

CULVER CITY



RECREATION ELEMENT
OF THE GENERAL PLAN

1 RESOLUTION NO. CS- 6034

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

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

9 WHEREAS, at the conclusion of said public hearing, the Planning Com-
10 mission adopted its Resolution No. 800 approving and recommending to the City
11 Council for adoption, the said Recreation Element; and

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

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

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

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

23 SECTION 1. That pursuant to the foregoing recitations, the City
24 Council does hereby find and determine that the Planning Commission has held
25 a public hearing, noticed in the manner required by Section 65351 of the Govern-
26 ment Code of the State of California, on the adoption of a proposed Recreation
27 Element for the City of Culver City, to be added to the General Plan heretofore
28 adopted by this City Council; that the City Council has held a hearing following
29 notice as required by Section 65503 of the said Government Code; that all per-
30 sons interested in said matter have had an opportunity to be heard at said hear-
31 ings; and that the adoption of said Recreation Element is in the public interest.

32 SECTION 2. That pursuant to the findings set forth in Section 1 hereof,
the said City Council does hereby approve and adopt that certain text with maps,

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entitled "Recreation Element of the General Plan", which is to be added to the General Plan of the City of Culver City, as heretofore approved and adopted by Council Resolution No. CS-4575, and incorporates the said Recreation Element in said General Plan by reference as though fully set forth therein.

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

APPROVED and ADOPTED this 26th day of February, 1968.

Dan Pataccia

DAN PATACCIA
MAYOR of the City of Culver City, California

ATTEST:

Agnes V. Christensen

AGNES V. CHRISTENSEN
CITY CLERK
Agnes V. Christensen
DEPUTY CITY CLERK

APPROVED

CITY ATTORNEY

CITY OF CULVER CITY
CALIFORNIA

CITY COUNCIL

DAN PATACCHIA, MAYOR

JOSEPH H. LAWLESS

EDWARD C. LITTLE

G. WILLIAM BOTTS

JAMES ASTLE, JR.

PLANNING COMMISSION

MAX PASTER, CHAIRMAN

DAN CAVANAUGH, VICE-CHAIRMAN

OTICE GALLMAN

ANDREW E. DARLING

WILLIAM RAYMOND

CARL BERRY

ERWIN H. COOPER

PARK AND RECREATION COMMISSION

MARTIN LOTZ, CHAIRMAN

STUART HAGGART

DOROTHY HARRINGTON

EARL ESKRIDGE

JOHN MC NALLY, JR.

WILLIAM WRIGHT, SR.

ZELMA ZAMORA

SYD KRONENTHAL, PARK AND RECREATION DIRECTOR

DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT

GARY Y. THOMPSON, CITY PLANNER

RICHARD J. NELSON, ASSOCIATE PLANNER

SUSAN BERG, ASSISTANT PLANNER

GEOFFREY H. CASE, PLANNING INTERN

ALICIA A. HOLLOWAY, SENIOR SECRETARY

ANN B. BEHRENS, SECRETARY

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RESOLUTION NO. CS-6034

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

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

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

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

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

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

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

SECTION 1. That pursuant to the foregoing recitations, the City Council does hereby find and determine that the Planning Commission has held a public hearing, noticed in the manner required by Section 65351 of the Government Code of the State of California, on the adoption of a proposed Recreation Element for the City of Culver City, to be added to the General Plan heretofore adopted by this City Council; that the City Council has held a hearing following notice as required by Section 65503 of the said Government Code; that all persons interested in said matter have had an opportunity to be heard at said hearings; and that the adoption of said Recreation Element is in the public interest.

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

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

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

DAN PATACCHIA, MAYOR
CITY OF CULVER CITY, CALIFORNIA

AGNES V. CHRISTENSEN
CITY CLERK

RESOLUTION NO. 800

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

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

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

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

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

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

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

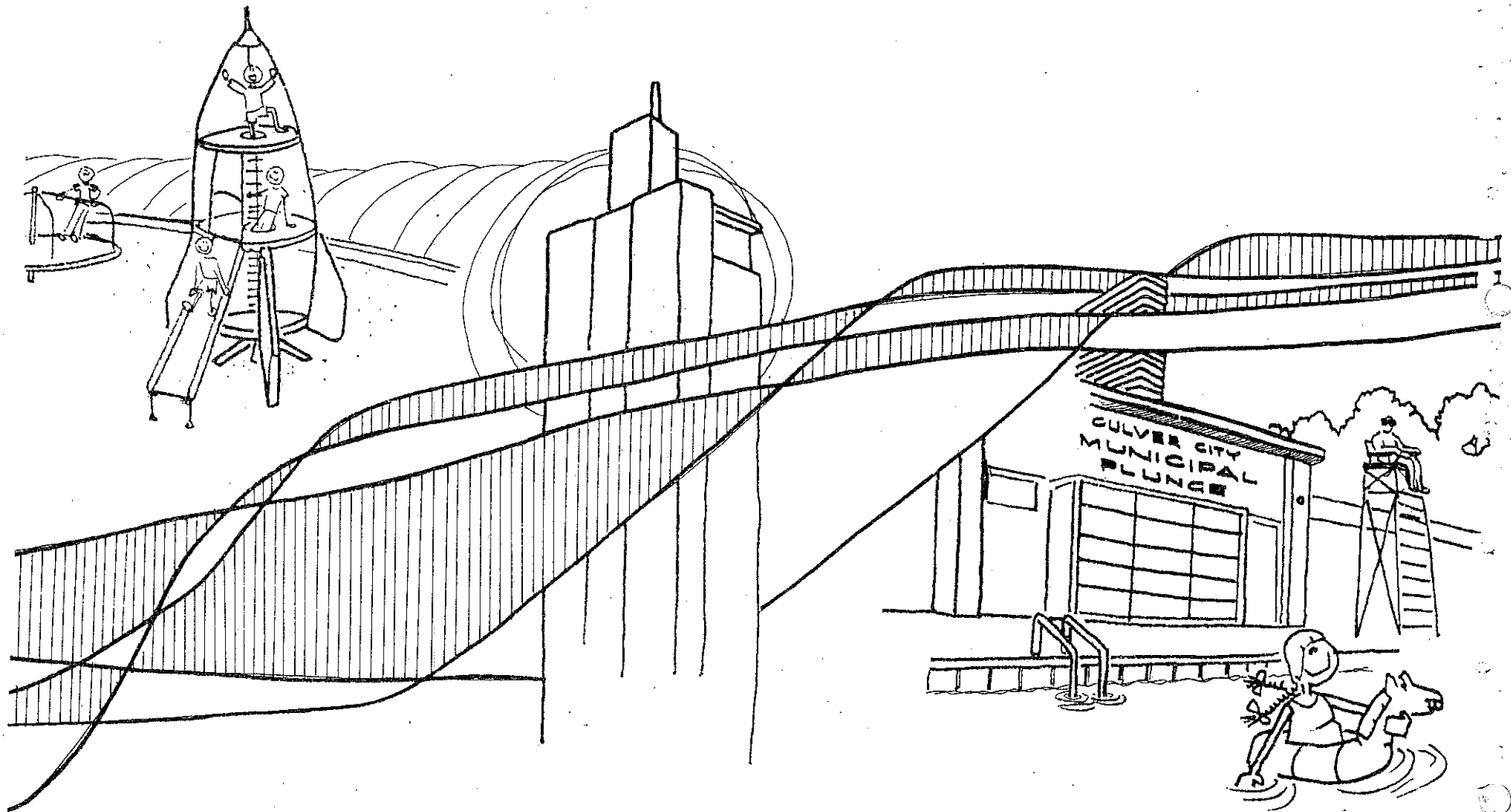
SECTION 2. That an alternative is hereby offered to the City Council for its consideration, relating to Table I, "Summary of Recommendations," Section 2, of the Recreation Element, said alternative being that school playgrounds be excluded from the ratio of ten acres per 1,000 persons and additional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

