the city.

This chapter summarizes the existing conditions and present-day needs of the parks system and the proposed strategies to meet the system needs in the coming decades.

## Key Analysis Findings

This Parks Plan is based on an analysis of needs and an analysis of opportunities. Assessing needs requires understanding existing conditions throughout the Parks, Recreation, and Community Services (PRCS) system.

Needs in all the parks were analyzed to inform plan recommendations. Several key findings were informed by community feedback, data, and a review of past and ongoing planning efforts. The findings range from parkland need and pressure to the parks system's cultural, hydrological, and resiliency context. With growing population demands, pressure on the 13 city-owned and operated parks will increase. New parkland is needed.

In addition to overall acreage needs, this Parks Plan also considers other multi-benefit climate-resilient strategies for the future of the parks. For example, integrated water resources planning has significant potential for Culver City, including several parks that can help meet regional stormwater capture and treatment goals. The parks system also has a singular opportunity to increase habitat and shade connectivity, which can further increase community resilience, health, and wellbeing.

Cultural needs are also part of the system needs assessment, including the current availability of elements such as arts and cultural facilities and the ability for parks to help connect or enhance cultural components in the future.

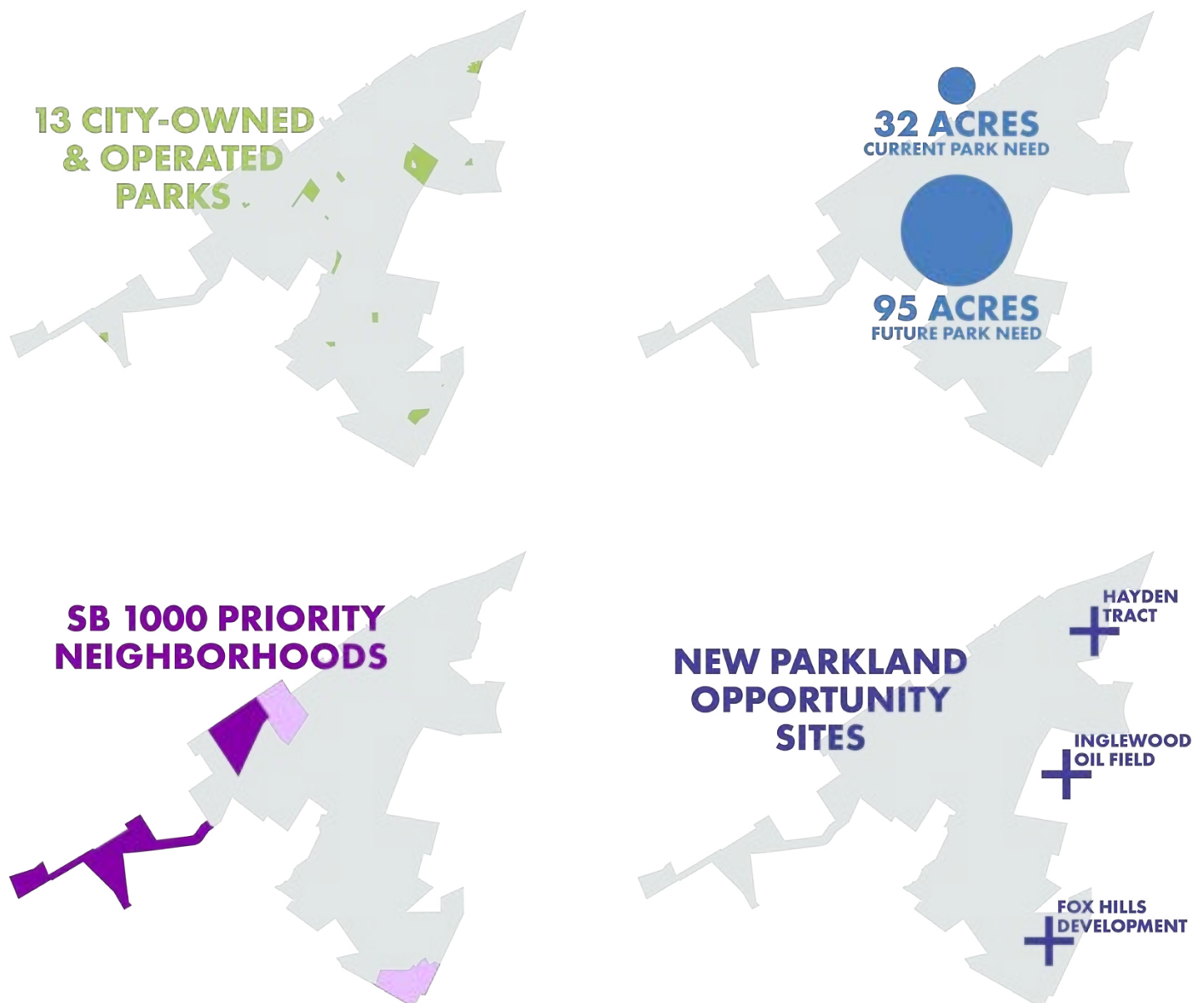


Figure 78. Key analysis findings represent information gathered through system wide data analysis as well as interfacing with city leadership, community voices, and on the ground observations during the planning process. Source: OLIN, 2024.



**<1 ACRE OF  
PARKLAND  
PER 1,000  
RESIDENTS IN  
PARKSHED**



## **WALKABILITY GAPS**

**LONGER THAN 10 MINUTES TO  
WALK TO NEAREST PARK**



**5 PUBLIC ART  
PIECES IN  
PARKLAND,  
100+ IN CITY**



**6 REGIONAL  
STORMWATER  
CAPTURE PARKS**

**7 STORMWATER  
BMP PARKS**



**PROPOSED  
URBAN  
FOREST  
CORRIDORS**



**VERY HIGH  
FIRE HAZARD  
ZONES**



# PARKLAND

Culver City has a need for additional park acreage to reduce park pressure and meet the increasing needs of the current and projected population. This includes a need for more overall park acreage, improved walkability and access to parks, and reduced individual park pressure on parks that serve a disproportionate number of users by watershed. A variety of land acquisition, joint use, and potential guidelines for future development were investigated and are described here as recommendations for this Culver City Parks Plan.

During these studies an emphasis was placed on areas with existing high-park pressure as well as the draft General Plan 2045 identified as “Equity Focused Neighborhoods” also known as “SB1000 tracts.”

These recommendations consider options for early actions/implementation as well as those that require long-term planning and coordination with external entities and departments within Culver City. These proposals support the Parks Plan goal to provide equitable access to parks and park facilities.

## Acreage Need

Culver City’s goal is to provide at least 10 acres of park per every 1,000 residents. This goal was adopted in the 1968 General Plan and was brought forward into the draft General Plan 2045.<sup>15</sup> This 10 acre goal is split into three separate categories of Culver City Parks (3 acres), Joint Use Facilities (1 acre), and Regional Parks such as state and county facilities (6 Acres). At the current population of 40,640 people, the current park need overall is 360.4 park acres with a shortfall of 46 acres, of which Culver City parks is responsible for 31.5 acres (See Table 1 below).

By 2045, population projections in the General Plan 2045 estimate that the population will grow to 61,600 residents. This means that the park acre shortfall for the city will increase to 256 park acres to achieve the service standard of 10 acres per 1,000 residents overall. Out of this, Culver City would be responsible for an additional 94.4 acres, essentially requiring a doubling of the city’s park acreage to meet this demand (See table in Figure 79 below). This indicates that to maintain a similar amount of parkland per person, additional sites need to be located.

PARK ACREAGE: CURRENT AND PROJECTED STANDARD AND SHORTFALL

	Current Park Acres	General Plan 2045 Service Ratio per 1,000 people	Current Service Ratio per 1,000 people	Acres Needed to Meet the Standard	Current Acreage Shortfall	2045 Projection Needed to Meet the Standard	2045 Projection Shortfall
City of Culver City Parks	90.4	3	2.2	121.9	31.5	184.8	94.4
Joint Use Facilities	30.0	1	0.7	40.6	10.6	61.6	31.6
Regional Parks	240.0	6	5.9	243.8	3.8	369.6	129.6
Total	360.4	10.0	8.8	406.4	46	616	255.6

Figure 79. (Table Above) Park Level of Service standards were set originally by the 1968 General Plan and are proposed by the Planning Department to be carried forward into the General Plan 2045 Source: City of Culver City, California, 1968 General Plan Recreation Element, Table 1: Summary of Recommendations. 1968. General Plan 2045, City of Culver City, California: Public Draft General Plan, 2023 September 29. Page 138.

Figure 80. (Opposite Top) This map shows SB1000 priority neighborhoods as defined in the General Plan 2045. The Culver City General Plan 2045 uses this term to identify and refer to “disadvantaged communities” as defined by criteria in the California Health and Safety Code. Source: City of Culver City, California Public General Plan, 2024. Accessed August 28, 2024.

Figure 81. (Opposite Bottom) The existing acreage and shortfall acreage for parkland is broken down by type of park. Culver City needs approximately 31.5 acres of parkland to meet the General Plan 2045 Standard. Source: City of Culver City, California, 1968 General Plan Recreation Element, Table 1: Summary of Recommendations. 1968.




# EQUITY FOCUS NEIGHBORHOODS


## MAP LEGEND


 Culver City Boundary

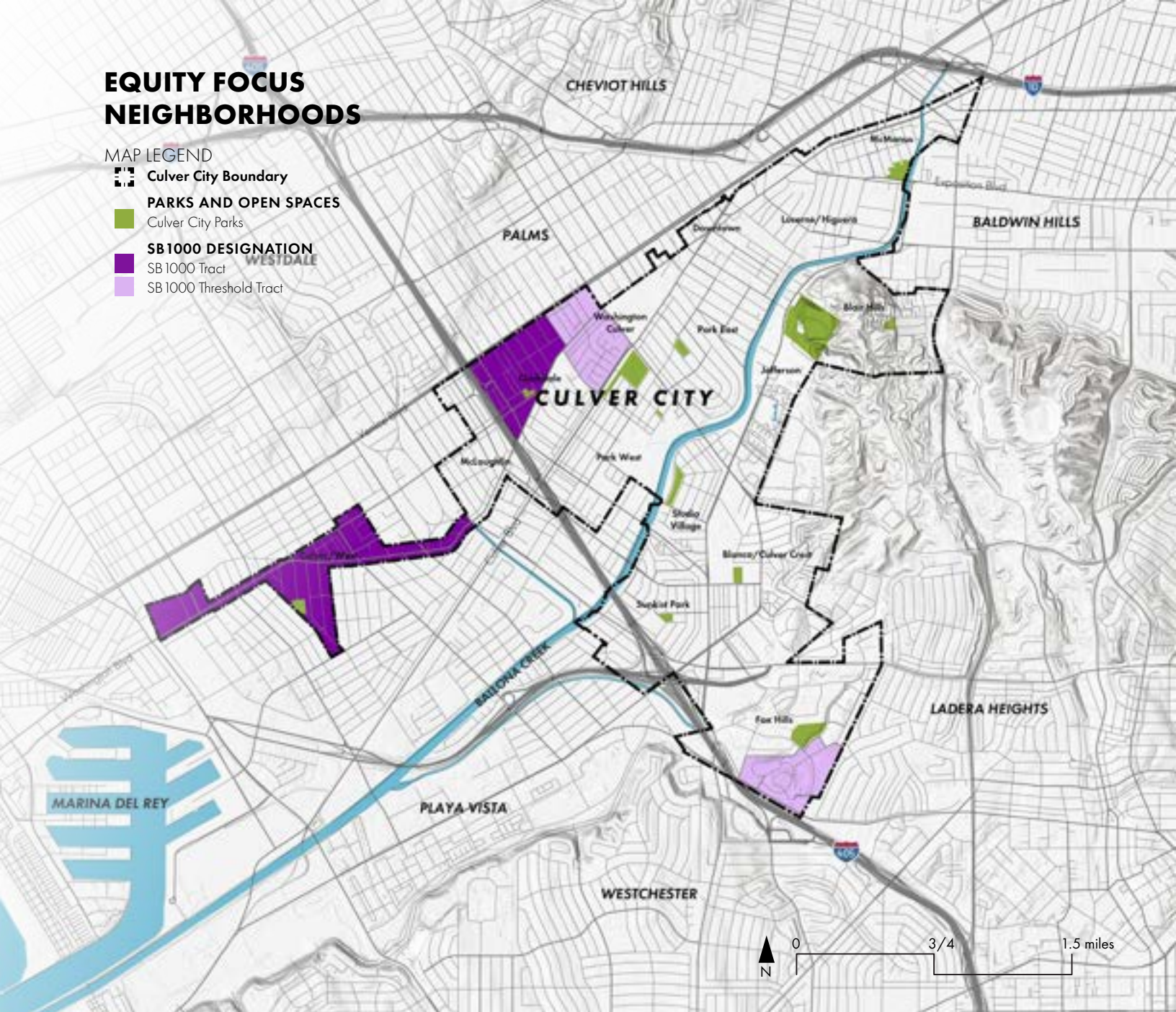
### PARKS AND OPEN SPACES

 Culver City Parks

### SB1000 DESIGNATION

 SB 1000 Tract

 SB 1000 Threshold Tract



## CURRENT ACREAGE NEED

City Overall Goal: 406.4 acres

10 Acres per 1,000 residents

**31.5**  
ACRES

**~11**  
ACRES

**~4**  
ACRES



**City of Culver  
City Parks**

**Joint Use  
Facilities**

**Regional  
Parks**

## LEGEND

**CURRENT  
ACREAGE** **SHORTFALL**



## PARK PRESSURE

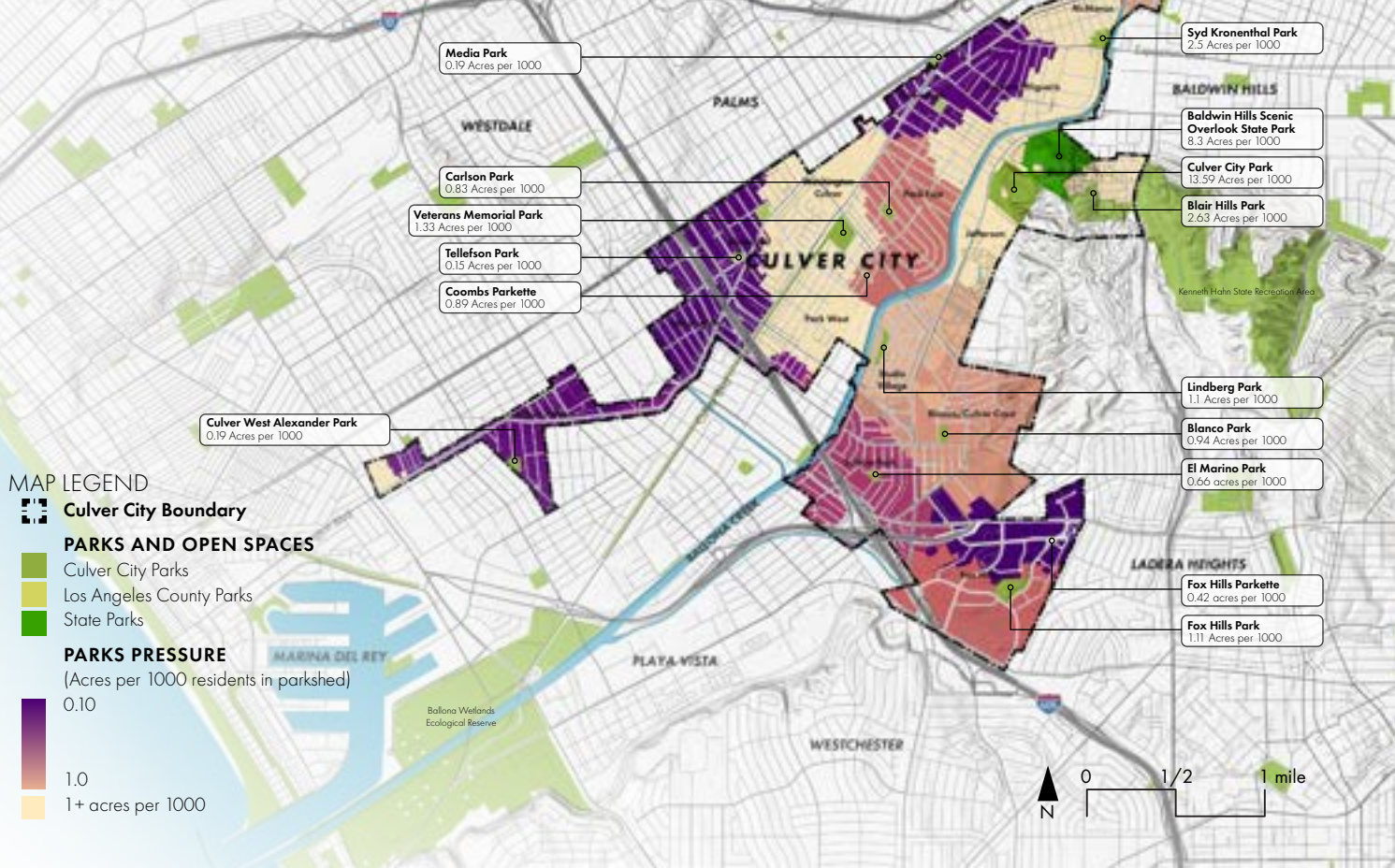
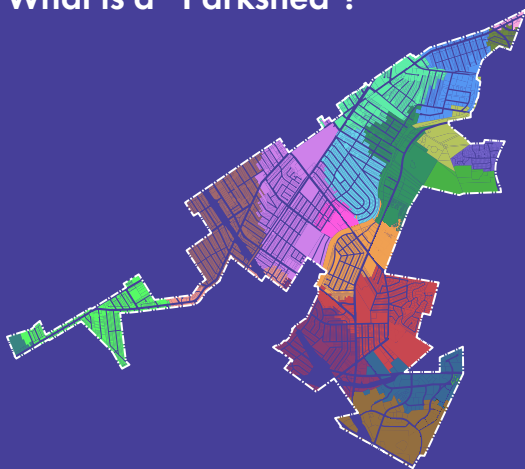


Figure 82. Park pressure takes an overlay of population and parkshed to determine the acres of parkland per 1000 residents within the parkshed. Areas with less than 3.3 acres per 1,000 resident are defined as under “high pressure” based on LA County standards. Source: Parksheds defined using walking distance along U.S. Census Bureau Tiger/Line Shapefiles, Roads, 2022; Population within parkshed derived from U.S. Census Bureau American Community Survey, 2021, 5-Year Estimates, 2021. OLIN, 2024.

## What is a “Parkshed”?



Parksheds are an estimated service area for each park based on the closest walking distance. They are a great tool to help understand equitable access to parks.

## Understanding Park Pressure

While total park acreage has long dominated the conversation for parks systems, another, perhaps more telling metric used today is park pressure. Park pressure is another means of measuring need that evaluates whether residents have equitable access in their parksheds. Park pressure can be determined by dividing a geography into “parksheds” based on what park is the closest to walk to. After this geography is determined, the total population of the parkshed is determined. Using the total acreage of the park space and the total population that it serves, the amount of park acres available per 1,000 residents can be estimated.<sup>16</sup>



## PARK ACREAGE: CURRENT AND PROJECTED STANDARD AND SHORTFALL

Park Name	Walkshed includes development focus area	Park Acres	Park Pressure (Park Acres per 1000 Residents in Parkshed)	
			Current	Projected (2045) <sup>19</sup>
Blair Hills Park	N/A	1.8	2.63	2.32
Blanco Park	Jefferson Big Box	3.1	0.94	0.84
Carlson Park	N/A	2.5	0.83	0.76
Coombs Parkette	N/A	0.5	0.89	0.76
Culver City Park	N/A	3.41	13.59	12.1
Culver West Alexander Park	N/A	3.1	0.19	0.18
El Marino Park	Jefferson Big Box	1.6	0.69	0.53
Fox Hills Park	Fox Hills	10.0	1.11	0.72
Fox Hills Parkette	Fox Hills	0.8	0.42	0.12
Lindberg Park	Jefferson Big Box	4.2	1.10	0.91
Syd Kronenthal Park	Hayden Tract	6.1	2.50	1.3
Tellefson Park	N/A	1.5	0.15	0.14
Veterans Memorial Park	N/A	16.1	1.33	1.24

Figure 83. Park pressure on City of Culver City-owned and maintained parks is projected to increase across the city in the next 15 years. Source: OLIN adapted from data including General Plan 2045, LA County Parks and Recreation, 2022 estimated population. U.S. Census Bureau. Table S0101: "Age and Sex." 2017-2021 American Community Survey 5-Year Estimates.

The table in Figure 83 shows park pressure for each park owned and operated by PRCS. Larger parks like Culver City Park have less pressure on average with 13.59 acres per 1,000 residents. In contrast, smaller parks, and parks in higher density areas with less other parks around, have high park pressure including Tellefson Park, Culver West Alexander Park, and Fox Hills Parkette. These parks have an estimated 0.14, 0.19, and 0.42 acres available per 1,000 residents in their respective parksheds. Some parks are large but service a broad and dense area of the city. For example, Veterans Memorial Park which is 16.1 acres provides 1.33 park acres per 1,000 residents in its parkshed.

The LA County Comprehensive Parks and Recreation Needs Assessment (PNA) defines parks below 3.3 acres of park space per 1,000 residents of a parkshed as "high pressure." The PNA also noted that over 80% of the county's parks fall into this category.<sup>17</sup> Similarly, in Culver City, all but one of PRCS's 13 parks fall into the category of "high pressure".

With the population and population density in Culver City expected to grow, park pressure will increase if no new parks are added and park acres remain the same. To understand areas that will be more greatly impacted by these changes, the projected population was distributed throughout parksheds in the city with emphasis on areas labeled as "Activity Centers" in the General Plan 2045 that will have more focused development and changes in land use zoning with increased dwelling unit density.<sup>18</sup> When considering this shift in population trends, the projected park pressure was estimated.

## Park Access








The Culver City General Plan 2045 estimates that about 90 percent of Culver City residents live within a half-mile--or 10 minute--walk of their nearest park and strives to extend that to 100% of residents.<sup>21</sup> The LA Countywide Parks Needs Assessment notes that this half-mile distance is indicative of the length most pedestrians are willing to walk to access a park and state that it is the most widely adopted standard in the United States in terms of park distance goals.<sup>22</sup> A walkshed analysis including Culver City-owned parks as well as LA County and state-owned parks reveals gaps within the park network, particularly in the neighborhoods of Culver/West, McLaughlin, Park West, Park East, and Lucerne/Higuera as well as residents who live near the boundary of Culver City. A stated goal of the General Plan 2045 is to close gaps in park walkability, and have a park within a 10 minute walk of all residents. This can be achieved both through building new parks in underserved areas as well as reducing barriers and improving connections to parklands.

## The 10-Minute Walk Principle

Equitable access to parks is often measured by the “10-Minute Walk” benchmark.<sup>20</sup> This distance, generally considered one-half mile, is the distance that most able-bodied individuals can travel and will travel to access a park or park amenity to experience the documented benefits of open space and park access.

## GAPS IN PARKS WALKABILITY

### MAP LEGEND

-  Culver City Boundary
- PARKS AND OPEN SPACES**
  -  Culver City Parks
  -  Los Angeles County Parks
  -  State Parks
- PARKS PRESSURE**  
(Distance to Park)
  -  > 10 Minute Walk
  -  5- 10 Minute Walk
  -  5 Minute Walk or Less

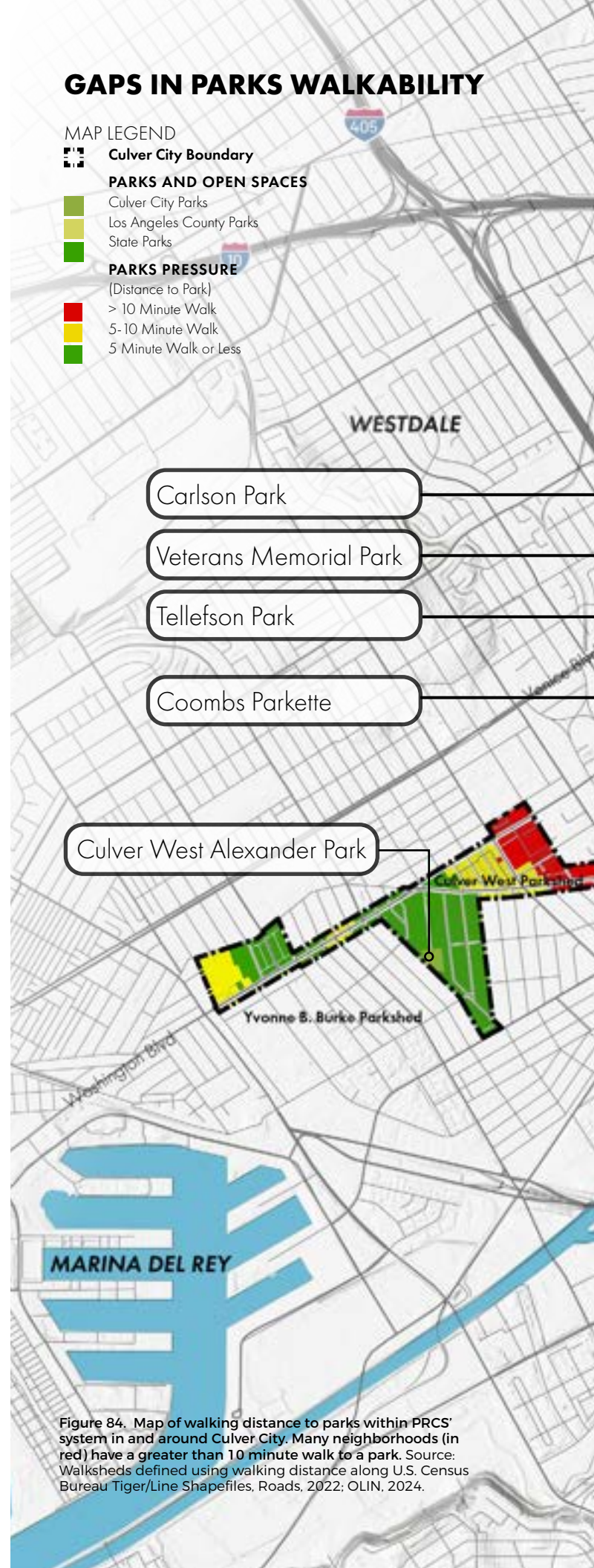
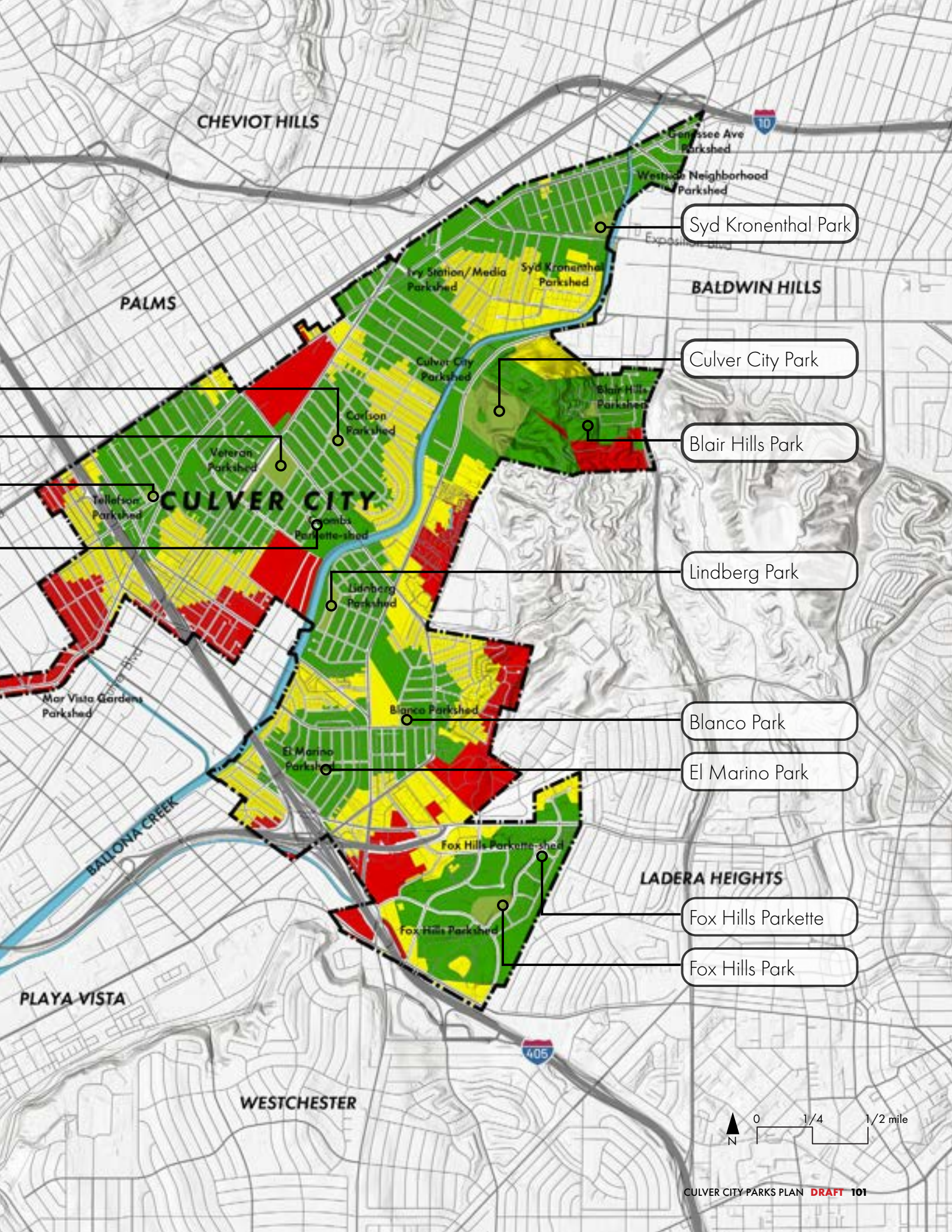


Figure 84. Map of walking distance to parks within PRCS' system in and around Culver City. Many neighborhoods (in red) have a greater than 10 minute walk to a park. Source: Walksheds defined using walking distance along U.S. Census Bureau Tiger/Line Shapefiles, Roads, 2022; OLIN, 2024.





CHEVIOT HILLS

PALMS

BALDWIN HILLS

CULVER CITY

LADERA HEIGHTS

PLAYA VISTA

WESTCHESTER

Syd Kronenthal Park

Culver City Park

Blair Hills Park

Lindberg Park

Blanco Park

El Marino Park

Fox Hills Parkette

Fox Hills Park

0 1/4 1/2 mile  
N





Figure 85. Culver City could investigate opportunities with new developments and to increase parkland. Source: PRCS, 2024.

## System-wide Opportunities

- Increasing Outdoor and Parkland Areas within Existing Parks
- Guidelines and Specific Plans to Increase Open Space and Parkland within General Plan 2045 Future Development Zones
- Joint Use Agreements and Opportunities
- New Development + Underutilized Parcels

## Opportunities

Culver City has a number of opportunities to address the existing and projected park and parkland needs of their population but there is no one-size-fits-all solution. Culver City will need to consider a range of system-wide strategies to reach the parkland acreage and distribution of services needed to meet population demands. These approaches are summarized on the following pages in the following four categories, including:

- Increasing Outdoor and Parkland Areas within Existing Parks
- Guidelines and Specific Plans to Increase Open Space and Parkland within General Plan 2045 Future Development Zones
- Joint Use Agreements and Opportunities
- New Development + Underutilized Parcels



## SENIOR CENTER

The Culver City Senior Center is widely beloved and is an invaluable resource to the community. Nearly half of the parcel that the center occupies today is surface parking lots. The use of the Senior Center requires parking for community members as well as staff of the center, and a long-term vision for the site in conjunction with improvements at the adjacent Veterans Memorial site should be to consolidate parking largely into parking structures in order to increase surface area for park and open space without reducing parking.



## CULVER CITY PARK STORAGE AREAS

In coordination with CalTrans, a large area within Culver City Park that is currently owned by Culver City parks and dedicated to CalTrans storage should be returned to parkland. This area within Culver Park could then primarily become an amenity area within the park.

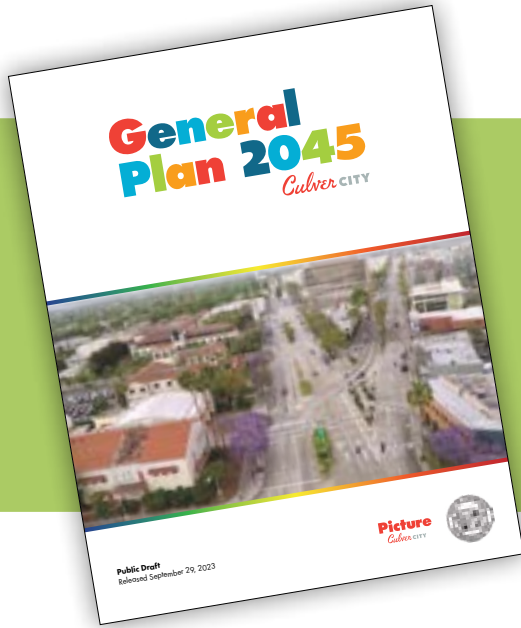
PRCS currently has a storage yard at Culver City Park as well which can be repurposed as parkland. This would relocate much of the city storage, perhaps to the PRCS owned Cougars site at Slauson Ave and Hannum Ave with appropriate screening. The Cougars site is not a viable parkland given the dangerous traffic conditions that must be navigated to reach the parcel on foot.



Figure 86. These are two areas in existing park and PRCS land holdings where land can be reclaimed for park use. More information about the design of existing parks within the Culver City PRCS system can be found in the next chapter, Chapter 7: Site Scale.

## Increased Outdoor/Parkland Areas Within Existing Areas

Areas within Culver Park and adjacent to Veterans Memorial Park were identified for changes in their use to maximize public outdoor space and add over 2.5 acres of park space. In Culver City Park this includes reimagining an existing storage area owned by PRCS and currently utilized by CalTrans. At the Senior Center this includes reimagining areas of surface parking. More information about the design and uses for these areas can be read in Chapter 6: Site Scale.



## General Plan 2045 Future Development Zones and Activity Areas

There are four main opportunity areas labeled as “special study areas” and/or “activity zones” in the General Plan 2045 that present opportunities for Culver City to increase park acreage. These new development areas in the city include the Hayden Tract, Fox Hills, the Inglewood Oil Field, and the Jefferson Sawtelle Big Box Area. These collectively offer significant once-in-a-generation opportunities for new parkland at large scales that form connective parkland for local and regional communities.

### Fox Hills and the Hayden Tract:

Both Fox Hills (~340 acres) and the Hayden Tract (~91 acres) are primed for imminent next steps through the Culver City Advance Planning Department neighborhood specific plans process.<sup>23</sup> During the upcoming development of these specific plans and any future neighborhood specific plan, the city should require a minimum land allocation of 10% of developable land area or no less than 3 acre per 1000 persons planned for the development, whichever results in more park area to add a community center, linear greens, and/or parkland.

To maximize open space and potential future connections to the Ballona Creek Bike Path, future development of the Hayden tract should include an offset requirement from the Ballona Creek to create a parkland interface with the creek and bike path. This offset from the creek could be set aside as public land where runoff could be treated before it flows into the creek.

For both neighborhoods, it is recommended that a green street strategy be implemented in future development to consolidate vehicular traffic, allow for pedestrian corridors with stormwater treatment, and plant native vegetation with increased tree canopy.

### Inglewood Oil Field (Culver City Owned Portion):

The Inglewood Oil Field includes approximately 1,000 acres, 78 of which are in the boundaries of Culver City.<sup>24</sup> At the time of the decommissioning of the oilfield in the estimated year of 2035 or sooner, the city should create at a minimum 20 acres of publicly accessible open space through the acquisition of lands or partnerships as outlined in the section below. The General Plan 2045 zoning currently requires some areas to remain open space when purchased and developed. The Baldwin Hills Conservancy already owns some of these parcels, which offers an opportunity for future parklands.



## PARKLAND OPPORTUNITIES

### MAP LEGEND

- Culver City Boundary
- PARKS AND OPEN SPACES**
  - Culver City Parks
  - Water
- TRANSIT**
  - Roads
  - Freeways
- OPPORTUNITY ZONES (GENERAL PLAN)**
  - Inglewood Oil Field
  - General Plan 2045 Development Neighborhoods
  - General Plan 2045 Activity Zone of Interest
- OTHER**
  - Sites Investigated
  - Schools + School Yards

Figure 88. Map of the opportunity areas for increased parkland, park facilities, and relief of park pressure. Many of these areas will have a once-in-a-generation opportunity to acquire new parkland in the coming decades. Source: Activity Zones, Development Neighborhoods, General Plan 2045, City of Culver City, California: Public Draft General Plan, 2023 September 29; Culver City Parks, LA County GIS Data Portal, Countywide Parks and Open Space, 2022; Parcel Boundaries: LA County Assessor, 2024.

## PAST, PRESENT, AND FUTURE PLANNING IN FOX HILLS

The Fox Hills Neighborhood is a “special study area” designated as a future growth zone in the Culver City General Plan 2045. It also has ongoing initiatives for safer street infrastructure and increased connections. Rethinking public rights-of-way gives opportunities for increased parkland connections as well as improved amenities like shade, green infrastructure, and amenities for multimodal transit.

Figure 87. The Safer Fox Hills and Better Overland is an initiative led by Culver City Public Works and includes conceptual plans for improving neighborhood connections. Source: Safer Fox Hills Conceptual Plans, Culver City Public Works, 2024. Pg. 1.

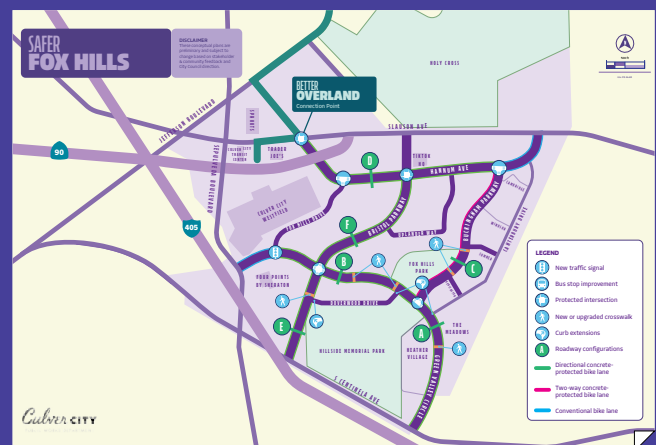






Figure 89. Veterans Memorial Park includes legacy trees that are beloved by the community. Source: OLIN, 2023.

