

Ballona Creek and Trail



Focused Special Study

January 6, 2004



RRM DESIGN GROUP

Culver CITY

Ballona Creek and Trail Focused Special Study

July 18, 2003
Revised December 3, 2003
Revised December 17, 2003
Revised January 6, 2004

Produced for:
The City of Culver City of Culver City

Produced by:
RRM Design Group

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Prologue and Acknowledgements

This Ballona Creek and Trail Focused Special Study has been prepared by RRM Design Group in close coordination with the City of Culver City and the California Coastal Conservancy. The development of this report could not have occurred without the multi-departmental team effort of City of Culver City, the funding of the California Coastal Conservancy, the contributions of Ballona Creek Renaissance, and the remainder of our consulting team, including Chambers Group and Everest International Consultants, Inc.

We wish to acknowledge all of those who played an important role in the formulation of the Focused Special Study and the public outreach process that was followed in developing this community-based design study for the restoration of Ballona Creek.

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Chapter 1
Executive Summary

The Ballona Creek and Trail Focused Special Study ("Focused Special Study") has been prepared for the City of Culver City pursuant to the Land Use, Circulation, and Open Space Elements of the City's General Plan, adopted in 1996. Under a grant from the California Coastal Conservancy and with the staff support of the City of Culver City, the Planning Division has led an effort to prepare the Focused Special Study for the four (4) mile long stretch of Ballona Creek that primarily traverses the limits of the City of Culver City.

The Focused Special Study identifies a number of potential short, mid, and long-term priorities for the Ballona Creek Corridor, many of which will require additional study and funding before they can be implemented. The Focused Special Study also identifies issues relating to the development of a cohesive maintenance and operations strategy for the entire Ballona Creek Corridor, as well as an approach for obtaining funding to implement the improvements proposed for Ballona Creek over time.

1.1 The City of Culver City's Opportunity

Because a significant portion of Ballona Creek flows through Culver City's jurisdiction, Culver City has the unique opportunity to take a leadership role in the planning and design of improvements to the Ballona Creek Corridor. In view of the fact that outside agencies, such as the State of California and the Baldwin Hills Conservancy, have an interest in planning in the Ballona Creek Corridor, it is important that Culver City take advantage of this opportunity and assume a proactive role by identifying potential improvements that would be in the best interests of Culver City.

The Focused Special Study also offers the City of Culver City the opportunity to identify alternatives for transforming a barren and bleached concrete lined flood control channel into a beautiful linear greenway that will dramatically improve the appearance of the channel, potentially enhance the values of abutting properties, and provide a safe, and attractive system of trails connecting the City of Culver City to its parks, its schools, and Santa Monica Bay. The Focused Special Study can do all of this while maintaining, or improving, the ability of Ballona Creek to carry storm waters to an equal or higher degree than it does today. Borrowing from the experience of other communities, like San Luis Obispo and Santa Rosa, which have been able to accomplish similar improvements to their creeks with highly successful results, the City of Culver City hopes to facilitate the renaissance of Ballona Creek.

The Focused Special Study proactively guides and identifies future Ballona Creek improvements by identifying potential improvements. It also provides a framework that other related jurisdictional entities can rely upon.

1.2 Developing the Study

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The City of Culver City retained a consulting team led by RRM Design Group, including Chambers Group and Everest International Consultants, Inc., to complete this Focused Special Study. This study represents the culmination of an intensive public outreach and engagement effort with the citizens of the City of Culver City and various stakeholder organizations to devise a study for the eventual improvement and maintenance of Ballona Creek. As a result of that public process, additional goals and objectives were added to guide the completion of this study. The original goals of this effort, plus the additional goals derived from the public process, have been systematically addressed through the development of the Focused Special Study.

The Focused Special Study envisions a reconfigured Ballona Creek, enhanced landscaping and a network of wider, safer, and ADA accessible trails. It also includes specific recommendations for rest stops, scenic overlooks, and terraces, where they do not interfere with existing residential areas. Three inflatable dams and three new pedestrian bridges are proposed at selected locations along Ballona Creek including a "land bridge" between Ballona Creek and Baldwin Hills State Park.

The improvement projects identified in this Focused Special Study are intended to help Culver City address the following goals:

1. To preserve the ability of Ballona Creek to continue carrying flood waters.
2. To address issues of noise and noise echoes and public safety concerns on the trail system.
3. To promote the development of a pedestrian and bicycle path system that will be safe, secure, and meet ADA accessibility requirements.
4. To develop a cohesive program for overall maintenance and operations of Ballona Creek while minimizing jurisdictional fragmentation.
5. To improve the overall appearance of Ballona Creek with extensive landscaping.
6. To enhance the recreational use potential of Ballona Creek.
7. To improve the quality of waters carried by Ballona Creek to the Santa Monica Bay.
8. To develop a pedestrian and biological connection between Baldwin Hills Park, along Ballona Creek, to the Santa Monica Bay.

Early in the process it was determined that the sheer velocity of flood waters conveyed during storm events within the confined legal right of way of Ballona Creek will not permit the restoration of Ballona Creek to a natural channel. The erosive flows of storm water dictate that the walls and sides of Ballona Creek need to be armored with protective materials for it to continue to function as a flood control facility.

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However, because of the configuration of the banks along much of Ballona Creek, there is a significant opportunity to reconfigure the channel to a beautiful, landscaped greenway, with a system of recreational paths that will enhance the connection to the Santa Monica Bay, while still safely conveying floodwaters.