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

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

ATTEST:

SECRETARY



VETERANS MEMORIAL PARK

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PART ONE INTRODUCTION

RECREATION ELEMENT OF THE GENERAL PLAN

CITY OF CULVER CITY, CALIFORNIA

RECREATION ELEMENT OF THE GENERAL PLAN

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

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

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

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

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

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

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

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

CILITIES.

THIS RECREATION ELEMENT IS DRAFTED UNDER THE AUTHORITY OF SECTION 653 03 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AND THUS MAKES ITS RECOMMENDATIONS ONLY IN TERMS OF AREA SIZES TO BE ACQUIRED AND BASIC USES OF ACQUIRED RECREATION FACILITIES. NO ATTEMPT IS MADE IN THIS DOCUMENT TO DIRECT OR ELABORATE UPON SPECIFIC FACILITIES TO BE INCLUDED ON ANY EXISTING OR PROPOSED PARK SITE. THESE CHOICES WILL BE MADE BY THE CITY COUNCIL WITH THE ADVICE OF ITS PARK AND RECREATION COMMISSION AS EACH SITE IS DEVELOPED OR AUGMENTED, AND SUCH DECISIONS WILL HAVE THE OVERALL GOAL OF SATISFYING THE RECREATION AND LEISURE-TIME APPETITES OF THE POTENTIAL CLIENTS OF EACH FACILITY.

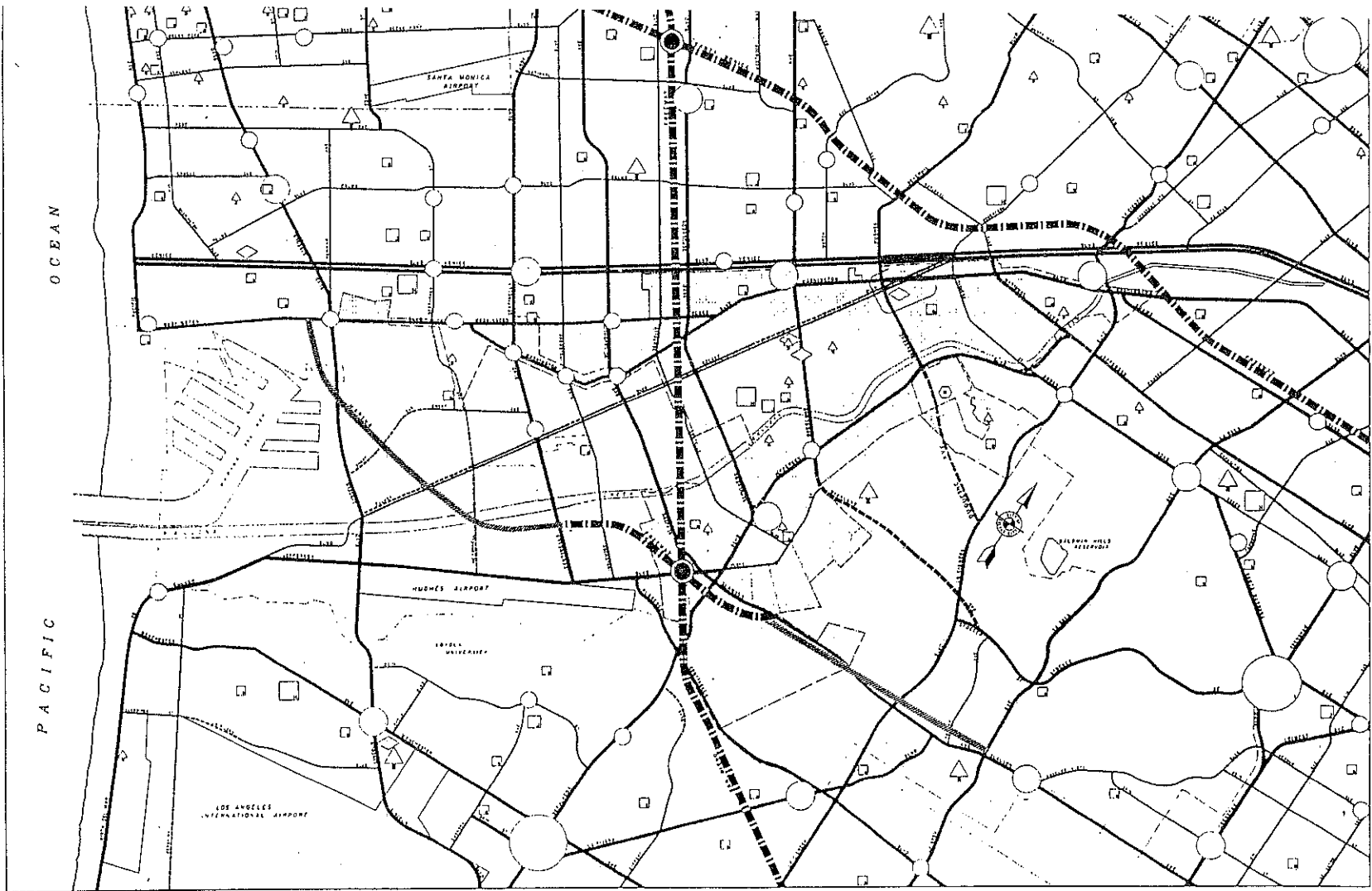
COMMENTS ON THE EXISTING GENERAL PLAN

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

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










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

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



THE GENERAL PLAN

for the CITY OF CULVER CITY - CALIFORNIA

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

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

SUMMARY OF RECOMMENDATIONS

1. NEW PARK FACILITIES.

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

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

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

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

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

TABLE 1.