#### **Activity Center Jefferson Sawtelle Big Box Area:**

The General Plan 2045 notes several future “Activity Centers” in addition to special study areas. One of these areas is a 35-acre grouping of large parcels currently occupied by big box retail stores and surface parking lots. This complex is along Jefferson Blvd near the intersection of Sawtelle Blvd. This area was also brought up in community outreach events as having several retail facilities that are potentially or already closing including Big Lots, Pavilions, and Bed Bath and Beyond. The south east side of the site abuts Blanco Park. The site should be investigated for possible future recreational and community services facilities in any future development.

#### **Joint Use Agreements/Opportunities Culver City Unified School District (CCUSD):**

CCUSD has a network of school sites, school yards, and playgrounds throughout the city. Currently, Blanco Park is an example of joint use between the school and PRCS. It is governed by a joint-use MOU. In order to increase resident access to parks and open spaces, the city should revisit, revise, and formalize additional MOUs for joint use. Opportunities include El Marino Park and Syd Kronenthal Park which are directly adjacent to schools.

As stated in the draft General Plan 2045, Implementation Action PR-8.4, if in the instance any school facility should close due to declining enrollment, the city should consider purchasing that property for community use.



## SCHOOL DISTRICT AND PARK JOINT USE PRECEDENTS

### Houston, TX

The SPARK School Park Program works with schools and neighborhoods to develop community parks on public school grounds. Since 1983, SPARK has built over 200+ community parks with 150+ currently active. Each park is unique, with its design based on ideas and needs of the school and surrounding neighborhoods.

SPARK Parks are available for public use after the school day (including after-school programs) has ended and on weekends and holidays.



Figure 92. Children playground activities in public park at sunset in Houston, Texas. Source: Trong Nguyen/Shutterstock.com

### San Francisco, CA

The “Shared Schoolyards” program in San Francisco was created in 2007 to provide better access to open areas by utilizing schoolyards that were not being used. The goal was to include at least one schoolyard in each supervisorial district, then expanding to almost 40 schoolyards that are open every weekend. SFUSD now manages all aspects of the program, including outreach, contract management, and operations.

The Facilities Department in SFUSD aims to add 1,651,352 square feet (equivalent to almost 38 acres) of open space for the people of San Francisco to use and enjoy on weekends.



Figure 90. People relax at Mission Dolores Park. Source: Tiago Pestana/ Shutterstock.com

### Seattle, WA

Since the 1920s, Seattle Public Schools and Parks and Rec have pooled their resources to meet the continuous youth and community demand for developmental and recreation opportunities. Around one-in-three public schools adjoin SPR’s land or facilities.

The goal of the agreement is to maximize use of facilities for mutual benefit, with the understanding that the cost of use of the facilities offset each other. Benefits include giving first priority in reciprocal scheduling of each other’s facilities, encouraging school principals and community center coordinators to work together, and providing opportunities for joint planning, problem solving, and information sharing.



Figure 91. Seattle cityscape overlooking ball field. Source: Kaidum/ Shutterstock.com

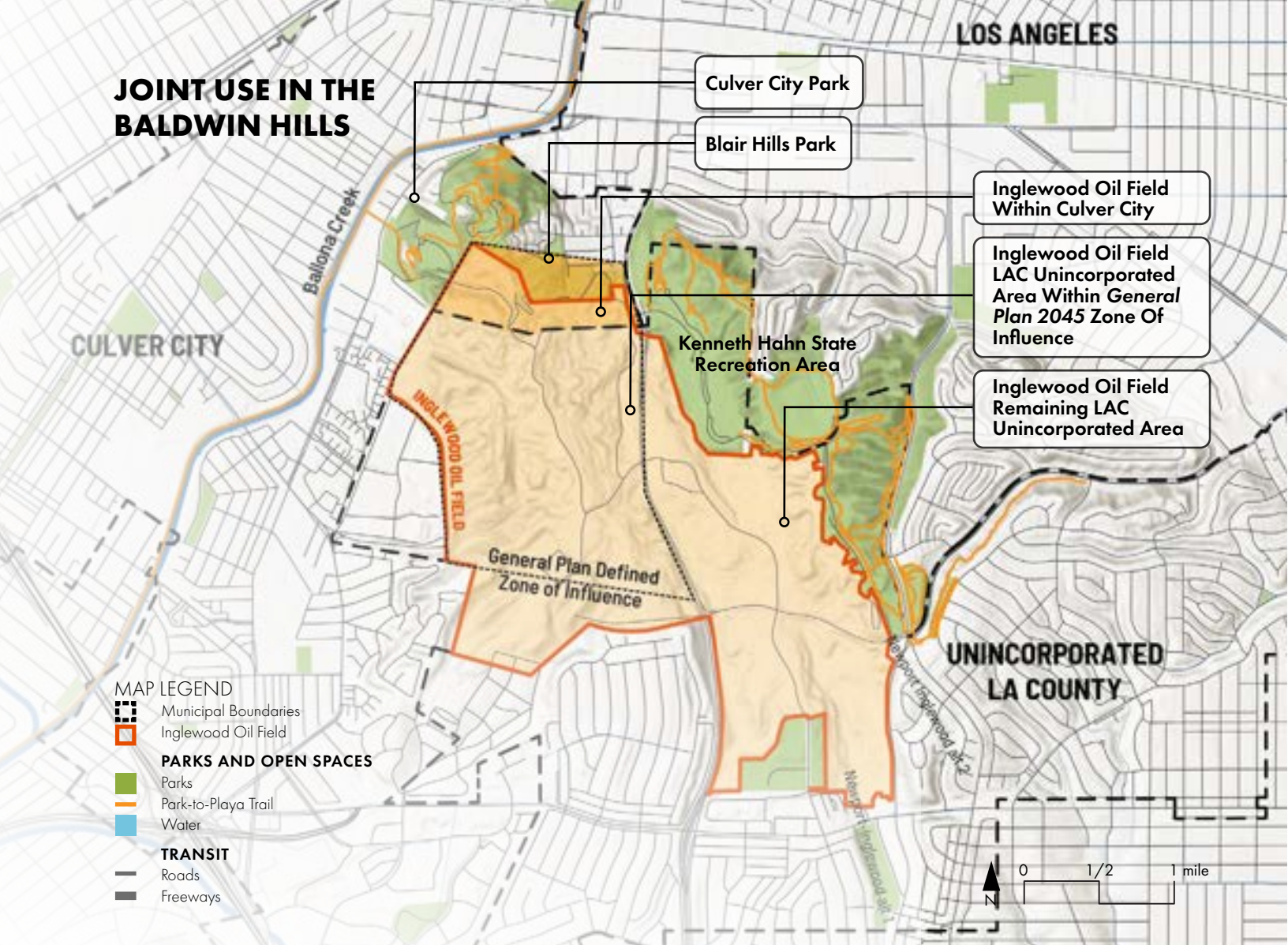


Figure 93. The Inglewood Oil Field represents a significant opportunity for new joint use facilities in Culver City.

Source: LA County GIS Data Portal, Countywide Parks and Open Space, Countywide Multi-Use Trails, 2022.

### Park-to-Playa and Kenneth Hahn:

Blair Hills Park and Culver City Park are adjacent to portions of the Park-to-Playa Trail and the Kenneth Hahn State Recreation Area. This relationship should be strengthened to increase Culver City residents' access to natural areas. The Parks Plan proposes a new connection between Blair Hills and the Park-to-Playa Trail; see more information in the Site Recommendations section.

### Inglewood Oil Field (LAC Unincorporated):

As mentioned above, the Inglewood Oil Field (IOF) includes approximately 1,000 acres, 78 of which are in the boundaries of Culver City.<sup>25</sup> The remaining acreage is within LA County Unincorporated with approximately 400 of those acres considered within the "sphere of influence" of Culver City by the General Plan 2045. At the time of the decommissioning of the oil field in the estimated year of 2035 or sooner, state conservancies such as the Baldwin

Hills Conservancy and county entities such as LA County Department Parks and Recreation could plan to acquire this area, or a large portion of it, as preserved open space.

The Baldwin Hills Regional Conservation Authority (BHRCA; a joint powers authority of the Baldwin Hills & Urban Watersheds Conservancy and the County of LA) already owns approximately 125 acres of land in the IOF. The city should continue the collaboration begun during the Parks Plan to coordinate with state and county entities for future joint use and/or coordination on future grant possibilities for land acquisition and park development. In this process the city would evaluate and select appropriate remediation techniques for future Inglewood Oil Fields sites.





Figure 94. View of Baldwin Hills Scenic Overlook State Park. Source: PRCS, 2023.



Figure 96. New developments and underutilized parcels should be explored for potential new park space. Source: PRCS, 2024.

### New Development and Underutilized Parcels

Several parcels within Culver City that are currently were researched for potential new park space through an approach considering ownership, zoning, and vacancy status, overlaid with systematic needs. These included both parcels owned by the city and other municipalities as well as private ownership. However, it is very difficult to identify available affordable lands for sale in Culver City.

Parcels already owned by Culver City should continue to be evaluated for potential inclusion of park space in future development.

The main parcels explored are listed in Figure 955 with a description for reference in the instance that future changes in Culver City result in new opportunities to re-evaluate these areas.

**The city should periodically review vacant and underutilized land for possible future park sites.**

Figure 95. (Page Right) This series of aerial images show sites explored for future parkland that were not deemed feasible in the short term. The city should periodically review vacant and underutilized land for possible future park sites. Source: LA County Assessor, 2024.



## Parcels and Sites Explored



An 18-acre LA Community College parcel near Culver Park was evaluated for possible acquisition and transition to parkland. Due to ownership by the college and difficulty in coordination, this site was excluded from further consideration in the near term. It could be a part of a long-term joint-use of the site by PRCS and LACCD, however, it is anticipated that any improvements would need to be funded by the city.



A group of 1.5-acre parcels owned by Culver City located along the south-east edge of Ballona Creek and north of Culver City's Lindberg Park were evaluated and excluded from further consideration because the site is currently used as a safe encampment/transitional housing area for the members of the unhoused population in Culver City.



A one-acre parcel along north-west of Ballona Creek north of Syd Kronenthal Park, owned and operated by Golden State Water Company, was evaluated and excluded from further consideration in the short term due to current use as a utility. Nonetheless, this site is of particular interest should future multi-benefit site design occur. PRCS should regularly and continually monitor the plans for this site.



A five-acre parcel at the base of the Baldwin Hills Overlook was evaluated as a possible site for new court sport amenities. Part of this site is under consideration by Public Works for use as a storage area. There is no current opportunity for this site to become parkland but PRCS should continue to monitor the site for future plans and opportunity.



A four-acre parcel currently zoned as commercial with unknown ownership was identified in the Fox Hills Neighborhood. While not currently for sale, this parcel could be acquired and developed into a park site that would serve the current and future population of Fox Hills.



This commercial parcel just north of Fox Hills Park was identified early in the process. It could connect to the park and allow for increased connectivity to developing neighborhoods to the north which currently have very limited pedestrian or bicycle access but it is currently occupied.



A 0.3 acre site along National Blvd under the Exposition Line Train was identified and brought to the attention of the city during the Draft Parks Plan phase. Some or all of this site is under consideration for recreational use in the future including as a site for pickleball and/or other suitable uses.



A cluster of parcels along Washington Blvd at Centinela Ave. were identified as vacant or underutilized, Culver City Owned, property. These parcels are directly in an area of Culver City with some of the highest park pressure as well as within census tracts identified in the draft General Plan 2045 as SB 1000, equity focused neighborhoods.

Currently there is a development proposal for the parcels that would include commercial development of the site by the city into a public market space with vendor units that has been largely stalled for a number of years. The

conceptual draft proposal for the site includes two structures, a large parking structure and surface parking. This site should include parkland and amenity development. This could be through a sliding scale of involvement or change from the past proposal including but not limited to:

- Coordination with Culver City PRCS for food and beverage revenue generation on the sites vender/plaza spaces.
- Conversion or co-use of the parking facilities into recreational amenities.





Figure 97. Community-wide events such as festivals can attract both regular visitors and new users. Source: Joseph Sohm/Shutterstock.com

## PROGRAMMING

Culver City's parks network already provides a range of well-attended and well-managed programming. New and expanded amenities can be bolstered by new free programming and new fee-based programming. There is the potential for a wide variety of revenue opportunities that could result from expanded programming and don't detract from the overall park experience. This might include expanded food and beverage offerings and the pursuit of a variety of attractive and unique partnerships and sponsorships.

Culver City can expand its offerings incrementally to build on existing successes and provide additional amenities as well as both free and fee-based programs. New scheduled programming will also create new opportunities for the city to partner with community-based organizations and businesses, on top of improving the quality of life for Culver City residents. Each category provides a range of options that vary by time of day, seasons, intensity of activity, and demographic cohort. While some programming may be focused on providing services

by age group, developing use of parks and facilities that maximizes intergenerational programming is important to a system-wide network of program.

There are a number of broad needs and opportunities for Culver City's park programming:

- The parks programming strategy should provide attractions, activities, and signature events for a wide range of residents, shoppers, workers, visitors, and others.

**Culver City can expand its offerings incrementally to build on existing successes and provide additional amenities as well as both free and fee-based programs.**





- The brand and positioning strategy needs to align with local and national trends regarding where people want to spend their free time.
- The most important of these continues to be a movement toward local “authenticity” - or, a place-based experience with connections to local culture or history.

Programming opportunities throughout Culver City are broadly categorized as follows:

- Arts and Culture
- Fitness and Wellness
- Hobbies and Niche Interests
- Markets and Festivals
- Live Entertainment
- Education

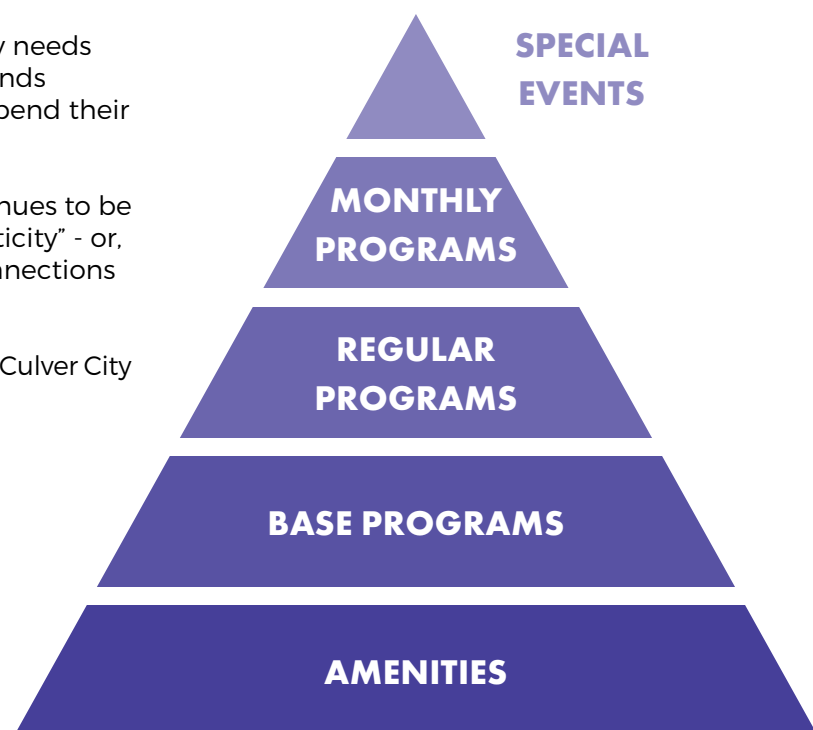


Figure 98. Base amenities should make up the largest number of services offered, while special events are less frequent.

## An Amenities-Based Strategy

Culver City's supplemental programming strategy will feature a series of "amenity nodes" that create a baseline of activity in the parks system and also serve as the locations for scheduled programming. Amenity nodes are themed, semi-permanent features with self-directed activities available; these activities might center on arts and crafts, games, or other amenities. They often complement permanent amenities like pavilions and playgrounds. Relying on scheduled programming by itself will not create sustained activity on a consistent basis unless it is scheduled many times throughout the day at multiple locations.

The near-term focus could be items that can be quickly and easily put in place to start to establish a new paradigm for activation of Culver City's existing parks.

**Amenities can vary by time, day, and season to attract different audiences.**

## PROGRAMMING CATEGORIES

### Arts and Culture

- Provide small-scale installations and intimate workshops and performances, scheduled during weekday lunches and weekend days.
- Capitalize on adjacencies to arts-related organizations to focus on arts activities, studios, and live entertainment through music or community theater.
- Choreograph more coordinated, perhaps rotating sculpture exhibits to pique visual interest without being intrusive or promoting active uses. These installations can also be installed in passive spaces in Fox Hills Parkette and Coombs Parkette, and be visible to pedestrians, cyclists, and drivers alike.



Figure 99. Public art such as Cougars I and II enrich public space. Source: OLIN, 2024.

### Fitness and Wellness

- Create active, high-intensity classes scheduled for early weekday mornings and evenings.
- Continue programming through yoga, league sports, and instruction classes.
- Explore potential partnerships with the Culver-Palms Family YMCA, as well as with local fitness businesses (e.g. yoga, weight training, boxing, etc.) to bring some of their activities and programs to an outdoor setting.
- Parks with flat field space and proximity to existing, new, and planned residential development will support morning and evening fitness activities, including Veterans Memorial Park, Fox Hills Park, El Marino Park, Blanco Park, and Lindberg Park.
- Incorporate Ballona Creek access where possible with additional programming partners.



Figure 100. Adults attend a yoga class in a park. Source: Agora Partners, 2024.



## Hobbies and Niche Interests

- Schedule social and interactive programming for different subcategories, including special interests, educational opportunities, and games with trusted local partners on weeknights and weekends.
- These programming options are generally relatively easy to establish and can be done with a range of programming partners, from non-profits to retailers.
- Consciously target specific demographics with specific games, whether “giant” versions, board games, or table games (such as foosball or ping pong), especially for lunchtime workers, after-work happy hour crowds, and after-school populations.



Figure 101. Child and early-education focused storytime. Source: Agtora Partners, 2024.



Figure 102. The skate park at Culver City Park is a unique resource for residents in Culver City. Source: PRCS, 2024.





Figure 103. Fiesta La Ballona is the largest annual event run by PRCS. Source: PRCS, 2024.



## PROGRAMMING CATEGORIES (CONTINUED)

### Markets and Festivals

- Plan focused community-wide events meant to be longer in duration and more substantial in terms of production, scheduled on weekends and in limited occurrences so as not to prevent regular usage of parks. This includes existing festivals such as Fiesta La Ballona and aspirational programming that will be achievable in different spaces at different scales.
- Focus on easier to implement programs, but continue with already-successful events.



Figure 104. Community members enjoy Fiesta La Ballona. Source: OLIN, 2024.

### Live Entertainment

- Arrange small-scale concerts coordinated with time of day and year, and in coordination with the Culver City Cultural Affairs Commission and the Culver City Arts Foundation.
- Schedule more traditional soloists on weekdays and weekends, with local bands when appropriate in the evening.
- Incorporate participatory dancing into live entertainment whenever it is possible and appropriate (focus on live music and performance partners that lend themselves to dancing)
- Schedule DJs and more traditional soloists at times and locations where people are more likely to be (because of established usage patterns or other programs and events taking place) on weekdays and weekends, with local bands when appropriate in the evening



Figure 105. The Culver Steps hosts a musical performance. Source: OLIN, 2024.

### Education

- Implement a mix of instructional classes, and install educational signage in parks.
- Learning opportunities should focus on early childhood (up to four years old) and seniors, generally scheduled for weekday mornings.
- Pursue partnerships with mission-driven nonprofit education organizations to leverage expertise and subsidize expenses
- In some cases, other activation categories can be augmented to provide for education opportunities, e.g. arts education utilizing the art cart, or health and wellness during fitness classes
- Include environmental education by utilizing proximity to Ballona Creek, topography, adjacent uses, and viewsheds throughout the system.



Figure 106. A group of children sit together outside. Source: Monkey Business Images/Shutterstock.com. Accessed June 6, 2024.

## Recommendations



Figure 107. Park users utilize spectator seating at Veterans Memorial Park. Source: OLIN, 2024.

### VETERANS MEMORIAL PARK

**Veterans Memorial Park is one of Culver City's community parks with a potential for a festival-like atmosphere due to programming intensity, range of users, amenity buildings (existing, renovated, or newly constructed) and 7-days-per-week audience.**

#### **Programming Intensity (stabilized year)**

1-2 scheduled daily programs on weekdays, 2-3 scheduled programs on weekends; numerous amenities.

- Arts and Culture: outdoor movies; interactive rotating art exhibit; local artist demonstrations.
- Fitness and Wellness: boot camps; kickboxing; meditation; extreme stretching.
- Hobbies and Niche Interests: makers workshops; gardening workshops.
- Markets and Festivals: opportunities for larger, limited events (Fiesta La Ballona (existing event), BBQ, Holi Festival, Blues & Burgers, Oktoberfest, etc.).
- Live Entertainment: silent disco; local bands; percussion ensemble.
- Education: imagination playground; outdoor library and reading room.
- Games: large "Lego" blocks; giant "Lite Brite"; table games; Rube Goldberg machine construction kit.

#### **Revenue and Funding Strategy**

High-impact and high-visibility opportunities should drive event rental, class, and F&B revenue; larger ticketed events on limited basis; high-value sponsorship opportunities for individual park elements.

#### **Partnership Strategy**

Larger commercial partnerships to provide staffing, funding, and operational assistance for amenities and programs; third-party event management agreement.





Figure 108. Visitors stroll towards a pavilion in Media Park. Source: OLIN, 2024.

## MEDIA PARK

**Media Park is an intimate park focused on engaging downtown office workers at lunchtime and keeping them downtown after the workday. While it is understood that Media Park is owned by the City of Los Angeles and managed by Culver City, it is nonetheless the best opportunity of Culver City's parks to engage downtown workers.**

### **Programming Intensity (stabilized year)**

2-3 scheduled programs per week on weekdays.

### **Programming Focus**

- Arts and Culture: salsa dancing; "Drink & Draw"; small exhibitions by local artists.
- Hobbies and Niche Interests: business networking events; industry-specific talks.
- Live Entertainment: emerging musicians series; soloists and small group performance.
- Games: cornhole; giant Connect Four; ping pong; putting green; foosball.

### **Revenue and Funding Strategy**

Minimal capital costs required; upfront costs to be covered within city budget; opportunities for sponsorships from local business and larger brands.

### **Partnership Strategy**

Local programming partners; nearby retail & commercial tenants.





Figure 109. The playground was recently renovated at Culver City Park. Source: OLIN, 2024.

## CULVER CITY PARK

**Culver City Park is a multi-faceted community park programmatically positioned between the neighborhood-focused Carlson Park and more active Veterans Memorial Park, with a weekday focus on nearby workers, seniors, and 0-4 year olds, similar in scope to Fox Hills Park.**

### **Programming Intensity (stabilized year)**

1-2 scheduled daily weekday programs, 2-3 weekend programs.

### **Programming Focus**

- Arts and Culture: musical instrument petting zoo; paper making; art cart.
- Fitness and Wellness: walking & running clubs; pétanque/bocce; yoga; tai chi.
- Hobbies and Niche Interests: comics library; dog park with costume show, owners' social, and training/grooming workshops.
- Education: environmental education walks; regional ecosystem talks.
- Games: table games; cornhole; giant Connect Four; large 3D puzzles.

### **Revenue and Funding Strategy**

Larger Culver City business sponsorship opportunities (pitched as worker amenities).

### **Partnership Strategy**

Local nonprofits; local businesses.





Figure 110. Visitors relax under the trees at Carlson Park. Source: OLIN, 2024.

## CARLSON PARK

**Carlson Park is a family-oriented outdoor venue that serves as a quiet neighborhood park.**

### **Programming Intensity (stabilized year)**

One scheduled program per weekend day; limited to 2-3 per weekend day.

Programming Focus:

- Arts and Culture: storytime; art cart; watercolor classes; artist-in-residence.
- Fitness and Wellness: running & walking clubs, family yoga.
- Live Entertainment: magic shows, a cappella, barbershop quartets.
- Education: foreign language classes, writing workshops.
- Games: scavenger hunt; juggling.

### **Revenue and Funding Strategy**

Minimal capital costs required; upfront costs to be covered within city budget; arts grants.

### **Partnership Strategy**

Local programming partners – subject-matter experts, neighborhood residents, local non-profits.





Figure 111. An aerial view of Culver City from the 1930s shows the Culver City Hotel and movie studios. Source: Culver City Historic Images Gallery, City of Culver City, <https://www.culvercity.org/Explore/About-Culver-City/Culver-City-Historic-Images/Culver-City-Historic-Images-Gallery>.

## ARTS AND CULTURE

Culver City is a city founded on the arts and is deeply connected to the film industry in its cultural history. Visual and performing arts are important to nurturing a thriving and vibrant creative community in Culver City. Parks and the arts are both connected to community safety, public health, and mental well-being by numerous studies.<sup>26</sup> Neighborhoods in Culver City should have equitable access to arts and culture assets and programming.

Arts and culture can manifest in multiple ways throughout the city's open space system. Permanent public art examples include, but are not limited to: sculpture, murals, earthworks, site furnishings, exhibit or performance space. Temporary public art examples include, but are not limited to: forms of ephemeral media (sound, video, projection mapping), performing arts, educational programming, poetry readings, food culture, and special events.

**Arts can be incorporated into many aspects of the Culver City parks system, and municipal performance and arts facilities could be established.**





Figure 112. The Selznick Studios were a key fixture in early Culver City, approx. 1930s. Source: Selznick Studios, Culver City, Cal., photCL\_555\_06\_1761, Ernest Marquez Collection, The Huntington Library, San Marino, California.



Figure 113. The Metro-Goldwyn-Mayer Studios displayed typical art deco architecture, approx. 1940s. Source: Metro-Goldwyn-Mayer Studios, Culver City, California, photCL\_555\_06\_1759, Ernest Marquez Collection, The Huntington Library, San Marino, California.

# Art in Public Places Program

Public art is strongly tied to a sense of identity in the city. Culver City has more than 100 public artworks within its Art in Public Places Program (APPP).<sup>27</sup> This program was established in 1988 to enhance the quality of life for residents and visitors through the urban landscape.<sup>28</sup> Culver City’s Art in Public Places Program serves as the city’s percent for art program. Maintenance of the art is the responsibility of the property owner and is outlined in a covenant with the city.<sup>29</sup>

Public art pieces within PRCS parks and opportunity sites include:

- 1. Homage to La Ballona Creek, Culver City Park, Artist: Lucy Blake-Elahi (1994)
- 2. Tree of Life, Carlson Park, Artist: Dora De Larios (1997)
- 3. Rivers of the World, Ballona Creek Bike Path, Artist: Lori Escalera, Lucy Blake-Elahi, David Farrington, and members of Ballona Creek Renaissance (1997)
- 4. Postcards from Ballona, Ballona Creek Bike Path, Artist: Francois Bardol, Lucy Blake-Elahi, Lori Escalera, and Culver City Middle School students (1997)
- 5. Cougars I and II, 6000 Sepulveda Blvd., Artist: Gwynn Murrill (1991)

System-wide, there are additional sculptures and public art pieces that are outside of Culver City’s official APPP. There is an opportunity to overlay parks in Culver City’s park system with an aspect of art, whether through physical art pieces or performative arts opportunities. Additionally, as more artworks are incorporated into parks, there could be a “cultural corridor” to connect parks to one another through an art journey along bicycle and walking paths. Parks that already have a proximity to the bustling downtown area and arts district are best suited to build off existing cultural connections in Culver City, such as Veterans Memorial Park and Syd Kronenthal Park.

To support the maintenance and operations of a new and expanded outdoor parks art collection, additional funding would be required beyond the Cultural Affairs Commission’s current budget capacity. The Culver City Arts Foundation could be a resource for identifying funding opportunities.

APPP is Culver City’s percent for art program, which requires a contribution for:

**RESIDENTIAL DEVELOPMENTS WITH**

**>5 UNITS**

**COMMERCIAL, INDUSTRIAL, OR CIVIC PROJECTS VALUED**

**\$500,000+**

**REHABILITATION PROJECTS VALUED**

**\$250,000+**

**1. PAYING 1% OF THE TOTAL BUILDING PERMIT VALUATION INTO THE CULTURAL TRUST FUND**

**2. PLACING AN APPROVED ARTWORK EQUAL TO AT LEAST 1% OF THE TOTAL BUILDING PERMIT VALUATION ON THE SITE**

*Options 2-5 applicable only when 1% allocation is \$75,000+*

**3. INCORPORATING A CULTURAL FACILITY WITHIN THE DEVELOPMENT PROJECT**

**4. FULFILLING THE APPP REQUIREMENT FOR “ARCHITECTURE AS ART”**

**5. DONATING ARTWORK EQUIVALENT TO AT LEAST 1% OF THE TOTAL BUILDING PERMIT VALUATION TO THE CITY**

Figure 114. The percent for art program requirements in Culver City are based on the size of the proposed development.



## Arts Organizations and Support

Several organizations promote the arts in Culver City. The Cultural Affairs Commission of Culver City is a 5 member commission with 4-year terms and a maximum number of 2 terms per commissioner. All commissioners are residents of Culver City who do not hold any other office or employment by the city. The Cultural Affairs Commission advises the City Council on matters related to arts in Culver City and is also tasked with implementing the city's public art program.<sup>30</sup>

The Culver City Arts Foundation (Culver Arts) is an all-volunteer organization that evolved out of the Cultural Affairs Commission. Culver Arts has 11 board members serving 2-year terms, 4 officers, and an advisory committee of 18-20 people. Culver Arts often works with the Cultural Affairs Commission as well as PRCS, and was created to be able to cast a wider net into the city to obtain funding and connect with more artists. Culver Arts fundraising efforts have primarily been through local corporate sponsors, and it continues to look actively at grants and corporate as well as individual funding opportunities.

Culver City appoints an artist laureate for a 2-year position that is funded by the Cultural Affairs Commission and Culver Arts, and recognizes the important role individual artists play in contributing to a vibrant, equitable and healthy community and improving quality of life for residents of all ages. The current 2023-25 artist laureate is Katy Krantz, whose multi-disciplinary practice includes ceramics and community based public art.<sup>31</sup> Other artists can apply for this position in future years.

The Local Parks Grants Program through a state grant called Arts in California Parks could be a funding source to establish additional art installations and programming in Culver City parks.<sup>32</sup>

## Arts Programming and Facilities

Some residents feel that demand for arts programming within Culver City outpaces the resources currently available. For example, El Marino Park hosts a ceramics class which experiences high demand and waitlists compared to the size facility which is available. Currently there is no municipal theater within the city. The Feasibility Study for Veterans Memorial Park proposed a cultural center that would include a 500-seat theater. However, some of the feedback received during the Feasibility Study for Veterans Memorial Park and Culver City Park cited the decline in usership of performance spaces in the city and did not support the development of such facilities.

There are currently no dedicated outdoor performance spaces in the parks system. In addition to a possible municipal facility in Culver City, there could be mid-size outdoor community spaces and small outdoor stages and seating areas for more informal performances. The lack of these spaces and facilities was emphasized in feedback received from the Culver City Arts Foundation, in a letter received from chair Jim Clark on May 6, 2024. Further, there is an opportunity to expand fee-based arts programming to provide a revenue stream for Culver City. This can be done in addition to current programming where the theater and potentially art studios and galleries can be provided on a fee basis.



### Culver City Cultural Affairs Commission

Advises the City Council on matters related to arts and implements the city's public art program.



### Culver City Arts Foundation

All-volunteer organization created to cast a wider net to obtain funding and connect with artists.



### Art in Public Places Program

Program aimed at enhancing quality of life for residents and visitors through 100+ public artworks.

Figure 115. Culver City arts organizations for the backbone of current arts programming for the city.

## Arts Maintenance

Regular maintenance of public art is crucial to additional art-focused projects in Culver City. Additional staffing and funding within Public Works, PRCS, and Cultural Affairs would be necessary to support the addition and maintenance of further public art to the parks system. The non-profit Culver City Arts Foundation could be a resource for identifying funding opportunities.



Figure 116. A Culver City Public Works employee services a fountain.  
Source: PRCS, 2024.

## Recommendations

The recommendations below are informed by community input and meetings with key partners, such as the Culver City Arts Foundation and Historical Society.

### Performances in Parks

There are a lack of performance spaces throughout the Culver City Parks system, ranging in size and scale. In neighborhood parks and parkettes, small raised performance spaces for students or outdoor lectures would be valuable in addition to larger buildings or stages that are possible in community parks such as Veterans Memorial Park and Culver City Park. Overall, park capacity and parking availability are limiting factors in building larger facilities in many Culver City parks. Additionally, some neighborhoods, such as Carlson Park, are especially sensitive to noise from performances within the parks. Noise considerations will need to be taken into consideration for the siting of any outdoor gathering space. El Marino Park, Tellefson Park, Culver West Alexander Park, and Coombs Parkette are candidates for small raised performance spaces. Both El Marino Park and Coombs Parkette also benefit from proximity to schools. For parks situated in noise-sensitive areas or where most performances will be intimate, a

designated performance area would not need to be raised; instead, a small pavilion or plaza would serve multiple functions.

Some facilities can offer opportunities for multiple uses and can be used for performances in off-hours. For example, the Stone House at Lindberg Park, which is a daycare during the day but open in the evenings for public use, could be an additional performance space. The Feasibility Study for Veterans Memorial Park completed by Johnson Favaro Architects included a performance building that included extensive indoor performance spaces for the arts, and a new expanded location for the Culver City historical archives.

### Creation Spaces

In addition to physical and temporary art installations and exhibits, arts programing and maker spaces can be bolstered and added within the parks system. These spaces include studio spaces for ceramics, painting, drawing, textiles, and photography. New art-focused spaces and buildings are proposed for both Veterans Memorial Park and El Marino Park. Movable furnishings and supplies in a designated outdoor space can serve as a bridge to a permanent, indoor facility, and in some cases, may be the most practical and/or appropriate solution for new spaces for creativity and community arts programming.

Arts and culture programming in Culver City can also include residencies for the incubation of youth and community talent, along with other along with other community programming and education opportunities.

### Wayfinding and Cultural Identity

Art in Culver City has the opportunity to create a cohesive visual identity for the city.

Art gateways at entrances to the city could be developed to mark the sense of place of Culver City and signify important thresholds for the city. For example, there are tree wraps along Washington Blvd. in the Arts District that were installed decades ago and speak to Culver City's cinematic history as the "heart of screenland." These sculptures could be refurbished and aligned with a city-wide graphic and signage identity. Additionally, there is an existing "Culver City" wood sign at Sepulveda Blvd. and Centinela Ave. which is maintained by PRCS but is not actually within the city boundaries. It also can be hidden in its busy intersection location by the freeway.

A unifying wayfinding system and graphic identity would help people identify Culver City and build awareness of its boundaries.





Figure 117. Culver City's City Hall is enlivened by public art pieces such as Ed Carpenter's hanging garden glass screens (1995) and Nate Mohler's mixed media interactive "fountain" (2019). Source: Andrea Binz, 2021.

# WATER



## Existing System

When considering the existing conditions of water management throughout Culver City, it is important to identify potable water needs as well as overall watershed health. The city's water supply is provided primarily by Golden State Water Company (GSWC) and the city coordinates with GSWC on providing water supply to serve park facility water demands. In addition, water supply for Culver West Alexander Park is provided partially by both GSWC and the Los Angeles Department of Water and Power (LADWP).

Culver City is located within the Ballona Creek watershed and the Marina Del Rey watershed. The majority of Culver City, approximately 5.7 square miles, is located within the urbanized Ballona Creek watershed, which has a total drainage area of approximately 130 square miles. The Ballona Creek watershed is bounded by the Santa Monica Mountains to the north, the Harbor Freeway on the east, and Baldwin Hills on the south. Major tributaries to Ballona Creek, a nine-mile-long flood management channel, include Centinela Creek, Sepulveda Canyon Channel, and the Benedict Canyon Channel. The Culver West neighborhood, a much smaller 42-acre portion of the city, is located within the Marina Del Rey watershed, a sub-watershed of the Santa Monica Bay watershed and one of the smallest watersheds in Los Angeles County at 2.9 square miles. The watershed primarily drains to the Marina del Rey Harbor via the municipal separate storm sewer system (MS4).

The Ballona Creek Enhanced Watershed Management Program (EWMP) and the Marina Del Rey EWMP associated with the aforementioned watersheds, have each been adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) as compliance pathways for the 2021 Regional Los Angeles MS4 Permit (ORDER NO. R4-2021-0105 NPDES PERMIT NO. CAS004004), of which the city is a permittee. The city has already achieved compliance targets for the Marina Del Rey watershed.

### MAP LEGEND

-  City Boundaries
-  Culver City

### WATERSHEDS



-  HUC 8 Watersheds
-  HUC 10 Sub-Watersheds

Figure 118. Map of HUC 10 and HUC 8 watersheds in Los Angeles County. Culver City is located in the Ballona Creek and Garapito Creek-Frontal Santa Monica Bay sub-watersheds. Culver City is a member of the associated Enhanced Watershed Management Programs (EWMPs) for Ballona Creek and Marina Del Rey, which is a management area within the Garapito Creek-Frontal Santa Monica Bay sub-watershed. Source: USGS, National Hydrography Dataset, 2022.









Figure 119. The channelized Ballona Creek runs throughout Culver City. Source: OLIN, 2024.

Per the MS4 Permit, redeveloping city parks may require the implementation of Low Impact Development (LID) Best Management Practices (BMPs)<sup>33</sup> if the redevelopment creates or replaces 5,000 square feet or more of impervious surface. These redevelopment projects or “Priority Development Projects” must implement structural BMPs to retain the Storm Water Quality Design Volume (SWQDV), which is defined as either the runoff from the 0.75-inch, 24-hour rain event or the runoff from the 85th percentile, 24-hour rain event, whichever is greater. Proposed BMPs must assess, in order of preference, the feasibility of on-site infiltration, bioretention and/or rainfall harvest and use; on-site biofiltration, off-site groundwater replenishment and/or off-site retrofit; or on-site treatment. The selection of BMPs during redevelopment offers additional benefits beyond water quality improvements, such as opportunities to enhance resiliency through water supply benefits and reductions in water use.

When considering the MS4 Permit and the redesign of existing parks, incorporating site design measures to disperse impervious areas, such as concrete walkways, to pervious areas including decomposed granite or vegetated areas, may be a cost effective way to reduce the need for more structural and costly stormwater capture BMPs. Other cost effective options include bioretention systems, rain gardens, above-ground cisterns and vegetated swales. Culver City Public Works developed the SWQMP in 2021 which identified certain park facilities for larger, regional stormwater capture BMPs. There are opportunities to coordinate with Public Works on the implementation of these regional stormwater capture BMPs during redesign phases of the parks. Options for implementing regional stormwater capture BMPs, or on-site stormwater management BMPs, are further explored in this chapter and in Chapter 6.