1.3 Elements that Influenced the Study

In the process of developing the Focused Special Study, it became apparent that in addition to the need to maintain or enhance the ability of Ballona Creek to convey flood waters, the needs and concerns of three key groups: adjoining property owners, trail users and public agencies, would need to be addressed in each of the recommended improvements included in the Focused Special Study:

- **Flood Control:** Of paramount importance to the community and the City of Culver City is the need to preserve the ability of Ballona Creek to convey flood waters to an equal or greater degree than it does today.
- **Adjoining Property Owners:** Addressing the interests of creekside, residential and commercial, property owners is central to developing any potential improvements for the Ballona Creek area. Resident concerns about the safety and security of the trail, noise echoes, and enjoyment of their properties significantly influenced the recommendations of the Focused Special Study.
- **Trail Users:** Recreational and commuter trail users desiring an enhanced trail experience were also influential to the study. Making the trails accessible under the American Disabilities Act, (ADA), and enhancing their safety became central features of the recommendations included in the Focused Special Study.
- **Public Agencies:** A wide variety of the local, state, and federal agencies have a strong interest in what will happen with Ballona Creek. Their differing interests and responsibilities were all considered in the development of this study.

These key groups were used as the abstract “clients” in crafting the Focused Special Study and the concepts contained within it. The recommendations of this study were consistently measured and adjusted to address each of these elements and to maximize the benefits and opportunities for each of them.

1.4 Things to Keep in Mind While Reading the Study

It must be emphasized that this Focused Special Study is conceptual in nature and that its purpose is to identify key issues and groups and to recommend potential improvements and policies that the City of Culver City may or may not want to address in future work programs. While there are some recommendations for improvements that could be done in the very near future (i.e., landscaping, fencing and signage improvements along the top

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of bank, etc.), additional work will need to be completed to further evaluate and analyze any projects in Ballona Creek that propose changes to the configuration of the channel.

While the City of Culver City has taken a leadership role in the preparation of the Focused Special Study, the expenses for future capital improvements, and operations and maintenance of Ballona Creek cannot be borne by the City of Culver City. It will be necessary to secure extensive outside funding from a variety of state, federal, special agencies and grant sources to build and maintain the recommended improvements or to fund the City of Culver City's completion of such work. Additionally, before improvements can be made, it will be necessary to implement a formal long-term agreement, between the appropriate entities, that addresses the management and maintenance of the flood control channel and all of its improvements.

While the public workshop process indicated a strong level of support for most of the Focused Special Study, there are a number of concepts which may contain an element of controversy. Those recommendations of the Focused Special Study that may be controversial have been noted in Chapter 7, which has been devoted to describing these controversial components, the nature of the controversy, the efforts that have been made to address the controversial items and outlines of additional options to be considered by the community and the City of Culver City before implementing any projects.

Chapter 2 Project Setting

2.1 Project Area Description

Once a natural stream, Ballona Creek is now a flood control channel of approximately nine miles in length, approximately four miles of which are located within the City of Culver City. The Ballona Creek watershed, which is approximately 130 square miles, is bounded by the Santa Monica Mountains to the north, the Harbor Freeway on the east, and Baldwin Hills to the south. Ballona Creek accepts run-off and drainage from the entire Ballona Creek watershed. Culver City is entirely situated within the Ballona Creek watershed (see Figure 2-1, below).

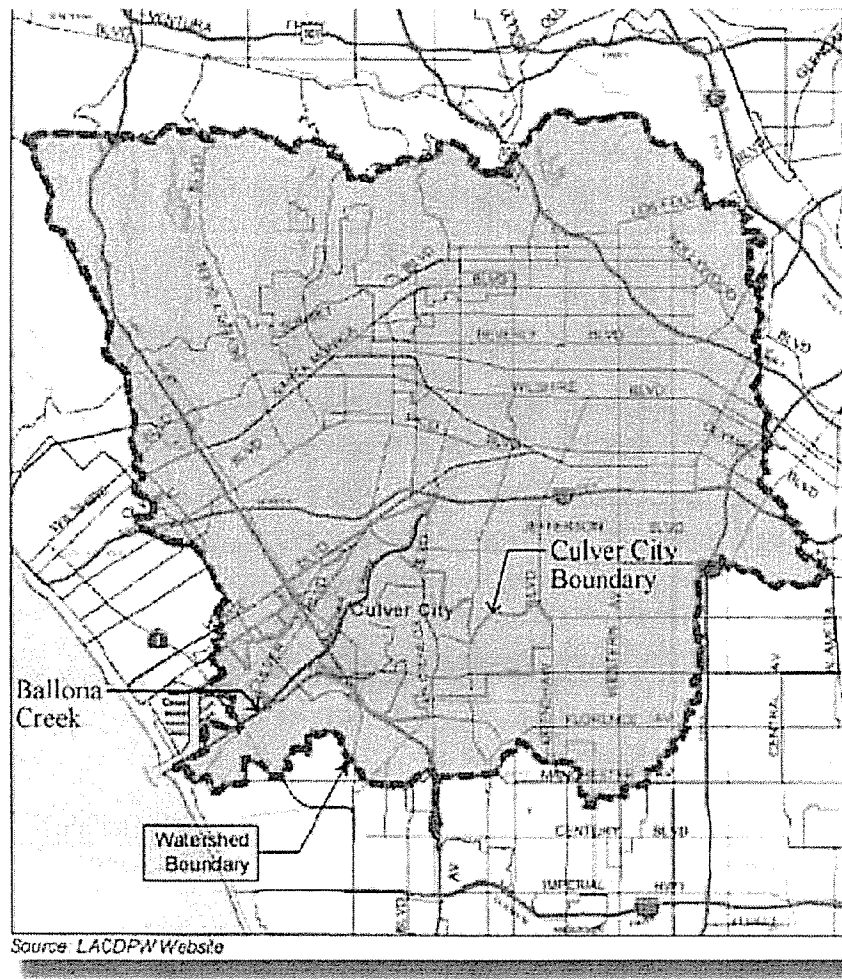


Figure 2-1. Ballona Creek Watershed Map

Typical flows within Ballona Creek include dry weather urban runoff, with the water level and speed dramatically increasing during storm events. Ballona Creek waters are

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highly contaminated with pollutants, including trash, animal waste, oil, grease, pesticides, fertilizers, pool and industrial chemicals, paint lead, and bacteria, along with larger discards, such as shopping carts (Source: Chambers Group, environmental consultants). Due to increased nutrient levels, algae accumulation is a problem in some places along Ballona Creek. Graffiti has become a problem in certain areas along Ballona Creek.