SUMMARY OF RECOMMENDATIONS

EXISTING FACILITIES--1967: RECREATION GOAL--1980

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

2. EXPANSION OF EXISTING FACILITIES.

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

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

3. INTER-AGENCY AGREEMENTS.

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

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

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

PART TWO PRINCIPALS AND STANDARDS

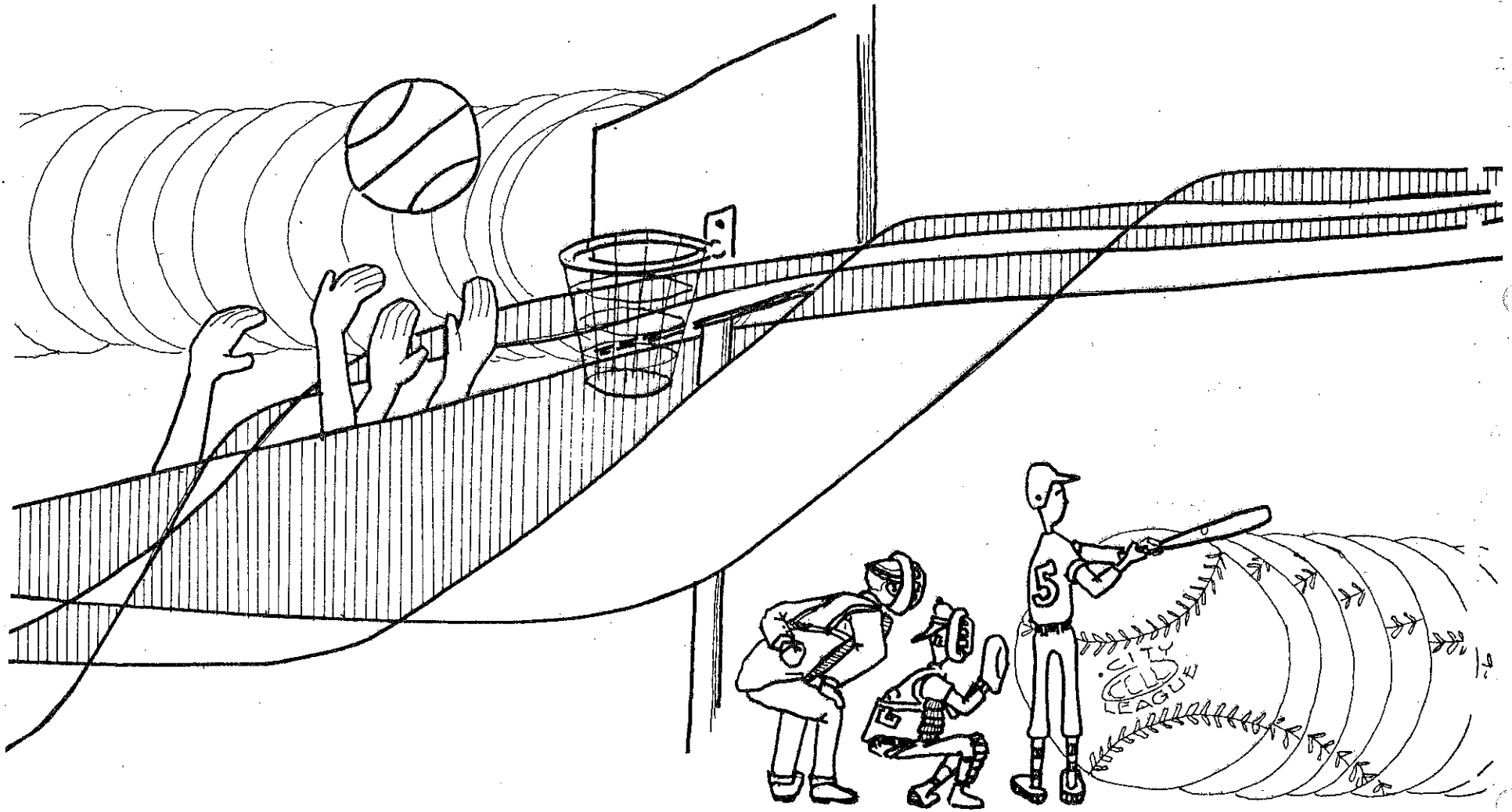
TERMS AND DEFINITIONS

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

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

PERSONS SERVED.

- 2.) IN LIEU: THE PAYMENT OF MONEY IN LIEU OF PARK DEDICATION, PURSUANT TO THE PROVISIONS OF SECTION 65 OF THE SUBDIVISION ORDINANCE.
- 3.) LOCAL PARK: USED TO DESIGNATE EITHER A NEIGHBORHOOD OR A COMMUNITY PARK.
- 4.) NEIGHBORHOOD RECREATION PARK: IDEAL SIZE OF FROM THREE AND ONE-HALF TO SIX ACRES OF THE FACILITY IS DESIGNED TO PROVIDE FOR IMMEDIATE RECREATION NEEDS OF THE KINDERGARTEN THROUGH SIXTH GRADE AGE GROUP. IDEAL MAXIMUM TRAVELING DISTANCE IS ONE-HALF MILE. SATURATION RATIO IS ONE AND ONE-HALF ACRES PER 1,000 PERSONS.
- 5.) OPEN SPACES: PASSIVE, GREEN AREAS ACQUIRED BY THE CITY TO PROVIDE A HIGHER LEVEL OF ENVIRONMENT IN RESIDENTIAL AREAS.
- 6.) PLAYGROUND SCHOOL: THE GROSS ACREAGE OF USABLE RECREATION AREA LOCATED ON PUBLIC SCHOOL GROUNDS.