## BEST MANAGEMENT PRACTICES (BMPS) PRECEDENTS

### REGIONAL PROJECTS

Centralized facilities designed to receive large volumes of runoff such as basins and underground vaults.



Figure 120. The SMQMP proposed several significant regional projects that include underground storage similar to what is shown in this concept diagram. Source: Culver City Stormwater Quality Master Plan, City of Culver City, 2021, page 110.

### GREEN STREET PROJECTS

Distributed, small scale systems such as bioretention and biofiltration areas along roadways.



Figure 121. Biofiltration along city streets are an opportunity to incorporate stormwater improvements along transit corridors. Source: Culver City Stormwater Quality Master Plan, City of Culver City, 2021, page 138.

### LOW IMPACT DEVELOPMENT PROJECTS

Distributed, smaller scale systems that infiltrate, harvest and use, or treat runoff on a parcel level. Examples include infiltration BMPs such as permeable pavement or drywells, rainwater cisterns, and rain gardens.



Figure 122. A dry well BMP can be used where there is limited area on the surface for stormwater capture systems, and where deep infiltration is feasible. Source: Culver City Stormwater Quality Master Plan, City of Culver City, 2021, page 119.



## Regional Stormwater Capture Parks

Six parks in the Culver City parks system have been identified by Culver City Public Works in the SWQMP as possible candidates to handle regional stormwater capture on-site, in addition to the stormwater runoff generated within the park boundaries.<sup>34</sup> The opportunities outlined in the SWQMP are concept designs only, and are subject to further site specific analysis as projects are implemented. The stormwater improvements at Syd Kronenthal Park have been identified as the first priority project for Public Works, and the process for obtaining proposals started in 2024. The next top priority park projects for Public Works includes Fox Hills Park and Lindberg Park.

The six parks identified for regional stormwater capture include:

- Blanco Park
- Fox Hills Park (Public Works priority site, planning phase)
- Lindberg Park (Public Works priority site, planning phase)
- Syd Kronenthal Park (Public Works priority site, in design phase)
- Tellefson Park
- Veterans Memorial Park



## On-Site Stormwater Management Parks

For park improvements that result in over 5,000 square feet of impervious area modifications, on-site stormwater best management practices (BMPs) are required. The following parks were not identified as potential candidates for regional stormwater capture by the SWQMP, and should take measures to treat and capture stormwater runoff on-site.

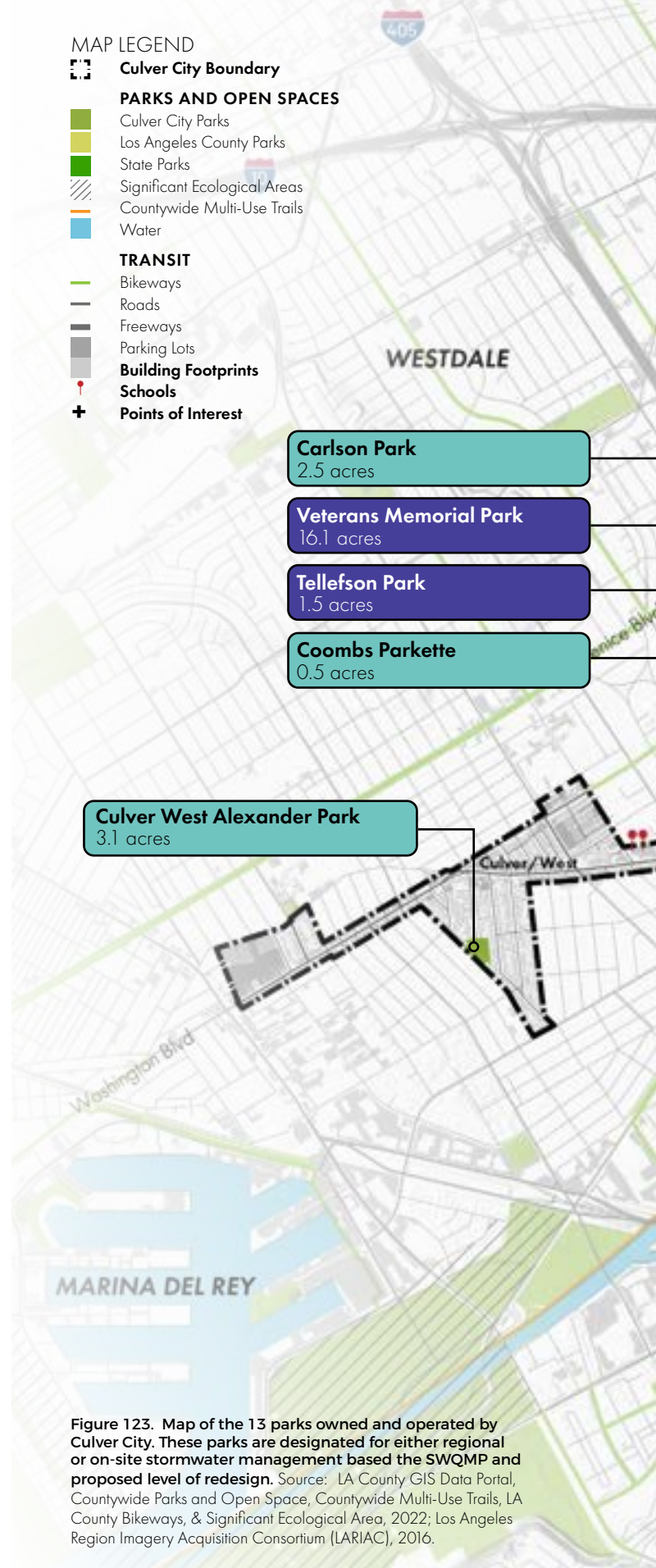
The seven parks that should prioritize on-site stormwater capture include:

- Blair Hills Park
- Culver City Park
- Carlson Park
- Culver West Alexander Park
- El Marino Park
- Coombs Parkette
- Fox Hills Parkette

## STORMWATER OPPORTUNITIES

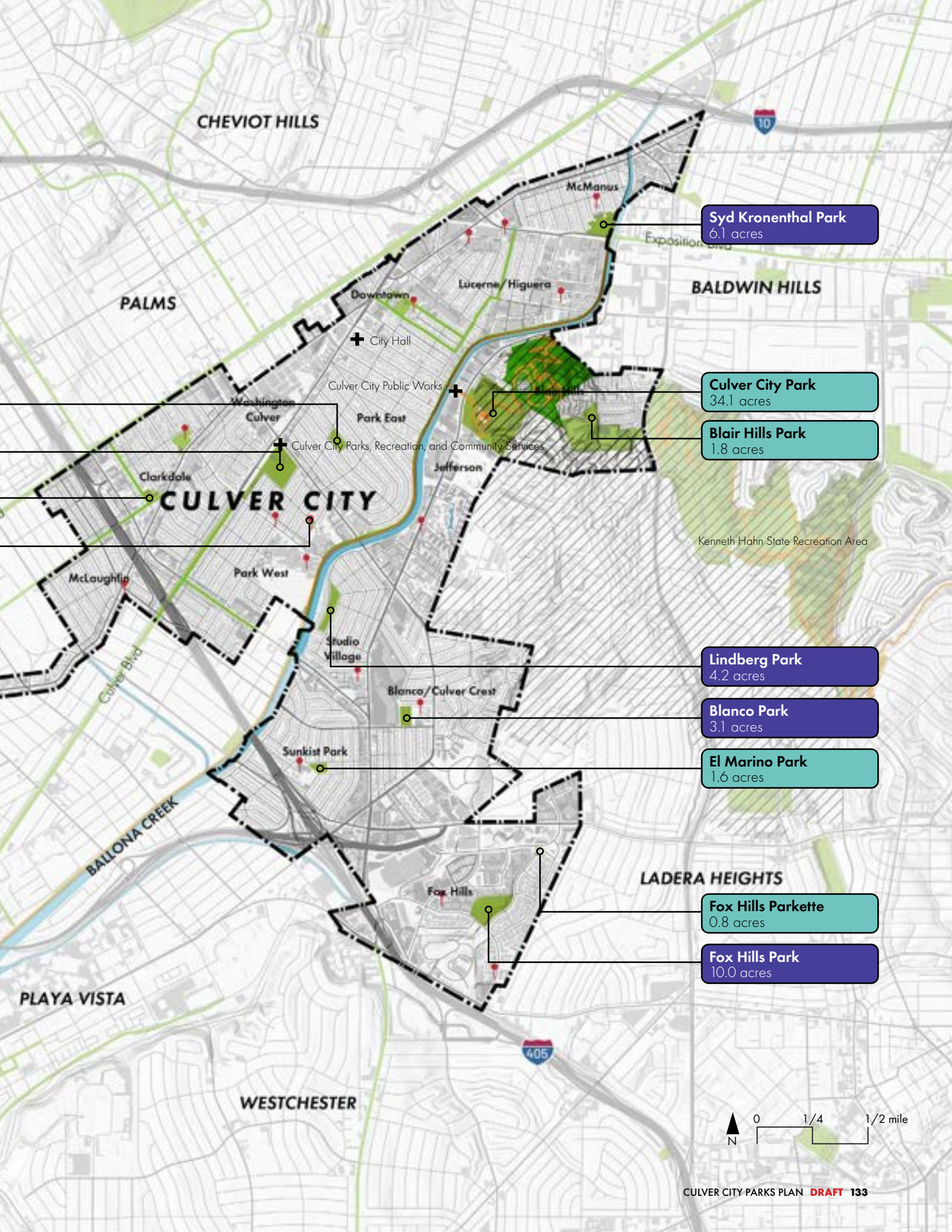
### MAP LEGEND

- Culver City Boundary
- PARKS AND OPEN SPACES**
  - Culver City Parks
  - Los Angeles County Parks
  - State Parks
  - Significant Ecological Areas
  - Countywide Multi-Use Trails
  - Water
- TRANSIT**
  - Bikeways
  - Roads
  - Freeways
  - Parking Lots
- Building Footprints
- Schools
- Points of Interest



**Figure 123. Map of the 13 parks owned and operated by Culver City. These parks are designated for either regional or on-site stormwater management based the SWQMP and proposed level of redesign.** Source: LA County GIS Data Portal, Countywide Parks and Open Space, Countywide Multi-Use Trails, LA County Bikeways, & Significant Ecological Area, 2022; Los Angeles Region Imagery Acquisition Consortium (LARIAC), 2016.





CHEVIOT HILLS

PALMS

BALDWIN HILLS

CULVER CITY

**Syd Kronenthal Park**  
6.1 acres

**Culver City Park**  
34.1 acres

**Blair Hills Park**  
1.8 acres

**Lindberg Park**  
4.2 acres

**Blanco Park**  
3.1 acres

**El Marino Park**  
1.6 acres

**Fox Hills Parkette**  
0.8 acres

**Fox Hills Park**  
10.0 acres

LADERA HEIGHTS

PLAYA VISTA

WESTCHESTER

0 1/4 1/2 mile  
N





Figure 124. Non-functional turf, such as the underutilized turf shown in Cougar Park, will be subject to requirements replacing it with low water use planting . Source: OLIN, 2024.

## Non-Functional Turf

**“Non-functional turf” is defined as turf that is solely ornamental and does not include turf areas regularly used for recreational purposes such as sports fields or areas used for civic or community events.**

## Water Demand Considerations and Non-Functional Turf Requirements

In addition to stormwater management requirements, there are statewide water efficiency regulations that must be factored into park redesign. The Model Water Efficient Landscape Ordinance (MWELO), adopted by the state of California in 2015, is referenced by the CalGreen Building Code and required to be implemented by local agencies statewide. This ordinance provides a set of minimum standards for landscape design, water use, and installation to promote the protection of California’s water resources through the use of climate adapted and native plant material. Other aspects of the ordinance include measures for fire mitigation and the reduction of the urban heat island effect. A project will be required to comply with MWELO for new construction areas equal to or greater than 500 square feet or for rehabilitation of existing vegetation areas equal to



or greater than 2500 square feet. For compliance with this ordinance, it is important to work with a qualified irrigation consultant who can provide the required calculations and determine a project's water budget compliance. Overall, each project's estimated total water use (ETWU) cannot exceed its maximum applied water allowance (MAWA), which is calculated based on the type of project, the evapotranspiration rates of plants used, the irrigation water source (recycled water or potable), and typology of landscape use and design (pools, urban agriculture, etc).<sup>35</sup>

In addition to MWELO, in June 2022 an emergency regulation to ban decorative turf irrigation with potable water (non-functional turf irrigation) in commercial, industrial, and institutional areas took effect across the state of California. "Non-functional turf" is defined as turf that is solely ornamental and does not include turf areas regularly used for recreational purposes such as sports fields or areas used for civic or community events. It is estimated that over 50,000 acres of the estimated 218,000 acres in the service area of Metropolitan Water District of Southern California is categorized as non-functional turf, and removing this turf can result in an additional 10% of water savings regionally.<sup>36</sup> Culver City has begun an evaluation process to review these areas within the parks systems and consider other groundcover and planting options that are low water use. This will result in a need to change some areas of existing turf grass in the coming years, which will generate a capital improvements budget requirement and different climate-adapted maintenance regimes than are currently employed.

The conversion of these turf areas to low water use planting will also help the parks system comply with MWELO, by converting high water use turf areas to low or very low water use plant groundcover species and shrubs.<sup>37</sup>

## Water Efficiency Opportunities

During the Parks Plan redesign process, parks were designed to adhere to MWELO requirements to incorporate California native plants and preserve water resources. To help advise on additional water savings strategies during the park redesign process, a preliminary assessment of water use at each park was conducted based on available data.

Parks that may have higher on average water use include:

- Blanco Park
- Carlson Park
- Tellefson Park
- Fox Hills Parkette

Therefore, opportunities for removal of non-essential turf and integration of water savings practices may be most applicable at these parks. During final engineering for all park redesigns, additional opportunities for non-functional turf removal will be identified to further reduce local water demands.

In addition to non-essential turf removal, PRCS should consider implementing effective water management strategies such as:

- **Smart irrigation or weather-based controllers** to irrigate park areas at optimal times to promote efficiency of water use.
- Coordinating with Golden State Water Company to **regularly track water demand at parks** (e.g. quarterly or annually), to identify leaks and promote sustainable water use.
- For new buildings with potable (e.g. hand washing) and non-potable (e.g. lavatory flushing) water demands, **consider opportunities to implement greywater or condensate water reuse systems** for efficient localized on-site reuse of water.

## WATER EFFICIENCY COMPLIANCE FOR CULVER CITY PARKS

California Assembly Bill 1572  
Non-Functional Turf Ban  
2022

Model Water Efficient  
Landscape Ordinance (MWELO)  
2015



Figure 125. Many laws govern water efficiency and planting, including the Non-Functional Turf Ban in 2022 and the MWELO in affect since 2015. Source: California State Water Resources Control Board, 2024; Model Water Efficient Landscape Ordinance." California Department of Water Resources, State of California, 2024. <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>





Figure 126. Rain gardens are a cost-effective BMP strategy to capture on-site stormwater. Source: Jchannel/Shutterstock.com.

Overall, there are many sustainable water features and effective stormwater management opportunities to achieve compliance requirements and Parks Plan goal of integrating sustainability and climate resiliency into parks management, design, and construction.


## **Stormwater Collaboration with Culver City Public Works**


There are opportunities for PRCS and Public Works to collaborate together on projects and maximize funding to achieve multiple city goals. As specified in the city's SWQMP, the availability of open space within park areas, as well as potential for multi-benefits at these facilities, make parks ideal locations for stormwater quality projects. To help fund stormwater projects across the Los Angeles County region, the Los Angeles County Safe Clean Water Program Parcel Tax (Measure W) was passed in the November 2018 election. As described further in Section III, Public Works and PRCS may collaborate together to utilize these funds, as well as other grant opportunities, to fund stormwater capture projects in parks space.




## STORM DRAIN NETWORK

### MAP LEGEND

 Culver City Boundary

 Culver City Parks

### STORM DRAIN NETWORK

 Storm Drains

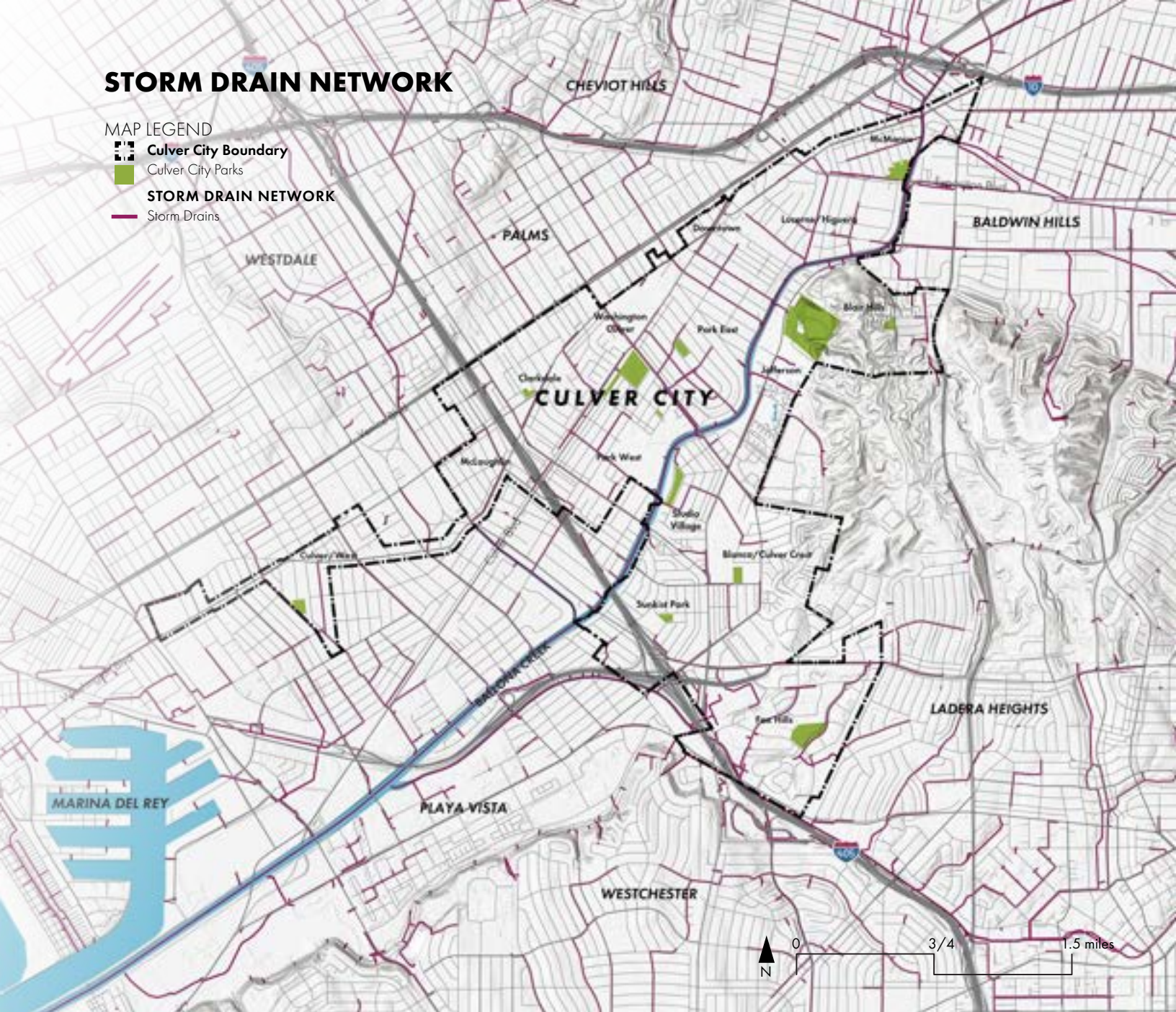


Figure 127. Map of the stormdrains in Culver City. This network of stormwater conveyance in Culver City can better perform with additional stormwater management projects. Source: City of Los Angeles, Storm Drains, 2022.

During the park redesign phase, it was identified that Lindberg Park, Fox Hills Park, Culver West Alexander Park have multi-benefits between PRCS and Public Works Departments and may be progressed collaboratively through shared funding pathways towards project implementation. Additional details on these site-specific recommendations can be found in Chapter 6.

For additional funding towards stormwater capture project implementation at park facilities and throughout the city, Culver City Public Works

and PRCS could consider implementation of stormwater in-lieu fee or credit programs. These programs would allow the development community to financially support implementation of large scale, regional stormwater capture systems and long term operations and maintenance. This approach would benefit both city stormwater compliance and streamline development processes where onsite, smaller scale stormwater BMPs may be unnecessary in certain areas of the city. See Section III - Funding Opportunities for more detail on this approach.



# ECOLOGY AND RESILIENCE


Situated along the Ballona Creek and at the base of Baldwin Hills, Culver City has a unique ecological context. A range of upland to riparian ecological conditions can be amplified through the city's park system. Currently, many parks have planted non-native and/or invasive species that tend to use more water and limit the biodiversity in the city. There are opportunities to bolster the urban forest, prioritize shade, introduce more native and water-wise species, connect to regional ecosystems, and implement strategies for wildfire resilience.

## Existing System

Culver City was historically comprised of wet meadow, alkali meadow, and willow thicket ecosystems.<sup>38</sup> These ecosystems thrived around what was likely at that time the mainstem of the LA River which flowed through Culver City roughly along the current alignment of Ballona Creek. During a series of three high precipitation years beginning in 1825, the river altered course, sending it south-east, closer to its current location, and leaving behind the lower flowing Ballona Creek and a series of marsh ecosystems.<sup>39</sup> Subsequent channelization of Ballona Creek alongside decades of increased development altered the ecosystems in Culver City to what we see today.<sup>40</sup>

Culver City is also home to vegetation communities such as California sagebrush, California buckwheat, coast live oak, chaparral, and annual grasslands.<sup>49</sup> Soils in Culver City are alluvial consisting largely of loam with some areas of clay and patches of sandy soils.<sup>42</sup> Average precipitation in Culver City currently ranges from 10-17 inches per year<sup>43</sup> and will be more irregular in the future, emphasizing the need for efficient park water utilization.


### MAP LEGEND


 Culver City Boundary

 Culver City Parks

#### ELEVATION

 High (125')

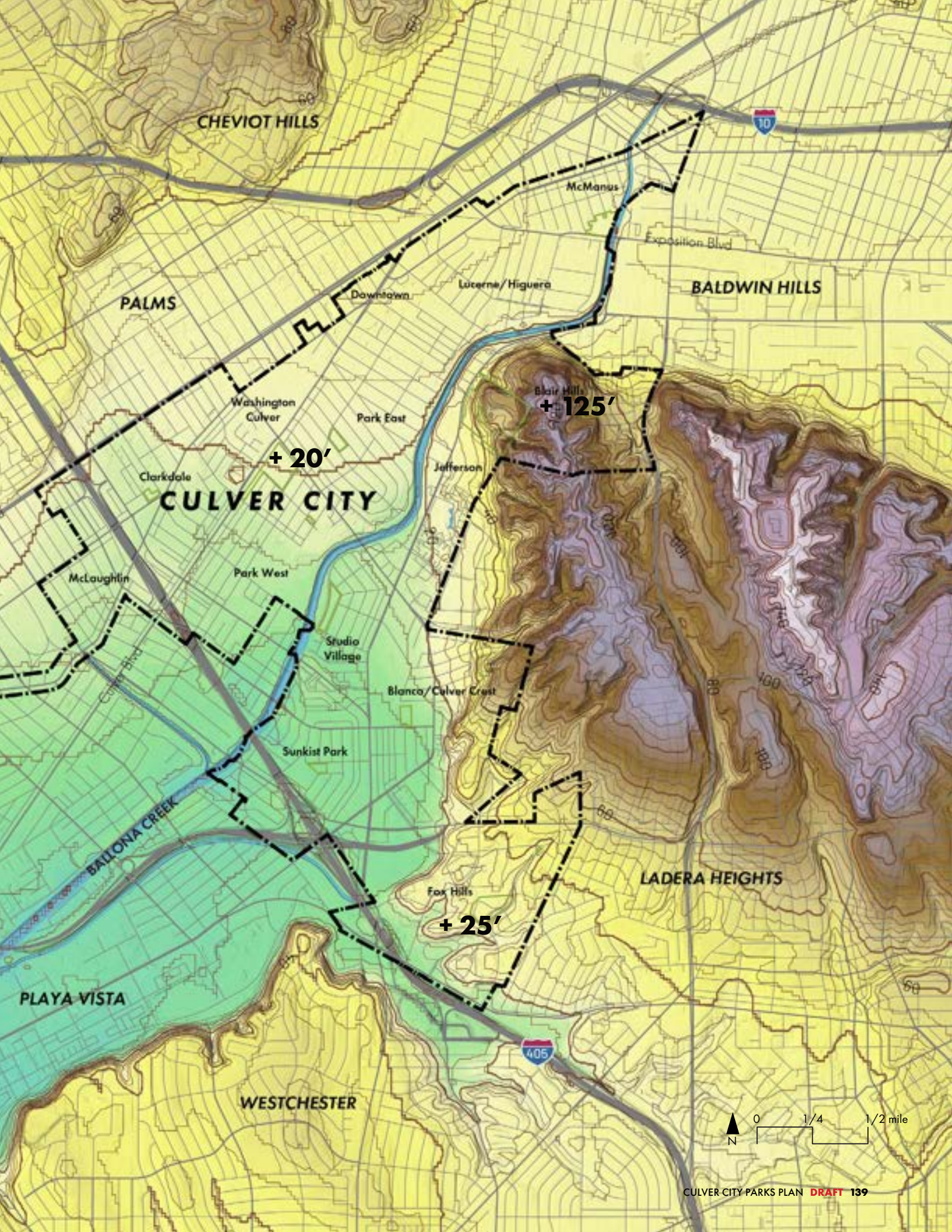
 Low (6')

 5' Contour Interval

 20' Contour Interval

Figure 128. Topographical map of Culver City. There is approximately 120 feet of elevation change within Culver City. Source: U.S. Geological Survey, 2013, USGS NED 1 arc-second 2013.





CHEVIOT HILLS

PALMS

BALDWIN HILLS

CULVER CITY

+ 20'

+ 125'

+ 25'

LADERA HEIGHTS

PLAYA VISTA

WESTCHESTER





Figure 129. The tree canopy at Carlson Park offers a diverse mix of mature and healthy canopy tree species. Source: OLIN, 2024.

## Urban Forestry and Tree Canopy

A dense, mature, and thriving tree canopy is crucial to the success of the Culver City parks system and city as a whole. Not only does a healthy urban forest create a pleasant park setting for communities, but it also helps reduce higher temperature from the urban heat island effect, reduce energy costs, and foster biodiversity within an urban environment.

The Culver City 2015 Urban Forestry Master Plan documented the city's urban tree canopy at approximately 15,000 individual trees of 215 species.<sup>44</sup> The top three tree species, accounting for more than a third of Culver City's urban tree canopy, were *Ulmus parvifolia* (Chinese Elm), *Ficus microcarpa* 'nitida' (Indian Laurel Fig) and *Washingtonia robusta* (Mexican Fan Palm).<sup>45</sup>

Looking ahead, the draft General Plan 2045 specifies the proliferation of an urban forest in Culver City as a goal of the parks and open space across the City to increase its carbon sequestration and lower severity of heat island impacts among other health benefits.<sup>46</sup>

Within an urban forest, shade connectivity is important for both human and habitat health. A study in the urban island effect conducted by the EPA found that during the hottest summer months, depending on tree species, about 10 to 30% of the sun's energy reaches the area below a tree. This leads to cooler temperatures beneath trees that allow for greater comfort for park users and

allow for a greater diversity for habitat formation in a shady microclimate.<sup>47</sup> Connected corridors of shade, rather than isolated pockets of shade, also create the most benefit. The LA Countywide Sustainability Plan notes that LA County has an average tree canopy coverage of 20%, and sets a goal of increasing the baseline tree canopy by 20% by 2045. It also emphasizes the need for this additional coverage to be distributed equitably throughout the county.<sup>48</sup> Based on a recent aerial analysis of tree canopy, tree canopy cover is uneven within Culver City and ranges between 12 to 35% depending on the neighborhood. The neighborhoods of Culver that have the lowest tree canopy coverage (under 20%) includes:



- Lucerne/Higuera neighborhood of the Hayden Tract (12.3%)
- Clarkdale neighborhood (13.8%)
- Culver West neighborhood (17.4%)
- Washington Culver neighborhood (17.7%)
- Blair Hills neighborhood (17.8%)
- Jefferson neighborhood (18%)
- McManus neighborhood (18.5%)
- Blanco neighborhood (18.8%)

A few neighborhoods are right on the cusp of 20% tree canopy coverage, such as Fox Hills (20.1%).<sup>49</sup> Culver City parks can play an important role in increasing canopy coverage.







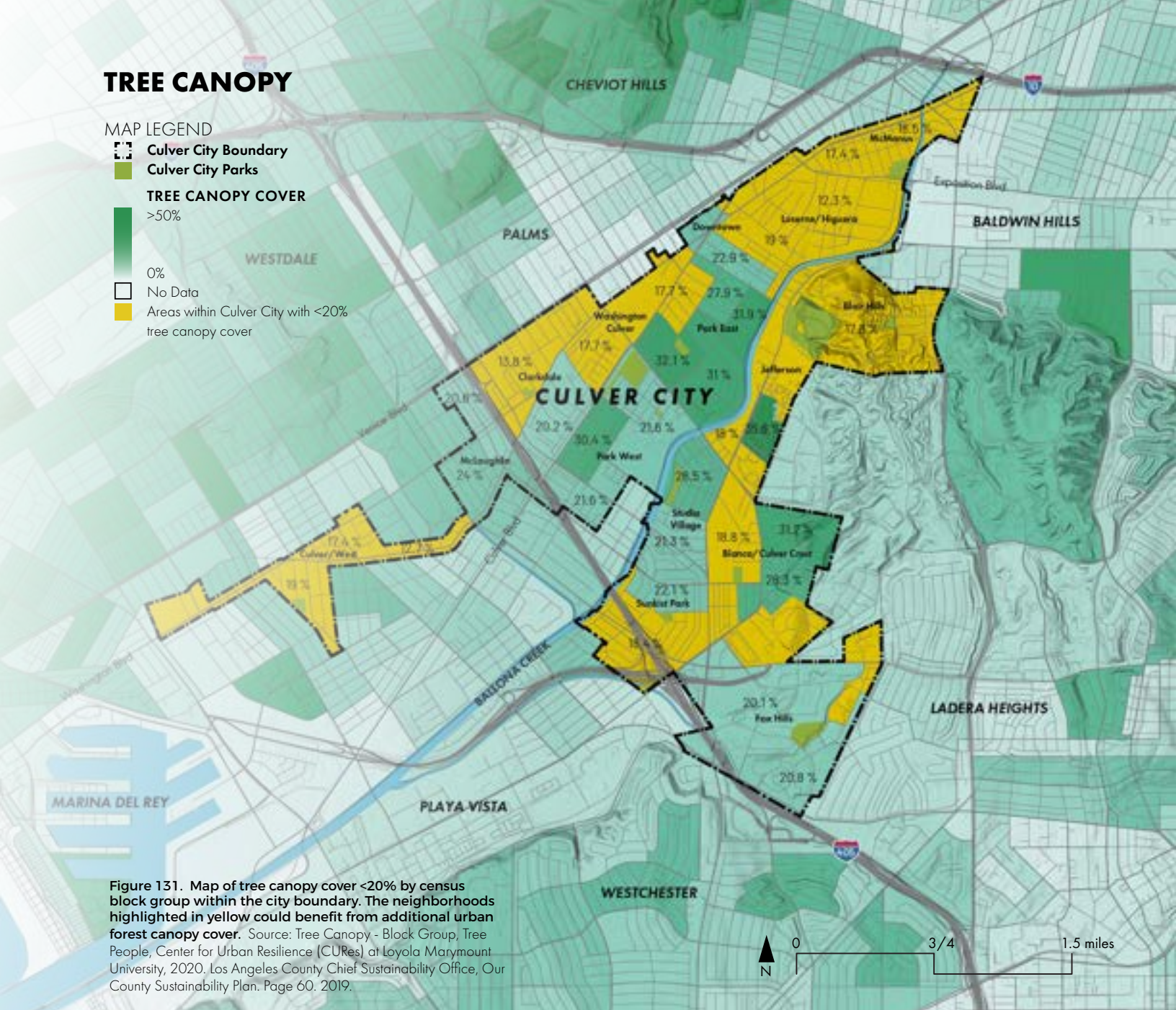
## TREE CANOPY

### MAP LEGEND

-  Culver City Boundary
-  Culver City Parks

### TREE CANOPY COVER

-  >50%
-  0%
-  No Data
-  Areas within Culver City with <20% tree canopy cover



## CONTINUOUS SHADE CANOPY AND THE URBAN HEAT ISLAND EFFECT

Trees have the capacity to reduce solar energy reaching the ground by 70-90% in the hottest summer months. This reduction in solar radiation cools the urban environment and surrounding buildings.

Figure 130. A healthy urban forest creates beneficial shade underneath the tree canopy. Source: Climate Protection Partnership Division. Edited by Eva Wong, Kathleen Hogan, Julie Rosenberg, and Andrea Denny, Chapter 2: Trees and Vegetation. Reducing Urban Heat Islands: Compendium of Strategies. Urban Heat Island Basics, Pages 2-3. 2008.

**70-90%  
ENERGY  
REDUCTION**



For the optimal functioning of an urban forest, it is important to have young, mature, and senescent trees. Currently, Culver City's urban forest is lacking in young trees as most of the canopy trees were planted between the 1940s-60s.<sup>50</sup> To achieve a more resilient urban forest, the Urban Forest Master Plan recommends that Culver City increase the amount of young trees by a minimum of 20%.<sup>51</sup> This will help achieve chronodiversity among the tree canopy, which is defined as the condition of temporal richness in a particular habitat or ecosystem and the existence of species of various life strategies and life spans and specimens of various ages.<sup>52</sup>

Monocultures of tree species should be avoided to promote resilience in the urban forest and alternative species can be considered as opportunities to plant or replant trees arise. This is also critical for urban forest resilience when disease or pests target a specific species. Tree planting that will add to Culver City's existing urban forest can be phased in and planted alongside mature specimens so that a growth will already be in place as older trees reach the end of their lifespans. Appropriate tree protection techniques should be used to protect existing mature tree specimens during new planting and construction.

While some native species, such as *Quercus agrifolia* (coast live oak) and *Heteromeles arbutifolia* (toyon) are found in Culver City parks, they are primarily concentrated in Culver City Park. Other parks could add these species, along with other native canopy species such as *Platanus racemosa* (western sycamore), *Juglans californica* (California walnut), and *Quercus lobata* (valley oak). Additional climate adapted canopy tree species can be considered to provide shade and drought tolerance, along with encouraging more tree biodiversity in parks.<sup>53</sup>

Both upland species and riparian species can be selected based on the existing and constructed contexts of a project. Generally, the upland species perform better on slopes in fast draining soils, while riparian species require more access to water and can tolerate periodic inundation. Given these characteristics, many riparian species perform well under future climate trends of intense periods of both drought and severe floods in Southern California. Climate adapted tree species are great options for streetscape and intense urban conditions that are often exposed to more heat, pollution, and compacted soils than are suitable for native species.

## What is Chronodiversity in the Urban Forest?

Chronodiversity in the urban forest means having an even distribution of trees of all ages and of varying lifespans.

**CULVER CITY  
CAN INCREASE  
ITS AMOUNT OF  
YOUNG TREES BY  
20%**



Figure 132. Chronodiversity contributes to a resilient urban forest. Source: Farmer, Jared. "Ancient Trees in a Modern World." Sempervirens Fund, April 4, 2023. <https://sempervirens.org/news/ancient-trees-in-a-modern-world/>.

Figure 133. (Right) *Quercus agrifolia*. Source: Stickpen, <https://commons.wikimedia.org/w/index.php?curid=9944130>.

Figure 134. (Right) *Juglans californica*. Source: Consultaplantas, <https://commons.wikimedia.org/w/index.php?curid=44978241>.

Figure 135. (Right) *Quercus tomentella*. Source: Bri Weldon, Rancho Santa Ana Botanical Garden, Claremont, California, 2011. <https://www.flickr.com/photos/41184028@N04/5169050090/>.

Figure 136. (Right) *Platanus racemosa*. Source: Raffi Kojian, <http://www.gardenology.org>, <https://commons.wikimedia.org/w/index.php?curid=9705655>.

Figure 137. (Right) *Populus fremontii*. Source: CK Kelly, <https://www.inaturalist.org/photos/10765354>.

Figure 138. (Right) *Alnus rhombifolia*. Source: Mitch Barrie, Costa Mesa, CA, 2010. CC BY-SA 2.0, [https://commons.wikimedia.org/wiki/File:Alnus\\_rhombifolia\\_San\\_Gabriel\\_River.jpg](https://commons.wikimedia.org/wiki/File:Alnus_rhombifolia_San_Gabriel_River.jpg).

Figure 139. (Right) *Metrosideros excelsa*. Source: weta2000nz, Flickr, <https://www.flickr.com/photos/weta2000nz/45696079285>.

Figure 140. (Right) *Brachychiton populneus*. Source: Leonora (Ellie) Enking, Flickr, <https://www.flickr.com/photos/33037982@N04/5242446150>.

Figure 141. (Right) *Tipuana tipu*. Source: Daniel Ventura, <https://commons.wikimedia.org/w/index.php?curid=2246165>.



# CULVER CITY TREE CANOPY RECOMMENDATIONS

## Upland Native Tree Species



*Quercus agrifolia* (coast live oak)



*Juglans californica* (California walnut)



*Quercus tomentella* (island oak)

## Riparian Native Tree Species



*Platanus racemosa* (western sycamore)



*Populus fremontii* (Fremont cottonwood)



*Alnus rhombifolia* (white alder)

## Climate Adapted Tree Species



*Metrosideros excelsa* (New Zealand Christmas tree)



*Brachychiton populneus* (bottle tree)



*Tipuana tipu* (tipu tree)



## URBAN FOREST CORRIDORS

### MAP LEGEND

-  Culver City Boundary
-  Culver City Parks
- TREE CANOPY COVER**
-  Areas within Culver City with <20% tree canopy cover
-  Urban forest priority street corridors

#### Washington Blvd.

This boulevard runs along the northern edge of Culver City, from the McManus neighborhood through to Culver West.

#### Jefferson Blvd. north of Raintree Circle

This boulevard runs parallel to the Ballona Creek and connects to the Hayden Tract.

#### Sepulveda Blvd. south of Ballona Creek

This boulevard directly connects southern Culver City neighborhoods of Sunkist Park and Fox Hills to Ballona Creek.

Figure 142. Map of urban forest priority street corridors identified in Culver City's Urban Forestry Master Plan. Source: Tree Canopy - Block Group, Tree People, Center for Urban Resilience (CUREs) at Loyola Marymount University, 2020. City of Culver City, Culver City Urban Forestry Master Plan, Page 64, 2015.