The stretch of Ballona Creek that lies within the City of Culver City boundaries starts just upstream from Washington Boulevard and ends downstream at the confluence of the Sawtelle Westwood Storm Drain Channel, just west of the San Diego/I-405 Freeway. The segment of Ballona Creek being evaluated as part of the Focused Special Study is bordered by, and in some cases overlaps, the City of Los Angeles limit lines. Ballona Creek is a concrete lined channel throughout the entire length of the study area. Although within the City of Culver City limits, Ballona Creek is devoid of native riparian habitat, waterfowl are often seen in the area.

The Ballona Creek Trail is an approximately 10-foot wide paved Class I trail along the north bank of the channel with transition ramps to the trail at key intersections of major streets, (Sawtelle Boulevard, Sepulveda Boulevard, Overland Avenue, Duquesne Avenue, Higuera Street, and National Boulevard). The trail starts at Syd Kronenthal Park, just upstream from National Boulevard, and traverses southwest along the entire length of Ballona Creek to the Santa Monica Bay.

Along the eastern upstream reach of Ballona Creek, the trail approaches the base of the Baldwin Hills, an area that has been acquired by the State of California for its ultimate improvement as a State Park for the greater Los Angeles basin. (*Note: Information on the Baldwin Hills Conservancy and the Baldwin Hills Master Plan is located in section 2.3.1 of this Chapter.*)

The northern bank of Ballona Creek abuts a number of residential areas between the Sawtelle Westwood Storm Drain Channel and the Hayden Tract, and then again just east of Syd Kronenthal Park. The Hayden Tract is the only area of industrial and commercial use on the north bank of the Ballona Creek. By contrast, the south side of Ballona Creek is largely abutted by commercial and industrial uses between Washington Boulevard and Overland Avenue, and transitions to residential uses from Overland Avenue downstream to the Sawtelle Westwood Storm Drain Channel.

Although a legal survey of the Ballona Creek Corridor has not been conducted, it appears that the channel varies in width from 125 to 230 feet from top of bank to top of bank, with the channel bottom maintaining a consistent width of generally 80 feet.

Ballona Creek is maintained as a flood control channel by both the U.S. Army Corps of Engineers and the County of Los Angeles Department of Public Works, both of which maintain different stretches of the Ballona Creek at different standards of maintenance. The City of Culver City Public Works Department and the City of Los Angeles also maintain stretches of the Ballona Creek Corridor within their respective city limits

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2.2 History of Ballona Creek

Before settlement of the City of Los Angeles, Ballona Creek was a natural resource for the indigenous peoples that once inhabited the region. Once the downstream remnant of the Los Angeles River, major storms in 1825 and during the 1880's changed the course of the Los Angeles River to the south and east to drain toward San Pedro and away from what became Ballona Creek.

With increased urbanization came increased flooding along Ballona Creek that eventually led to the U.S. Army Corps of Engineers designing and building a concrete lined flood control channel in the late 1930's. Presently, Ballona Creek falls under the jurisdictions of the U.S. Army Corps of Engineers and the County of Los Angeles Public Works Department.

With the advent of the environmental movement of the 1960's and 1970's came a national reexamination of the practice of "channelization," the straightening and concrete lining of drainways as long practiced by the U.S. Army Corps of Engineers. These legal changes, as well as changes in public attitudes, gave rise to changes in the way the U.S. Army Corps of Engineers reviewed the environment. In the 1980's the U.S. Army Corps of Engineers adopted environmental restoration as a major institutional goal.

In the 1990's public interest constituencies began looking at the urban streams of the greater Los Angeles basin in a different way. Rather than having urban streams relegated to the role of unattractive concrete flood control channels devoid of life, a call for the restoration and enhancement of creek systems began to be heard. Originally focused upon the Los Angeles River, the movement to restore creeks and rivers started to embrace Ballona Creek as well.

In 1996, the City of Culver City adopted its General Plan which called for the preparation of the Ballona Creek and Trail Focused Special Study. In 2001, the Coastal Conservancy agreed to fund the preparation of this Focused Special Study.

2.3 Jurisdictional Context

Incorporated in 1917, the City of Culver City enjoys a high quality of life and takes great pride in the high level of municipal services provided to its citizens. The City of Culver City is essentially an island in the sea of urbanization that is the City and County of Los Angeles. The City of Culver City has consistently worked to protect its uniqueness, its quality of life, and its high standard of municipal services.

The efforts to improve Ballona Creek have begun to attract not only the interest of the City of Culver City but a wide variety of local, state and federal agencies. There are now a number of parallel agency initiatives that are taking into consideration the Focused Special Study effort, the most notable of which is the State of California's plans to create a State Park in the Baldwin Hills area.

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2.3.1 Maintaining Local Control While Minimizing City Costs

In view of the interest that agencies, such as the Baldwin Hills Conservancy, are taking in Ballona Creek, it is important for the City of Culver City to clearly state its position on the future of Ballona Creek and to work to obtain the buy-in of these agencies in a way that best protects the interests of the City of Culver City.