Mc MANUS PARK

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

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

RECREATION PLANNING GUIDELINES

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

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

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

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

- C) PRIVATE RECREATION FACILITIES AND SERVICES SHOULD BE EVALUATED BY THE LOCAL JURISDICTION IN ORDER TO DERIVE A PROPER RELATIONSHIP BETWEEN PRIVATE AND PUBLIC FACILITIES AND ELIMINATE UNNECESSARY DUPLICATION.

- D) PLANNING FOR RECREATION PARKS AND FACILITIES SHOULD BE UNDERTAKEN WITH FULL PARTICIPATION AND COOPERATION OF THE CITIZENS TO INSURE THAT THE RECREATION SYSTEM WILL REFLECT THE NEEDS AND INTERESTS OF ALL GROUPS.

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

- A) RECREATION AND PARK FACILITIES OF

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

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

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

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

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

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

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

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

4.) PRINCIPLES TO APPLY IN PLAN IMPLEMENTATION.

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

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

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

PURPOSE AS INDICATED IN THE OVERALL
RECREATION ELEMENT.

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

PARK AND RECREATION STANDARDS
FOR CULVER CITY

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

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

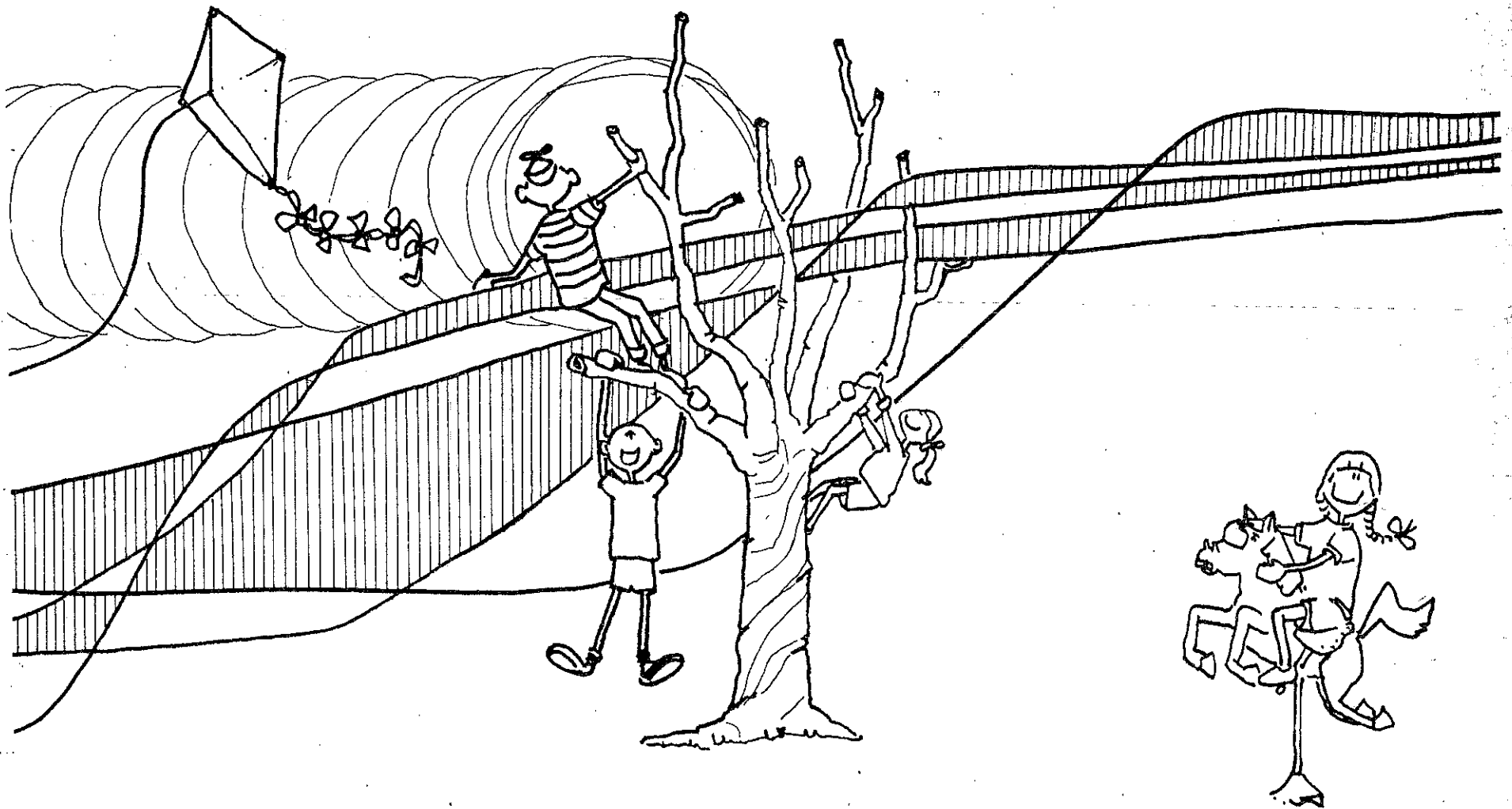
THE REMAINING FOUR ACRES PER 1,000 PERSONS SHALL BE COMPOSED OF LOCAL AND URBAN PARK RECREATION FACILITIES. INCLUDED IN THE FOUR ACRES MAY BE USE OF PLAYGROUND AREAS OF

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

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

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

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



LINDBERG PARK

PART THREE: ANALYSIS OF EXISTING PARK FACILITIES

ANALYSIS OF EXISTING PARK FACILITIES

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

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

1.) CULVER WEST PARK. CONTAINING 2.52 ACRES,

* See Appendix pages 54, 55 and 57

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

* See Map page 55

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

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

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

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

SUCH ADAPTATION PROVES NECESSARY.

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

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

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

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

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

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

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

WITHIN A SINGLE-FAMILY RESIDENTIAL AREA. WITH THE EXCEPTION OF OUTDOOR EATING TABLES, ACTIVE RECREATION FACILITIES ARE NOT PROVIDED ON THIS SITE. ALTHOUGH EXPANSION OF THE PARK TO THE FOUR-ACRE MINIMUM IS A DESIRABLE GOAL, THE PHYSICAL LOCATION OF THE PARK, BOUNDED ON ALL SIDES BY DEDICATED STREETS, RENDERS THIS GOAL AN UNREALISTIC OBJECTIVE FOR THE NEAR FUTURE.