## Regional Ecological Connectivity and Biodiversity

While the historic plant communities that ranged from riparian wetlands to coastal sage scrub are limited in the current-day urban context, planting strategies can highlight these native communities and create an ecological identity for different areas of Culver City. Additionally, current-day habitat hotspots are observed in Culver City Park and the Baldwin Hills Scenic Overlook.<sup>54</sup>

Habitat creation can be implemented in continuous corridors to allow for wildlife migration and movement and in patches to create pockets of natural refuge in Culver City's urban environment. This system of corridors and patches work together to create ecosystem connectivity with and beyond the reach of Culver City parks. The planting of native plant communities and species can help build an identity for various neighborhoods of Culver City, and, along with education signage and environmental graphics, they can help build awareness of the city's ecological context and encourage community stewardship.

Native riparian and chaparral species could be planted in constructed ecosystems whose conditions match the environments where these species thrive. The Ballona Creek is an opportunity area that could be planted with more riparian species to create a continuous habitat corridor for bird species from Baldwin Hills to the estuary at Marina del Rey.<sup>55</sup> There is also a need to augment the current fragmented, isolated swatches of coastal scrub and chaparral vegetation that occur in sections of the Inglewood Oil Field (IOF) and the Kenneth Hahn State Recreation Area.<sup>56</sup> Within the IOF, remediation strategies to support native habitat should be considered.



# CULVER CITY PLANT COMMUNITY RECOMMENDATIONS

## Coastal Sage Scrub

Coastal sage scrub typically occurs on slopes and cliffs in coastal areas, and many species in this community can tolerate salt. While this plant community does not include many trees when found in natural open space areas, it can be planted with some canopy species or transition to a woodland plant community.



*Artemisia californica* (California sagebrush)



*Eriogonum fasciculatum* (California buckwheat)



*Salvia mellifera* (black sage)

## Chaparral

Chaparral is an upland community that is found on all slope aspects that can tolerate dry conditions. This plant community prefers soils that are nutrient poor and fast-draining. While this plant community does not include many trees when found in natural open space areas, it can be planted with some canopy species or transition to a woodland plant community.



*Baccharis pilularis* (coyote bush)



*Ceanothus leucodermis* (chaparral whitethorn)



*Mimulus aurantiacus* (bush monkey flower)

Figure 143. *Artemisia californica*. Source: Antandrus at English Wikipedia, CC BY-SA 3.0, via Wikimedia Commons, <https://commons.wikimedia.org/wiki/File:ArtemisiaCalifornica-GaviotaCA.jpg>.

Figure 144. *Eriogonum fasciculatum*. Source: Stan Shebs, CC BY-SA 3.0, via Wikimedia Commons. [https://commons.wikimedia.org/wiki/File:Eriogonum\\_fasciculatum\\_10.jpg](https://commons.wikimedia.org/wiki/File:Eriogonum_fasciculatum_10.jpg).

Figure 145. *Salvia mellifera*. Source: Consultapantas, CC BY-SA 4.0, via Wikimedia Commons. [https://commons.wikimedia.org/wiki/File:Salvia\\_mellifera\\_1a.jpg](https://commons.wikimedia.org/wiki/File:Salvia_mellifera_1a.jpg).

Figure 146. *Arctostaphylos glandulosa*. Source: Tortie tude, CC0, via Wikimedia Commons. [https://commons.wikimedia.org/wiki/File:Arctostaphylos\\_glandulosa\\_crassifolia.jpg](https://commons.wikimedia.org/wiki/File:Arctostaphylos_glandulosa_crassifolia.jpg).

Figure 147. *Ceanothus leucodermis*. Source: Pl@ntNet, lovemy3cs, 2024. <https://identify.plantnet.org/es/k-world-flora/species/Ceanothus%20leucodermis%20Greene/data>.

Figure 148. *Mimulus aurantiacus*. Source: oliveoligarchy, California, CC BY 2.0 via Wikimedia Commons. [https://commons.wikimedia.org/wiki/File:Mimulus\\_aurantiacus\\_\(sticky\\_monkeyflower\)\\_7184197630.jpg](https://commons.wikimedia.org/wiki/File:Mimulus_aurantiacus_(sticky_monkeyflower)_7184197630.jpg).

Many of the species selected for understory planting in Culver City have remained unchanged since the parks were first constructed. As opportunities for understory and shrub replacement become available through turf replacement and routine maintenance, native and climate adaptive species can be prioritized for climate resilience and biodiversity. Creating thriving habitats requires a diverse vertical planting structure from tree canopy through mid-layer shrubs and understory species. The arrangement of plants in the plan should aim to mimic natural plant communities in terms of species type, quantity, and association to other species in the community. This helps to ensure compatibility and mutual support among the installed plant species. Invasive plant species defined by the California Invasive Plant Council (Cal-IPC) should be removed when possible and not planted in new projects.

Establishing and maintaining robust regional ecological connections will require continued collaborations with interested partners and related departments, such as Culver City Public Works, LA County Department of Parks and Recreation, and the Baldwin Hills Conservancy.

## Wildland Urban Interface and Fire Risk

While Culver City generally exists within a densely urban context, a few neighborhoods, such as Blair Hills and Blanco/Culver Crest are directly adjacent to hillside open space and parks such as Culver City Park, Baldwin Hills, and Kenneth Hahn State Park.<sup>57,58</sup> These densely vegetated areas are prone to fire risk, but also provide invaluable habitat that should be preserved. While these areas contain the highest amount of California native species in Culver City, many of native species also coexist with non-native invasive species that pose fire risk, such as eucalyptus tree species (*Eucalyptus* spp.), tall pampas grass (*Cortaderia* spp.), and black mustard (*Rhamphospermum nigrum*).

California native plant communities, especially chaparral and coastal sage scrub, are adapted to and thrive on occasional fires. However, with climate change and human activity, the increased frequency and intensity of wildfires are threatening native plants and habitats.<sup>59</sup> A fire risk management strategy can be implemented without comprising native habitat integrity as outlined in the goal to integrate sustainability and climate resiliency into parks management, design, and construction. General strategies include reducing fuel load in the landscape, following planting recommendations from Cal Fire, removing fire-prone invasive species, and limiting fire-prone activities (such as BBQs) at the height of the dry season.



Figure 149. A variety of landscape management can help reduce the risk of wildfire in high-risk areas. Source: OLIN, 2024.



# CULVER CITY PLANT COMMUNITY RECOMMENDATIONS

## Coast Live Oak Woodland

Coast live oak woodland is commonly found on slopes with fast draining soils, and can generally tolerate dry conditions. This plant community is defined by its presence of coast live oak trees (*Quercus agrifolia*) typical to native Southern California landscapes.



*Heteromeles arbutifolia* (toyon)



*Rhus ovata* (sugar bush)



*Muhlenbergia rigens* (deergrass)

## Southern Sycamore Riparian Woodland

The southern sycamore riparian woodland community is found along riparian corridors where soils are typically saturated, with alluvial and rocky soils. This plant community is defined by its presence of the western sycamore (*Platanus racemosa*) trees and seasonal high-intensity flooding.



*Baccharis salicifolia* (mulefat)



*Elymus condensatus* (giant wild rye)



*Artemisia douglasiana* (mugwort)

Figure 150. *Heteromeles arbutifolia*. Source: Miguel Vieira, <https://commons.wikimedia.org/w/index.php?curid=19525268>.

Figure 151. *Rhus ovata*. Source: Bri Weldon, <https://www.flickr.com/photos/briweldon/5228764249>.

Figure 152. *Muhlenbergia rigens*. Source: Krzysztof Ziarnik, Kenraiz, <https://commons.wikimedia.org/w/index.php?curid=54450777>.

Figure 153. *Elymus condensatus*. Source: Matt Levin, 2007. [https://www.flickr.com/photos/plant\\_diversity/3862001631](https://www.flickr.com/photos/plant_diversity/3862001631).

Figure 154. *Artemisia douglasiana*. Source: Römert, <https://commons.wikimedia.org/w/index.php?curid=19802958>.

Figure 155. *Baccharis salicifolia*. Source: Krzysztof Ziarnik, Kenraiz, CC BY-SA 4.0 via Wikimedia Commons. [https://commons.wikimedia.org/wiki/File:Baccharis\\_salicifolia\\_kz8.jpg](https://commons.wikimedia.org/wiki/File:Baccharis_salicifolia_kz8.jpg).





Figure 156. Trees provide much-needed shade for resting and picnicking, like in Culver West Alexander Park . Source: OLIN, 2024.



## 6 | SITE SCALE

Culver City's 13 parks provide an extraordinary range of programming for an 85.4-acre system. With activities ranging from preschools, after school programs, ceramics, field sports, court sports, racket sports, playgrounds, swimming, picnicking, ropes course activities, skateboarding, pooch paths, the BoneYard dog park, exercise equipment, and passive activities such as walking, the number of elements is significant. Most of the parks have restrooms, water fountains, bicycle parking, and benches. Many parks also have parking for personal vehicles and recreation buildings. The condition of many facilities is fairly good as compared to other park facilities in the Southern California Region, however, residents note there are needs for upgrades. Notable nicer areas include features such as recently completed playgrounds, recent field upgrades, the Plunge pool, and popular community tennis courts. Many elements in need of upgrades are still beloved by community members despite their conditions.

Within Culver City, there are two large community parks, defined as parks greater than 15 acres in size. These two parks, Culver City Park and Veterans Memorial Park, total approximately 50 acres. The remaining parks primarily occur in residential neighborhoods and have a high amount of local use from residents living within a half-mile of the parks. Neighborhood parks, defined as parks from one to 15 acres in size, in the northeast portion of Culver City include Blair Hills Park and Syd Kronenthal Park. The highest concentration of neighborhood parks is in the central and southern areas of the City—Blanco Park, Carlson Park, El Marino Park, Fox Hills Park, Lindberg Park, and Tellefson Park. Culver West Alexander Park serves the community in the westernmost portion of the city. Mini parks/parkettes, defined as parks less than one acre in size, are typically used by residents who live directly adjacent to these parcels and include Coombs Parkette and Fox Hills Parkette.<sup>60</sup>

# Park Facility Classifications

FACILITY	ACRES	PARK CLASSIFICATION
Culver City Park	34.1	Community Park
Veterans Memorial Park	16.1	Community Park
Blair Hills Park	1.8	Neighborhood Park
Blanco Park	3.1	Neighborhood Park
Carlson Park	2.5	Neighborhood Park
Culver West Alexander Park	3.1	Neighborhood Park
El Marino Park	1.6	Neighborhood Park
Fox Hills Park	10.0	Neighborhood Park
Lindberg Park	4.2	Neighborhood Park
Syd Kronenthal Park	6.1	Neighborhood Park
Tellefson Park	1.5	Neighborhood Park
Coombs Parkette	0.5	Parkette/Mini Park
Fox Hills Parkette	0.8	Parkette/Mini Park
<b>Total Acres</b>	<b>85.4</b>	

Figure 157. Culver City owns and operates 13 parks. Acreage and park classification are displayed for each facility. Note: The General Plan 2045 defines Tellefson Park as a parkette/mini park, however due to its size and existing amenities, the Parks Plan classifies Tellefson Park as a neighborhood park. Source: City of Culver City, 2009, 2019, 2023.

In addition to the Culver City parks, other resources expand the parks and services available to residents. The draft General Plan 2045 describes this breakdown as follows:

- Stoneview Nature Center, a five-acre facility owned and operated by Los Angeles County within Culver City, is designated as a Special Use Area.
- City-owned public plazas include Heritage Park and Town Plaza.
- Parks owned by other agencies include Baldwin Hills Scenic Overlook State Park, owned and operated by the State of California's Baldwin Hills Conservancy, and Media Park, an event space on the border of the city limit for which Culver City has a long-term lease with the City of Los Angeles.
- Privately-owned public open spaces (POPOs) include the Platform, the Culver Steps, and Ivy Station.
- Finally, the City has a joint use agreement with the Culver City Unified School District (CCUSD) and rents space to West Los Angeles College.<sup>61</sup>

Many of the park facilities have a division of space prioritization that is specific to the era of their development. For example, many of the parks developed in the mid-20th century have an emphasis on field sports, tennis, and community centers with less emphasis on elements such as walking or hiking trails, ecology, and more recently popular sports such as pickleball. Many of the parks also lack ADA-accessible routes and inclusive design elements. Many site furnishing elements and irrigation systems are dated and could be updated with more sustainable and resilient fixtures.



Figure 158. Tennis at a Culver City park. Source: PRCS. 2024.





Figure 159. A picnic at a Culver City park. Source: PRCS, 2024.

### Existing and Proposed Amenity Counts

AMENITY	EXISTING	PROPOSED
Basketball Courts	10	10
Community/Recreation Centers	6	7
Dog Parks	1	2
Fitness Zones	22	22
Freestanding Restrooms	8	8
Gymnasias	1	1
Handball Courts	7	7
Multipurpose Fields	8	9
Picnic Shelters	8	8
Playgrounds	20	21
Pools	1	3
Sand Volleyball Courts	1	3
Skate Parks	1	1
Softball/Baseball Fields	14	10
Racket Sports Courts	19	40

Figure 160. Existing vs. proposed amenities in the Culver City parks system seek to balance current needs of park users. Source: LA Parks Portal, Los Angeles County Regional Park and Open Space District, inventory update December 27, 2023, [www.laparksportal.org](http://www.laparksportal.org), updates received July 10, 2024.

## Existing Conditions Inventory

	Baseball Fields	Diamond Fields	Multipurpose Fields	Small Grass Rec. Fields	Basketball Courts	Handball Courts	Paddle Tennis Courts	Tennis Courts	Sand Volleyball Courts	Pooch Path	Dog Park
<b>Culver City Park</b>	2	-	-	-	1	-	-	-	-	1	1
<b>Veterans Memorial Park</b>	2	-	1	-	2	1	3	2	-	1	-
<b>Blair Hills Park</b>	-	1	1	-	1	-	-	-	-	-	-
<b>Blanco Park</b>	-	2	1	-	-	-	-	-	-	-	-
<b>Carlson Park</b>	-	-	-	1	-	-	-	-	-	-	-
<b>Culver West Alexander Park</b>	-	-	1	-	1	3	2	1	-	1	-
<b>El Marino Park</b>	-	-	1	-	1	2	-	-	-	-	-
<b>Fox Hills Park</b>	-	1	1	-	2	-	4	2	1	-	-
<b>Lindberg Park</b>	1	-	1	1	1	2	-	1	-	-	-
<b>Syd Kronenthal Park</b>	-	2	1	-	1	-	2	1	-	-	-
<b>Tellefson Park</b>	-	-	1	-	-	-	-	-	-	-	-
<b>Coombs Parkette</b>	-	-	-	1	-	-	-	-	-	-	-
<b>Fox Hills Parkette</b>	-	-	-	1	-	-	-	-	-	-	-
<i>Total</i>	7	6	10	3	10	8	11	8	1	2	1

### LEGEND

#### SYMBOL



Count



Yes/Present



N/A

#### CONDITION

Good

Fair

Poor



Fitness Zones	Walking/Jogging Path	Barbecues	Hydration Station	Kitchen	Lighting	Picnic Areas	Picnic Shelters	Community Centers	Freestanding Restrooms	Playgrounds	Pool	Skate Park	Parking Lot	Regional Connections
-	1	Y	-	-	Y	4	1	-	1	2	-	1	5	2
2	1	Y	-	1	Y	2	1	1	1	2	1	-	2	-
-	-	Y	-	-	-	1	1	-	1	2	-	-	-	-
1	1	Y	-	-	-	1	1	1	-	-	-	-	-	-
-	1	Y	1	-	-	2	1	-	1	-	-	-	-	-
-	1	Y	-	1	Y	1	-	1	1	3	-	-	1	-
-	-	Y	-	1	Y	1	-	2	1	2	-	-	-	-
8	4	Y	-	-	Y	3	1	-	1	2	-	-	-	-
2	-	Y	1	1	-	1	1	1	1	2	-	-	1	-
7	1	Y	1	-	Y	5	2	1	-	2	-	-	2	2
-	-	Y	1	-	-	3	1	-	1	2	-	-	-	-
-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
24	7	-	6	4	-	24	10	7	10	19	1	1	11	4

Figure 161. Existing amenities in the Culver City parks system are rated yearly by PRCS. Source: LA Parks Portal, Los Angeles County Regional Park and Open Space District, inventory update December 27, 2023, [www.laparksportal.org](http://www.laparksportal.org), updates received July 10, 2024.

## Existing Facility and Playground Index





































	<b>Culver City Park</b> Freestanding Restroom		<b>Blair Hills Park</b> Freestanding Restroom		<b>Tellefson Park</b> Picnic Pavilion
	<b>Culver City Park</b> Picnic Pavilion		<b>Blanco Park</b> Day Care		<b>Syd Kronenthal Park</b> Picnic Pavilion
	<b>Culver City Park</b> Skate Park		<b>Blanco Park</b> Picnic Pavilion		<b>Syd Kronenthal Park</b> Recreation Building, Preschool, Restroom
	<b>Culver City Park</b> Freestanding Restroom		<b>Carlson Park</b> Picnic Pavilion		<b>Culver City Park</b> Playground
	<b>Veterans Memorial Park</b> Locker and Dressing Rooms		<b>Carlson Park</b> Freestanding Restroom		<b>Veterans Memorial Park</b> Playground (3)
	<b>Veterans Memorial Park</b> Picnic Pavilion		<b>Culver West Alexander Park</b> Recreation Building		<b>Blair Hills Park</b> Playground (2)
	<b>Veterans Memorial Park</b> Recreation Hut / Freestanding Restroom		<b>El Marino Park</b> Ceramics Hut		<b>Culver West Alexander Park</b> Playground (3)
	<b>Veterans Memorial Park</b> Gymnasium		<b>El Marino Park</b> Recreation Building		<b>El Marino Park</b> Playground (2)
	<b>Veterans Memorial Park</b> Teen Center		<b>Fox Hills Park</b> Freestanding Restroom		<b>Fox Hills Park</b> Playground (2)
	<b>Veterans Memorial Park</b> The Plunge Pool		<b>Lindberg Park</b> Day Care		<b>Lindberg Park</b> Playground (2)
	<b>Veterans Memorial Park</b> Veterans Memorial Complex and Historical Society		<b>Lindberg Park</b> Freestanding Restroom		<b>Syd Kronenthal Park</b> Playground (3)
	<b>Blair Hills Park</b> Picnic Pavilion		<b>Tellefson Park</b> Freestanding Restroom		<b>Tellefson Park</b> Playground (2)

Figure 162. Existing amenities in the Culver City parks system vary from interior facilities to sports courts to playgrounds. Source: OLIN. 2024, Google Streetview, 2024.



# Existing Sports Court and Field Index






























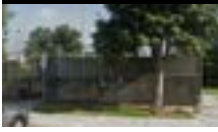






	<b>Culver City Park</b> Baseball Field (4)		<b>Blanco Park</b> Multipurpose Field		<b>Fox Hills Park</b> Tennis Court (3)
	<b>Culver City Park</b> Basketball Court		<b>Culver West Alexander Park</b> Multipurpose Field		<b>Fox Hills Park</b> Sand Volleyball Court
	<b>Veterans Memorial Park</b> Baseball Field (2)		<b>Culver West Alexander Park</b> Basketball Court		<b>Lindberg Park</b> Baseball Field
	<b>Veterans Memorial Park</b> Multipurpose Field		<b>Culver West Alexander Park</b> Handball Wall (3)		<b>Lindberg Park</b> Multipurpose Field
	<b>Veterans Memorial Park</b> Basketball Court (2)		<b>Culver West Alexander Park</b> Paddle Tennis Court (2)		<b>Lindberg Park</b> Basketball Court
	<b>Veterans Memorial Park</b> Handball Wall		<b>Culver West Alexander Park</b> Tennis Court		<b>Lindberg Park</b> Handball Wall (2)
	<b>Veterans Memorial Park</b> Paddle Tennis Court (3)		<b>El Marino Park</b> Basketball Court		<b>Lindberg Park</b> Tennis Court
	<b>Veterans Memorial Park</b> Tennis Court (2)		<b>El Marino Park</b> Handball Wall		<b>Syd Kronenthal Park</b> Multipurpose Field
	<b>Blair Hills Park</b> Diamond Field		<b>Fox Hills Park</b> Diamond Field		<b>Syd Kronenthal Park</b> Basketball Court
	<b>Blair Hills Park</b> Multipurpose Field		<b>Fox Hills Park</b> Multipurpose Field		<b>Syd Kronenthal Park</b> Paddle Tennis Court (2)
	<b>Blair Hills Park</b> Basketball Court		<b>Fox Hills Park</b> Basketball Court		<b>Syd Kronenthal Park</b> Tennis Court
	<b>Blanco Park</b> Diamond Field (2, Joint Use)		<b>Fox Hills Park</b> Paddle Tennis Court (4)		<b>Tellefson Park</b> Multipurpose Field

Figure 163. Existing amenities in the Culver City parks system ary from interior facilities to sports courts to playgrounds. Source: OLIN. 2024, Google Streetview, 2024.

## **Stormwater Management and Water Use Efficiency Opportunities**

In addition to facility needs, Culver City park space provides multi-benefit opportunities for enhanced stormwater management. Effective stormwater management is necessary for compliance with local, state, and federal stormwater regulations and can lead to enhanced water quality in streams and beaches. Additional stormwater capture benefits include increasing local water supply reliability and reduced flooding for a more climate resilient future. Parks and other open space areas throughout the city can provide opportunities to route stormwater for infiltration or capture and use for irrigation.

After discussion with staff, there are limited existing stormwater capture systems in Culver City park facilities. However, as specified in the city's 2021 Stormwater Quality Master Plan (SWQMP), there are many opportunities to route stormwater flows to park areas which can also provide funding for park enhancements as part of joint development proposals between water management and park improvements. In addition, redevelopment of park areas may trigger the need to incorporate stormwater features as part of local stormwater regulations.

Consistent with criteria within the LA County LID Standards Manual, seven parks in the Culver City Parks System have been identified as requiring on-site stormwater management through implementation of Low Impact Development (LID) Best Management Practices (BMPs) based on the level of redesign shown in the potential draft plans (Culver City Park, Veterans Memorial Park, Lindberg Park, Fox Hills Park, and El Marino

Park). A few of these parks have been identified as candidate sites for regional stormwater capture systems, and have been identified below as a "regional stormwater capture site" consistent with the city's SWQMP. For parks not identified as opportunity areas for regional stormwater capture, where on-site stormwater management may still be required as part of redesign, these are labeled below as "on-site stormwater management" where on-site LID BMPs may be required. Through this analysis, Culver West Alexander Park was also identified as a potential location for regional stormwater capture, which is specified below and will be further explored with Public Works.

The other parks and their associated level of redesign are not anticipated to require implementation of LID BMPs. However, these parks will still incorporate stormwater management to effectively drain the site to prevent standing water on-site and route impervious areas to vegetated areas wherever feasible. For all parks, LID BMPs should be revisited during final engineering and incorporated where required.

In addition to stormwater management opportunities, improvements to parks to increase water use efficiency were also identified. Improvements include removal of non-essential turf and closer tracking of water use as well as potential implementation of water smart features.

The following pages explore each existing park in detail and proposed improvements for each park in this Parks Plan.





Figure 164. Bioswales, such as the one in this Culver City neighborhood, help manage and clean stormwater. Source: Andrea Binz, 2024.



## Examples of Park Design Elements and General Strategies



Figure 165. Inclusive playgrounds aim to welcome, support, and engage every person who comes to use the space regardless of ability. The Parks Plan aims to add or upgrade three inclusive playgrounds. Source: MONSTRUM Playgrounds / Connor Ryan, 2024.



Figure 166. Parking garages are proposed very selectively throughout the parks plan. Vines and other vegetation can soften the appearance of parking garage infrastructure. Source: OLIN, 2007.



Figure 167. Across all of the parks, the proposed designs focus around accessibility. This is supported through paths, ramps, seating, and lighting to improve access and comfort for park users. Source: OLIN, 2024.

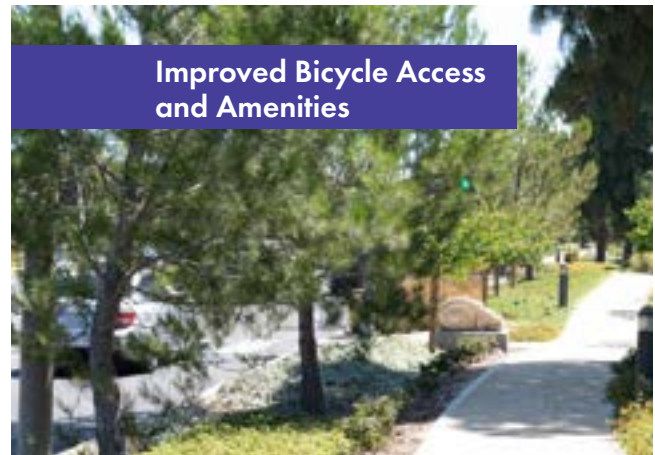


Figure 168. A goal integrated into the design of parks across Culver City system is to support city-wide efforts to improve and promote bicycle use and safety on city park land including bicycle parking, integration with future bike paths, shade, and water fountains. Source: OLIN, 2024.

## CULVER CITY PARKS

On the following pages, each park is summarized. This includes a drawing of the park as it is today, highlighting existing features, amenities and various needs identified throughout the planning process.

Following the existing conditions is a proposed drawing of the park highlighting areas for proposed improvements and new amenities accompanying an itemized list keyed into the drawing.

**The Parks Plan proposes significant improvements for each of the 13 Culver City parks.**



## PARK PAGES

An existing condition plan drawing and a proposed plan drawing follow on the next several pages. You can find itemized lists of proposed amenities and improvements.

Figure 169. Existing and proposed plan drawings on the following pages outline amenities and improvements for each Culver City Park. Source: OLIN, 2024.



Existing Plan Drawing



Proposed Plan Drawing Detailing Amenities and Improvements

## STORMWATER IMPROVEMENTS + OPPORTUNITIES KEY

The following icons will be displayed for each park that has the following potential stormwater design considerations:



Potential to manage on-site and off-site stormwater through the implementation of a large-scale, regional stormwater capture system.



Manage on-site stormwater through the implementation of on-site stormwater capture systems.



Design with sustainability in mind, following local minimum codes for drainage and water use efficiency.



Non essential turf removal opportunity.



Water use tracking and improved efficiency opportunity.

Figure 170. Parks are identified with a variety of possibilities for stormwater improvements. Source: OLIN and Geosyntec, 2024.

## TREE CANOPY KEY

Throughout the Culver City parks system, many signature trees give a recognizable identity to each park. As the existing trees reach the end of their lifespan, opportunities for biodiverse, native, and climate adapted tree species can be planted and will be identified in this box for each park page.

Example trees are trees that will form the overstory of the park and should be trees that will ultimately reach a big stature. Specific tree planting can be further evaluated per project.

Figure 171. Parks are identified with a variety of possibilities for tree canopy planting. Source: OLIN, 2024.

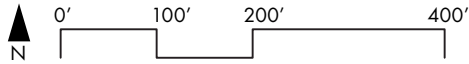


Botanical Tree Name  
Common Tree Name

# CULVER CITY PARK EXISTING CONDITION



Figure 172. Existing site plan of Culver City Park. It is a beloved community park for the city. Source: OLIN, 2024.





# CULVER CITY PARK

9910 Jefferson Blvd, Culver City, 90232

**CULVER CITY PARK** is a 34.1-acre community park which spans the Jefferson and Blair Hills neighborhoods. It is home to the iconic Bill Botts Fields and boasts panoramic views over the Los Angeles basin towards the Santa Monica Mountains. Culver City Park includes three main graded sections: the upper field, down field area, and lower park, which lies west of Duquesne Ave. The upper fields are located on an old construction landfill and are experiencing extensive settlement issues. PRCS spends a significant amount of its funding to maintain these fields. Other recreation opportunities include a ropes course, which is operated under a license agreement and is used by appointment only, sports courts, and the Boneyard Dog Park. The dog park is well used and is the only official dog park in Culver City.

The park is unique within Culver City for its large natural expanses and native habitat. There are a significant number of eucalyptus trees as well as many California native species including coast live oak, toyon, lemonade berry, sagebrush, and buckwheat. The park has an old rose garden by Duquesne Ave. with a few remaining rose bushes and Indian hawthorn shrubs. There are also invasive species such as castor bean and black mustard.

## AMENITIES

- Baseball fields: 4
- Basketball court: 1
- Pooch Path: 1
- Dog Park: 1
- Walking/jogging path: 1
- Barbecue: yes
- Lighting: yes
- Picnic area: 4
- Picnic shelter: 1
- Parking lots: 5
- Playground: 2 (Ages 2-5; Ages 5-12)
- PRCS building: 1
- Skate park: 1
- Regional connection: 2 fair (Park to Playa Trail)

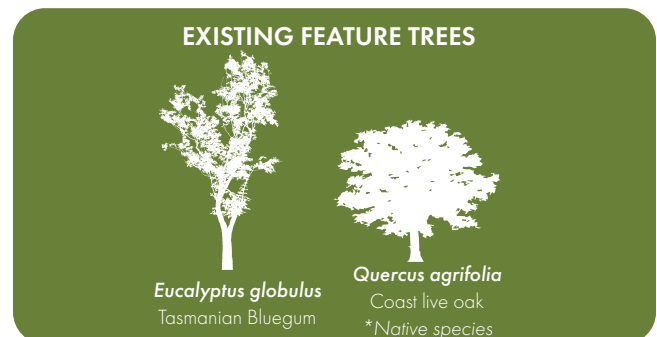
## SITE SPECIFIC PARK NEEDS

- The upper baseball fields are located on an old construction landfill and are experiencing extensive settlement issues, and PRCS spends a significant amount of its funding to maintain these fields.
- The wooden ramp nature trail leading down the hill to the ropes course from Bill Botts Field is not ADA accessible.



Figure 173. The BoneYard at Culver City Park provides much-needed space for residents with dogs. Source: OLIN, 2024.

- The “Friends of the Culver City Dog Park” is a 501 non-profit with a board of directors that is associated with the BoneYard Dog Park. PRCS had an MOU with this non-profit at one time but it has since expired. Complaints are often received about the DG material in the park, which erodes down the slope during rains and kicks up dust in the dry months. However, PRCS has found it infeasible to maintain grass within the dog park.
- Community members noted this park as an opportunity zone for public art and/or a splash pad, and suggested adding planting more native species, additional hiking paths, and pickleball or futsal courts.
- The idea of a large amphitheater over the baseball fields was not widely supported in previous studies by the city, however some community members were supportive of the idea of a small (<200 person) outdoor community space nestled along the roadway in the current storage yard.
- Investigate and consider options for field lighting.



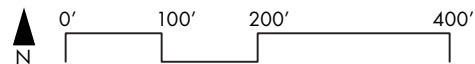
# CULVER CITY PARK PROPOSED



SITEWIDE UPDATES:

- 6 7 8 12

Figure 174. Proposed site plan of Culver City Park. This park offers the best opportunity for enhanced native habitat. Source: OLIN, 2024.





# CULVER CITY PARK

## PROPOSED

- 1 (Planned, Fall 2024) Improve the upper fields and Bill Botts Field.
- 2 Install pile-driven fencing.
- 3 Add a jogging track around the fields.
- 4 Install grass per the recommendations in the Turf Consultant's Report on Park Fields in Culver City, see page 39.
- 5 Layout four fields at Bill Botts by rerouting existing road and reconfiguring existing parking. Include stormwater capture to meet LID requirements triggered by these improvements.
- 6 (Planned) Convert path and playground lighting to LEDs. This CIP was awarded \$300,000 by the City Council. Select lighting with glare shields and dark skies certification.
- 7 Remove invasive vegetation such as castor bean and black mustard.
- 8 Select drought-tolerant, locally native vegetation for new or replacement plantings to enhance park identity.
- 9 Improve the existing conditions of BoneYard Dog Park, consider surfacing alternatives.
- 10 Add planter boundaries to surround the existing trees in the park to help protect their roots and prevent erosion.
- 11 Add new trees in the dog park in protected planting beds.
- 12 Replace electrical infrastructure.
- 13 Create an outdoor gathering space with camp-style log seating near the ropes course.
- 14 Designate the upper fields to be used for soccer only, and designate the updated Bill Botts fields to be used for softball/baseball only to allow for scheduling clarity and turf regeneration between playing seasons.
- 15 Create an outdoor community space in the current CalTrans storage area.
- 16 Convert storage area near lower playground to become picnic grove and racket sports courts, which would be possible if additional storage is located offsite, such as at Cougar Park. Include stormwater capture system to meet LID requirements.

## STORMWATER OPPORTUNITIES



- 17 Add a cafe and outdoor seating area near the racket sports area.
- 18 Rebuild an ADA accessible nature walk ramp with multiple viewing platforms and rest areas with an elevated deck construction. Include staircase connections between each of the platforms.
- 19 Add hiking trails to activate the northern slope that is underutilized. Stabilize this slope.
- 20 Add an open-air pavilion nature center near the lower picnic area. Buildings need to be able to meet code for emergency shelters for all proposed updates. Include stormwater capture system to meet LID requirements.
- 21 Include three new rentable picnic groves alongside the nature center.
- 22 Consider upgrading snack bar and restrooms.

For information on the Feasibility Study concepts for Culver City Park, see page 40.

## ON-SITE STORMWATER MANAGEMENT

Culver City Park has more significant proposed redesigns, including a new Nature Center, Sports Courts and a new roadway around Bill Botts sports field. Due to existing land uses and drainage conditions at Culver City Park, it is anticipated that infiltration of stormwater may be infeasible. Therefore, it is assumed that lined rain gardens/biofiltration systems with underdrains will be required to treat stormwater flows on-site, although this approach may change as part of final design of park redevelopment.

## EXAMPLE FEATURE TREES



*Quercus agrifolia*  
Coast live oak  
\*Native species



*Heteromeles arbutifolia*  
Toyon  
\*Native species

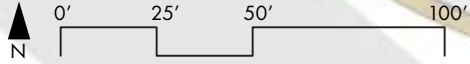


*Juglans californica*  
California walnut  
\*Native species

CULVER CITY PARK PROPOSED



Figure 175. Detail 1. The proposed plan of Culver City Park includes a cafe, picnic grove, and racket sports courts. Source: OLIN, 2024.





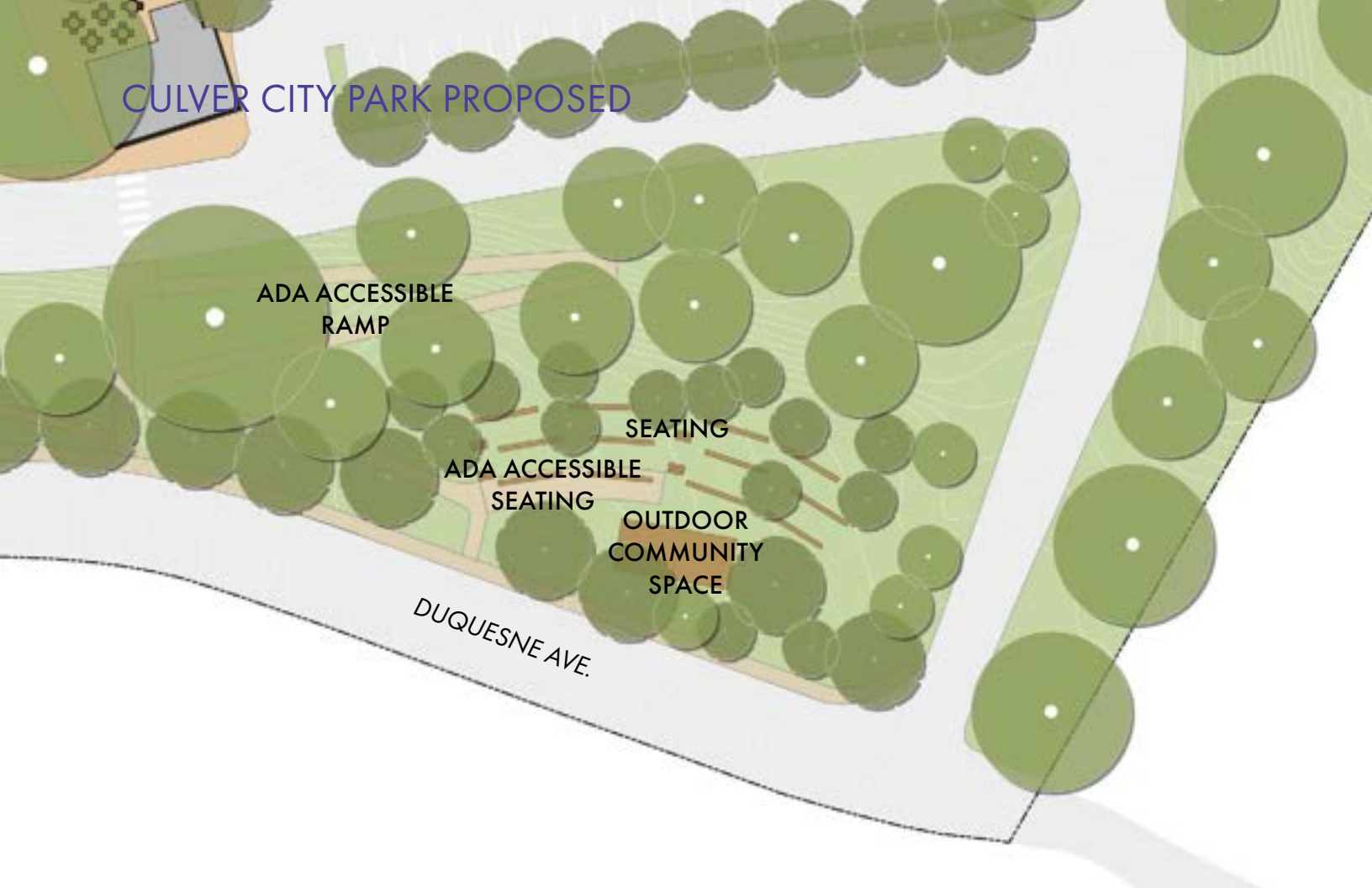
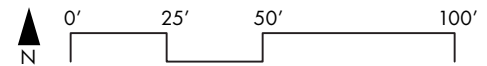


Figure 176. Detail 2. The proposed plan of Culver City Park includes an outdoor community space in the current CalTrans storage area. The community space includes a raised platform, seating, ADA accessible seating, and an ADA accessible ramp connection to Bill Botts Field. Source: OLIN, 2024.



## CULVER CITY PARK PROPOSED PLAN ENLARGEMENTS

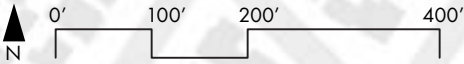
Following community engagement and PRCS staff feedback, additional racket sport courts and an outdoor community space have been proposed within two currently underutilized areas of the park which are being used for storage. These storage areas could be relocated within the city if necessary, returning key areas of the park to public use.