While the City of Culver City would clearly like to see the Ballona Creek Corridor improved, the City of Culver City does not have the financial capacity to take on expensive improvements to Ballona Creek. Any improvements to the Ballona Creek Corridor would need to be completed with minimal, if any, financial contribution by the City of Culver City for either capital projects or long term maintenance and operations.

Therefore, implementation of Ballona Creek improvements are contingent upon the receipt of funding from other agencies (i.e., U.S. Army Corps of Engineers, Los Angeles County Department of Public Works, Baldwin Hills Conservancy), or by other major sources of grant funds. Because the City of Culver City desires to maintain control over projects within their jurisdiction, it is possible that the City of Culver City will continue to play a lead role in obtaining grants to fund the improvements outlined in this Focused Special Study.

Further, since the City of Culver City does not have the ability to spend any additional funds on maintenance of the Ballona Creek Corridor after it is improved, the City of Culver City will need to work with multiple jurisdictions in and around Culver City to develop a cohesive maintenance strategy that will become the responsibility and expense of another agency than the City of Culver City.

2.3.2 The Baldwin Hills Conservancy

In 2000, through special State legislation (SB 1625), the State of California Resources Agency formed and funded the Baldwin Hills Conservancy to oversee land acquisitions and the development and implementation of a Master Plan for Baldwin Hills Park, a 1,400 acre State park in the Baldwin Hills area. In addition to the 1,400 acres, SB 1625 also indicated that an area on either side of Ballona Creek is an "area of influence" for the Conservancy. Subsequent legislation (SB 259) reduced the "area of influence" to 50 yards on either side of Ballona Creek.

In October 2002, the Baldwin Hills Conservancy approved a Master Plan, which addresses planning issues in the approximately 1,400 acre area, including portions of the City of Culver City's eastern sphere of influence. The Master Plan also indicates that the Baldwin Hills Conservancy would like to create a connection between the Baldwin Hills and the Santa Monica Bay via utilization of the Ballona Creek Trail and via the development of a land bridge from the Baldwin Hills to Ballona Creek. The Baldwin Hills Conservancy also has an interest in improving wildlife habitat along the Ballona Creek Corridor.

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The City of Culver City is represented on the Board of Directors of the Baldwin Hills Conservancy, as is the Coastal Conservancy, the agency that provided the funds to conduct the Focused Special Study. One of the fundamental challenges of completing the Focused Special Study is identifying improvement projects that accomplish the objectives of the City of Culver City, in the context of these additional State efforts.

2.4 Additional Parallel Planning and Study Efforts

In addition to the Baldwin Hills Conservancy's master planning efforts, many other agencies are currently undertaking planning activities. Among those efforts are the following:

2.4.1 The Baldwin Hills Scenic Overlook Plan

The State of California Department of Parks and Recreation is currently in the process of developing a long-term plan for the Scenic Overlook property, formerly Vista Pacifica property, which abuts Jefferson Boulevard, east of Duquesne Avenue. The State would like this property to serve as the primary gateway and interpretative center for a new State Park. The State Department of Parks and Recreation has hired a consulting design team to assist in the park planning and development process, including the design of the proposed Jefferson Boulevard bridge connection between Baldwin Hills Scenic Overlook and Ballona Creek. The preliminary design workshops for this project have been completed.

2.4.3 The West Los Angeles College Master Plan

West Los Angeles College is currently updating their Campus Facilities Master Plan, which is intended to guide campus development over the next twenty years and to accommodate a projected enrollment of 18,904 students. Components of the Master Plan address issues such as providing a secondary access road to the College, providing additional parking facilities, and improving other buildings associated with the expansion of the College. A Draft Environmental Impact Report was circulated and the City of Culver City has prepared comments to the draft document. The City of Culver City intends coordinate and closely monitor this effort.

2.4.4 Replacement of the Pedestrian Bridge

In October 2003, the City of Culver City installed a Steadfast BowTruss Pedestrian Steel Bridge bridge adjacent to an older pedestrian bridge located by the Westwood Boulevard and Ocean Drive intersection. The older bridge has been closed and will be removed.

2.4.5 The Ballona Creek Watershed Plan

The County of Los Angeles Public Works Department Watershed Division is leading an effort to develop a management plan for the entire Ballona Creek watershed. This

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effort, which involves multiple stakeholders, including the City of Culver City, is expected to be completed by the end of 2004.

The goal of the Watershed Management Plan is to set pollution controls and habitat restoration actions to "achieve ecological health" in the Ballona Creek Watershed.

2.4.6 Ballona Wetlands Restoration Plan

The California Coastal Conservancy and the owners of the Playa Vista project are working to preserve significant portions of wetlands at the mouth of Ballona Creek. The Ballona Wetlands Foundation, created to coordinate this restoration effort, is comprised of Playa Vista, the City of Los Angeles, and Friends of Ballona Wetlands. The California State Coastal Conservancy is the funding agency and is also the agency that will manage and coordinate the restoration of the Ballona Wetlands

2.4.7 Landscaping Guidelines for Los Angeles River and Tujunga Wash

The County of Los Angeles Department of Public Works has been developing a set of landscape guidelines and plant palettes for the restoration of the Los Angeles River and Tujunga Wash. It is anticipated that these landscape guidelines could be used in the landscaping of Ballona Creek.

2.4.8 Joint Study for the Consolidation of Waste Transfer Station Facilities

The City of Culver City and the City of Los Angeles both operate independent sanitation facility sites along Jefferson Boulevard, near the Baldwin Hills Scenic Overlook property. Both cities are working to determine the feasibility of developing joint facilities.