LOCATED IN POPULATION DISTRICT "H," THE ANTICIPATED 1980 POPULATION OF THE AREA WILL NOT RESULT IN A NET INCREASE OF SUFFICIENT MAGNITUDE TO OVERLY SATURATE THE PARK. LAND USE INTENSITY INCREASES IN THE AREA WOULD RESULT IN A LOW-MEDIUM DENSITY AREA WITH FEWER CHILDREN, RATHER THAN AN ACTUAL APARTMENT COMMUNITY.

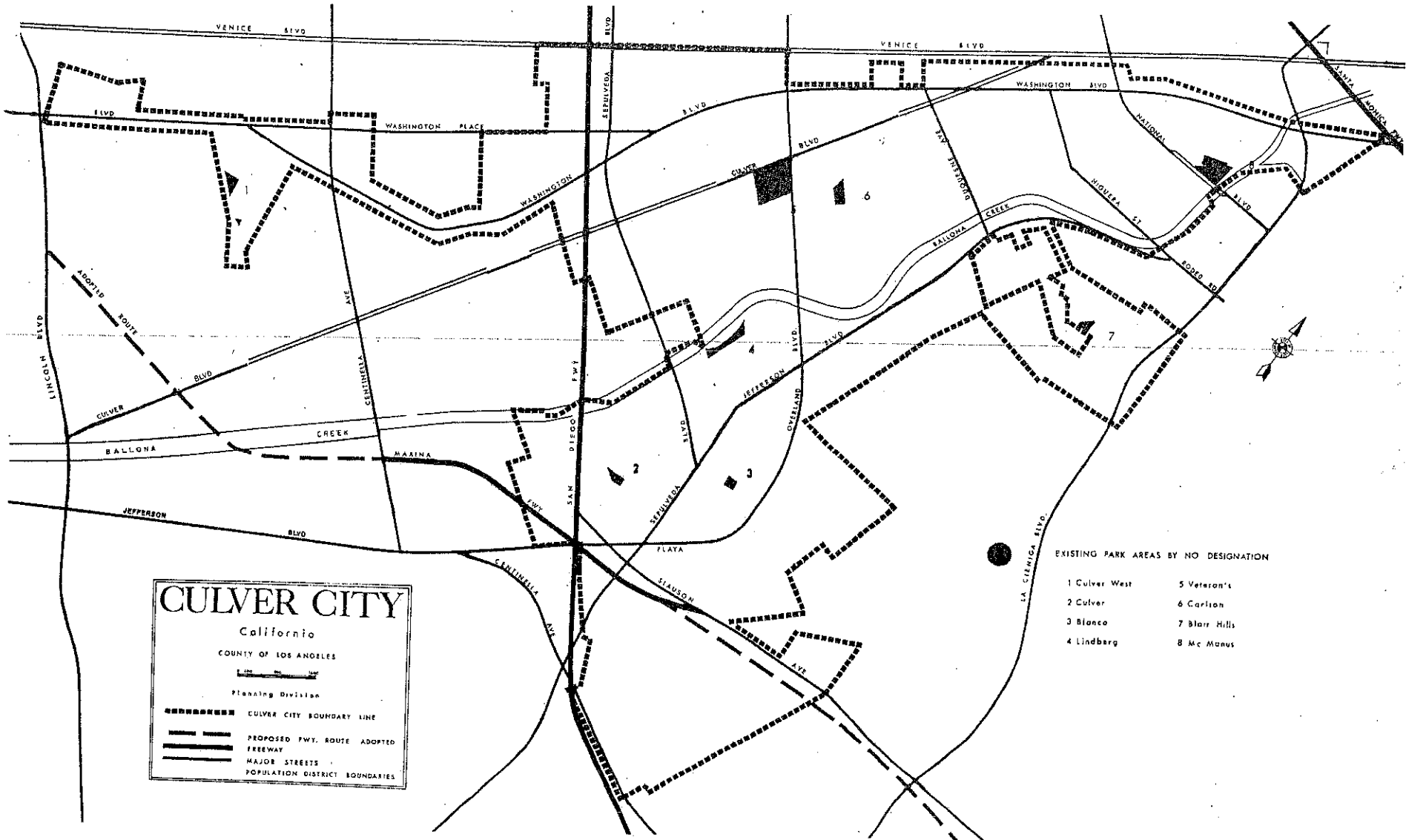
7.) BLAIR HILLS PARK. CONTAINING ONLY 1.80 ACRES OF LAND, BLAIR HILLS PARK SERVES THE NEIGHBORHOOD OF BLAIR HILLS. WITH THE EXCEPTION OF THREE APARTMENT BUILDINGS,

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

CANT INCREASE IN POPULATION IS ANTICIPATED FOR THE AREA, A PORTION OF POPULATION DISTRICT "H," FOR THE NEXT 15 YEARS.

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

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



CULVER CITY
 California
 COUNTY OF LOS ANGELES

Planning Division

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

EXISTING PARK AREAS BY NO DESIGNATION

- | | |
|---------------|---------------|
| 1 Culver West | 5 Veteran's |
| 2 Culver | 6 Carlson |
| 3 Blanco | 7 Blair Hills |
| 4 Lindberg | 8 Mc Manus |