**The Parks Plan team identified underutilized areas within parks, such as storage areas, that could be returned to parkland.**

# VETERANS MEMORIAL PARK EXISTING CONDITION



Figure 177. Existing site plan of Veterans Memorial Park. Facilities and rentals usually fill up quickly here. Source: OLIN, 2024.





# VETERANS MEMORIAL PARK

4117 Overland Ave, Culver City, 90230

**VETERANS MEMORIAL PARK** is a 16.1-acre community park located near the geographic heart of Culver City in the Park West neighborhood. It is home to the Culver City Municipal Plunge, the Culver City Teen Center, the Culver City Historical Society, and PRCS offices. The park hosts large events such as Fiesta La Ballona and movie nights. While the round glass face of the Veterans Memorial Building is on the historic registry and the tower is regarded as a city landmark, the building is in need of replacement. There are many Chinese elms on the north side of the park, large stone pines along Barman Ave. that are beloved by the community, and a few large ficus trees. There are also lawn areas for the sports fields. A portion of the site is leased to The Wende Museum, a Cold War history museum. Across Culver Blvd., the Culver City Senior Center provides social, educational, and recreational opportunities to the community.

## AMENITIES

- Baseball fields: 2
- Multipurpose field: 1
- Basketball court: 2
- Handball wall: 1
- Paddle tennis court: 3
- Tennis courts: 2
- Fitness zone: 2
- Walking/Jogging Path: 1 fair
- Barbecue: yes
- Kitchen: 1
- Lighting: yes
- Picnic area: 2
- Picnic shelter: 1
- Community/Recreation Centers: 1
- Freestanding restroom: 1
- Playground: 2 (Ages 2-5; Ages 5-12)
- Pool: 1
- Parking lot: 2

## SITE SPECIFIC PARK NEEDS

- The walking path needs repair and is not ADA accessible.
- There two softball fields cannot be used at the same time, and the field in the middle of the park is inconvenient for hosting other events. There are occasionally broken car windows in the parking lot due to the ballfields.
- Community members have noted that the current pool is at capacity and noted a need for future pools to accommodate CCUSD teams for water polo and swim team.
- Community members have requested improvements and/or expansions to the Scout House.
- Community members suggested a walking path around the park and noted that some of the grass areas become muddy.
- Community members have also suggested improving the rentable spaces and adding spaces to host programming.

## EXISTING FEATURE TREES



*Ficus microcarpa 'Nitida'*  
Indian laurel fig

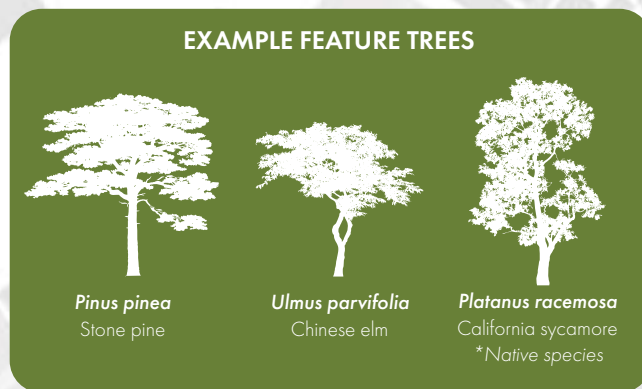


*Pinus pinea*  
Stone pine



*Ulmus parvifolia*  
Chinese elm

# VETERANS MEMORIAL PARK PROPOSED



SITEWIDE UPDATES:

1



Figure 178. Proposed site plan of Veterans Memorial Park. The park capacity is expanded through consolidated parking. Source: OLIN, 2024.



# VETERANS MEMORIAL PARK

## STORMWATER OPPORTUNITIES



### PROPOSED

- 1 (Planned) Convert path and playground lighting to LEDs. This CIP was awarded \$300,000 by the City Council. Select lighting with glare shields and dark skies certification.
- 2 Replace picnic pavilions. Add additional rentable picnic pavilions.
- 3 Remove the central softball diamond to create a multipurpose event space and upgrade the corner softball field (move bleachers from central field to corner softball field, replace existing field lighting).
- 4 Add play pool and/or splash amenity next to the existing Plunge Pool.
- 5 Renovate the Plunge Pool and locker/shower facilities.
- 6 Upgrade the Scout House.
- 7 Convert the paddle tennis courts to an art makerspace and gallery. Include stormwater capture system to meet LID requirements.
- 8 Remove the surface parking and add a parking garage along Culver Blvd. with racket sport courts on the rooftop and a rentable gallery or cafe/restaurant space along the street front to activate Culver Blvd.
- 9 Enhance the streetscape and street tree planting along Culver Blvd.
- 10 Based on the current condition of Veterans Memorial Building, any renovations would trigger a series of code compliance issues. The recommended path forward is to demolish the building and create a new facility rather than making piecemeal improvements. This facility can match the new cultural and performing arts building that was proposed in the Feasibility Study completed in March 2024. Buildings need to be able to meet code for emergency shelters for all proposed updates.
- 11 Preserve the part of the building that is on the historic register, the window on the corner that overlooks Overland Ave.
- 12 Include rentable food and beverage space on the parkside of the building and include an outdoor cafe, restaurant, or plaza space in some of the area where the surface parking lot currently exists.
- 13 Consolidate parking on the Senior Center lot into a parking structure bordering Overland Ave. Add racket sport courts to the roof of the parking structure. Include stormwater capture system to meet LID requirements.
- 14 Expand park space and activity areas on the Senior Center property.
- 15 Make the on-grade street crossing safer with a wide and signaled crosswalk across Culver Blvd.
- 16 Add a freestanding pedestrian bridge connecting the Senior Center and the new Veterans Memorial Building.
- 17 Build a new teen center and gymnasium. Include stormwater capture system to meet LID requirements.
- 18 Add a second pool in the location of the former teen center.
- 19 Add a community garden.
- 20 Add a loading zone and ADA parking.
- 21 Add a regional stormwater BMP per the SWQMP.

For information on the Feasibility Study concepts for Veterans Memorial Park, see page 40.

### PROPOSED (STORMWATER)

Veteran's Park has significant proposed redesigns as part of the Parks Plan, including new parking structures, an additional pool, reorganized sports courts, and art areas. Due to these anticipated redesigns, LID requirements are expected to be triggered, and stormwater management on-site will likely be required. Although Veteran's Park was identified as a location for a regional stormwater capture BMP within the SWQMP, it is anticipated that only a portion of the new/replaced impervious areas would be able to be conveyed to this proposed regional BMP within the baseball field area. Therefore, the new Parking Structure north of the Senior Center and the new Art Makerspace and Gallery may need individual stormwater BMPs to treat these areas.

# VETERANS MEMORIAL PARK PROPOSED CROSS SECTION



Figure 179. Section A. A new parking structure with rooftop racket courts is proposed for Veterans Memorial Park. Source: OLIN, 2024.

## CULVER CITY SENIOR CENTER PROPOSAL

The Culver City Senior Center is widely beloved and is an invaluable resource to the community. Nearly half of the parcel that the center sits on today is surface parking lots and proposal #14 on the previous page suggest to expand park space and activity areas on the Senior Center property. The use of the Senior Center requires parking for community members as well as staff of the center,

## PARKING GARAGE WITH ROOF TOP RACKET COURTS

To accommodate changes at the Senior Center property, the proposed plan for Veterans Memorial Park includes a new parking structure with rooftop racket courts. The building would also include rentable food and beverage spaces along the parkside and an outdoor cafe, restaurant, or plaza facing the street to activate the edge of the park along Culver Blvd. The proposed parking garage would be located over an existing parking lot to maintain and expand the area of the park that can be enjoyed by the community. The parking garage would also be attached to a new teen center and gymnasium.

**A parking garage with streetfront and parkside amenities would activate park edge near Culver Blvd. while buffering traffic noise.**



Figure 180. Upgraded restrooms would be included in the new teen center and gymnasium.. Source: OLIN, 2024.





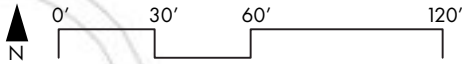
Figure 181. The proposed plan for Veterans Memorial Park maintains existing amenities like playgrounds while adding new features such as additional picnic shelters and sports courts. Source: OLIN, 2024.

# BLAIR HILLS PARK EXISTING CONDITION



PARK TO PLAYA TRAIL

Figure 182. Existing site plan of Blair Hills Park. This park is cut into the hillside close to the Park to Playa Trail. Source: OLIN, 2024.





# BLAIR HILLS PARK

5950 Wrightcrest Dr, Culver City, 90232

**BLAIR HILLS PARK** is a 1.8-acre neighborhood park nestled in the Blair Hills neighborhood between Baldwin Hills Scenic Overlook State Park and Kenneth Hahn State Recreation Area. It is located a block away from Stoneview Nature Center and is just north of the Jim Webb Trail along the Park to Playa Trail route but currently lacks a direct connection to these networks. Blair Hills Park has variable topography and includes notable elevation differences between the park and the adjacent streets. The park is lower by about 15 feet from Wrightcrest Dr. to the west and approximately elevated by three to four feet from Stoneview Dr. to the east. This park has many eucalyptus trees on the slope, Mexican fan palms at the entrance, and ficus trees along Wrightcrest Dr. as well as a lawn for passive or active recreation. The steep slopes to the south and west are planted with ivy. The park experiences drainage issues and backs up to a steep slope. Evidence of extensive erosion is evident on the slopes.

## AMENITIES

- Diamond field: 1
- Multipurpose field: 1
- Basketball court: 1
- Barbecue: yes
- Picnic area: 1
- Picnic shelter: 1
- Freestanding restroom: 1
- Playgrounds: 2 (Ages 2-5, Ages 5-12)
- Street parking

## SITE SPECIFIC PARK NEEDS

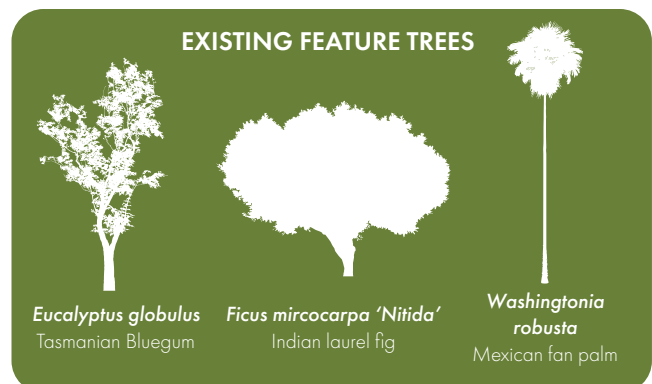
- There is no ADA walking trail around the park.
- PRCS staff have recommended better utilization of the diamond field in the park which is rarely used, and perhaps replacing it with a pavilion for passive activities such as yoga.
- Community members have suggested updating the picnic shelter and restroom.



Figure 183. The picnic pavilion at Blair Hills Park could be upgraded. Source: OLIN, 2024.



Figure 184. Erosion issues are ongoing at Blair Hills Park. Source: OLIN, 2024.



BLAIR HILLS PARK PROPOSED

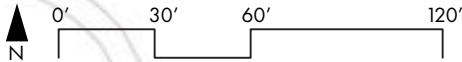
SHEDD TER.

WRIGHTCREST DR.

STONEVIEW DR.



Figure 185. Proposed site plan of Culver City Park. Additional walking paths and trail connections increase park accessibility. Source: OLIN, 2024.





# BLAIR HILLS PARK

## PROPOSED

- 1 Add an ADA accessible decomposed granite walking/jogging path around the perimeter of the park.
- 2 Add native planting and conduct fire hazard reduction strategies along the hillside of the site.
- 3 Add additional picnic groves in the southwest and southeast corners of the site.
- 4 Add a hiking trail connection to Park to Playa trail up the hillside of the site via multiple switchbacks.
- 5 Add a staircase access point and entry from Wrightcrest Dr.
- 6 Rebuild the existing restrooms and picnic shelter. Swap current locations of each facility and create a cantilevered picnic pavilion that captures the view of the city from the hills.

## STORMWATER OPPORTUNITIES



## EXAMPLE FEATURE TREES



*Umbellularia californica*  
CA bay laurel  
\*Native species



*Tipuana tipu*  
Tipu tree



*Platanus racemosa*  
California sycamore  
\*Native species

BLANCO PARK EXISTING CONDITION

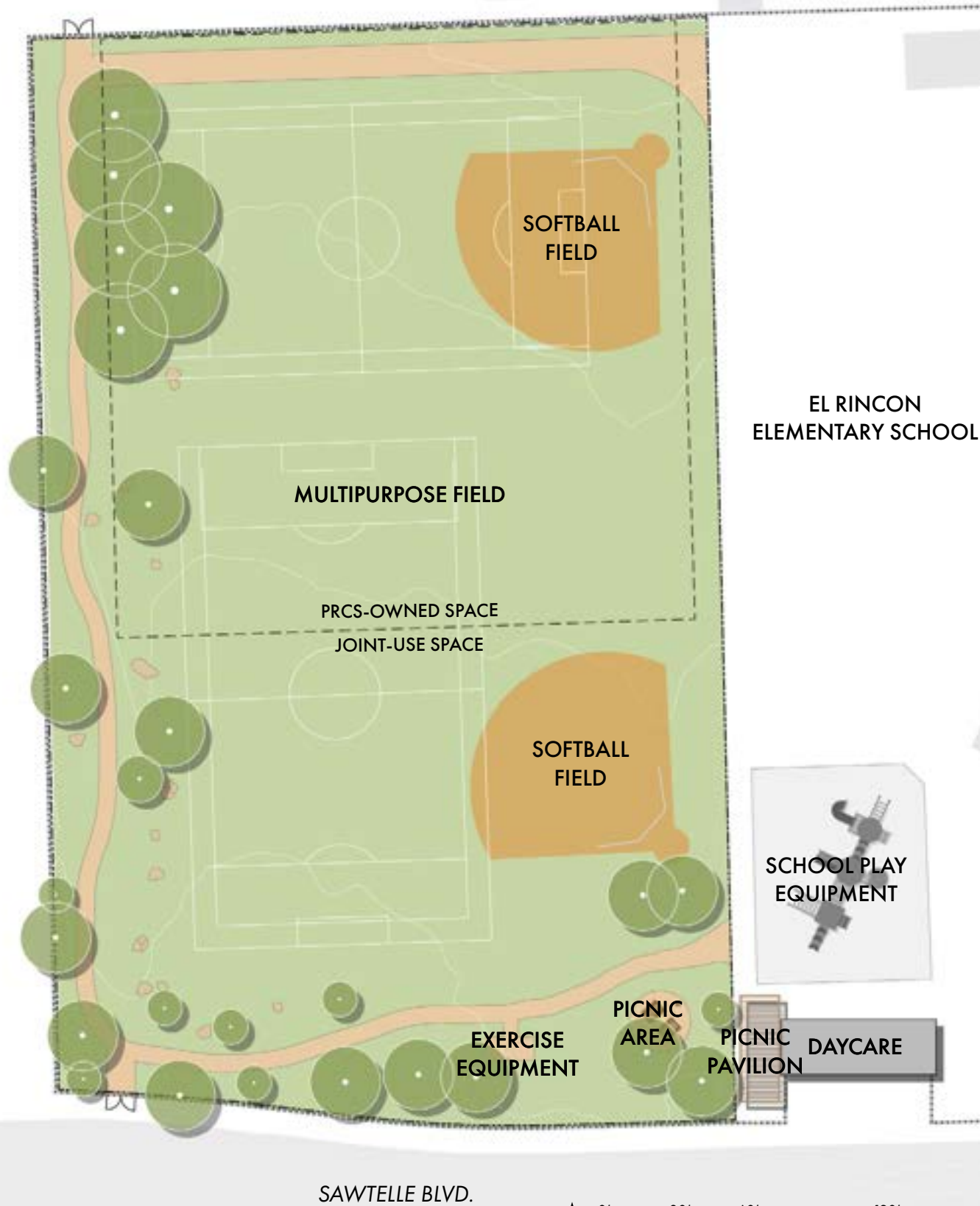


Figure 186. Existing site plan of Blanco Park This park is governed by the joint use agreement with the school district. Source: OLIN, 2024.



# BLANCO PARK

5801 Sawtelle Blvd., Culver City, CA 90230

**BLANCO PARK** is a 3.1-acre neighborhood park in the Blanco/Culver Crest neighborhood. PRCS has a joint use agreement with CCUSD to utilize El Rincon Elementary School for Blanco Park, and it is used for after school programming after 3pm. The public can generally access the space on weekends and for soccer rentals. There is a full loop walking path around the fields. The park has many liquidambar, Canary Island pine, and ficus trees around a lawn for sports fields.

## AMENITIES

- Diamond field: 2; softball practice field
- Multipurpose field: 1
- Fitness zone: 1
- Walking/jogging path: 1
- Barbecue: yes
- Picnic area: 1
- Picnic shelter: 1
- PRCS Building: 1 (trailer building, day care facility)
- Street parking

## SITE SPECIFIC PARK NEEDS

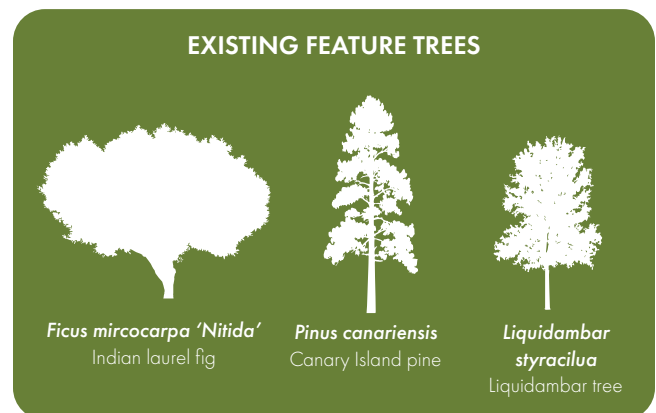
- Community members like the perimeter walking path and suggested updating the park building and picnic shelter.



Figure 187. Blanco Park's current picnic groves include exposed tables. Source: OLIN, 2024.



Figure 188. The walking path surrounding Blanco Park connects to the nearby neighborhood. Source: OLIN, 2024.



BLANCO PARK PROPOSED

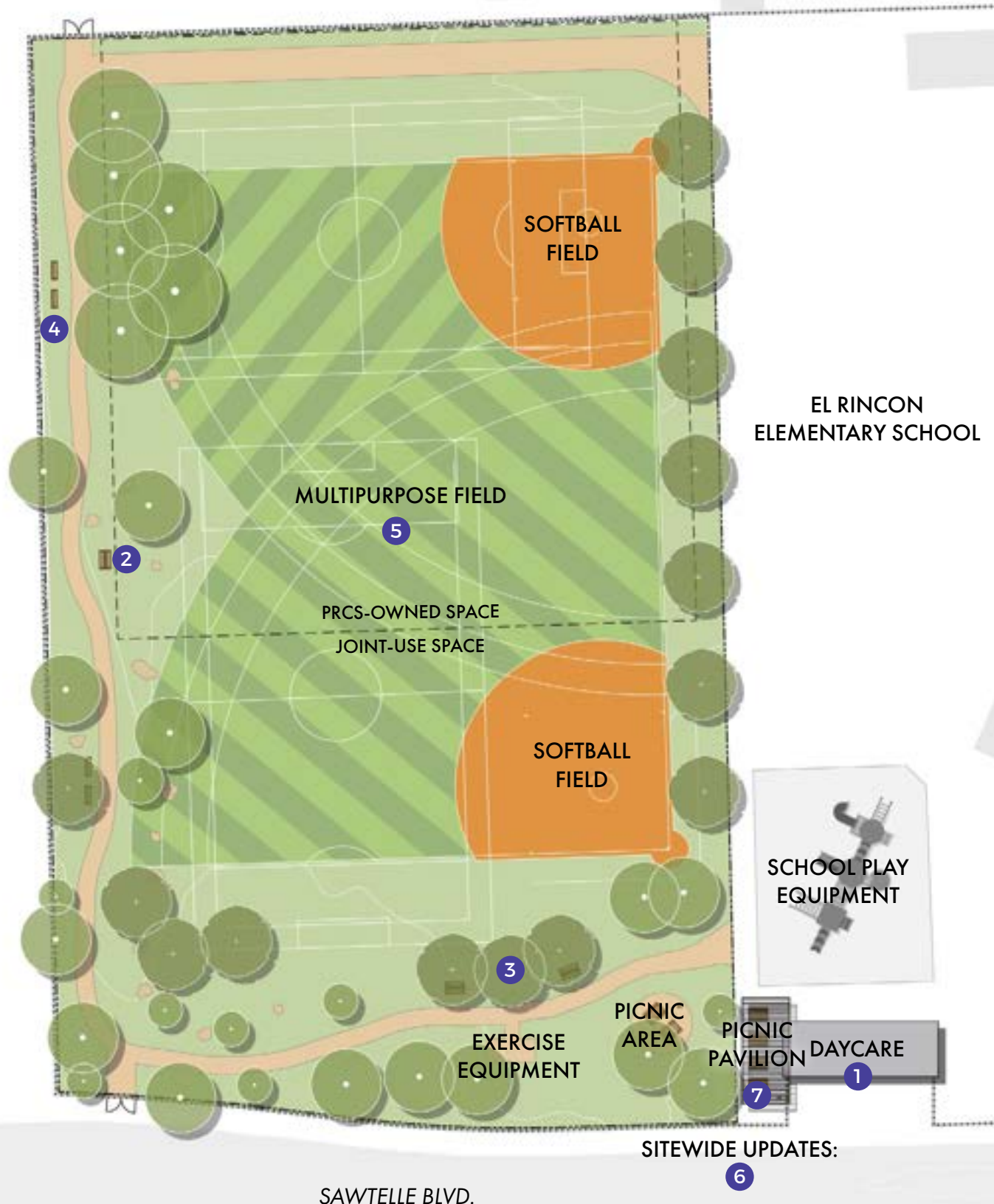


Figure 189. Proposed site plan of Blanco Park. A new picnic pavilion and additional seating is proposed. Source: OLIN, 2024.



# BLANCO PARK

## PROPOSED

- 1 (Planned) Public Works to replace the daycare trailer building.
- 2 Add additional benches around the walking path of the park.
- 3 Plant additional trees for shade.
- 4 Repair or replace existing drinking fountains.
- 5 Designate the existing lawn area as a multipurpose field for softball (2 fields) and soccer (1 regulation field).
- 6 Update the joint use agreement with CCUSD to allow for more access for Culver City residents during non-school hours.
- 7 Replace picnic pavilion.

## STORMWATER OPPORTUNITIES



## EXAMPLE FEATURE TREES



*Calocedrus decurrens*  
Incense Cedar  
\*Native species



*Liquidambar styracilua*  
Liquidambar tree



*Quercus agrifolia*  
Coast live oak  
\*Native species

CARLSON PARK EXISTING CONDITION



Figure 190. Existing site plan of Carlson Park. This park is used for passive activities. Source: OLIN, 2024.





# CARLSON PARK

Braddock Dr. at Motor Ave., Culver City, CA 90232

**CARLSON PARK** is a 2.5-acre neighborhood park beloved by the Park East community for its mature and varied tree canopy and restful atmosphere. Tree species within the park include ficus, coast live oak, magnolia, and Chinese elm throughout a passive recreation lawn. Some of the trees are marked by monuments. Due to the park's proximity to film studios and its tree canopy, it is a popular filming location. Filming provides a notable revenue stream. Often people use this area for group activities without realizing a permit is required.

## AMENITIES

- Small grass rec. field: 1
- Walking/jogging path: 1
- Barbecue: yes
- Hydration station: 1
- Picnic area: 2
- Picnic shelter 1
- Freestanding restroom: 1
- Street parking

## SITE SPECIFIC PARK NEEDS

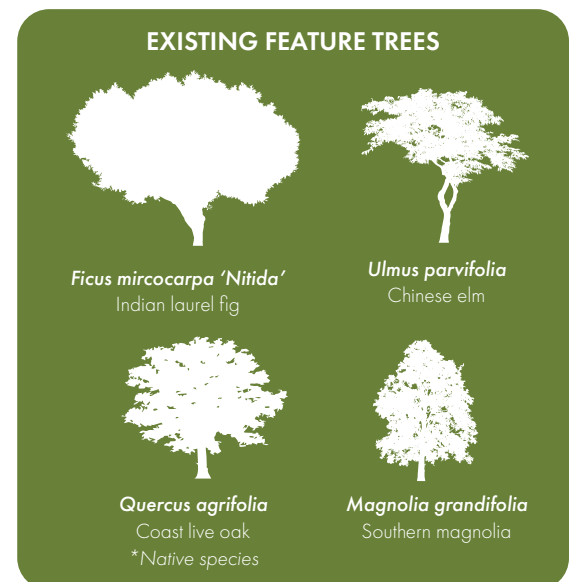
- Often people use this area for group activities without realizing a permit is required.
- Numerous community members have commented that they would like to keep the park as it is as a passive recreation area. Specifically, some nearby residents said they preferred not to add a playground. They noted that the park is well used already by children with parents or nannies, and they liked that the park provides unstructured access to nature.
- Community members also noted issues with traffic visibility along Braddock Dr. and suggested adding a stop sign at the intersection of Braddock Dr. and Motor Ave.
- Community members have suggested more benches and seating.
- Community members value the large and mature tree canopy of the park.



Figure 191. This public art piece is at the center of Carlson Park. Source: OLIN, 2024.



Figure 192. The picnic pavilion at Carlson Park provides a space for gathering. Source: OLIN, 2024.



CARLSON PARK PROPOSED



Figure 193. The proposed site plan for Carlson Park keeps or enhances a majority of the existing elements. Source: OLIN, 2024.

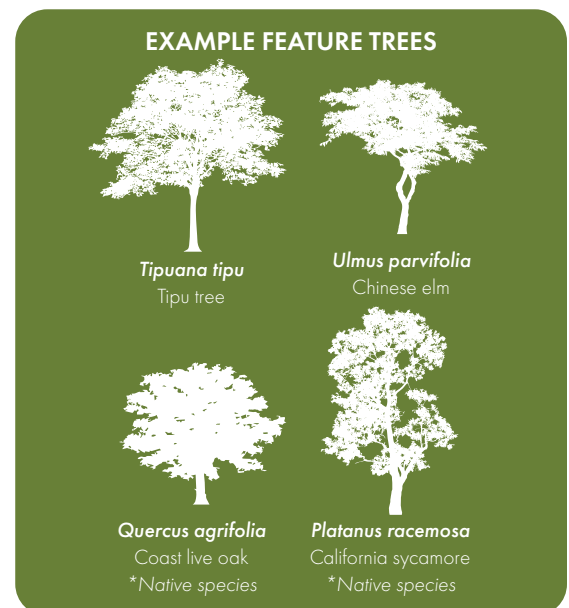




# CARLSON PARK

## PROPOSED

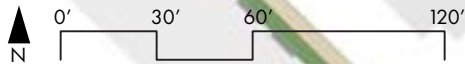
- 1 (Planned) Install a guard fence and replant the central planter around the art piece.
- 2 Add additional benches and litter receptacles.
- 3 Investigate traffic visibility issues along Braddock Dr., and add a stop sign at Braddock Dr. and Motor Ave.
- 4 As trees need to be replaced over time, plant California native and climate adapted species. Plant new tree species in the gaps of the mature tree canopy.



# CULVER WEST ALEXANDER PARK EXISTING CONDITION



Figure 194. Existing site plan of Culver West Alexander Park. This park is also used by many residents outside of Culver City. Source: OLIN, 2024.





# CULVER WEST ALEXANDER PARK

4162 Wade Ave., Culver City, CA 90066

**CULVER WEST ALEXANDER PARK** is a 3.1-acre neighborhood park serving the Culver/West neighborhood, and it experiences Culver City's highest levels of park pressure. It is an especially popular location for families and childcare. The park includes a walking loop which doubles as a Pooch Path. This park has many Canary Island pines, stone pines, and red ironbark trees and a lawn for passive recreation.

## AMENITIES

- Multipurpose field: 1
- Basketball court: 1
- Handball wall: 3
- Paddle tennis court: 2
- Tennis court: 1
- Pooch path: 1
- Walking/jogging path: 1
- Barbecue: yes
- Kitchen: 1
- Lighting: yes
- Picnic area: 1
- Community/Recreation Centers: 1
- Freestanding restroom: 1
- Playground: 3 (Ages 2-5; Ages 5-12)
- Parking lot: 1

## SITE SPECIFIC PARK NEEDS

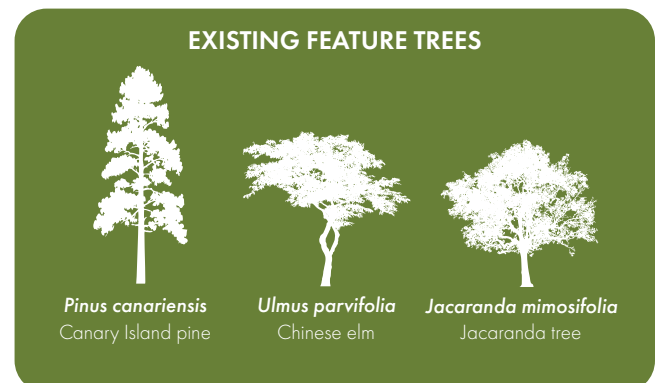
- Overall updates to the playground are needed. The toddler playground needs to be resurfaced.
- The wood floor in the recreation building is worn out.
- Community members noted the grass areas are well used by families and people working from home, and that seniors and children enjoy the walking paths and picnicking. They also noted that the handball walls are well used for practicing a variety of sports beyond handball.
- Community members noted that the swings are well used but that the park could use more swings for bigger kids or teens.
- Community members suggested the multipurpose field could be converted to a passive park space.



Figure 195. The picnic area and playground at Culver West Alexander Park. Source: OLIN, 2024.



Figure 196. The restrooms and basketball court at Culver West Alexander Park. Source: OLIN, 2024.

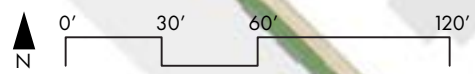


# CULVER WEST ALEXANDER PARK PROPOSED



Figure 197. The proposed site plan for Culver West Alexander Park increases picnic space and vegetation in the park. Source: OLIN, 2024.

186 DRAFT THE PLAN // SITE SCALE





# CULVER WEST ALEXANDER PARK

## PROPOSED

- 1 (Planned) Replace basketball court.
- 2 Replace outdated play equipment, and study inclusion of play equipment for bigger kids or teens.
- 3 Resurface toddler playground.
- 4 Increase planting area where possible.
- 5 Add fabric sun shades over the basketball court.
- 6 Add two rentable picnic pavilions.
- 7 Install additional seating around the pooch path.
- 8 Plant additional canopy trees (native or climate adapted species).
- 9 Create two additional picnic groves.
- 10 Remove the nonfunctional turf along Moore St. and replace it with low-water use adapted or native plants and increase street trees.
- 11 Add a rain garden (low flow diversion to a dry basin) with native planting and educational signage in the unused triangle of lawn between the paddle tennis courts and cul de sac as well as adjacent to the playground.
- 12 Replace tall chain link fence and add an upgraded lower fence around the park.
- 13 Green the alley connecting the park to McConnell Blvd. and create a new park gateway.
- 14 Renovate the current recreation building and address foundation issues. Replace wood flooring and update interiors. Buildings need to be able to meet code for emergency shelters for all proposed updates.
- 15 Consider rebuilding the recreation facility if the foundation repairs are too costly or are untenable.
- 16 Install photovoltaic shade structures or permeable paving in the parking lot.
- 17 Create an outdoor community space that could host gatherings and arts performances.
- 18 Add a fenced dog run.

## STORMWATER OPPORTUNITIES



## POTENTIAL NEW REGIONAL STORMWATER OPPORTUNITY

Although Culver West Alexander Park does not trigger LID requirements due to the limited redesign proposed, this park was identified as a good potential location for a new regional stormwater BMP for water quality benefits. The neighborhood north of the park appears to be within the tributary area of a catch basin in Wade Street at the northern end of the park. The City may consider capturing stormwater flows from this neighborhood, for example using reverse parkway culverts on both sides of the cul-de-sac upstream of the existing catch basin. Stormwater capture systems could include a combination of rain gardens and underground infiltration systems depending on site-specific conditions. This could result in increased stormwater compliance benefits consistent with those noted in the City's SWQMP.

## EXAMPLE FEATURE TREES



*Calocedrus decurrens*  
Incense Cedar  
\*Native species



*Brachychiton populneus*  
Bottle tree

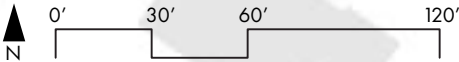


*Quercus agrifolia*  
Coast live oak  
\*Native species

EL MARINO EXISTING CONDITION



Figure 198. Existing site plan of El Marino Park. This park sits next to El Marino School. Source: OLIN, 2024.





# EL MARINO PARK

301 Berryman Ave., Culver City, CA 90232

**EL MARINO PARK** is a 1.6-acre neighborhood park in the Sunkist Park neighborhood. The western edge of the park is directly adjacent to El Marino Elementary School and El Marino Turf Field. The park has many liquidambar and Canary Island pine trees and a passive recreation lawn. A popular ceramics class is held in a ceramic hut in the park, and PRCS owns the kiln and most of the equipment. The playground here is next in the schedule to be renovated. El Marino is one of the few Culver City parks which is fenced in, a quality noted as particularly valuable by park users with small children.

## AMENITIES

- Multipurpose field: 1
- Basketball court: 1
- Handball wall: 2
- Barbecue: yes
- Kitchen: 1
- Lighting: yes
- Picnic area: 1
- Community/Recreation Centers: 2
- Freestanding restroom: 1
- Playground: 2
- Street parking

## SITE SPECIFIC PARK NEEDS

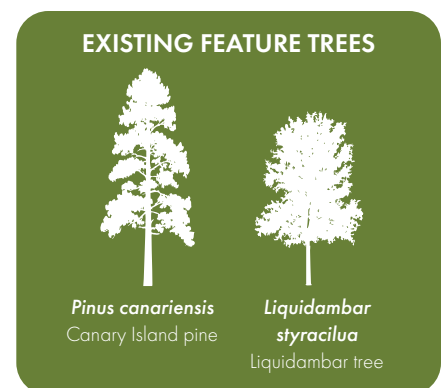
- There is no ADA walking path in this park.
- Picnic tables and rentable areas could be better utilized, as there is one picnic area in the middle of the field.
- Community members have noted that demand for the ceramics class, which maxes out at 10 participants, is much higher than available slots. The scale of the facility limits the number of participants, so a larger facility could help assist with this. There is no longer a need for the bathrooms on the outboard side of this facility, so that could become expansion space.
- Community members commented on resurfacing the basketball court, refilling the sandbox with sand rather than mulch, and adding additional space for aftercare programs.



Figure 199. The playground and courtyards at El Marino Park are in need of upgrades. Source: OLIN, 2024.



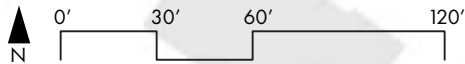
Figure 200. There is limited capacity inside the ceramics hut at El Marino Park. Source: OLIN, 2024.



EL MARINO PARK PROPOSED



Figure 201. The proposed site plan for El Marino Park increases the capacity for arts programming. Source: OLIN, 2024.





# EL MARINO PARK

## PROPOSED

- 1 (Planned) Replace play equipment and play surface. Add a swingset.
- 2 Add an ADA accessible decomposed granite walking/jogging path around the perimeter of the park.
- 3 Create an ADA accessible park entrance ramp from Berryman Ave.
- 4 Add two additional rentable picnic groves. Remove the picnic area in the center of the field, but leave the existing tree canopy as-is.
- 5 Install large fabric shade structures over the play areas.
- 6 Resurface the basketball court.
- 7 Add an outdoor gathering space to the northeast corner of the park and add rainwater dispersion to adjacent planting.
- 8 Rebuild the Ceramics Hut into an expanded Arts Pavilion, include more arts programming, and have indoor-outdoor usable spaces under an integrated shade canopy. Buildings need to be able to meet code for emergency shelters for all proposed updates. Include stormwater capture system to meet LID requirements.
- 9 Expand the playground area to account for the Arts Pavilion shade canopy.
- 10 Remove existing handball courts.
- 11 Renovate the existing recreation building with sustainability upgrades (including better insulation, AC, paired with other energy initiatives).

## STORMWATER OPPORTUNITIES



## ON-SITE STORMWATER MANAGEMENT

El Marino includes a new Arts Pavilion and an Outdoor Classroom that may result in over 5,000 square feet (SF) of new impervious surfaces. Due to these new features, LID requirements may be triggered, and on-site stormwater management will likely be required. It is anticipated that the new Arts Pavilion (~4,000 sf) may require a structural treatment BMP, whereas the Outdoor Classroom (~1,200 sf) runoff could be dispersed into adjacent pervious landscaping. This approach may change as part of final design of park redevelopment.

## EXAMPLE FEATURE TREES



*Quercus agrifolia*  
Coast live oak  
\*Native species

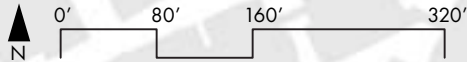


*Arbutus marina*  
Strawberry tree

# FOX HILLS PARK EXISTING CONDITION



Figure 202. Existing site plan of Fox Hills Park. This parks sits as a plateau above street level. Source: OLIN, 2024.





# FOX HILLS PARK

**Green Valley Circle & Buckingham Parkway,  
Culver City, CA 90230**

**FOX HILLS PARK** is a 10-acre neighborhood park in the Fox Hills neighborhood and the southernmost park in Culver City's park system. There are lawns for both sports fields and passive recreation. This park has many coral trees, pines, and eucalyptus trees. Understory planting includes non-native adapted species such as verbena, Pride of Madeira, birds of paradise, blue chalk sticks, and lantana as well as invasive species such as pampas grass. The extensive walking trails, ample tree canopy, and scenic nature of the park are beloved by park users, however ADA accessibility could be improved and steep slopes along Buckingham Pkwy. and Green Valley Cir. have created problems around erosion.

## AMENITIES

- Diamond field: 1
- Multipurpose field: 1
- Basketball courts: 2
- Paddle tennis courts: 4
- Tennis courts: 3
- Sand volleyball court: 1
- Fitness Zone: 8 good, 4
- Walking/jogging path: 1
- Barbecue: yes
- Lighting: yes
- Picnic area: 3
- Picnic shelter: 1
- Freestanding restroom: 1
- Playground: 2 (Ages 2-5; Ages 5-12),
- Street parking

## SITE SPECIFIC PARK NEEDS

- ADA accessibility is an issue: access ramps surrounding the site do not meet ADA code.
- Steep slopes along Buckingham Parkway and Green Valley Circle have created problems around erosion.
- Playgrounds where ramps have been added have a large step dropoff due to settlement of wood chips.
- It is difficult to hold events here due to the lack of parking, and PRCS receives complaints about the lack of parking, difficulty accessing the park, and safety issues for pedestrians and cyclists. However, the neighborhood is against adding parking.