The Baldwin Hills Conservancy is also interested in obtaining the City of Los Angeles vehicle storage site at 6000 Jefferson Boulevard to construct a gateway parking facility for the proposed Baldwin Hills Scenic Overlook.

2.4.9 Continuous Deflective Separation Units

In December 2002, the Los Angeles County Department of Public Works installed two Continuous Deflective Separation (CDS) units to address the trash reduction requirements set forth by the Regional Water Quality Control Board. The CDS units and their locations are as follows:

1. A PSWC 56-68 unit was installed at the intersection of Lucerne Avenue and Ince Boulevard.
2. A PSWC 70-70 unit was installed at the intersection of Maxella Avenue and Mildred Avenue.

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Los Angeles County does not plan to install any other CDS units for the next three (3) years.

The purpose of the CDS units is to establish a baseline trash amount for the next three (3) years so that agencies can begin to reduce the amount of trash flowing into Ballona Creek by 10% per year. Additional CDS units will need to be installed over the next 13 years to comply with the requirements of the Regional Water Quality Control Board.

The City of Culver City is in the process of installing a CDS unit on the north bank of Ballona Creek just downstream from Overland Avenue. Expected to be completed in Spring 2004, this particular CDS unit is a demonstration project funded by the California Coastal Conservancy.

2.4.10 Ballona Creek Sediment Management Plan Feasibility Study

The U.S. Army Corps of Engineers is evaluating several alternative measures to control sediment discharges from Ballona Creek. The action is needed because the Marina del Rey entrance channel suffers from sediment accretions, which inhibit navigation and makes periodic maintenance dredging necessary. The deposited sediment is contaminated with pollutants that originate from the Ballona Creek watershed. The U.S. Army Corps of Engineers has found it difficult to dredge the south entrance channel because of a lack of suitable disposal sites for the contaminated material. Because of the difficulty of properly maintaining the entrance channel, navigation safety may be threatened. Furthermore, resuspension of these sediments during dredging operations raises concerns of environmental damage. Control of contaminated sediments before they enter the ocean could help alleviate the problem of contaminated sediment dredging. Alternatives include an in-stream sediment basin trap upstream of Marina del Rey, a jetty extension at the mouth of Ballona Creek or a combination of the two concepts.

The U.S. Army Corps of Engineers is partnering with the County of Los Angeles Department of Beaches and Harbors, and the County of Los Angeles Department of Public Works on the Feasibility Study. The County of Los Angeles Department of Beaches and Harbors is responsible for managing the Marina del Rey harbor. The County of Los Angeles Department of Public Works is responsible for managing the Ballona Creek Flood Control Project and overseeing water quality improvement activities for the Ballona Creek Watershed. The U.S. Army Corps is also preparing an Environmental Impact Statement (EIS) of the alternatives.

2.4.11 Loyola Marymount University Ballona Creek Study

The Baldwin Hills Conservancy awarded a grant to Loyola Marymount to fund a study that will provide a database itemizing all studies and plans that have been prepared on the Ballona Creek Corridor. Completion of the study is expected at the end fall 2003.

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2.4.12 Environment Now Ballona Creek Project

The non-profit environmental organization Environment Now was awarded a grant from the Baldwin Hills Conservancy to fund an enhancement project along Ballona Creek. The organization is looking for matching funds that could be used in conjunction with the \$245,000 grant to select and construct a demonstration project.

2.4.13 Joint Powers Maintenance Authority

City of Los Angeles Councilwoman Cindy Miscikowski and Congresswoman Jane Harman have taken leadership roles with regard to the development of a Joint Powers Maintenance Authority for streams in the Los Angeles Basin. They have contacted other elected officials and worked with the appropriate local, state, and federal agencies to determine the level of interest in creating an agency that could manage and maintain Los Angeles Basin streams in a direct and consistent manner. While this issue has not yet been resolved, its eventual resolution will have a significant impact on the future of Ballona Creek.

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Chapter 3 Challenges and Opportunities

Early in the Focused Special Study, the challenges and opportunities associated with the enhancement of the Ballona Creek Corridor were identified and evaluated. This chapter discusses those challenges and opportunities.

3.1 Flooding Characteristics and Channel Conditions

Prior to construction of the flood control channel system on Ballona Creek by the U.S. Army Corps of Engineers in 1939, the areas along Ballona Creek were subject to frequent flooding due to concentrated storm flows from upstream canyons. Records from the U.S. Army Corps of Engineers indicate that historical flooding events from major storms in the watershed were related to local drainage capacities rather than concentrated flood flows from upstream after completion of the flood control channel system. Consistent with engineering practices of the time, the construction of the Ballona Creek Flood Control Channel System as an open concrete-lined trapezoidal channel was completed by the U.S. Army Corps of Engineers during the period from 1936 to 1939. Table 3-A provides a chronology of major improvement events along Ballona Creek (USACE 1959, 1979, 1983, 1991).