PART FOUR NEIGHBORHOOD PARK-DEFICIENT AREAS

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

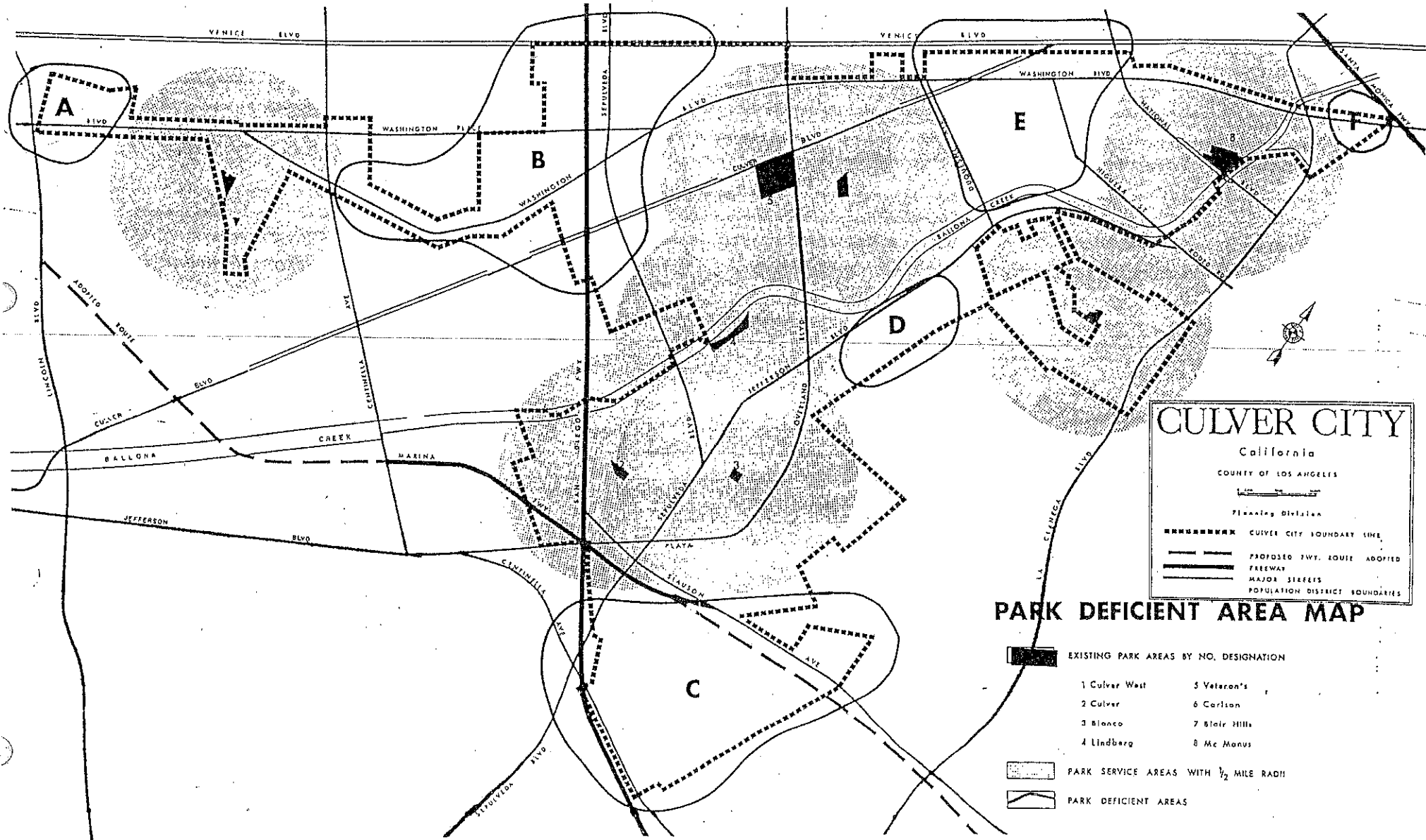
1.) AREA "A," CONTAINING THE DOUGLAS AIRCRAFT PLANT AT THE FAR WESTERN END OF THIS CITY AND THE ADJACENT FOUR RESIDENTIAL BLOCKS EASTERLY, COMPLETELY LACKS ANY PARK OR RECREATION FACILITIES. THE RESIDENTIAL AREA IS WITHIN THREE-QUARTERS OF A MILE OF CULVER WEST PARK, AND ACCESS TO THE PARK IS DIFFICULT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

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

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

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

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



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

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

TIES DESIGNED EXCLUSIVELY FOR SMALL CHILDREN.

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

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

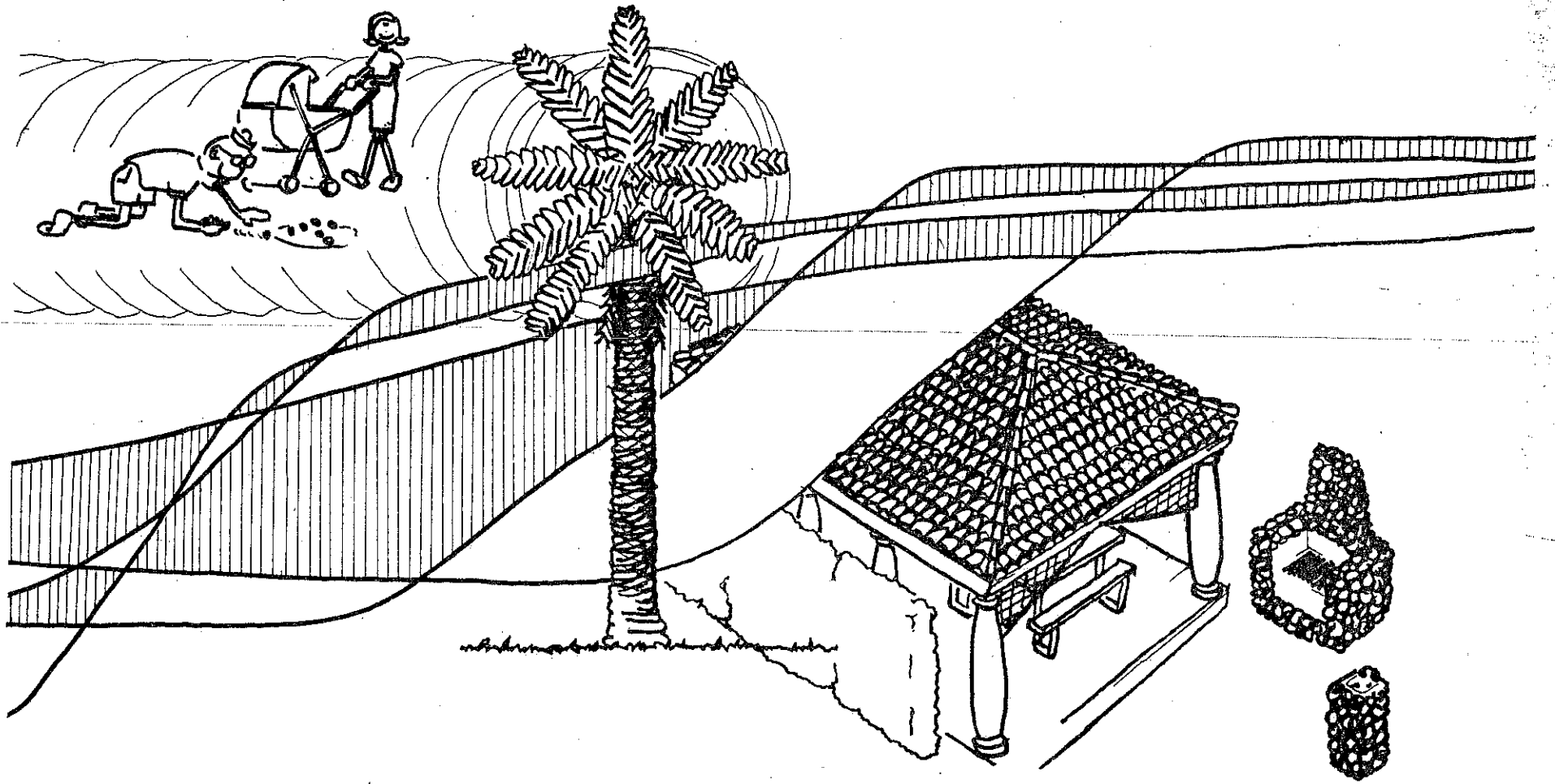
ANGELES CITY BOARD OF EDUCATION, THE RESULTING LAND USE OF AREA "D" WILL OF NECESSITY BE INTERRELATED TO THE PROPOSED COLLEGE. FOR THIS REASON, ANY POSSIBILITY OF RECREATION FACILITIES OF AREA "D" SHOULD BE FLEXIBLE ENOUGH TO BE GEARED TO THE NEEDS OF A POSSIBLE COLLEGE-ORIENTED POPULATION IN THE AREA.