- PRCS receives complaints from neighbors about lighting in the park being too bright. The light fixtures in this park match many of the other City parks and do not have glare shields or full cutoff fixtures. Complaints are also made about too much noise at night.
- Community members noted that increasing density in the neighborhood will necessitate additional park space.
- Community members suggested planting more native species, adding a rain garden, expanding bicycle paths, adding a swingset, improving walking path lighting, and repairing the walking path. Sand play areas were also brought up as a maintenance concern.
- There is a need for a community building or center in this area of Culver City.

### EXISTING FEATURE TREES



*Pinus canariensis*  
Canary Island pine



*Eucalyptus globulus*  
Tasmanian Bluegum



*Erythina caffra*  
Coastal coral tree



*Juniperus chinensis*  
'Torulosa'  
Hollywood juniper

# FOX HILLS PARK PROPOSED



Figure 203. The proposed site plan for Fox Hills Park enhances many existing elements of the park. Source: OLIN, 2024.



Figure 204. Section B. The proposed community center could include an elevator for accessible access between street level and park level. Source: OLIN, 2024.



# FOX HILLS PARK

## PROPOSED

- 1 Address the hillside slope erosion along Buckingham Pkwy. and Green Valley Cir. via slope stabilization, grading adjustments, and new planting.
- 2 Create a rain garden at the base of the slope to meet LID requirements.
- 3 Install glare shields on park lighting or install full cutoff fixtures.
- 4 Add additional LED path lighting around the park.
- 5 Remove invasive vegetation such as pampas grass and replace understory with non-invasive climate adapted and/or locally native vegetation.
- 6 Create an ADA accessible walking/jogging path along the perimeter of the park.
- 7 Regrade entry walkway to a 5% slope.
- 8 Continue nautical chain boundaries along walking/jogging paths throughout the park. Install new path edging that could be curbs on either side of the path.
- 9 Add a few additional benches along the path.
- 10 Relocate and improve the softball field, and maintain the existing number and sizes of multipurpose fields with moveable lights.
- 11 Replace basketball court area with one half court and one junior high full court.
- 12 Add two additional pickleball courts by the racket sports area.
- 13 Replace rotor irrigation system with drip irrigation.
- 14 Improve the picnic grove by the racket sports court area.
- 15 Add a nature play area by the volleyball court, add additional swing sets.
- 16 Improve and add more adult exercise equipment.
- 17 Improve and add bicycle and pedestrian access in accordance with the efforts of the Culver City Public Works Department.
- 18 Add additional bicycle storage and parking at the entrances to the park.

## STORMWATER OPPORTUNITIES



- 19 Build a community recreation center for Fox Hills. Buildings need to be able to meet code for emergency shelters for all proposed updates.
- 20 Investigate opportunities for this facility in adjacent development projects to reduce impacts on park space.
- 21 If required, consider a small building built into the hillside on Buckingham Pkwy. with elevator ADA access to the upper level of the park.
- 22 Create a signature native plant garden and environmental signage off of the main entry path on Buckingham Pkwy.
- 23 Create new park gateways and access to the open space network of nearby developments in accordance with the new Fox Hills Specific Plan (in development).
- 24 Add a regional stormwater BMP per the SWQMP.

## REGIONAL STORMWATER CAPTURE SITE

The proposed new community center within the park boundaries may require some level of LID BMP implementation if it is over 5,000 square feet. This park has been identified as a high priority to the city for installation of a regional stormwater capture BMP. Therefore, further analysis should be conducted to confirm adequate capacity exists within the SWQMP regional stormwater capture BMP to also accommodate on-site stormwater volumes.

## EXAMPLE FEATURE TREES



*Platanus racemosa*  
California sycamore  
\*Native species



*Cercidium*  
'Desert Museum'  
Desert museum palo verde

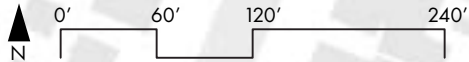


*Juglans californica*  
California walnut  
\*Native species

# LINDBERG PARK EXISTING CONDITION



Figure 205. Existing site plan of Lindberg Park. The park is adjacent to the Ballona Creek. Source: OLIN, 2024.





# LINDBERG PARK

5041 Rhoda Way, Culver City, CA 90230

**LINDBERG PARK** is a 4.2-acre neighborhood park serving the Studio Village neighborhood. It is located just south of the Ballona Creek Bridge, a pedestrian and cyclist connector providing access to the Ballona Creek Bike Path on the north side of the creek. There are many Chinese elms in this park and a few jacaranda trees, as well as lawn for sports fields and passive recreation. The park edge along Ocean Dr. is very steep and the park is lacking in accessibility. The play area is aging and the sports courts, fields, and exercise equipment have been added over time.

## AMENITIES

- Baseball field: 1
- Multipurpose field: 2
- Basketball court: 1
- Handball wall: 2
- Tennis court: 1
- Fitness zone: 2
- Barbecue: yes
- Hydration station: 1
- Kitchen: 1
- Picnic area: 1
- Picnic shelter: 1
- Community/Recreation Centers: 1; day care facility
- Freestanding restroom: 1
- Playground: 2 (Ages 2-5; Ages 5-12)
- Parking lot: 1

## SITE SPECIFIC PARK NEEDS

- The park edge along Ocean Dr. is very steep and the park is lacking in accessibility. There is no ADA walking path in this park.
- Courts, fields, and exercise equipment have been added over time.
- Community members have suggested updating the play equipment. Some community members expressed that they like the sand play area.
- Community members have expressed interest in a DG walking path around the park. Some community members specified they don't want more concrete added and think the park is okay without additional sidewalks.



Figure 206. The playground at Lindberg Park has an opportunity to be a signature playground for the city. Source: OLIN, 2024.



Figure 207. The sports court area at Lindberg Park divides the park in half. Source: OLIN, 2024.

### EXISTING FEATURE TREES



*Ulmus parvifolia*  
Chinese elm



*Jacaranda mimosifolia*  
Jacaranda tree

# LINDBERG PARK PROPOSED

CULVER CITY HIGH SCHOOL FIELDS

BALLONA CREEK BIKE PATH

BALLONA CREEK

RECREATION BUILDING

7 8

PICNIC PAVILION

4

MULTIPURPOSE FIELD

1

3

RESTROOMS

5

PLAYGROUND

6

EXERCISE EQUIPMENT

TEE-BALL + KICKBALL FIELD

MULTIPURPOSE FIELD

9

2

SPORT COURTS

10

9

RHODA WAY

STUDIO DR.

KINSTON AVE.

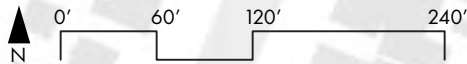
OCEAN DR.

RHODA WAY

COTA ST.

CULVER CITY BOUNDARY

Figure 208. The proposed site plan for Lindberg Park leverages the planned stormwater improvements to reorganize the park. Source: OLIN, 2024.





# LINDBERG PARK

## PROPOSED

- 1 Convert the concrete area by the parking lot to an additional vegetation and walking path area.
- 2 Add an accessible decomposed granite walking/jogging path around the perimeter of the park.
- 3 Remove the small softball field and add a passive games area, including table tennis, cornhole, and chess.
- 4 Add two new picnic groves near the daycare building along Ocean Dr.
- 5 Plant additional canopy trees (native or climate adapted species). Focus on creating a denser canopy with continuous shade along the northern end of the park.
- 6 Create a new signature playground with shade structures that includes accessible play equipment and equipment for different play styles. The playground could be themed and reflect the ecology of the Ballona Creek.
- 7 Renovate the existing recreation/daycare building with sustainability upgrades for recreation building (including better insulation, air conditioning, paired with other energy initiatives). Buildings need to be able to meet code for emergency shelters for all proposed updates.
- 8 Allow for arts programing in this building in the evenings.
- 9 Reorient the sports courts and fields for better functionality and ideal court orientation and add soundproofing. Cluster the basketball and tennis courts at the southern end of the site, and move the soccer fields north. Move the tee-ball and kickball field to the northwest corner of the multipurpose field.
- 10 Add an additional picnic grove at the southwest corner of the site, with additional picnic tables around the courts.

## STORMWATER OPPORTUNITIES



## REGIONAL STORMWATER CAPTURE SITE

Due to the new spectator seating, and shifting of sports amenities, LID BMPs will likely be required. This park has been identified as a high priority to the city for installation of a regional stormwater capture BMP. Therefore, further analysis should be conducted to confirm adequate capacity exists within the SWQMP regional stormwater capture BMP to also accommodate on-site stormwater volumes.

## EXAMPLE FEATURE TREES



*Umbellularia californica*  
CA bay laurel  
\*Native species

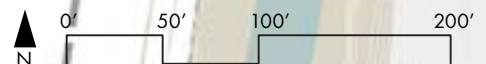


*Quercus agrifolia*  
Coast live oak  
\*Native species

# SYD KRONENTHAL PARK EXISTING CONDITION



Figure 209. Existing site plan of Syd Kronenthal Park The park is the gateway to the Ballona Creek Bike Path. Source: OLIN, 2024.





# SYD KRONENTHAL PARK

3459 McManus Ave., Culver City, CA 90232

**SYD KRONENTHAL PARK** is a 6.1-acre neighborhood park in Culver City's McManus neighborhood bordered to the east by Ballona Creek and to the south by the Metro E Line. It is an important pedestrian and cyclist node as the Ballona Creek Bike Path and Expo Bike Path cross at the park's southeast corner.

This park has many ficus trees, an allée of Chinese flame trees on the park's north edge, and a large lawn for sports fields. League softball games use the fields almost daily. There are mature vines trained onto the chain-link fence of the tennis courts. The sports fields, courts, and workout equipment are very well used, however there have previously been issues with graffiti, vandalism, and gang presence at this location. PRCS is installing a community garden adjacent to the basketball court and a new hydration station, and an updated playground was installed recently.

## AMENITIES

- Softball fields: 2
- Multipurpose fields: 1
- Basketball courts: 1
- Paddle tennis courts: 2
- Tennis courts: 1
- Fitness zones: 7
- Walking/jogging path: 1
- Barbecue: yes
- Hydration station: 1
- Lighting: yes
- Picnic area: 5
- Picnic shelters: 2
- Community/Recreation Centers: 1 (recreation rooms, preschool facility)
- Playgrounds: 3 (Ages 2-5; Ages 5-12)
- Parking lots: 2
- Regional connection: 2 (Ballona Creek Bike Path and Expo Bike Path)

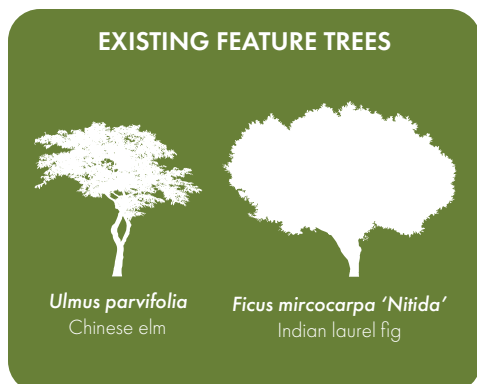


Figure 210. A picnic area behind the tennis court at Syd Kronenthal Park can be enhanced. Source: OLIN, 2024.

## SITE SPECIFIC PARK NEEDS

- The sports fields, courts, and workout equipment are very well used, however there have previously been issues with graffiti, vandalism, and gang presence at this location.
- The walking paths change materials several times throughout the park, which can present accessibility issues.
- Community members have commented that the surface for the tennis court could be improved and that they would like to see more tennis courts. There has also been competition for court space among tennis, paddle tennis, and pickleball players at this location.
- Community members noted that bicycles zoom along the pedestrian sidewalks in the park.
- Community members noted that the lighting could be brightened.
- Community members suggested a pool at this location.
- Community members also noted that fencing around play areas for toddlers like at Syd Kronenthal is an attractive feature that few other Culver City parks include.

# SYD KRONENTHAL PARK PROPOSED



Figure 211. The proposed site plan for Syd Kronenthal Park expands the playground and consolidates parking in a structure. Source: OLIN, 2024.



# SYD KRONENTHAL PARK

## PROPOSED

- 1 (Planned) Coordinate with Public Works to add bicycle parking and water fountains to bicycle path access points.
- 2 (Planned) Public Works priority site; coordinate between departments to install underground stormwater storage.
- 3 (Planned) Convert path and playground lighting to LEDs. This CIP was awarded \$300K by the City Council. Select lighting with glare shields and dark skies certification.
- 4 Add lighting to the basketball court.
- 5 Plant additional canopy trees (native or climate adapted species).
- 6 Improve the important node where access points for Ballona Creek Bike Path and Expo Park Bike Paths meet with locally native planting, artwork, wayfinding, seating, shade, a bicycle repair station, and a hydration station.
- 7 Improve the walking/jogging path along the perimeter of the park.
- 8 Add another rentable picnic pavilion and more picnic tables near the sports courts.
- 9 Renovate the irrigation system.
- 10 Expand the area with the swingsets to include nature play and accessible play equipment.
- 11 Add a mural along the southern wall with the Expo Line.
- 12 Renovate the existing recreation building. Consider large doors opening towards the park, the redesign of room layouts for improved functionality, or a second story. Include sustainability upgrades such as better insulation, air conditioning, and photovoltaic panels. Buildings need to be able to meet code for emergency shelters for all proposed updates.
- 13 Add an outdoor gathering space that could host arts performances and lectures.
- 14 Explore joint use opportunities with Echo Horizon School.

## STORMWATER OPPORTUNITIES



## REGIONAL STORMWATER CAPTURE SITE

Due to more minor improvements proposed, LID BMPs may not be required. During final design and engineering, stormwater runoff from improvement areas of other areas of the park may be routed to the SWQMP proposed regional stormwater capture BMP. Further analysis should be conducted to confirm adequate capacity exists within the regional stormwater capture BMP to also accommodate on-site stormwater volumes.

## EXAMPLE FEATURE TREES



*Platanus racemosa*  
California sycamore  
\*Native species



*Populus fremontii*  
Fremont cottonwood  
\*Native species

# TELLEFSON PARK EXISTING CONDITION



Figure 212. Existing site plan of Tellefson Park. This park is underutilized and sits at a busy intersection. Source: OLIN, 2024.





# TELLEFSON PARK

Washington Place & Tilden Ave., Culver City,  
CA 90232

**TELLEFSON PARK** is a 1.5-acre neighborhood park in Culver City's Clarkdale neighborhood at the busy intersection of Washington Pl. and Washington Blvd. Tellefson Park was established on the historic site of the former Rollerdrome, a popular social venue from the 1920s to 1960s. This park has many Canary Island pines, stone pines, and red ironbark trees as well as a passive recreation lawn and recently updated, shaded play equipment. The picnic shelter is rented less often compared with other parks, however the picnic tables and benches along Bentley Ave. are frequently in use by community members.

Note: The draft General Plan 2045 defines Tellefson Park as a parkette/mini park. Due to its existing amenities, the Parks Plan classifies Tellefson Park as a neighborhood park.

## AMENITIES

- Multipurpose fields: 1
- Barbecue: yes
- Hydration station: 1
- Picnic areas: 3
- Picnic shelter: 1
- Freestanding restrooms: 1
- Playgrounds: 2 (Ages 2-5; Ages 5-12)
- Street parking

## SITE SPECIFIC PARK NEEDS

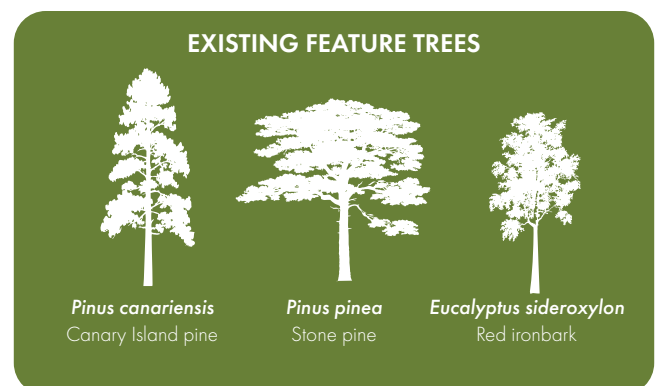
- PRCS staff has recommended locating pickleball courts in this park.
- The picnic shelter is not often rented as the park has frequent concerns with the unhoused population.
- Shade can be more evenly distributed around the park—community members have noted that the pavilion often feels too dark and shaded, and the field can feel too hot and exposed.
- Community members suggested a DG walking path around the park, to plant more trees, and to improve the restrooms.



Figure 213. The picnic pavilion at Tellefson Park could use additional light. Source: OLIN, 2024.



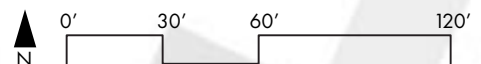
Figure 214. The mural at Tellefson Park is from 2001. Source: OLIN, 2024.



# TELLEFSON PARK PROPOSED



Figure 215. The proposed site plan for Tellefson Park adds pickleball courts and a walking path around the park. Source: OLIN, 2024.





# TELLEFSON PARK

## PROPOSED

- 1 More evenly distribute shade around the park—thin out canopy near the picnic pavilion, and plant more trees around the open field area.
- 2 Add an accessible decomposed granite walking/jogging path around the perimeter and between each of the elements in the park.
- 3 Extend sidewalk around the full perimeter of the park.
- 4 Add additional benches and dispersed picnic tables.
- 5 Add four additional small (one table) picnic groves along Bentley Ave.
- 6 Update mural along the northern edge of the site.
- 7 Install two racket sport courts on the southern corner of the park with spectator seating.
- 8 Add a small outdoor gathering space that could host intimate arts performances.
- 9 Add an adult workout area and exercise equipment.
- 10 Add a sand volleyball court in the field.
- 11 Consider upgrading restrooms.

## STORMWATER OPPORTUNITIES



## EXAMPLE FEATURE TREES



*Tipuana tipu*  
Tipu tree

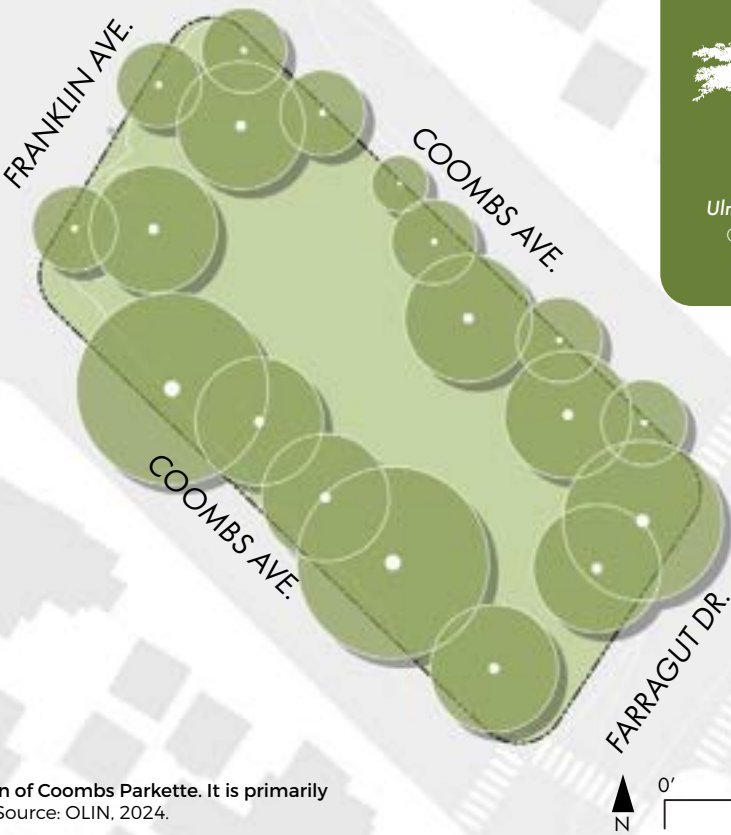


*Pinus pinea*  
Stone pine




*Metrosideros excelsa*  
NZ Christmas tree


# COOMBS PARKETTE EXISTING CONDITION



**EXISTING FEATURE TREES**



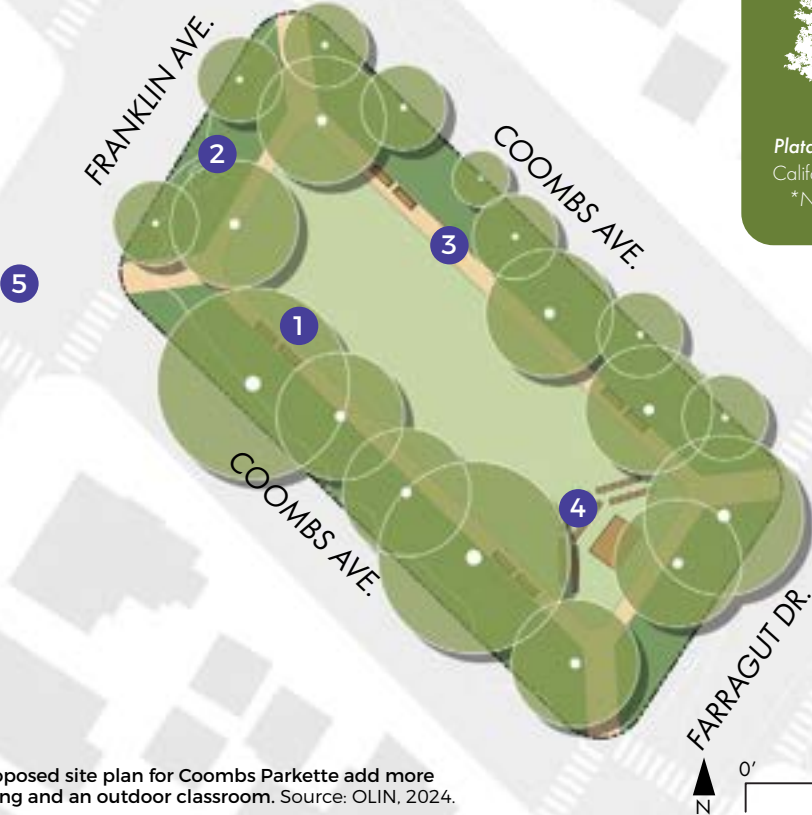
*Ulmus parvifolia*  
Chinese elm




*Pinus pinea*  
Stone pine

Figure 216. Existing site plan of Coombs Parkette. It is primarily used by nearby residences. Source: OLIN, 2024.


# COOMBS PARKETTE PROPOSED



**EXAMPLE FEATURE TREES**



*Platanus racemosa*  
California sycamore  
\*Native species



*Pinus pinea*  
Stone pine

Figure 217. The proposed site plan for Coombs Parkette add more groundcover planting and an outdoor classroom. Source: OLIN, 2024.



# COOMBS PARKETTE

4468 Coombs Ave., Culver City, CA 90230

**COOMBS PARKETTE** is a half-acre parkette/mini park in Culver City's Park West neighborhood. It is located across Farragut Dr. from Farragut Elementary School and is a few blocks from Culver City Middle School and Culver City High School. There are significant, large trees at this site, including Chinese elms and stone pines, bordering a central lawn. Coombs Parkette is occasionally reserved for events. It is typically used by nearby residents for passive recreation and by students waiting to be picked up after school.

## AMENITIES

- Small grass rec. field: 1
- Hydration station: 1
- Street parking

## SITE SPECIFIC PARK NEEDS

- Community members have commented that the park can be muddy and to replant a groundcover that can tolerate the shade, to add benches and tables for the students that wait here to be picked up after school, and to improve street crossings and walking paths to connect to the school.
- Community members like this as a passive recreation space.

## STORMWATER OPPORTUNITIES



## PROPOSED

- 1 (In Progress) Add additional bench seating.
- 2 Plant shade-tolerant groundcover plant species around the perimeter of the parkette.
- 3 Add an ADA accessible decomposed granite walking/jogging path around the perimeter of the parkette.
- 4 Add a small passive outdoor gathering space.
- 5 Investigate traffic visibility issues along Franklin Ave. and Coombs Ave. and consider adding additional crosswalks.



Figure 218. Coombs Parkette includes turf and trees. Source: OLIN, 2024.

# FOX HILLS PARKETTE EXISTING CONDITION

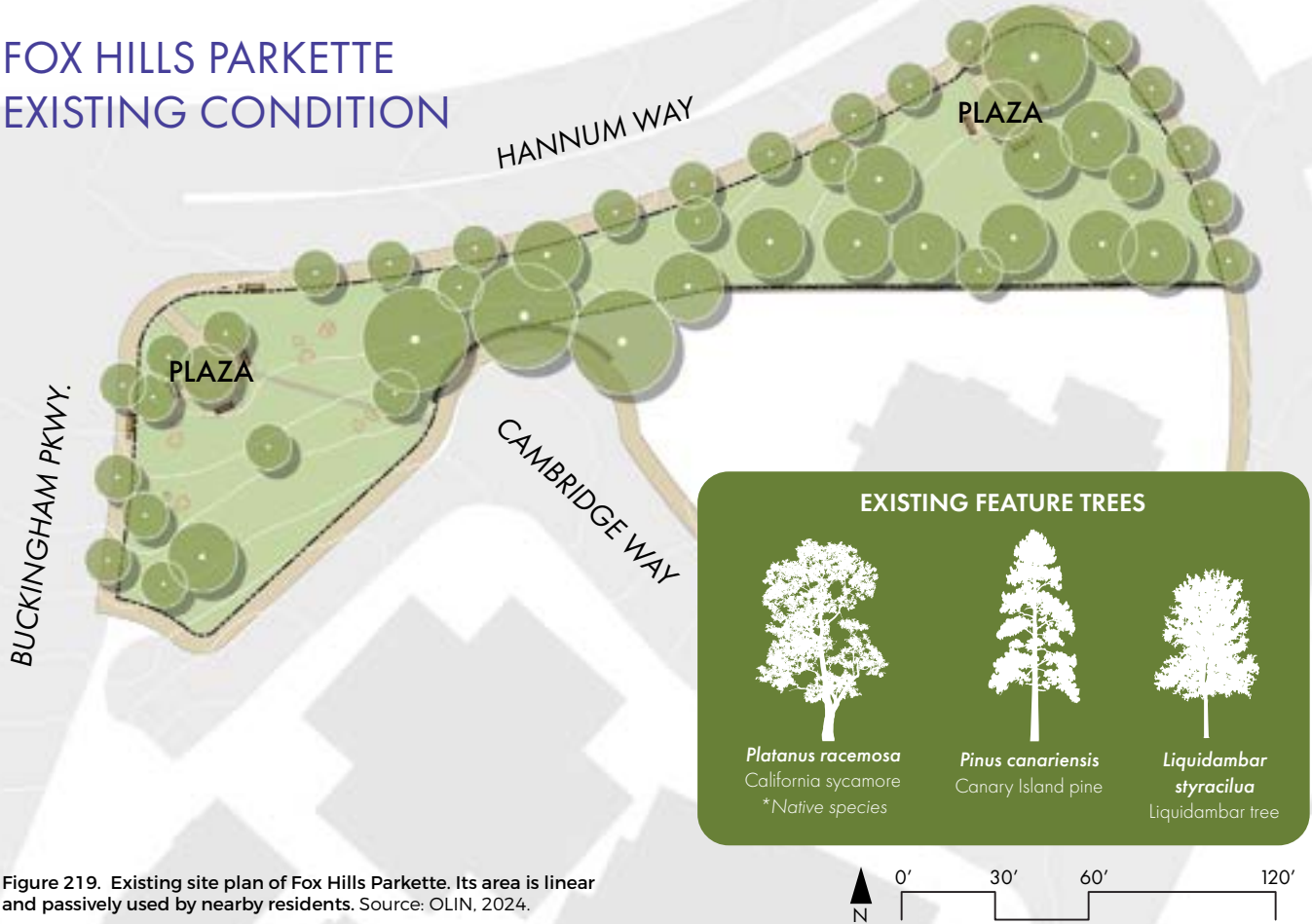


Figure 219. Existing site plan of Fox Hills Parkette. Its area is linear and passively used by nearby residents. Source: OLIN, 2024.

# FOX HILLS PARKETTE PROPOSED

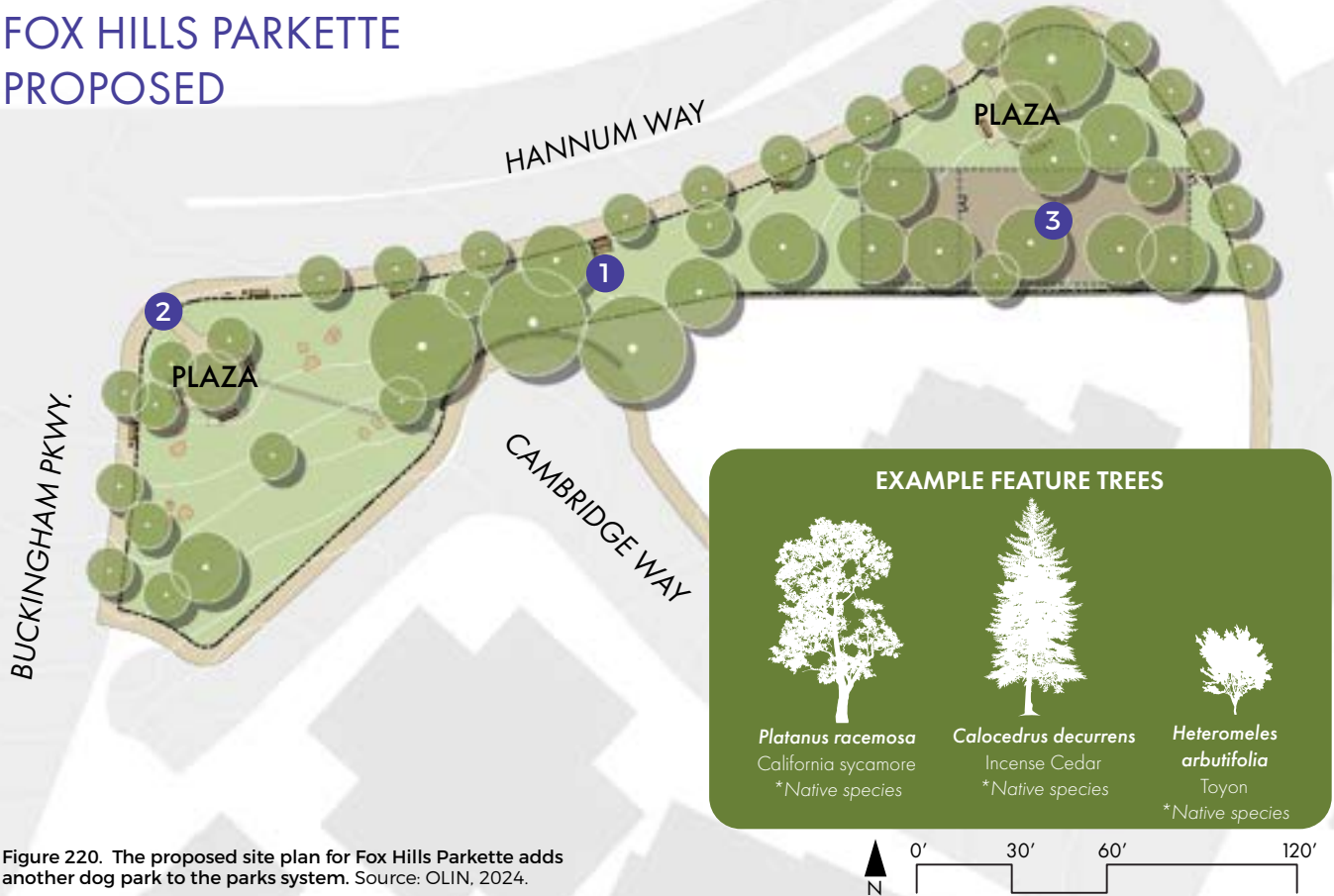


Figure 220. The proposed site plan for Fox Hills Parkette adds another dog park to the parks system. Source: OLIN, 2024.



# FOX HILLS PARKETTE

**Buckingham Pkwy. and Hannum Ave., Culver City, CA 90230**

**FOX HILLS PARKETTE** is a 0.8-acre parkette/mini park serving the Fox Hills neighborhood. The parkette includes a dense planting of pine trees, several sycamore trees, and liquidambar trees. There is a lawn for passive recreation, two small plazas with seating, and decorative boulders. To the south, the park has a hillside which slopes down towards Cambridge Way. The Hannum Ave./Buckingham Pkwy. Culver CityBus stop is located in the northwest side of the parkette.

## AMENITIES

- Small grass rec. field: 1
- Hydration station: 1
- Street parking

## SITE SPECIFIC PARK NEEDS

- PRCS staff have recommended that this parkette could hold a piece of public art.
- Community members suggested creating a dog park for Fox Hills here.

## STORMWATER OPPORTUNITIES



## PROPOSED

- 1 Add additional bench seating.
- 2 Install public artwork on the visible streetcorner.
- 3 Create a dog park for Fox Hills.



Figure 221. A plaza at the Fox Hills Parkette includes seating and a feature tree. Source: OLIN, 2024.



Figure 223. The Culver City Skate park is at the base of the Baldwin Hills and is frequently in use by skaters of all ages.  
Source: PRCS, 2024.





## SECTION III: **IMPLEMENTATION**





Figure 224. Many residents use Culver City Park as a place to watch the sunset. Here you can see the view looking across Duquesne Ave. Source: PRCS, 2024.



## **7 | PRIORITIZATION, COSTS, AND FUNDING**

The Parks Plan process helped bring a voice to the needs of many community members in Culver City. Requests for capital improvements, programming improvements, and maintenance enhancements were made during the process, and each of these improvements requires evaluation of current priorities, evaluation of the costs to implement the changes, and funding for the improvements.

Given the proposed changes, project prioritization, smart budgeting, and identification of funding sources or partnerships is critical to the success of Parks, Recreation, and Community Services (PRCS) and the ongoing success of all Culver City parks. To achieve the community-based goals of the Parks Plan, this section includes information to help with budget proposals, decision-making, and departmental coordination.

# PRIORITIZING PROJECTS

This Parks Plan proposes significant improvements for individual parks as well as system-wide improvements for all of Culver City. Each of these improvements is guided by the goals that community members helped form through their engagement with the Parks Plan, with PRCS, and with other Culver City Departments and leaders.

When prioritizing park improvements across Culver City, several factors can help decision makers align investment with the Vision, Mission, and Goals of the Parks Plan. This framework for prioritization considers levels of historic investment, proximity to the tracts identified in the General Plan 2045 as equity focused neighborhoods, and parks pressure and goals as identified through this Parks Plan process.

**This Parks Plan proposes significant improvements for individual parks as well as system-wide improvements for all of Culver City.**



Figure 226. Community members provide feedback on the parks plan at the Helms Bakery pop-up. Source: OLIN, 2024.

MAKING DECISIONS	
Factors that weigh into project prioritization...	
<input checked="" type="checkbox"/>	Park is in an area with historically lower investment
<input checked="" type="checkbox"/>	Park is in proximity to Equity Focus Neighborhood
<input checked="" type="checkbox"/>	Project increases services in parks with high pressure
<input checked="" type="checkbox"/>	Project helps achieve the Parks Plan Vision, Mission, and Goals
<input checked="" type="checkbox"/>	Project aligns with available local, state, and federal funding mechanisms

Figure 225. When deciding on the prioritization of park projects, PRCS can reference these five factors. Source: OLIN, 2024.



# EQUITY FOCUS NEIGHBORHOODS

- MAP LEGEND
- Culver City Boundary
  - PARKS AND OPEN SPACES**
    - Culver City Parks
  - SB1000 DESIGNATION**
    - SB 1000 Tract
    - SB 1000 Threshold Tract

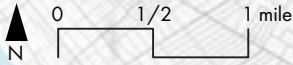


Figure 227. (Right Top) This map shows SB1000 priority neighborhoods as defined in the Culver City General Plan 2045. The General Plan uses this term to identify and refer to “disadvantaged communities” as defined by criteria in the California Health and Safety Code making these areas a focus for state and federal funding. Source: City of Culver City, California Public General Plan, 2024. Accessed August 28, 2024.

# PARK PRESSURE

- MAP LEGEND
- Culver City Boundary
  - PARKS AND OPEN SPACES**
    - Culver City Parks
    - Los Angeles County Parks
    - State Parks
  - PARKS PRESSURE**  
(Acres per 1000 residents in parkshed)

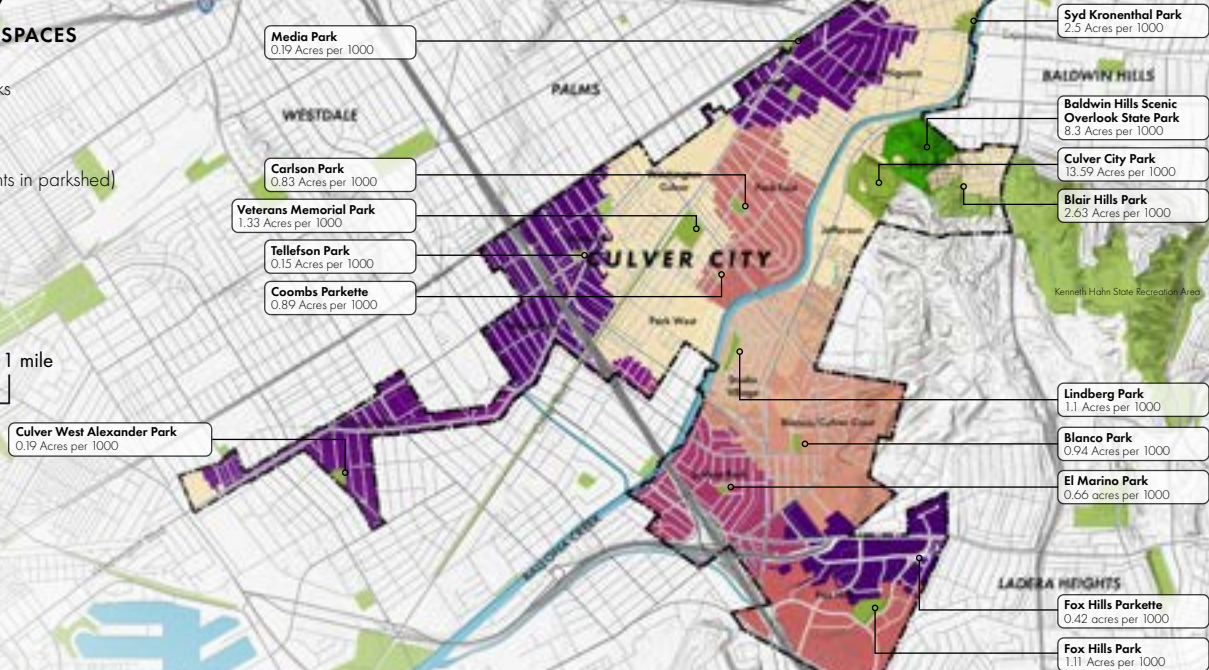
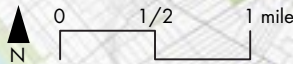


Figure 228. Park pressure takes an overlay of population and parkshed to determine the acres of parkland per 1000 residents within the parkshed. Areas with less than 3.3 acres per 1,000 resident are defined as under “high pressure” based on LA County standards. Source: Parksheds defined using walking distance along U.S. Census Bureau Tiger/Line Shapefiles, Roads, 2022; Population within parkshed derived from U.S. Census Bureau American Community Survey, 2021, 5-Year Estimates, 2021. OLIN, 2024.