Table 3-A Major Improvement Events

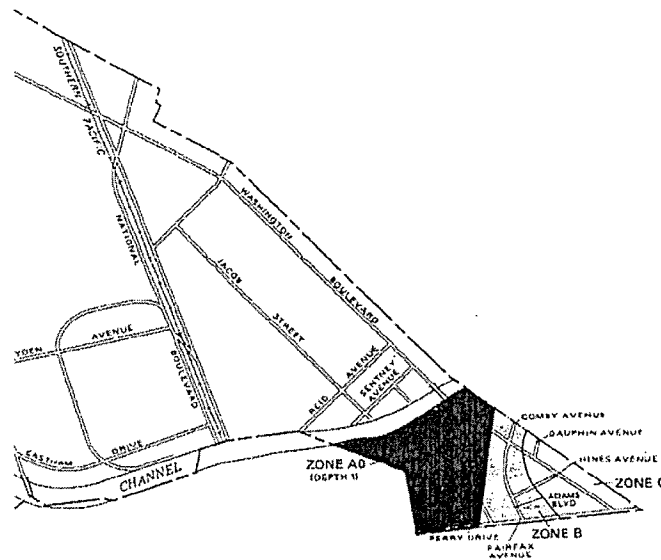
Improvement	Location	Date
Flood control channel and bridge constructions	La Salle Ave. to Vista del Mar	1936
	Redondo Blvd. to Washington Blvd.	1937
	Washington Blvd. to La Salle Ave.	1939
	Vista del Mar to Pacific Ocean	1939
Conveyance Upgrades	Channel-wide	1950s and 1960s
	Washington Blvd. to La Salle	1959
	Fairfax Ave. to Burnside Ave.	1970s
	Jasmine Ave. ¹ to Centinela Ave.	1980
	Reid Ave. ¹ to Jasmine Ave.	1983

1. Approximate

The areas susceptible to flood hazards, as established by flood insurance studies, are delineated in the Flood Insurance Rate Map (FIRM) below, prepared by the Federal Emergency Management Agency (FEMA). The FIRM for Culver City identifies only the

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area between La Cienega Boulevard and Ballona Creek, north of Perry Drive, as being in Zone A-O where shallow flooding overtopping the Ballona Creek flood control channel by one to three feet may occur during a 100 year storm event. By widening and reconfiguring this portion of the channel and by minimizing any further impediments to floodwaters, potential flooding of this area may be able to be alleviated. The Flood Hazard Zones are shown in Figure 3-1 below and are also depicted on sheet 3 of the Opportunities and Constraints exhibits in Appendix H at the end of this report.



Source: FEMA

Figure 3.1 Flood Hazard Zones

Inundation of portions of the City of Culver City from potential upstream dam failures can also occur. These dams include the Lower Franklin Canyon Reservoir, the Silver Lake Reservoir, the Stone Canyon Reservoir, Mulholland Reservoir, and the Hansen Dam. (See Figure 3-2: Appendix H)

Within the boundaries of the City of Culver City, the existing Ballona Creek Flood Control Channel System is widest at the downstream confluence of Ballona Creek and the Sawtelle Westwood storm drain channel. It is narrowest at the easternmost City limits at Washington Boulevard. The sides and bottom of the channel were constructed of quarry stone mined from Catalina Island in the 1930's. Shortly thereafter, the smooth gunnite surface was applied to the stone banks and bottom to provide for the smooth flow of flood waters.

For study purposes, Ballona Creek has been divided into three segments: the Western Reach, the Central Reach, and the Eastern Reach. Maps of each study area are provided as appendices to this report.

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There are a variety of channel configurations found in Ballona Creek. The Central and the Western Reaches of Ballona Creek are characterized by a wide trapezoidal channel measuring 230 feet from top of bank to top of bank with an 80 foot wide bottom. Channel depth ranges from 19 to 21 feet below the top of bank and the bottoms of road bridges that cross the Ballona Creek. The Ballona Creek walls extend up from the bottom at a slope of three to one to intersect the top of bank roadway berms at an elevation that provides a minimum free board of two feet above the design water elevation at the location.

The Eastern Reach, or upstream portion of the channel, is characterized as a rectangular section with trapezoidal sections above. The entire upper portion of the channel is constructed of concrete with flat sections below the top of bank that are used for maintenance and emergency vehicle access. While these flat areas flank both sides of Ballona Creek from Washington Boulevard downstream to Madison Avenue, only the north bank access is used as the Ballona Creek Trail. The channel bottom is approximately 80 feet wide, but the trapezoidal walls above the lower access roads are steeper at a slope of one and one-half to one. The top of bank width in the Eastern Reach varies from 39 feet on the upstream side of Washington Boulevard to 80 feet at and below National Boulevard. The central portion of the channel transitions between these two extremes.

From a structural standpoint the channel seems to be in good condition with no readily apparent structural flaws. There are a number of bridge crossings at major access roads. Ballona Creek is crossed by Washington Boulevard, National Boulevard, Higuera Street, Duquesne Avenue, Overland Avenue, Sepulveda Boulevard, Sawtelle Boulevard, and Interstate 405 Highway at the western end of the City of Culver City limits. During a significant storm event, the height of the bottom of the bridges may be the greatest obstacle to flood waters.

During the public workshops for the Focused Special Study, the most fundamental concern of workshop participants was that any improvements made to the Ballona Creek Corridor should not, in any way, interfere with the ability of Ballona Creek to carry flood waters. If anything, the proposed program of improvements to the channel should enhance the ability of the Ballona Creek to continue to carry flood waters.

Because Ballona Creek conveys a volume of flood waters at a velocity that can move upwards of 25 miles per hour during storm events, the flows are too great to consider returning Ballona Creek to any semblance of a natural stream within the area confined between the existing tops of the north and south banks (source: Everest Consultants International). Everest Consultants International, hydrologists for this study, further determined that attempts to install a natural stream bottom would likely result in the scouring, or removal of earth, from the bottom of the Ballona Creek Channel by the erosive flows of water, thereby jeopardizing the structural integrity of the sides of the channel. The only way one could look toward creating a natural channel bottom in Ballona Creek would require the setting of a continuous line of deep sheet piles on both sides of the channel bottom to guard against such scouring. However, the reconfiguration

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and sculpting of the creek bottom and sides with terracing and plantings, could give Ballona Creek a much more natural appearance than it has today. Further, developing a two to three foot deep confined meandering low flow channel in the bottom of Ballona Creek could allow for cooler waters to pool and perhaps allow for the reintroduction of fish or other wildlife habitat to upper Ballona Creek in the long term, without jeopardizing the channel's ability to convey floodwaters.