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

WITH THE GRADUAL AGING OF THE POPULATION AND ULTIMATE OBSOLESCENCE OF MANY RESIDENTIAL STRUCTURES IN THE AREA, THE DESIRE FOR RESIDENTIAL REZONING TO A MORE DENSE LAND USE IS SLOWLY GAINING MOMENTUM. THE POPULATION OF THE AREA COULD EASILY DOUBLE BY 1980 IF A LIMITED REZONING WERE TO OCCUR. EVEN WITHOUT ANY REZONING, THE POPULATION WILL INCREASE SIGNIFICANTLY.

AT PRESENT NO RECREATION FACILITIES ARE PROVIDED FOR THE RESIDENTS IN THE AREA. THE CHILDREN UTILIZE THE PLAYGROUND FACILITIES OF CULVER ELEMENTARY SCHOOL, WHICH ENCOMPASSES ONLY TWO ACRES, FOR RECREATION PURPOSES. THE SCHOOL IS IDEALLY LOCATED CENTRALLY IN THE AREA, AND PRESENT RECONSTRUCTION OF CERTAIN BUILDINGS RENDERS THE FACILITY MORE ATTRACTIVE, AND THE SPACE ALLOCATION RESULTING, MORE USABLE. IN ORDER TO ALLEVIATE THE RECREATION PROBLEMS WHICH PRESENTLY PLAGUE THE AREA, AND TO