Figure 229. Culver City Park provides a vista to view the setting sun across the west side of Los Angeles County. Source: Culver City PRCS, 2023.

## COST OPINION

Understanding the costs for implementing the changes proposed in this plan is important for PRCS so funding can be aligned to priority efforts in the coming years. It is anticipated that the capital improvements in this plan could be made over 10-15 years, although it is unlikely that all projects can be funded in that timeline without a significant funding source.

For many municipalities in Southern California, including Culver City, costs for capital improvements and operations and maintenance have risen significantly in recent years. These increases are partly due to overall increases in the cost of living, the COVID-19 Pandemic, and competition for construction or maintenance services. It is expected that some of these trends will continue, causing escalation and the need for the PRCS budget to continue to grow.

**This Parks Plan proposes a range of improvements. Cost estimates for each category of park improvements will help guide capital project planning.**





It is important to consider the proposed improvements in three different categories:

- **Site and Furnishing Improvements:** These improvements focus on enhancing the current park sites and elements such as playgrounds, sports courts and fields, park pathways and ramps, roads within parks, and planting understory and trees.
- **Large Building Projects:** These improvements include new facilities such as the new cultural building at Veterans Memorial Park, new community buildings, new pools and associated locker rooms, building renovations, restroom renovations, pavilions, outdoor community spaces, parking structures, and open space improvements only possible through the creation of parking structures.
- **Stormwater Capture and Quality Projects:** These improvements encompass stormwater BMP and regional capture projects identified by the Department of Public Works' Stormwater Quality Master Plan as well as other opportunities outlined in each of the park concept design plans in Part II of this document. These improvements range in size and scale from large underground storage tanks to smaller surficial rain gardens depending on location and nearby park features.



Figure 231. Lindberg Park currently has a playground that could be updated to prioritize accessible play. Source: OLIN, 2024.

There are economic benefits to investing in parks, including the opportunity to provide significant local hire and workforce development opportunities for construction projects and management of new facilities.

The cost estimate includes escalation based on the midpoint year of construction, which is averaged at 2032, is based on Culver City’s construction procurement standard practices for general conditions and other elements. Of the total for all system-wide improvements, about \$535 million dollars would be allocated towards building facilities improvements, including new construction and renovation. Stormwater projects system-wide would require around \$93 million in funding, which could be paired with other site improvements as possible. Approximately \$184 million would cover the remaining park improvements, including sports courts, paving, site furnishings, shade structures and planting. These estimates do not include allowances for design, surveys, and permitting costs of each project as well as other soft costs that may arise on a per project basis.

It is key to note that ongoing operations and maintenance budgets continue to be critical for maintaining the parks system. In fact, proactive operations and maintenance can reduce life-cycle costs of park amenities.

Prorates and Contingencies	%
General Contingency	10%
Design Contingency	30%
Escalation	5% annually (average 2032 midpoint for all projects)
Bonds / Insurance	2%
Contractors Fees	8%
Total Site and Furnishing Improvements Costs	\$184 MIL
Total Large Building Projects Costs	\$535 MIL
Stormwater Capture and Quality Projects	\$93 MIL
Grand Total	\$812 MIL

Figure 230. (Above) Table of total costs, prorates, and contingencies for the Culver City Parks Plan.



## **COST CATEGORIES**

Components included in each category of the Culver City Parks cost estimate

### **SITE + FURNISHINGS IMPROVEMENTS**

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**Playgrounds**

**Playground Shade Structures**

**Sports Courts and Fields**

**Paving Materials**

**New + Improved Pathways**

**New + Improved Roadways**

**Parking with Parks**

**Accessible Ramps**

**LED Lighting**

**Retaining Walls**

**Canopy Tree Planting**

**Understory Shrub Planting**

**Turf Improvements**

**Site Furnishings - Picnic Tables  
+ Chairs, Drinking Fountains,  
Bike Racks, Trash  
+ Recycling Receptacles**

### **LARGE BUILDING PROJECTS**

---

**New Buildings**

**Building Renovations**

**Restroom Renovations**

**New Pools**

**Parking Structures +  
Accompanying Open Space  
Improvements**

**Picnic Pavilions**

**Outdoor Gathering Spaces +  
Classrooms**

### **STORMWATER PROJECTS**

---

**Regional BMP Projects**

**Rain gardens + Biofiltration**

**LID Stormwater Capture  
Projects**

Figure 232. (Above) Three categories of parks improvements are accounted for in the preliminary cost estimate for the Culver City parks system.

## FUNDING OPPORTUNITIES

**Significant collective effort with local, county, state, and federal levels is required to fund projects and maintenance in the parks. The following section details potential funding resources for projects.**

When developing a funding strategy for a parks plan of this scale and extended timeline, it will be important to realize steady and consistent sources of funding. Federal and state funding opportunities will change over time, so pursuing and tracking a diversity of funding opportunities is important. In addition, private fundraising can help fill gaps and earned income to fund maintenance can make the overall funding model for Culver City's parks more sustainable and consistent from year to year.

### **Local City Opportunities** **Updated City Developer Fees**

Culver City has an adopted ordinance that requires developers to pay an in-lieu fee based on a density factor per household type in their development.<sup>62</sup> Both the unadopted 2009 Parks Plan as well as the General Plan 2045 have stated implementation recommendations to update this fee structure to optimize fees for park use. This is under review within the department of Advance Planning within the city. In addition to this, the city is exploring options to require a flat-rate-in-lieu fee for infill residential development as well as future studies of non-residential development parkland dedications and fees.<sup>63</sup>

### **City Parks Bond**

Municipal bonds are a popular way in some cities to fund park improvements over a semi-long-term duration. Municipal bonds are frequently used for capital improvements and the bonds are repaid over time through increased taxes on the local population. During the Parks Plan process some residents expressed interest in a city parks bond and others were very against any additional bonds given the already-high tax rates in the city.

### **Stormwater Credit System**

As noted in Section II, there may be opportunities for Culver City Public Works and PRCS to collaborate on implementing stormwater in lieu fee and credit programs for a multi-beneficial approach for both the city stormwater compliance needs and efficiency with development project implementation.

Stormwater credit and in lieu fee programs are innovative approaches to providing funding for capital and operations and maintenance (O&M) costs of stormwater capture project implementation. The concept for these programs is to construct large scale, regional stormwater capture projects that treat upstream new and redevelopment projects. This eliminates the need for individual development projects from implementing onsite, smaller scale stormwater BMPs.



## LOCAL OPPORTUNITIES

Updated City Developer Fees  
City Parks Bond  
Stormwater Credit System  
Collaboration with Culver City  
Unified School District  
Revenue Generation

## LA COUNTY FUNDING

LA County Measure W: Safe, Clean,  
Water  
LA County Measure A  
LA County Measure M

## STATE FUNDING

State Climate Bond  
State Conservancy Partnerships  
Local Parks Grants Program, Arts in  
California Parks

## NON-GOVERNMENTAL GRANTS

Competitive Grants

## FEDERAL FUNDING

Reconnecting Communities Grants  
Invasive and Noxious Plant  
Management  
WaterSMART: Environmental Water  
Resources Projects

## PHILANTHROPIC DONATIONS

Naming Opportunities  
Fundraising

Figure 233. A variety of funding mechanisms can be leveraged for proposed projects in the Culver City parks system.

The order of operations of a stormwater credit program and an in lieu fee program are slightly different. A stormwater credit program starts with the construction of a regional stormwater capture system that is verified and operational. Developers can then “purchase credits” from that system, where that funding can go towards constructing more projects or existing project O&M. Conversely, an in-lieu fee program collects fees from developers first, which then allows a jurisdiction to utilize those fees to construct and maintain projects.

Establishing either of these programs requires long lead times, support from city leadership, environmental organizations and the development community. However, once established, these programs could provide a dedicated source of funding for both capital and O&M of stormwater capture projects that may also benefit park areas.

### **Collaboration with Culver City Unified School District**

The recent school bond passed in Culver City offers opportunities for the enhancement of school properties in the city. As the School Board works to make these improvements, it is important to track opportunities where enhancements to the schools will also provide park opportunities to communities. For example, Blanco Park is a joint-use facility that benefits the school and the local community and is open to users at different times of day depending on the school calendar. Other enhancements to school campuses may generate opportunities for enhancing the parks network of the city.



Figure 234. Culver City parks host a wide range of mature trees that provide ecosystem services and heat island reduction benefits across the city..Source: OLIN, 2023.

## **LA County Opportunities**

### **LA County Measure W: Safe, Clean, Water**

To help fund stormwater projects across the Los Angeles County region, the Los Angeles County Safe Clean Water Program Parcel Tax (Measure W) was passed in the November 2018 election. The total dedicated funding to the city for stormwater quality work from these sources is approximately \$2.75 million annually.<sup>64</sup> Therefore, there are opportunities for Culver City Public Works and PRCS to utilize these funds to fund stormwater capture projects in parks space.

### **LA County Measure A**

In 2016, LA County passed the Safe, Clean Neighborhood Parks and Beaches Measure. The Los Angeles County Regional Park and Open Space District (RPOSD) is responsible for implementing and administering Measure A. RPOSD provides grant awards and other support to agencies throughout LA County.<sup>65</sup> This funding can be helpful for parks projects and can utilize the LA County Technical Assistance (TAP) Program to access design teams for completing projects.

### **LA County Measure M**

In 2016, LA County passed Measure M, which focuses on projects to ease traffic congestion, repair streets and sidewalks, expand transportation, and meet other needs for LA County Metro as well as local jurisdictions.<sup>66</sup> This funding can be helpful, particularly for enhancing access to parks, particularly when close to Metro stops and trails, such as the Metro Bike Trail near Syd Kronenthal Park.





## **State Funding Opportunities**

### **State Climate Bond**

In November 2024, the State of California passed Proposition 4 which authorizes \$10 billion for environmental and climate projects. The bond specifically sets aside 40% of the funding to lower-income communities<sup>67</sup> and those most vulnerable to climate change such as the Equity Focused Communities (see Figure 227 on page 217.) A significant allocation of this funding is for water security including water quality improvement projects, flood reduction measures, and river restoration. Overall \$700 million is set aside specifically for parks, including expanding recreational areas and park construction and renovation. Extreme heat protection and local environmental projects addressing heat mitigation make up approximately \$450 million of the bond measure dollars.<sup>68</sup>

### **State Conservancy Partnerships**

The Baldwin Hills Conservancy is the State of California Conservancy that helps steward parks and open space lands in and around Culver

City. PRCS has a staff member that sits on the Conservancy Board as well as an ex-officio member. The conservancy owns significant parcels in Culver City, particularly in the Inglewood Oil Field. Many of these parcels will likely be parkland and will benefit Culver City residents and residents of other surrounding communities, which will reduce park acreage needs and park pressure. Additional opportunities for coordination between PRCS and the Baldwin Hills Conservancy exist for joint use, operational and maintenance shared responsibilities, and capital funding for projects.

### **Local Parks Grants Program, Arts in California Parks**

Arts in California Parks is a program from California State Parks to establish art installations and programming in state and local parks as a catalyst for community connection, health, well-being, or placemaking by uniting art and nature. The Local Parks Grants Program is anticipated to award funding through three grant cycles in 2024, 2025, and 2026<sup>69</sup>.

## **Federal Funding Opportunities**

### **Reconnecting Communities Grants**

The United States Department of Transportation (USDOT) is making funding available to communities that have experienced harm due to the constriction of transportation corridors.<sup>70</sup> An example of this in Culver City would be the neighborhoods that were impacted by the construction of I-405 on the west side of the city. Parks and connective corridors in this area of the city may be eligible for funding through this program which is administered through a competitive grants program.

### **Invasive and Noxious Plant Management**

The U.S. Bureau of Land Management funds various projects annually to support improved ecological health and curb the expansion of noxious plant species across public lands. This includes projects that involve developing approaches to eradication as well as implementation of strategies.<sup>71</sup>

### **WaterSMART: Environmental Water Resources Projects**

The U.S. Bureau of Reclamation offers several funding opportunities under the WaterSMART initiative. This includes the Environmental Water Resources Projects program which prioritizes funding for projects that include water conservation and efficiency elements which result in quantifiable and sustained water savings and benefit ecological values or watershed health; water management or infrastructure improvements to benefit ecological values or watershed health; and watershed restoration projects benefiting ecological values or watershed health that have a nexus to water resources or water resources management.<sup>72</sup>

### **National Endowment for the Arts (NEA) Our Town**

The NEA grants program supports arts and culture based projects that center communities and equity. Local governments are eligible to apply and may request amounts up to \$150,000 in matching funds for projects.<sup>723</sup>

### **National Parks Service Outdoor Recreation Legacy Partnership (ORLP)**

The Outdoor Recreation Legacy Partnership (ORLP) program provides matching grants to cities for park projects in underserved communities. These include those with a population of 30,000 or more, and those that have low access to parks and recreation spaces and have significant populations of people who are economically disadvantaged. Managed by the National Park Service and funded through the Land and Water Conservation Fund, the nationally competitive ORLP program provides matching grants (up to 50% of total project costs) to assist communities with little to no access to outdoor recreation opportunities in urban areas. Funds can be used for the acquisition and/or development of, or to substantially renovate public parks and other outdoor recreation spaces.<sup>724</sup>

## **Non-Governmental Grants**

Pursuing competitive grants will require positioning the Parks Plan projects as innovative and regionally significant. This can be challenging, particularly in neighborhoods that already have advantageous attributes.

### **Philanthropic Donations & Foundation Grants**

Several non-profit organizations, businesses, and individuals provide donations to parks, particularly if an improvement relates to their mission statement. For example, several major donors to the arts have provided the lead donations for significant arts facilities in LA County. These donors may be interested in supporting the arts and cultural features of the Parks Plan. Another example is groups that provide funding for wildlife conservation, such as the soon-to-be-completed Wallis Annenberg Wildlife Crossing in Agoura Hills. Groups focused on conservation may be interested in projects that are along Ballona Creek or in the Baldwin Hills. A third purpose that might attract family and corporate foundations is public health.





Figure 235. Veterans Memorial park hosts the annual Fiesta La Ballona each year. The event is organized and run by PRCS. Source: OLIN, 2024.

### **Naming Opportunities**

This Parks Plan proposes several new facilities for recreation, arts, and education. Each of these significant projects could provide opportunities for donor naming. For example, if there is a new arts building, it could be named in honor of a significant donor. Typically for these types of opportunities, PRCS would set a donation level that is associated with a naming opportunity that is approved by the City Council. A specific sponsorship and naming rights plan could identify opportunities at each park with associated funding levels. Such a plan would necessarily need to balance opportunities

for revenue generation with the explicit desire to avoid commercialization and over-identification of elements.

### **Fundraising**

PRCS could request a staff position focused on fundraising through philanthropy. This position would be focused on creating a database of potential donors and meeting with donors to demonstrate how projects would have a positive impact on issues that matter to the donor.



# REVENUE GENERATION

Perhaps even more critical than one-time or bond funding is the development of on-going revenue generation strategies that can support the parks in perpetuity. Revenue generation is often one of the most successful ways to fund ongoing operations and maintenance since many local, state, and federal initiatives only provide funding for capital improvements.

Culver City's parks can bolster economic development goals without detracting from the parks' primary mission of providing open space amenities to the community. To capitalize on these opportunities, however, parks must remain free and open to the public.

Culver City's parks are already treasured amenities for residents, workers, and regional visitors, as well as a driver of economic development. Continued successful operation of the parks can be leveraged to grow food and beverage revenues (including seasonal and permanent concessions), sponsorships, and revenues from public and private events. Many of the current fee structures for events are not "market-rate," and although certainly the overarching goal is to provide an amenity for the community that is not cost prohibitive, private events should be cost-neutral for the city after accounting for both staff time and impact on facilities, which may require subsidies that could be offset with additional revenues.

The feasibility of any potential revenue stream is based on a high-level assessment of the barriers that will impact each individual opportunity's viability:

- Commercial viability: is there a business case to be made for the profitability of any individual revenue stream?
- Political: will the implementation of any individual revenue stream be met with political resistance that might render the likelihood of inclusion more or less difficult?
- Community: will the implementation of any individual revenue stream be met with community or neighborhood resistance that might render the likelihood of inclusion more or less difficult?
- Contractual: are there existing rules, regulations, and/or restrictions on city contracting processes that might stand in the way of execution?

- Capital: are the actual dollar value costs of inclusion prohibitively expensive?
- Operational: is the management or oversight overly burdensome or too far outside the scope of existing department operations to render any specific item unrealistic?

Despite the potential for additional revenues, it is to be stressed that residents and visitors will be sensitive to anything that feels like it is purely commercial, rather than amenities being provided for park users. Potential avenues for additional revenue will continue to be developed with community engagement to foster an inclusive implementation process and reflect the needs of the surrounding neighborhoods.

## Rental Fees

Culver City already distinguishes between different types of users (government and resident vs. nonresident) and uses (nonprofit vs. commercial) for space rentals for indoor rooms. Designated spaces with parks PRCS aims to activate can be treated similarly. The City might choose to reduce or waive fees for nonprofit users holding events that are free and open to the public, and distinguish those from ticketed events and private events, which would be charged fees. Establishing a nonprofit governance and management partner for PRCS, as discussed below, would create additional opportunities to collect revenue from commercial, ticketed, and private events. The nonprofit would enter into revenue sharing agreements with the producers of events on a case-by-case basis, with that revenue received by the nonprofit required to be spent in Culver City's parks.

## Food and Beverage

In crafting opportunities for food and beverage partners, PRCS should take into account different segments of a comprehensive, system-wide food and beverage program that will need to be combined in different permutations in order to attract operators with a commercially viable opportunity. These segments include:

- Permanent, year-round restaurants and concessions
- Seasonal, fixed concessions
- Mobile concessions
- Catering for private events in Culver City Parks
- Event-related concessions at large events



For example, mobile concessions are often highly-valued by park visitors for their convenience and novelty, but are the least profitable segment of a park food and beverage program. Combining them with a permanent concession will create operational efficiencies for an operator and likely result in a larger pool of respondents.

Similar to rental fees, a nonprofit partner can help develop food and beverage revenues. By delegating procurement and leasing to a nonprofit, PRCS would likely attract a wider pool of operators because the process would more closely resemble a traditional commercial negotiation to which they are accustomed.

## Sponsorships and Philanthropy

Corporate sponsorships and philanthropy are an increasingly important revenue stream for parks and parks systems across the United States. Culver City has a major corporate presence, and many of its corporate residents are logical sponsors for its parks.

However, PRCS is not currently positioned to leverage the presence of these potential corporate partners. PRCS should begin to develop sponsorable assets, in alignment with the priorities of this Parks Plan, that also appeal to potential corporate partners. These might be capital improvements, capital repairs, or events and/or programming. In addition, PRCS will need to create clear guidelines for the attribution of financial support and for some sponsors, for the activation of sponsorships during sponsored events and programs. Finally, PRCS will need to partner with an agency or hire staff to manage these agreements and ensure sponsors adhere to its guidelines; this responsibility could also be delegated to a nonprofit partner. In addition, some sponsors will prefer to donate to a nonprofit instead of a government agency, and some corporate foundations will have restrictions that permit them to only fund other nonprofit organizations.

## Updated Fee Program Study

In 2024, the City of Culver City embarked on a comprehensive study examining the current fees for rentals and for development park impact fees in Culver City. The results of this study will result in additional opportunities for park revenue generation, as well as potential funding for future parks and parkland acquisitions with further development in the city.



Figure 236. Public spaces within Culver City host events such as this musical performance “RENEWAL-Experiential Performance on The Culver Steps” at the Culver Steps. The event was ticketed but also included a free section. Source: OLIN, 2024.





Figure 237. PRCS staff help to answer questions from the community and conduct events such as Fiesta La Ballona. Source: OLIN, 2024.

## BUDGET AND STAFFING

### Existing Staffing (Summer 2024)

At 85.4 acres and 35 full-time employees<sup>75</sup> the Culver City Park system efficiently serves 40,640 residents of Culver City, thousands of day-time employees of businesses, and residents from adjacent communities. In addition to the 35 full-time PRCS staff, approximately an additional 150 part-time staff are employed by Culver City PRCS with the total number fluctuating throughout the year.

The Culver City Park Maintenance team includes a park maintenance supervisor and 13 parks maintenance staff overseen by the Community Services (RCS) Manager. They are assisted by an arborist from Public Works and two landscape contractors. Other maintenance responsibilities covered by Public Works include all buildings within the parks, irrigation water supply, and billing.

In addition to maintenance, another RCS supervisor focuses on disability and social services. This includes managing volunteers, marketing, emergency preparedness, senior nutrition MOU, and the Senior Center. Another RCS supervisor focuses on special events and teen programming. Finally, the fourth RCS supervisor focuses on youth and adult sports, the Plunge Pool, film permits, and

### Staffing Needs and Potential

The PRCS staff is efficient and collaborative. Observations have demonstrated a deep desire to support the community and listen intently to residents and members of the PRCS Commission, the City Council, and the Mayor.

The PRCS department is divided between six divisions with the largest being the Parks Division. It was proposed in the FY24/25 annual budget to increase one staff member within the Parks Division.<sup>77</sup> With increased population projections, staff needs will only increase and place more demand on existing staff specifically on park programming and operations and maintenance.

One difficulty for the department is the need for less turnover at leadership levels. Often promotions in the city result in individuals who do not stay in the position of PRCS Director for very long. This turnover is difficult for staff members and can cause initiatives to lose momentum. There is a need to help support long-term leadership in the department.



## Parks Budget

The Culver City Parks, Recreation, and Community Services department operates recreational, wellness, and park related services as well as senior and social services each year which is funded through budget allocations in the overall Annual City Budget. In the spring of 2024, the Annual City Budget presented to City Council included a PRCS budget for Fiscal Year (FY) 24/25 of \$14,017,895. This represented a 9.9% increase from the FY 23/24 adjusted budget of \$12,750,686.<sup>78</sup> Over 91% of Culver City PRCS budget comes from the City General Fund with the remaining percentages coming from grant-supported categories such as the Cultural Trust Fund and the Community Development Block Grant Operating Fund.<sup>79</sup>

Over the past ten years of Culver City annual budgets, the PRCS budget has generally steadily increased at around 5-10% per year, with the exception of the period during the COVID-19 pandemic. The FY 24/25 budget is the first year where monies are allocated from the Cultural Trust Fund for PRCS. This fund is proposed to cover over 8% of the annual budget. The COVID-19 pandemic caused the budget to reduce over 16% from over \$11 million in FY19/20 to \$9.7 million in FY 20/21.<sup>80,81</sup> Since that time period the budget has begun to rebound at pre-pandemic rates. See the figure below for a line graph showing the PRCS budget from 2015-2025. There is a need for additional funding to meet the goals of this Parks Plan. Chapter 7 includes more information on funding opportunities.



Figure 239. The Parks Plan team meets with PRCS staff. Source: Geosyntec, 2024.

Culver City Parks Recreation and Community Services Annual Operating Budget  
2015/16 adjusted through 2024/25 proposed

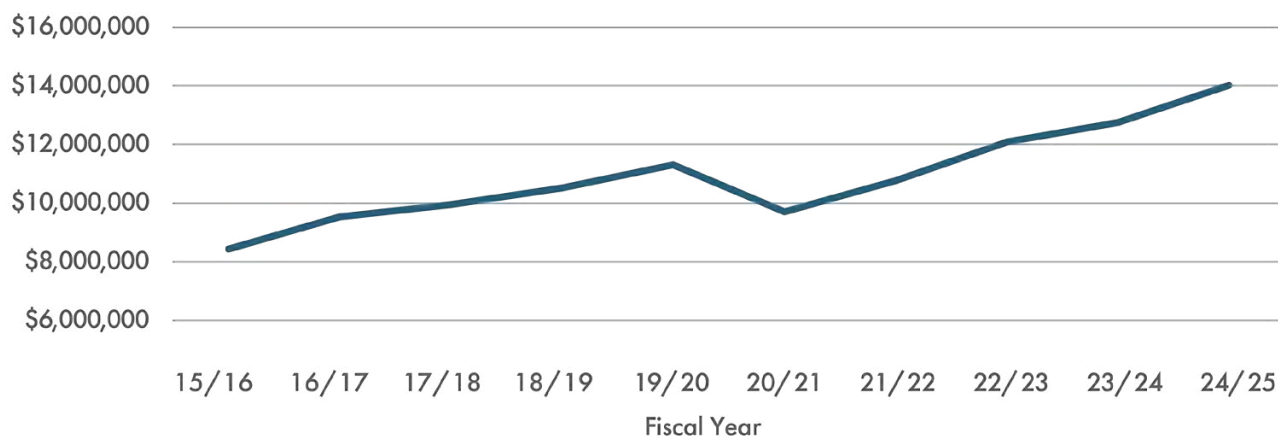


Figure 238. PRCS's Annual Operating Budget (2015/16 adjusted through 2024/25 proposed). Source: Culver City Budget Annual Budgets: Adopted Budget FY 2015-16 through Proposed budget FY 2025/2025., Accessed May 30, 2024.



Figure 240. Culver City Public Works employees maintain the Culver City Bike Path. Source: PRCS, 2024.

## OPERATIONS AND MAINTENANCE

Existing operations and maintenance in Culver City is carried out by PRCS for areas owned and operated by PRCS as well as other areas around the city, such as the path along Ballona Creek.

The following areas are maintained by PRCS:

- Culver City Park
- Veterans Memorial Park
- Blair Hills Park
- Blanco Park
- Carlson Park
- Culver West Alexander Park
- El Marino Park
- Fox Hills Park
- Lindberg Park
- Syd Kronenthal Park
- Tellefson Park
- Veterans Memorial Park
- Coombs Parkette
- Fox Hills Parkette
- Media Park
- Cougar Park
- Culver City Bike Path
- Ballona Creek Access Points and Bike Path



The following elements within Culver City Parks are maintained by Culver City Public Works:

- Recreation Buildings and Indoor Facilities
- Stormwater BMPs, including, but not limited to underground storage, biofiltration areas, and rain gardens

## Existing Operations and Maintenance

Prior to significant capital investments, it is critical that additional funding for general maintenance be secured for PRCS. Community concerns were raised during engagement meetings that if current facilities aren't maintained well, then additional facilities should not be added.

Key operations and maintenance concerns include the following:

- **Irrigation systems:** Existing irrigation systems are inefficient and not consistently reviewed for performance due to staffing shortages. This leads to conditions in turf fields that create some soggy areas and other areas that are extremely dry. Other planting areas could be converted to efficient drip irrigation systems.
- **Electrical infrastructure:** Electrical infrastructure needs to be reviewed and replaced as necessary throughout the parks systems. PRCS has already received quotes for replacing the electrical equipment at Culver City Park.
- **Lighting:** Lighting throughout the parks system can be replaced with energy efficient LED fixtures, and shielded light fixtures can be installed where park lights are close to residential areas. This was especially noted at Fox Hills Park.
- **Soils and Erosion:** Erosion, slope stabilization, and uneven soil settlement need to be addressed, especially at the landfill site and previous oil derrick locations in Culver City Park, and along the slopes at Fox Hills Park.
- **Urban Forest:** The existing tree canopy is maturing and many tree specimens are reaching the end of their lifespans, creating a heightened risk for falling branches or trees. This was observed specifically with many Chinese Elm trees throughout the parks system. There is one contracted arborist for the entirety of Culver City who would benefit from additional staff support.
- **Native Habitat Planting:** Shrubs and understory plantings are not replaced regularly enough as they fail or are replaced with non native invasive species not suitable for Culver City's climate.
- **Turf Fields:** Turf fields suffer from overuse and poor irrigation systems and could benefit from better performing turf species and dedicated time for field regeneration.
- **Stormwater Projects:** Limited funding for stormwater capture systems throughout the city is currently a barrier for broader stormwater project implementation for both large and small stormwater capture systems in parks.
- **Drainage:** Adequate drainage is often a concern throughout many of the parks, whether in sports courts or in vegetated areas. For example, the gutter and drain at the base of the slope of Blair Hills Park is often clogged.
- **Playgrounds:** Several playgrounds throughout the system have aging and run-down equipment, with play surfacing wearing away. In spring 2024, the El Marino playground was replaced, and other opportunities for new and accessible play equipment include the play areas at Lindberg and Culver West Alexander Parks .
- **Buildings:** Many recreation buildings within the parks system have not been renovated since they have been constructed and are in need of structure and energy upgrades ranging from foundation improvements to insulation upgrades and installing HVAC systems. The building at Veterans Memorial Park has been identified by the 2024 Feasibility Study to be too costly to renovate. The study recommended the building be replaced with new construction.
- **Storage:** Some areas within the parks and in recreation buildings are underutilized, with areas for both indoor and outdoor storage not allowing for the best use of parkland for public benefit.

**Prior to significant capital investments, it is critical that additional funding for general maintenance be secured for PRCS.**

## POTENTIAL NEXT STEPS FOR EXPANDING O&M INCLUDE:

- Develop existing and future needs list for operations and maintenance based on initial Parks Plan assessment.
- Streamline existing O&M contractors and contracts to incorporate new park improvements where possible, such as with new rain garden BMPs.
- Consider utilizing the city's Measure CW tax to support stormwater system O&M, rather than capital costs, and pursue Measure W funding, grants and loans for capital costs.
- Evaluate current city, county, and state programs for alignment with parks needs.
- Evaluate non-profit and other partner programs for alignment with parks needs.
- Create a budget for on-going daily, monthly, and annual maintenance with allowances for capital improvements associated with project service lives.

## Expanding Operations and Maintenance Staff

Sufficient funding and availability for staff for the parks system is limited. The current staff is stretched to capacity, and additional specialized staff would be needed for park improvements such as native planting areas, public art pieces, and new programming. Currently the parks demonstrate overstressed budgets and overstretched staff.

Innovative approaches to operations and maintenance that exceed the current budget are needed. New labor classifications and workforce training will be required, particularly for biodiverse, native habitat areas. It is possible that these positions could be coordinated with groups through the state conservancy or LA County. These positions could also be tied to the local workforce development opportunities to build community equity and education or other city programs for local hire or student hire programs.

Potential Next Steps for Expanding O&M include:

- Develop existing and future needs list for operations and maintenance based on initial Parks Plan assessment
- Streamline existing O&M contractors and contracts to incorporate new park improvements where possible, such as with new rain garden BMPs.
- Consider utilizing the city's Measure CW tax to support stormwater system O&M, rather than capital costs, and pursue Measure W funding, grants and loans for capital costs.
- Evaluate current city, county, and state programs for alignment with parks needs.
- Evaluate non-profit and other partner programs for alignment with parks needs.
- Create a budget for on-going daily, monthly, and annual maintenance with allowances for capital improvements associated with project service lives.





Figure 241. Culver City Park has many California upland native species along its hillside which are defined as significant ecological areas as defined by the County of Los Angeles. Source: OLIN, 2024.

## **Project Habitat Establishment, Maintenance, and Monitoring**

Capital projects in the Culver City parks system will be required to include a minimum of three years of habitat establishment, maintenance, and monitoring with key habitat projects having a minimum of ten years and a transition plan to permanent management in place as part of the construction contract. Long-term maintenance, bio-technical surveys/monitoring, and annual performance documentation is typically required for habitat mitigation sites as specified in natural resource agency permit conditions and in habitat mitigation plans. Additionally, healthy soil biology is the basis that will host a sound ecological system. All existing soils should be tested to verify they are free of contaminants and debris and have the capacity to support adequate nutrients, drainage, and structure for a given planting design.

Habitat establishment and native plant care will require additional training for staff beyond basic or traditional park maintenance training. Developing a native plant care training program offers a great opportunity to coordinate with local workforce and youth internship education to develop skilled gardener and restoration skills that support the basin as well as community equity. This effort could expand to support wider initiatives throughout the city.

Qualified crews and staff can tailor maintenance practices for the specific needs of a California native vegetation in order to help establish newly installed habitats. For example, many California native upland species are deciduous in the summer, and over-watering during this time severely compromises the plants' survival. Planting in late fall through winter allows species to benefit from seasonal rains in their first year of growth.

## Non-Profit Partner Strategy

A primary concern that has been raised by members of the community is the need for improved maintenance and stewardship of park lands in Culver City. Given the ever increasing pressures on government agencies to design, build, and maintain park and infrastructural landscapes, it is recommended that a parks non-profit be formed with the sole purpose of supporting the physical landscape of the parks through ongoing stewardship, fundraising, and investment. An endowment and conservancy could work in parallel with the PRCS budget to better support the maintenance needed.

### Conservancy and Non-Profit Precedents

There are successful examples of non-profits and conservancies that support public parks and municipalities with both capital improvements and to support equitable park programming.

An example in Southern California is in Long Beach where the Partners of Parks (POP) 501 (c) (3) receives donations specifically designated for park programming and community services.<sup>82</sup> POP was established in 1985 and is run by a board of volunteers from across various neighborhoods in the city to represent the different community needs and priorities with special focus on youth, seniors, and families who lack services or are underrepresented. They hold regular fundraising events as well as solicit funds from foundations, corporations, associations, and individuals to support their efforts throughout the city.

Another example of a successful partnership between a municipal park system and a non-profit is the Pittsburgh Park Conservancy which was founded in 1996 with the focus of improving physical conditions throughout the city's park system.<sup>83</sup> Since its founding, the Parks Conservancy has raised \$145 million dollars and completed 23 major park improvement projects. In the 2022 fiscal year they were funded just over 50% through grants and donations but have a diverse portfolio that also include program and rental fees through corporate partnerships.<sup>84</sup> They employ approximately 30 staff members across horticulture, education, finance, accounting, and administrative staff.

Other conservancies exist in the United States to support specific parks and their missions in parallel to public agencies.

It could be possible to form a non-profit in Culver City supported by an endowment where the interest from the endowment funds the conservancy staff, capital projects, and maintenance.

Based on comparable models, it is recommended that an initial investment be established to create the endowment. Fundraising and revenue generating programs by the conservancy can continue to build this endowment.

Endowment investments historically return about 3-4% of the total value of the endowment to cover expenses, or to bridge the gap between available and required annual operating and maintenance budgets. That 3-4% revenue spin-off needs to cover management of the endowment and must take into account the erosion of the purchasing power of the endowment due to inflation. These calibrated regular investments over time will direct what the long-term size benchmarks for the endowment will be.

It is recommended that an annual maintenance budget as a percentage of the capital investment be established. From this number, a recommended initial investment for the endowment can be established. In addition to the initial investment and non-profit fundraising, as capital projects are developed it could be possible to designate a percent of each construction budget to go into the non-profit.





Figure 242. Non Governmental Organizations like Heal the Bay enlist community volunteers along the Ballona Creek and throughout the watershed. Source: Flickr user: Heal The Bay, Coastal Cleanup Month 2020. License: CC BY-NC-SA 2.0





Figure 243. The hiking ramp at Culver City Park traverses a steep slope. Source: PRCS, 2024.



## 8 | IMPLEMENTATION MATRIX

The Culver City Parks Plan will be carried forward by Culver City Parks, Recreation, and Community Services (PRCS) department alongside their implementation partners within and external to the city. As a city-wide effort, the Parks Plan is built on the research, collaboration, and outreach of the Culver City General Plan 2045, and pulls standards, recommendations, and implementation actions from various elements forward in more detail to support the future of the parks system.