At one point in the Public Workshop process, the notion of covering the entire Ballona Creek Corridor to provide space for active use recreation was suggested. While this idea was opposed by many participants of the first Public Workshop, the City of Culver City wanted to understand whether or not this could be done. While it would be theoretically possible to cover Ballona Creek, it would be prohibitively expensive, it would jeopardize the ability of Ballona Creek to carry floodwaters, and it is contrary to the Ballona Creek restoration efforts. The suggestion is also inconsistent with the U.S. Army Corps of Engineers' Policy on Crossing and Covering Flood Control Channels issued on December 1, 1990, (see Appendix D).

Therefore, it was determined that any program of improvements made to Ballona Creek will require an open channel with a continuous armored treatment for both the creek bottom and the sides of the channel.

3.1.1 Challenges

- a. It is clear that whatever improvements are made to Ballona Creek, they cannot diminish the ability of Ballona Creek to carry flood waters. If anything, the program of improvements should improve the ability of Ballona Creek to carry flood waters.
- b. With the notable exception of the area of Washington Boulevard, as identified in Figure 3.1, which is subject to inundation under a 100 year storm event, Ballona Creek is largely capable of carrying flood waters with the only constraint being height of the bottoms of a series of bridges crossing Ballona Creek.
- c. Any attempt to reconfigure the banks and bottom of Ballona Creek must maintain structural performance standards to guard against levy failure and retain the existing level of flood protection.
- d. Because of the sheer volumes and velocity of waters conveyed within the confines of the flood control channel during storm events, Ballona Creek cannot be returned to a natural channel within the current floodway easement.
- e. Any attempts to reconfigure Ballona Creek to create steeper slope sections to provide for landscaping and recreation areas still need to be armored to guard against the erosive flows of Ballona Creek.

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- f. The notion of providing a natural bottom to Ballona Creek would be extremely difficult and expensive requiring the lining of the natural bottom with sheet piles to guard against the likely scouring that would come with erosive creek flows.

3.1.2 Opportunities

- a. The relatively gently sloping sides of the concrete lined Ballona Creek along the wide section of Ballona Creek, downstream of Madison Avenue, allows ample room to develop steeper walls with room for plantings, trail terraces, and trails that could be designed in such a way as to make the creek much more attractive while increasing the cross sectional area with which to carry flood waters.
- b. The channel sections are constructed of quarried rock lying on shallow slopes and covered with smooth gunnite. Reconfiguration of Ballona Creek Channel to create steeper walls and provide additional cross sectional area, properly armored, could improve the ability of Ballona Creek to convey flood waters and avoid stream bank erosion.
- c. During the course of reconstruction of Ballona Creek, the reuse of the quarry rock underneath the gunnite on the reconfigured banks of the channel could serve as a major source of building materials to apply as stone veneer on the reconfigured bank retaining walls that will protect the channel sides and provide for an aesthetic appearance to the sides. Similar treatments have been utilized at the Prince Memorial Greenway in downtown Santa Rosa, California. This use of a textured surface may also serve the purpose of minimizing noise echoes.
- d. A continuous grouted low flow channel, approximately three feet wide and three feet deep, could provide for a stream of cooler water that might invite the reintroduction of fish species and other natural organisms to Ballona Creek. This low flow channel, which is a technique that is often used in restoring concrete-lined drainage channels, could meander along the Ballona Creek bottom. The channel bottom could also be lined with grouted boulders to give it a more natural appearance.
- e. Improved maintenance and vehicle access areas can provide a cleaner looking creek as well as better emergency access.

3.2 Trail Conditions and Access

At present, the Ballona Creek Trail System extends along the north side of Ballona Creek from Syd Kronenthal Park to the east all the way to Santa Monica Bay to the west. Access to the trail and transition ramps are presently at National Boulevard, Duquesne

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Avenue, Overland Avenue, the pedestrian bridge by Farragut Middle School, Sepulveda Boulevard and Sawtelle Boulevard.

From Syd Kronenthal Park to Madison Avenue, the trail lies considerably below the top of the north bank along a flat section within the concrete lined channel. There is also a similar flat section along the south bank for much of the same length. At Madison Avenue, the path transitions to the top of bank where it remains all the way to the western Culver City limits. Once reaching the limits of the City of Los Angeles, it continues on the top of the northern bank with the exception of transition ramps below the Sepulveda and Sawtelle Boulevard Bridges.

The existing trail generally measures 10 feet wide, which is narrower than the 12 foot width required by CalTrans standards for multi-use trails. There are also a number of spots along the trail where unsafe conditions, such as excessive cracking and standing water due to cross drains coming into Ballona Creek above the bicycle path system, exist. Further, the open pipe guard rails with cables do not meet current standards for guard rails and the transitional ramps on the trail system are too steep to meet Americans with Disabilities Act (ADA) accessibility requirements.

Most of the residents adjacent to the trail system have opposed providing any additional trail connections through their neighborhoods for fear of parking intrusion. Some residents have indicated that some of the Top of Bank improvements are located too close to their homes. Some residents are of the opinion that trail improvements may attract undesirable elements to their neighborhoods and properties. The records of the City of Culver City Police Department reveal minimal criminal activity along the trail.