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



CARLSON MEMORIAL PARK

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

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

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

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

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

PART FIVE COMMUNITY, URBAN, AND REGIONAL PARK DEFICIENCIES

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

A. COMMUNITY PARK NEEDS--RON SMITH FIELD.

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

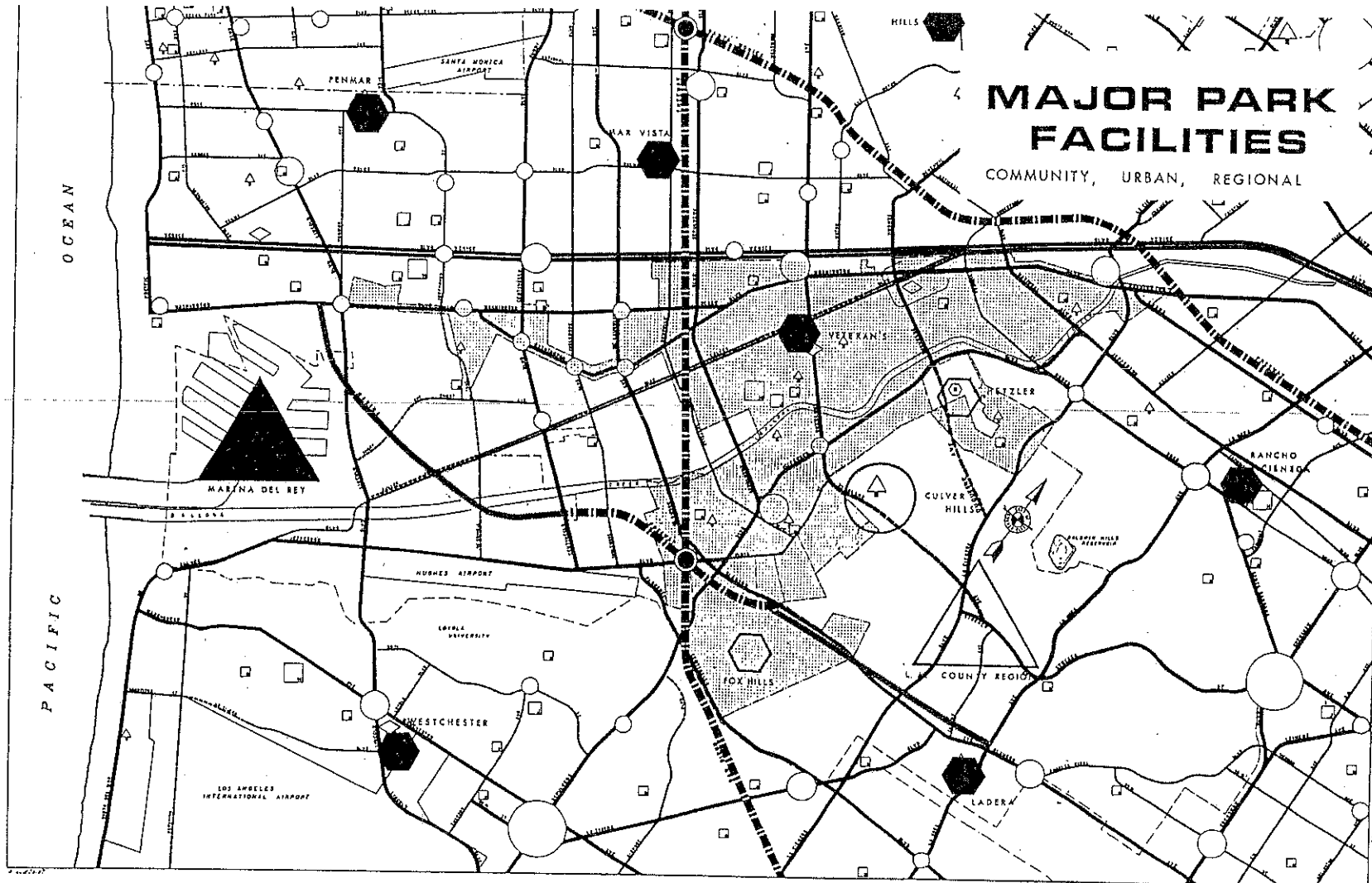
CULVER CITY HAS, FOR SOME TIME, UTILIZED RON SMITH FIELD, ON A LEASE BASIS,

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

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

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

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



MAJOR PARK FACILITIES

COMMUNITY, URBAN, REGIONAL

THE GENERAL PLAN

for the CITY OF CULVER CITY - CALIFORNIA

- | | | | |
|---|--|---|---------------------------------|
| <p>EXISTING PROPOSED</p> <p>○ Community Park</p> <p>◐ Urban Park</p> <p>▲ Regional Park</p> | <p>▨ CULVER CITY</p> <p>▩ FREEWAYS</p> <p>▨ PROPOSED FWYS.</p> | <p>— MAJOR STREETS</p> <p>- - - PROP. MAJOR STS.</p> <p>○ SHOPPING AREAS</p> <p>◇ PUBLIC BLDGS.</p> | <p>△ PARKS</p> <p>□ SCHOOLS</p> |
|---|--|---|---------------------------------|

B. URBAN PARK

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

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

DESCRETION OF THE CITY COUNCIL. ALTHOUGH THE LAND LIES WITHOUT THE JURISDICTIONAL BOUNDARIES OF THE CITY, CONDEMNATION FOR A MUNICIPAL PURPOSE ENABLES MUNICIPAL ANNEXATION OF THE LAND FOR A PARK WITHOUT ENGAGING IN ADDITIONAL USES TO BE MADE OF THE LAND IN THE INTERVENING TIME. VARIOUS POSSIBILITIES ON SITE ACQUISITION ON THIS LAND EXIST.

THESE POSSIBILITIES RANGE FROM A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO ENTERING INTO BONDED INDEBTEDNESS FOR SUCH ACQUISITION. IT SHOULD BE NOTED THAT THE ACQUISITION OF VETS PARK WAS BY MEANS OF BONDED INDEBTEDNESS, ONE OF THE FIRST SUCH PARK BONDS EVER FLOATED IN A MUNICIPALITY IN SOUTHERN CALIFORNIA.

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

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

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

C. REGIONAL PARK DEFICIENCY.

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

OUTING AREA FOR DAY-LONG ACTIVITIES.

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

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

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

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

PART SIX IMPLEMENTATION AND REVIEW

A. IMPLEMENTATION PLAN.

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

B. SUMMARY OF AVAILABLE GRANTS.

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

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

1. FEDERAL GRANTS:

A) OPEN SPACE LAND PROGRAM:

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

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

B) GRANTS FOR ADVANCE ACQUISITION OF LAND.

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

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

C) GRANTS FOR NEIGHBORHOOD FACILITIES.

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

2. FEDERAL LOANS: PUBLIC FACILITY LOANS

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

3. STATE GRANT PROGRAMS.

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

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

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

D. SCHEDULE FOR PERIODIC REVIEW.

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

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

PART SEVEN APPENDIX

A. REFERENCES.

- LOCAL PLANNING ADMINISTRATION
International City Managers' Association
(1959 edition)
- RECREATION AND PARKS IN LOS ANGELES
Public Relations Division, Dept. of Parks
and Recreation, City of Los Angeles (1966)
- REVIEW OF THE CALIFORNIA COMPREHENSIVE
STATEWIDE OUTDOOR RECREATION PLAN
The Resources Agency, Dept. of Parks and
Recreation, State of California (1966)
- THE SOUTHWEST AREA
The Regional Planning Commission,
County of Los Angeles, (1961)
- SOUTHERN CALIFORNIA REGIONAL RECREATION
AREA STUDY
The Inter-County Recreation Planning
Committee (1962)
- PLANNING THE NEIGHBORHOOD
Committee on the Hygiene of Housing,
American Public Health Association,
Public Administration Service (1960)
- GUIDE FOR PLANNING RECREATION PARKS IN
CALIFORNIA
California Committee on Planning for Recre-
ation, Park Areas, and Facilities, State of
California Recreation Commission (1956)
- L.A. COUNTY REGIONAL RECREATION AREAS PLAN
A part of the Recreation Element of the
General Plan as amended July 29, 1965
L.A. County Regional Planning (1965)
- RECREATION ELEMENT REVISION STUDY
L.A. City Plan Case #19700 (1967)

B. POPULATION DENSITY AND DWELLING UNIT
INTENSITY.

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

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

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

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

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

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

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




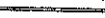

TABLE II

1980 POPULATION PROJECTIONS FOR CULVER CITY

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



CULVER CITY
 California
 COUNTY OF LOS ANGELES
 Planning Division

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

C. SUMMARY OF THE VALUATION REPORT ON RON SMITH FIELD.

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

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

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

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

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

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

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

TABLE III

1980 DWELLING UNIT INTENSITY PROJECTIONS FOR CULVER CITY

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

UTILITIES AVAILABLE TO THE PROPERTIES INVOLVED:

GAS: PROVIDED BY SOUTHERN COUNTIES GAS CO.
ELECTRIC: PROVIDED BY SO. CALIF. EDISON CO.
WATER: PROVIDED BY SO. CALIF. WATER CO.
SEWER: EXISTING COUNTY FACILITIES WILL NOT HANDLE PUBLIC SEWAGE.

SOIL CONDITIONS ON THE PROPERTY AS FOLLOWS:

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

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

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

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

VALUATION OF THE PROPERTY INVOLVED.

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

VALUATION SUMMARY

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

AVERAGE: \$28,562 PER ACRE