The implementation matrix in this chapter is a tool to aid in implementation of the plan. It lists every goal, action, and method and identifies for each the:

- Culver City Department Lead for each action
  - Department or agency whose responsibilities are most aligned with the action.
  - The city lead will take responsibility for implementing the action within their jurisdiction and liaise with partner agencies to help facilitate implementation outside of their jurisdiction where applicable.
- Potential Implementation Partner(s) for each action:
  - Other Culver City and outside entities that may spend significant time or resources to aid in implementation.
- Time Frame Range for each Method
  - Each method has an associated estimated time frame for implementation. This is related to many factors including, partners involved, development and economic trends, and personnel/availability. The time frame could move up or back depending on these factors.
- Related General Plan 2045 Implementation Actions where applicable

# 1. PROVIDE EQUITABLE ACCESS TO PARKS AND PARK FACILITIES

Action/ Methods		Estimated Timeline	General Plan Implementation Actions
<b>1.a Add parkland and parkland access in areas with a focus on areas with park deficits and high park pressure.</b>			
<b>City Lead</b> PRCS, Advance Planning	<b>Potential Partners</b> CCUSD, LA College, Baldwin Hills Conservancy, LA County Parks and Recreation, Economic Development		
1.a.i	Leverage underutilized areas within existing parkland and underutilized land currently owned by Culver City to increase space for recreation and community services.	Short Term (0-5 years)	PR-1.4, PR-7.3
1.a.ii	Engage in additional joint use agreements to make additional open space available to park users.	Short Term (0-5 years)	
1.a.iii	Review, revise, and formalize, the Culver City Unified School District (CCUSD)/Parks Recreation & Community Services (PRCS) memorandum of understanding for park space to increase joint use opportunities for Culver City residents of all ages.	Short Term (0-5 years)	
1.a.iv	Continue coordination with state and county entities such as the Baldwin Hills Conservancy and the LA County Department of Parks and Recreation for future opportunities for collaboration and joint use.	Mid Term (5-10 years)	
1.a.v	Acquire additional land and/or participate in land swaps to increase available parkland.	Mid Term (5-10 years)	
1.a.vi	Require new neighborhood specific plans to incorporate a minimum of 10% or no less than 1 acre per 1000 persons planned for the development, whichever results in more park area, publicly accessible open space.	Mid-to-Long Term (5-20 years)	PR-5.1
<b>1.b Increase ADA access and inclusive elements at parks.</b>			
<b>City Lead</b> PRCS, Advance Planning	<b>Potential Partners</b> CCUSD, LA College, Baldwin Hills Conservancy, LA County Parks and Recreation, Cultural Affairs, Culver City Arts Foundation, Culver City Graphics Department		
1.b.i	Add ADA access areas and ADA compliant walking paths around park site elements.	Short Term (0-5 years)	PR-1.6
1.b.ii	Add or update a minimum of three inclusive playgrounds within the city either in current parks or on opportunity sites.	Mid Term (5-10 years)	
1.b.iii	Provide consistent, clear wayfinding, regulatory, and interpretive signage in city parks, recreational facilities, and public facilities to create a cohesive visual identity for the city through the parks system.	Short-to-Mid Term (0-10 years)	
1.b.iv	Develop uniform signage, wayfinding, and environmental graphics guidelines for the city's open spaces.	Short Term (0-5 years)	
1.b.v	Create signature art gateways at entry thresholds throughout Culver City to build awareness of the city's boundaries.	Short-to-Mid Term (0-10 years)	
<b>1.c Continue to coordinate with other Culver City departments on active mobility strategies to make parks more accessible.</b>			
<b>City Lead</b> Public Works	<b>Potential Partners</b> PRCS		
1.c.i	Support city-wide efforts to increase pedestrian comfort and safety including shade, seating, and amenities on city park land.	Short Term (0-5 years)	PR-1.11
1.c.ii	Support city-wide efforts to improve and promote bicycle use and safety on city park land including bicycle parking, integration with future bike paths, shade, and water fountains.	Mid-to-Long Term (5-15 years)	PR-1.11
<b>1.d Continue to foster safe spaces for the community.</b>			
<b>City Lead</b> PRCS	<b>Potential Partners</b> Public Works		
1.d.i	Continue to coordinate within PRCS on safety measures and responsibilities of staff members within parks facilities and programming.	Short Term (0-5 years)	
1.d.ii	Incorporate increased tree canopy and/or shade structures as well as cooling elements into park design and renovation.	Mid Term (5-10 years)	PR-2.5
1.d.iii	Require adequate and consistent lighting in park spaces during operating hours.	Mid Term (5-10 years)	PR-2.4
1.d.iv	Provide free public internet access at city parks, recreational facilities, and public facilities.	Short Term (0-5 years)	PR-2.3
<b>1.e Enhance operations and maintenance of existing and future parks.</b>			
<b>City Lead</b> PRCS	<b>Potential Partners</b> Public Works, Advance Planning		
1.e.i	Assess parkland and facilities and update the LA County Park portal at minimum once per year.	Short Term (0-5 years)	PR-3.2
1.e.ii	Continue to coordinate with Culver City Public Works to help ensure that PRCS facilities are audited in their Facility Master Plan.	Short Term (0-5 years)	PR-3.2
1.e.iii	During the design and planning of new and renovated parks, review and direct capital improvement investments into high quality and durable materials and facilities.	Mid Term (5-10 years)	PR-3.3
1.e.iv	During the design and planning of new and renovated parks, develop an operations and maintenance plan including vegetation, stormwater, hardscape, furnishing, and building maintenance at minimum.	Mid Term (5-10 years)	PR-3.1



Action/ Methods		Estimated Timeline	General Plan Implementation Actions
<b>1.f Invest in new facilities that meet current park needs.</b>			
<b>City Lead</b>	<b>Potential Partners</b>		
PRCS	Public Works		
1.f.i	Incorporate visual art to existing and proposed parks spaces as well as construct one new performing arts space.	Short-to-Mid Term (0-10 years)	PR-4.2
1.f.ii	Incorporate educational spaces such as outdoor classrooms and seating areas for use by PRCS camps, Culver City schools, and educational programs.	Short-to-Mid Term (0-10 years)	PR-8
1.f.iii	Integrate one nature-play playground into PRCS parks that involves educational and interpretive elements with a focus on environmental learning.	Short-to-Mid Term (0-10 years)	
1.f.iv	Integrate one additional community center such as a community gym and aquatics center.	Long Term (10-15 years)	
1.f.v	Add additional court spaces to meet the city's growing demand for racket sports.	Short Term (0-5 years)	
1.f.vi	Integrate an additional dog park into a PRCS park.	Short Term (0-5 years)	

## 2. INTEGRATE SUSTAINABILITY AND CLIMATE RESILIENCY INTO PARKS MANAGEMENT, DESIGN, AND CONSTRUCTION.

Action/ Methods		Estimated Timeline	General Plan Implementation Actions
<b>2.a Implement water demand management strategies within park space.</b>			
<b>City Lead</b>			
Public Works, PRCS			
2.a.i	Regularly track water usage data at parks to inform any potential water line leaks for efficient water management at parks.	Short Term (0-5 years)	INF-8
2.a.ii	Implement smart irrigation controls such as soil moisture sensors or weather forecast controls.	Short-to-Mid Term (0-10 years)	
2.a.iii	Remove areas of non-essential turf to reduce water demands and comply with AB-1572 by 2027.	Short Term (0-5 years)	
<b>2.b Implement integrated stormwater management practices at existing and new parks following local stormwater permit requirements and in coordination with Public Works.</b>			
<b>City Lead</b>	<b>Potential Partners</b>		
PRCS	City Council, Public Works, Advance Planning, Grant Consultants, Environmental Programs and Operations		
2.b.i	For parks identified as regional stormwater capture opportunities in the City's SWQMP, coordinate with Public Works to help implement those opportunities while routing on-site stormwater flows to these regional stormwater systems for efficient on-site stormwater management compliance.	Short-to-Mid Term (0-10 years)	
2.b.ii	For parks not identified as regional stormwater capture opportunities in the City's SWQMP, follow the County of Los Angeles LID hierarchy for selecting on-site stormwater capture systems. Prioritize on-site stormwater retention through infiltration and harvest and use wherever feasible.	Short-to-Mid Term (0-10 years)	
2.b.iii	Continue to design and implement preferred stormwater capture BMPs (e.g. rain gardens) at parks facilities for effective implementation and maintenance.	Short-to-Mid Term (0-10 years)	
2.b.iv	Increase installation of gutters along existing structures and rain barrels for passive use of captured rainwater for existing parks and facilities.	Short Term (0-5 years)	
2.b.v	Identify opportunities for signage, receptacles, and trash screens to keep park space, and the surrounding community and environment, free of trash.	Short Term (0-5 years)	
2.b.vi	Implement strategies to tie existing park space to Ballona Creek and educate park users and the community about the Ballona Creek watershed. For new park space consider locations near the creek to create opportunities for green infrastructure and patches for natural habitat.	Long Term (10-15 years)	LU 17.1
2.b.vii	Coordinate with City leadership, multiple departments, and grant consultants on identifying optimal funding for regional stormwater capture capital projects. Consider utilizing Measure CW to address maintenance costs, while pursuing Measure W funding and state/federal grants listed in the City's SWQMP for capital costs. For parks with more significant redesign needs, identify stormwater opportunities at these parks for increased likelihood of competitive and successful grant applications with multiple stormwater, recreation, and equity benefits.	Short-to-Mid Term (0-10 years)	

## 2. INTEGRATE SUSTAINABILITY AND CLIMATE RESILIENCY INTO PARKS MANAGEMENT, DESIGN, AND CONSTRUCTION. (CONTINUED)

Action/ Methods		Estimated Timeline	General Plan Implementation Actions
<b>2.c Identify opportunities to go beyond adhering to minimum code requirements for enhanced sustainable design through water and energy efficient strategies, climate friendly construction materials, and community education.</b>			
<b>City Lead</b>	<b>Potential Partners</b>		
PRCS, Public Works	CCUSD, Environmental Programs and Operations		
2.c.i	Identify opportunities for greywater or condensate reuse with existing and future parks projects. Greywater and condensate may be captured from buildings, and reused for irrigation or other non-potable demands.	Short-to-Mid Term (0-10 years)	INF-6, INF-7
2.c.ii	Promote a circular economy by considering locally produced and/or recycled materials as part of park redesign; e.g. utilizing recycled tires for park playground surfaces; coal ash byproducts in lieu of concrete (fly ash used as a direct substitute for cement during the production of concrete); local reclaimed wood and recycled steel may be used in the construction of park benches, play structures, and other amenities. This helps reduce environmental impacts of transporting new materials and reduces waste byproducts.	Short-to-Mid Term (0-10 years)	INF-1.3
2.c.iii	Update parks facilities with energy efficient fixtures and appliances and consider solar panels to help generate power for lighting, fountains, and other amenities. Motion sensors may be considered to be installed in restrooms and other facilities to help ensure that lights are only used when necessary, further conserving energy.	Short-to-Mid Term (0-10 years)	INF-7.3
2.c.iv	Identify areas of urban heat island effects and align these with park lands to incorporate more trees, vegetation and other cooling features for enhanced community benefit.	Short-to-Mid Term (0-10 years)	
2.c.v	Utilize parks space for incorporation of public education on the importance of sustainable resource management and climate resiliency.	Short Term (0-5 years)	
<b>2.d Administer maintenance strategies to mitigate fire risk and climate issues in the Culver City's very high fire severity zones, including the Blair Hills, Culver Crest, and Fox Hills neighborhoods as defined in the General Plan 2045.</b>			<b>S-7.9, S-7.10</b>
<b>City Lead</b>	<b>Potential Partners</b>		
PRCS, Public Works	Baldwin Hills Conservancy, LA County Parks and Recreation, Culver City Fire Department		
2.d.i	Implement seasonal pruning of shrubs and clearing of debris or dead plant material to reduce fuel load.	Short Term (0-5 years)	
2.d.ii	Plant new native species with spacing as recommended by Cal Fire fire-smart landscaping practices.	Short Term (0-5 years)	
2.d.iii	Create wildfire breaks in larger contiguous vegetated areas, which could include wide trails, roads, or shaded fuel breaks with no understory planting.	Short Term (0-5 years)	
2.d.iv	Reduce and remove invasive canopy and understory which can increase fire risk. Mature non-native invasive tree canopy species can be closely monitored and replaced with more suitable adapted or native species as they reach senescence.	Short Term (0-5 years)	
2.d.v	Limit recreational activities that pose fire risk, such as bonfires and BBQ cooking, during the height of fire season (typically during the driest late summer and fall months). These activities can also be sited in areas that pose the least risk for flammability of adjacent vegetation areas.	Short Term (0-5 years)	



### 3. STRENGTHEN RECREATIONAL, ARTS, AND CULTURAL PROGRAMMING FOR ALL AGES.

Action/Methods		Estimated Timeline	General Plan Implementation Actions
<b>3.a Continue to provide a range of programming throughout Culver City's parks and expand opportunities.</b>			
<b>City Lead</b>			
PRCS			
3.a.i	Continue engagement with community, park users, staff, and partners to ascertain additional programming wants and desires, as well as potential operating partners for individual programs.	Short Term (0-5 years)	
3.a.ii	Identify additional community and commercial programming partners through existing programs, adjacent and nearby businesses, and programs proposed by potential operating partners.	Short Term (0-5 years)	
<b>3.b Initiate amenities, arts, and programming hubs.</b>			
<b>City Lead</b>		<b>Potential Partners</b>	
PRCS		Culver City Arts Commission, Culver City Arts Foundation, Culver City Cultural Affairs	
3.b.i	Explore signature play features in suitable parks, such as Lindberg Park.	Short-to-Mid Term (0-10 years)	
3.b.ii	Identify theme-based hubs, e.g. board games, comic books, entertainment, that complement existing neighborhoods and other cultural amenities.	Short Term (0-5 years)	
3.b.iii	Support a new and expanded outdoor parks art collection that would contribute to an expanded cultural network in Culver City.	Short Term (0-5 years)	
3.b.iv	Construct additional performance spaces throughout the parks system, with a focus on Veterans Memorial Park, Culver City Park, El Marino Park, Tellefson Park, Culver West Alexander Park, and Coombs Parkette.	Short-to-Mid Term (0-10 years)	
3.b.v	Add more arts programming and maker spaces to support ceramics, painting, drawing, textiles, photography and other art forms.	Short Term (0-5 years)	
<b>3.c Explore alternative governance structures for management of programming to help ensure cost effective and responsive programming and activation appropriate to individual parks.</b>			
<b>City Lead</b>		<b>Potential Partners</b>	
PRCS		City Council, City Attorney, Private Partners	
3.c.i	Explore public management under an expanded and/or re-organized staffing structure to maximize intra-staff collaboration and avoid overburdening any one organizational unit.	Short Term (0-5 years)	
3.c.ii	Explore public management with friends group support to complement existing programs and provide for alternative fund-raising mechanisms focused on park programming and amenities.	Short Term (0-5 years)	
3.c.iii	Explore joint operation between public management and private entities to maintain public supervision of more wide-ranging revenue development opportunities.	Short Term (0-5 years)	
3.c.iv	Explore beginning a non-profit that expands both management and revenue development options within a mission-based purview that maintains public parks as free and open to the public.	Short Term (0-5 years)	
<b>3.d Assess market for expansion of food and beverage offerings.</b>			
<b>City Lead</b>		<b>Potential Partners</b>	
PRCS		Local Food and Beverage Community, Economic Development	
3.d.i	Partner with local and regional chefs/restaurants for incubator concepts to provide a broad range of offerings to the public.	Short-to-Mid Term (0-10 years)	
3.d.ii	Generate additional revenue possibilities to provide increased operating funds to the parks system while growing local businesses. Examples include: Destination dining and beer gardens, event concessions, and private event and catering opportunities.	Mid Term (5-10 years)	
<b>3.e Assess market gaps for events and special opportunities.</b>			
<b>City Lead</b>			
PRCS			
3.e.i	Deliver new experiences and opportunities for public and private events that may include fully free and accessible, ticket-based, and fully private events.	Short-to-Mid Term (0-10 years)	
3.e.ii	Explore opportunities for market-based fee structures that remain sensitive to local affordability and drive revenue where appropriate.	Short-to-Mid Term (0-10 years)	

## 4. PRESERVE AND ENHANCE NATURAL HABITATS BY SUPPORTING BIODIVERSITY AND ECOSYSTEM CONNECTIVITY.

Action/Methods		Estimated Timeline	General Plan Implementation Actions
<b>4.a Promote connectivity, chronodiversity, and biodiversity of the tree canopy within Culver City Parks and the Culver City urban forest.</b>			<b>PR 6.7</b>
<b>City Lead</b>	<b>Potential Partners</b>		
Public Works, PRCS	Baldwin Hills Conservancy, LA County Parks and Recreation, CCUSD		
4.a.i	Plant native and climate adapted tree species to bolster the current urban tree canopy, and replace existing non-native or invasive tree specimens as they reach senescence. Planting should be in accordance with applicable current or future planting guidelines or ordinances.	Short-to-Mid Term (0-10 years)	
4.a.ii	Increase the amount of small trees under 8" diameter at breast height (DBH) by a minimum of 20%, as recommended by the Culver City Urban Forest Master Plan, to achieve chronodiversity in the urban forest.	Short Term (0-5 years)	
4.a.iii	Create connected corridors of shade in Culver City Parks and the streetscapes leading to and between the parks and other public lands.	Short-to-Mid Term (0-10 years)	
4.a.iv	Maintain and increase the number of trees and species of trees in Culver City Parks in order to increase the baseline tree canopy by 20% by 2045 in accordance with the 2019 LA Countywide Our County Sustainability Plan. Additional tree planting should be prioritized in the following Culver City neighborhoods with the lowest tree canopy coverage: Lucerne/Higuera neighborhood of the Hayden Track, Clarkdale, Culver West, Washington Culver, Jefferson, McManus, Fox Hills, and the Blanco neighborhood.	Short-to-Mid Term (0-10 years)	
<b>4.b Increase plant species biodiversity and habitat areas in Culver City, with a focus on native plants appropriate to the Ballona Creek Watershed and the LA Basin.</b>			<b>PR 6.8</b>
<b>City Lead</b>	<b>Potential Partners</b>		
Public Works, PRCS	LA County Parks and Recreation, US Army Corps.		
4.b.i	Replace turf grass in non-functional areas with native species substitutes to comply with AB-1572 by 2027.	Short Term (0-5 years)	
4.b.ii	Plant native and climate adapted understory shrubs and groundcovers to replace non-native existing species in accordance with applicable current or future planting guidelines or ordinances.	Short Term (0-5 years)	C-2.5
4.b.iii	Actively remove volunteer invasive plant species as defined by California Invasive Plant Council from habitat sensitive areas, utilizing best management practices. Prevent these species from being planted in new projects and construction.	Short-to-Mid Term (0-10 years)	LU-16.1
4.b.iv	Utilize pollinator-friendly native species to promote biodiversity.	Short Term (0-5 years)	LU-16.4
4.b.v	Install shielded low light temperature fixtures near sensitive habitat areas for wildlife.	Short-to-Mid Term (0-10 years)	C-2.8
<b>4.c Create a network of ecological corridors and habitat patches from the parks system to adjacent regional ecological public lands.</b>			
<b>City Lead</b>	<b>Potential Partners</b>		
Public Works, PRCS	LA County Flood Control District, Baldwin Hills Conservancy, LA County Parks and Recreation		
4.c.i	Increase the amount of riparian tree species in and around the Ballona Creek to help create a continuous habitat corridor for bird species from Baldwin Hills to the estuary at Marina del Rey.	Short-to-Mid Term (0-10 years)	C-6.8
4.c.ii	Plant a continuous tree canopy along the main street corridors identified in the Urban Forest Master Plan where they connect to or cross park land. These corridors include Sepulveda Blvd south of Ballona Creek, Washington Blvd, and Jefferson Blvd north of Raintree Circle.	Short Term (0-5 years)	
4.c.iii	Augment the current fragmented, isolated swaths of coastal scrub and chaparral vegetation in parks and open space areas with layered planting. Use native species where possible in urban contexts adjacent to broader open lands to create habitat patch connections.	Short-to-Mid Term (0-10 years)	LU-16.3 and C-2.6
4.c.iv	Collaborate with interested partner organizations, such as the Baldwin Hills Conservancy, to locate and implement critical habitat areas in areas such as the Baldwin Hills or Ballona Creek.	Short-to-Mid Term (0-10 years)	LU-17.1
4.c.v	Develop educational signage along with habitat improvements to build community awareness of regional ecological connections and critical habitat.	Short-to-Mid Term (0-10 years)	C-3.4
<b>4.d Institute climate resilient and environmentally responsible monitoring and maintenance practices in the Culver City Parks system.</b>			
<b>City Lead</b>	<b>Potential Partners</b>		
Public Works, PRCS	LA City College, CCUSD		
4.d.i	Train maintenance staff to work with native plants and ecosystems, collaborating with local organizations and educational institutions to provide this vocational training.	Short Term (0-5 years)	
4.d.ii	Follow best management practices in sediment and vegetation management for erosion control and runoff.	Short Term (0-5 years)	
4.d.iii	Where applicable in future land acquisitions (such as the Inglewood Oil Field), implement remediation strategies to support native habitat and the development of functioning soil systems that improve moisture retention and plant health.	Long Term (10-15 years)	
4.d.iv	Reduce pesticide use as applicable and in accordance with Culver City and LA County guidelines.	Short Term (0-5 years)	C-2.3



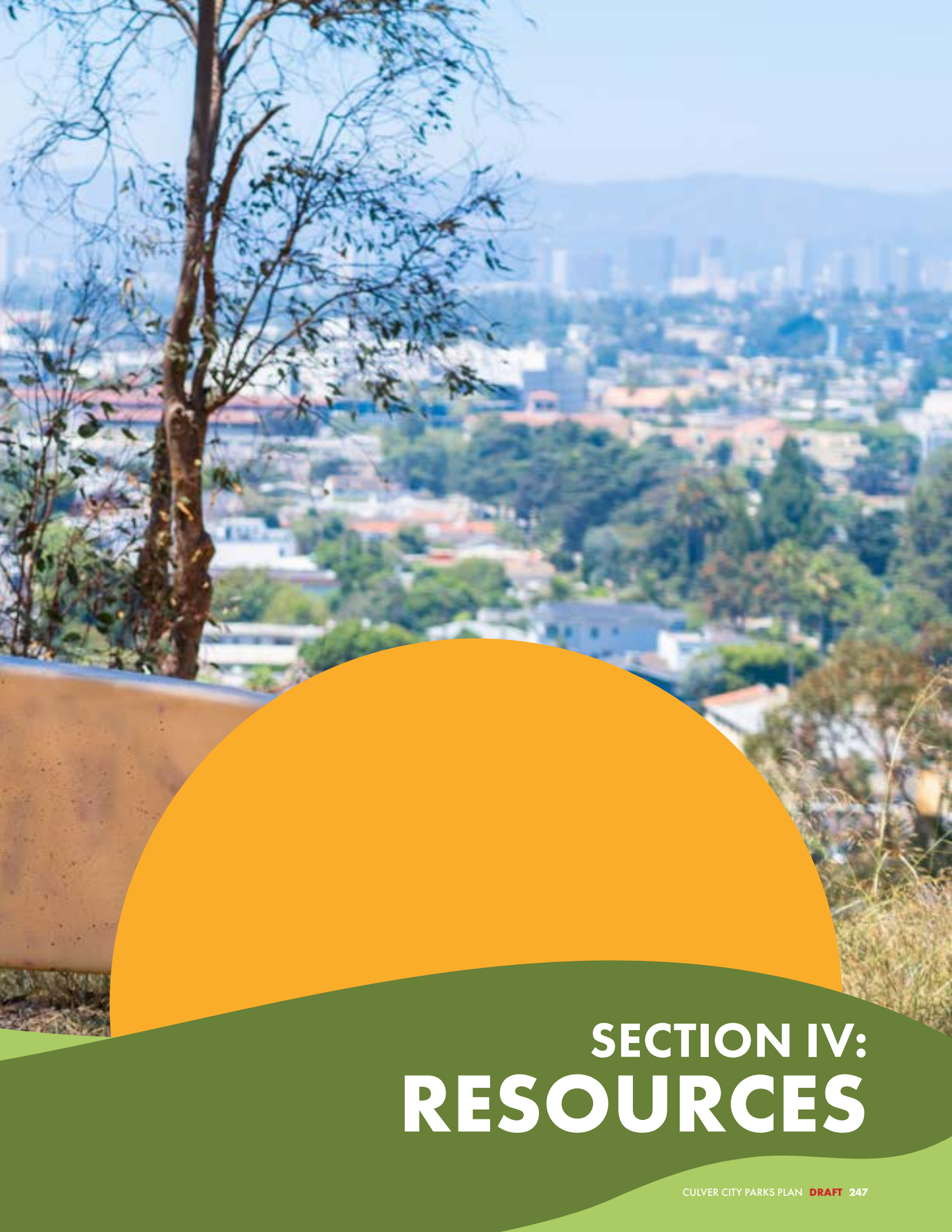
## 5. INCREASE CAPITAL BUDGET FUNDING AND STAFF LONGEVITY.

Action/Methods		Estimated Timeline	General Plan Implementation Actions
<b>5.a Pursue local, state, and federal funding opportunities for operations and maintenance as well as parkland acquisition, design, and construction.</b>			
<b>City Lead</b>		<b>Potential Partners</b>	
PRCS		Non-Governmental Organizations, Public Works	
5.a.i	Partner with non-governmental organizations to identify further grant and partnership opportunities, as well as to provide programming support and partnerships.	Short Term (0-5 years)	
5.a.ii	Evaluate commercial businesses adjacent to or near public parks that can both provide additional programming partners and provide additional revenue sources through operating agreements within the parks.	Short Term (0-5 years)	
5.a.iii	Coordinate with the Public Works Department on identifying funding mechanisms for operations and maintenance of stormwater features at park facilities. Explore opportunities to repurpose Measure CW funds (\$2 million annually) towards stormwater system maintenance, and pursue Measure W and grant funding for stormwater capital costs.	Short Term (0-5 years)	
<b>5.b Initiate a food and beverage operation within PRCS parks and facilities to generate a new source of revenue for the department.</b>			
<b>City Lead</b>		<b>Potential Partners</b>	
PRCS		Local and Regional Businesses	
5.b.i	Further define parks and facilities that can support food and beverage operations.	Short Term (0-5 years)	
5.b.ii	Retrofit or redesign existing facilities where appropriate.	Short Term (0-5 years)	
5.b.iii	Create a staffing plan and hire new personnel within PRCS.	Short Term (0-5 years)	
5.b.iv	Explore opportunities to partner with local and regional businesses to help bolster their growth and provide additional amenities for the community.	Short Term (0-5 years)	
<b>5.c Reduce staff turnover at high levels throughout the department.</b>			
<b>City Lead</b>			
PRCS			
5.c.i	Conduct a survey of staff needs and satisfaction on a yearly basis.	Short Term (0-5 years)	
5.c.ii	Create a plan for incorporating staff feedback.	Short Term (0-5 years)	
5.c.iii	Identify overburdened and/or inadequately staffed sectors within the department.	Short Term (0-5 years)	
5.c.iv	Evaluate if applicants are pursuing a senior position only for a short time period (for example, less than 1-2 years) and consider other applicants.	Short Term (0-5 years)	
<b>5.d Reduce long term operations and maintenance costs on city parks and facilities.</b>			
<b>City Lead</b>			
PRCS, Public Works			
5.d.i	Create a sustainable maintenance plan for Culver City parks including existing and proposed parks.	Short Term (0-5 years)	
5.d.ii	Audit third-party vendors for efficiency and cost effectiveness.	Short Term (0-5 years)	
5.d.iii	Explore opportunities to add or minimize third-party vendors.	Short Term (0-5 years)	
5.d.iv	Incorporate energy efficient technologies and equipment.	Short Term (0-5 years)	
5.d.v	Incorporate solar and other renewable energy.	Short-to-Mid Term (0-10 years)	
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# GLOSSARY

**10-Minute Walk:** The 10-minute walk is a metric that is approximately equal to one-half mile. This is considered the average distance an non-physically-disabled person is willing to walk to reach a destination and is considered a national standard by groups such as the Trust for Public Land and the Urban Lands Institute that helps to examine the number of opportunities a person has close to home.

**1% Flood (100-Year Flood):** A flood of a magnitude that has a 1 percent chance of being equaled or exceeded in any given year (i.e., has a recurrence interval of 100 years, on average).

**1% Floodplain (100-Year Floodplain):** Areas with a 1 percent annual chance of flooding.

**0.2% Flood (500-Year Flood):** A flood of a magnitude that has a 0.2 percent chance of being equaled or exceeded in any given year (i.e., has a recurrence interval of 500 years, on average).

**0.2% Floodplain (500-Year Floodplain):** Areas with a 0.2 percent annual chance of flooding.

**Active Transport:** Modes of transportation that are non-motorized rely on physical activity, such as walking and cycling, in addition to public transportation, which will be understood to require walking or cycling as a part of the whole journey. (Source: Healthy Spaces & Places, Australia)

**Annual Exceedance Probability (AEP):** The probability that a given event (rainfall, flood, earthquake) will be exceeded in any one year. An AEP is always a fraction of one, so for instance a 0.2 AEP rainfall event has a 20% chance of occurring in any given year.

**Aquifer:** A natural underground layer of porous, water bearing materials (sand, gravel) usually capable of yielding a supply of water.

**Best Management Practice (BMP):** In the context of water quality, BMPs are structural, non-structural devices and/or managerial techniques that improve or prevent the pollution contained within dry and wet weather runoff from reaching downstream water ways.

**Box Channel:** A rectangular-shaped section of a channel, typically made of concrete.

**Climate Adapted Trees:** Tree species that are able to tolerate a range of current and projected future temperature and moisture conditions

typical of the location in which they are planted. This includes increases in heat and drought as projected by future climate change models and increased temperature and smog caused by the urban heat island effects within urban contexts.

**Chronodiversity:** The condition of temporal richness in a particular habitat or ecosystem and the existence of species of various life strategies and life spans and specimens of various ages.

**Climate Resourcefulness:** An approach to climate resilience and justice that frames resilience in community action and/or activism as well as community self-determination and agency. This framework proposed a re-centering and re-grounding of resilience in communities and progressive, justice movements. (Source: Mackinnon and Derickson, 2013. "From Resilience to Resourcefulness: A Critique of Resilience Policy and Activism." *Progress in Human Geography*, 37)

**Community Based Process:** Varies among communities and project scope but generally includes the following steps: initial community consultation; gathering data, observations, and analysis of primary issues; sharing those issues back to the community for further input; and finally, implementation. (Source: Project for Public Spaces)

**Community Park:** Community Parks are defined in the Culver City General Plan 2045 as sites between 15 and 40 acres designed to serve people within a 2-to-3 mile radius. They provide for a variety of passive and active uses and may include lit or unlit sports fields, basketball courts, restrooms, indoor facilities, picnic areas, and specialized facilities (like dog parks and skateparks).

**Distributed Infiltration:** Naturally or artificially allowing rainwater and runoff to percolate into the soil on a widespread basis.

**Ecosystem Function:** The biological, geochemical, and physical processes that take place or occur within an ecosystem. These processes often benefit human needs directly or indirectly. For example: providing shade, carbon sequestration, or filtering pollutants.

**Ecosystem Services:** The direct or indirect contributions of ecosystems to human well-being that support our survival and quality of life.

**Embankment (Levee):** An often manmade primarily earthen barrier along a watercourse with the principal function of containing,



managing, or diverting the flow of water in to reduce risk from temporary flooding.

**Engineering with Nature:** The intentional alignment of natural and engineering processes to efficiently and sustainably deliver economic, environmental, and social benefits through collaboration. The U.S. Army Corps of Engineers (USACE) Engineering With Nature® (EWN) Initiative enables more sustainable delivery of economic, social, and environmental benefits associated with infrastructure.

**Equity:** Equity is about ensuring that people have access to the same opportunities to thrive and succeed. Examining decision-making through an equity lens recognizes that people may have different starting points and may need different types and levels of support to flourish. Thus, equity is achieved when socioeconomic and environmental factors, such as race, income, ability, education, or place, can no longer be used to predict health, economic, or other wellbeing outcomes. These outcomes are not decided by an individual alone, but also by characteristics of the physical and natural environment, which are influenced by policies, programs, and plans. They are also influenced by the social and economic relationships that govern the distribution of goods, services, and other amenities in society. There are three dimensions of equity:

- Procedural. Relating to influence in decision-making, such as municipal planning and other processes that distribute benefits and burdens of economic and social policies.
- Distributional. Relating to distribution of resources, benefits, and burdens.
- Structural. Relating to continued disparate or disproportionate procedural and distributional inequities through the systems that created the inequities in the first place.

**Extant Vegetation:** The mix of plants and trees present above ground in a vegetated area that still exists from pre-urbanization conditions.

**Fenceline:** A boundary line created by a fence or other linear element.

**Flood Channel:** Concrete or earthen channels that convey water during large rain events. Flood channels are sometimes built on the courses of waterways as a way to reduce flooding. The LA River and many of its tributaries operate as flood channels.

**Flood Control District:** The Los Angeles County Flood Control Act (ACT) was adopted by the State Legislature in 1915, after a disastrous regional flood took a heavy toll on lives and property. The Act established the Los Angeles County Flood Control District and empowered it to provide flood protection, water conservation, recreation and aesthetic enhancement within its boundaries. The Flood Control District is governed, as a separate entity, by the County of Los Angeles Board of Supervisors.

**Functioning Ecosystem:** A dynamic complex of plant, animal, and microorganism communities and their non-living environment that exhibits biological and chemical activities characteristic for its type, regardless of whether the system visually looks like a natural system.

**Groundwater Basin:** Groundwater stored in an area with permeable materials below the ground, typically capable of storing a significant supply of water.

**Habitat Linkage:** A connection between large areas of habitat that is typically vegetated. Linkages are critical to provide sufficient habitat for wide-ranging animal species with large home territories as well as for other wildlife species.

**Historic Floodplain:** Areas subject to inundation by the LA River and its tributaries and distributaries prior to significant channelization in the 19th and 20th centuries.

**Hydraulics:** Science that focuses on the movement of water through channels, pipes, and rivers.

**Hydrology:** The study of water, specifically its properties, movement, and interaction with land, and how it affects the earth and atmosphere.

**Infiltration:** The gradual flow or movement of water into and through (to percolate or pass through) the pores of the soil.

**Injection:** An injection well is a device that places fluid deep underground into porous rock formations, such as sandstone or limestone, or into or below the shallow soil layer.

**Invasive Species:** An alien species whose introduction does or is likely to cause economic or environmental harm or harm to human health. (Source: USDA)

**Landside (Levee):** The area from the edge of the crown to the toe of the levee opposite of the riverside or creekside.

## GLOSSARY (CONTINUED)

**Levee:** An embankment whose primary purpose is to furnish flood protection from seasonal high water and which is therefore subject to water loading for periods of only a few days or weeks a year.

**Linear Park:** These parks are defined in the Culver City General Plan 2045 as landscape areas and other lands that follow linear corridors such as rivers, creeks, abandoned railroad rights-of-way, canals, powerlines, and other elongated features. They usually contain trails, designed planted areas, viewpoints, and seating areas.

**Low Impact Development (LID):** A term used to describe a land planning and engineering design approach to manage stormwater runoff primarily for water quality improvements as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality.

**Multiuse Trail:** Trails which allow for many user types, such as pedestrians, cyclists, and equestrians.

**Model Water Efficient Landscape Ordinance (MWELO):** MWELO is a California statewide water efficiency law for new and renovated landscapes. It sets limits on high water use plants and irrigation equipment and incentivizes a holistic approach to landscaping that incorporates healthy soils, adapted plants and alternative water supplies like graywater, harvested rainwater, and recycled water.

**Native Species:** A species that is a part of the balance of nature that has developed over hundreds or thousands of years in a particular region or ecosystem. (Source: USDA)

**Natural Open Space:** The Culver City General Plan 2045 defines natural open space as undeveloped land primarily left in its natural form with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land may include wetlands, steep hillsides, or other similar spaces. In some cases, environmentally sensitive areas are considered open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

**Nature-based:** Nature-based strategies aim to protect, manage, and enhance natural or modified ecosystems through sustainable techniques that produce benefits for society and biodiversity. (Source: International Union for

Conservation of Nature)

**Neighborhood Park:** The Culver City General Plan 2045 defines neighborhood parks as sites that are intended to serve neighborhood residents within a mile of the park and are usually between 3 and 15 acres. Neighborhood parks may have playgrounds, picnic areas, trails, open grass areas for passive use, outdoor basketball courts, and multi-use open grass areas for sports.

**Park Pressure:** A metric defined by how much land is available to residents in the area around each park. The LA Countywide Park Need Assessment states that any amount less than 3.3 acres of parkland per 1000 residents qualifies as high park pressure. Nearly 80% of LA County falls within this category.

**Parkette:** The Culver City General Plan 2045 defines parkettes or mini parks as sites that occupy less than 3 acres. They are typically designed for use by small children or as green oases in the middle of an urban context. Parkettes/mini parks may have open grass areas, playgrounds, and a small picnic area.

**Parkshed:** Areas that are defined by the park that is within closest walking distance.

**Potable Water:** Water quality that is suitable for drinking.

**Receiving Waters:** All distinct bodies of water that receive runoff or wastewater discharges, such as streams, rivers, ponds, lakes, and estuaries.

**Recharge:** Process of addition of water into the ground to the saturated zone such as an aquifer. (Source: USGS)

**Recharge Area:** An area in which water reached the zone of saturation by surface infiltration. (Source: USGS)

**Reclaimed Wastewater:** Wastewater-treatment plant effluent that has been diverted for beneficial uses such as irrigation, industry, or thermoelectric cooling instead of being released to a natural waterway or aquifer. (Source: USGS)

**Regional Detention (Basin):** A detention basin which collects stormwater runoff from a relatively large area, and has been designed to use storage as a means of reducing downstream flood peaks, reducing possible flood damage, or reducing downstream channel construction



costs. Regional facilities are usually multi-purpose, and normally are the responsibility of a public entity. (Source: Pima County Regional Flood Control District)

**Regional Park:** The Culver City General Plan 2045 defines regional parks as areas that are large and intended to serve the full region.

**Resiliency:** The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow, no matter what kinds of chronic stresses and acute shocks they experience. (Source: 100 Resilient Cities)

**Riparian:** Pertaining to the banks of a stream, most often used to describe the hydrophilic (water-loving) vegetation along a stream.

**SB 1000 Priority Neighborhoods:** The Culver City General Plan 2045 uses this term to identify and refer to “disadvantaged communities” as defined by criteria in the California Health and Safety Code. That code defines these neighborhoods as the following: “a low income area that is disproportionately affected by environmental burden and other hazards that can lead to negative health effects, exposure, or environmental degradation.” For the purposes of the General Plan 2045 and this parks plan, SB 1000 Priority Neighborhoods are those that have a census tract that score in the top quartile of the CalEnviroScreen 4.0 tool; OR census tracts or block groups that are low-income areas with median household incomes that fall below \$72,080.

**Special Use Areas:** The Culver City General Plan 2045 defines special use areas as sites that are often occupied by a specialized recreation facility. Some uses that fall into this category include waterfront parks, boat ramps, botanical gardens, community gardens, single purpose sites used for a particular field sport, or sites occupied by recreation buildings.

**Stormwater:** Stormwater runoff is generated from rain and snowmelt events that flow over land or impervious surfaces, such as paved streets, parking lots, and building rooftops, and does not soak into the ground. The runoff picks up pollutants like trash, chemicals, oils, and dirt/sediment that can harm our rivers, streams, lakes, and coastal waters. (Source: USEPA)

**Trapezoidal Channel:** A section of a channel with a trapezoidal cross-section. This shape is used to efficiently convey flows, usually on a concrete surface.

**Tributary:** A stream that flows to a larger stream or other body of water.

**Undeveloped Land:** This land is undeveloped and has not yet been designated for a specific park use.

**Upland:** Referring to locations elevated above lower-lying locations, often used when discussing two locations within a watershed.

**U.S. Army Corps of Engineers (USACE):** The United States Army Corps of Engineers provides public engineering services in peace and war to strengthen national security, energize the economy, and reduce risks from disasters.

**Water Quality:** Surface water conditions suitable for aquatic life and human health.

**Water Security:** The capacity of a population to safeguard sustainable access to adequate quantities of acceptable quality water for sustaining livelihoods, human well-being, and socioeconomic development, for ensuring protection against water-borne pollution and water-related disasters, and for preserving ecosystems in a climate of peace and political stability. (Source: United Nations Water)

**Water Supply:** Available water provided to fulfill a particular need. If the need is domestic, industrial, or agricultural, the water must fulfill both quality and quantity requirements. Water supplies can be obtained by numerous types of engineering projects, such as wells, dams, or reservoirs. (Source: Encyclopaedia Britannica)

**Watershed:** The land area that drains into a river or stream. An area of land that contributes runoff to one specific delivery point. Large watersheds may be composed of several smaller “sub watersheds,” each of which contributes runoff to different locations that ultimately combine at a common delivery point. Watersheds are usually bordered and separated from other watersheds by mountain ridges or other naturally elevated areas.

**Wetland:** Any number of tidal and non-tidal areas characterized by saturated or nearly saturated (wet) soils most of the year that form an interface between terrestrial (land-based) and aquatic environments. These include freshwater marshes around ponds and channels (rivers and streams) and brackish and salt marshes. Other common names include swamps and bogs.

# END NOTES

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