3.2.1 Challenges

- a. Some creekside residents object to creating any additional trail connections into their neighborhoods.
- b. There are a number of unsafe conditions along the trail caused by standing water from upstream drainage outlets crossing the path.
- c. While the path is currently open at all hours, excluding storm events. Some neighboring residents would like to close the path system during evening hours. At the same time, others fear that closing the trail in the evenings may invite more criminal activity and decrease bicycle commuting opportunities.
- d. The trail system does not meet current CalTrans standards for multi-use paths for width, height, and density of the guard rail, or ADA accessibility standards.
- e. Widening the trail to meet CalTrans standards would require reconfiguration of much of the channel.

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3.2.2 Opportunities

- a. The flat access areas below the top of bank section along the south bank of the Eastern Reach of Ballona Creek offer an opportunity to create an ADA accessible trail between Washington Boulevard and the pedestrian bridge just west of Overland Avenue.
- b. Reconfiguration of the Ballona Creek bank to relocate the top of bank trail further away from residential areas appears to be physically feasible.
- c. The reconfiguration of the northern bank of Ballona Creek would also allow the northern path to be brought up to width, guard rail, and ADA accessibility standards required for the trail.
- d. There is an opportunity to extend the north bank trail below the top of bank between Syd Kronenthal Park and Washington Boulevard, providing continuous trail access from a major commercial boulevard at the eastern City of Culver City limits to the Santa Monica Bay.
- e. The development of light rail transit on the Exposition Right-of-Way by the Metropolitan Transportation Authority provides the opportunity to create additional transition ramps to the trail system downstream from the National Boulevard crossing.
- f. There are some opportunities for creating rest stops with benches and water fountains for users of the trails, particularly at the east corner of Overland Avenue and behind the Julian Dixon Library immediately downstream from Overland Avenue.
- g. The further improvement of the trails system on Ballona Creek will make it more attractive to existing trail users and commuters with the additional benefits of lessening traffic, reducing parking demand and community noise levels, and improving public safety by placing more eyes on the trail by law abiding citizens.

3.3 Jurisdictional Fragmentation

One of the primary considerations in developing the Focused Special Study is the issue of maintenance and operations. *Which agencies maintain Ballona Creek and its facilities today? To what standard do they maintain it? And, which agencies will maintain Ballona Creek after it has been improved?* These critical questions arose early in the process and they need to be answered conclusively before any extensive improvements can be made to Ballona Creek.

At the outset of the study process a Technical Advisory Committee, composed of a variety of officials from the City of Culver City, the County of Los Angeles, and other

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state and federal agencies as well as interest groups and organizations with a stake in the outcome of the Focused Special Study, was formed. The goal of the Technical Advisory Committee was to identify and address issues and ideas associated with improvements to and maintenance of Ballona Creek from an institutional perspective.

Five different agencies and organizations currently maintain Ballona Creek with differing standards of maintenance. Those agencies, responsibilities, and maintenance standards are as follows:

- a. **United States Army Corps of Engineers.** The U.S. Army Corps of Engineers maintains the flood channel from Jacob Street, which is within the City of Los Angeles, downstream to Madison Avenue just west of Duquesne Avenue. The primary responsibility of the U.S. Army Corps of Engineers is to ensure that the structural section of the channel remains intact. While they trim vegetation if it interferes with their maintenance vehicles, the U.S. Army Corps of Engineers rarely conducts any Ballona Creek clean up activities.
- b. **The Los Angeles County Department of Public Works.** The Los Angeles County Department of Public Works maintains the flood channel along the section of Ballona Creek between La Cienega Boulevard and Jacobs Street on the far eastern end of Ballona Creek, as well as the area downstream from Madison Avenue to beyond the City of Culver City limits. The County of Los Angeles ensures the structural integrity of the channel, and conducts frequent clean-ups, including the removal of large debris.
- c. **The City of Culver City Public Works Department.** The Culver City Public Works Department is responsible for maintaining that portion of the Ballona Creek Trail along the north bank between the Syd Kronenthal Park on the east and Nichols Avenue to the west and is also responsible for maintaining the trail, guard rails and transition ramps throughout Culver City. Culver City Public Works sponsors the annual Ballona Creek clean up with the help of Ballona Creek Renaissance.
- d. **The City of Los Angeles Public Works Department.** The City of Los Angeles maintains a small stretch of the Ballona Creek Trail along the north bank of Ballona Creek between South Nichols Avenue and the confluence of the Sawtelle Westwood storm drain channel in Ballona Creek to the west of the San Diego/I-405 freeway.
- e. **Ballona Creek Renaissance.** Together with the City of Culver City Public Works Department, Ballona Creek Renaissance, a local nonprofit organization, co-sponsors an annual Ballona Creek clean up in September and organizes volunteers for the event. Last year's Ballona Creek cleanup resulted in the removal of upwards of 33 tons of debris from Ballona Creek.

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There are a number of other agencies and groups that play important roles in the operations and management of Ballona Creek. As part of the work on the Focused Special Study, a Jurisdictional Matrix was prepared to illustrate the various roles that a number of Local, County, State, and Federal agencies, as well as nonprofit organizations, play within the Ballona Creek Corridor (See Appendix I).

This matrix depicts the level of involvement of a number of local, state, and federal agencies, as well as nonprofit organizations, that are involved in a wide variety of activities on Ballona Creek including permitting, construction of improvements, maintenance, security, public safety, and funding. Completing this matrix revealed significant fragmentation between agencies responsible for the maintenance and upkeep of the channel and the lack of cohesive and clear strategy for maintaining Ballona Creek in the future. If the projects recommended in the Focused Special Study are implemented, these fractured maintenance responsibilities and differing standards of maintenance need to be resolved.

The Focused Special Study Technical Advisory Committee which included representatives from many of the agencies identified in the matrix, held a total of six (6) meetings to identify the challenges to and strategies for creating a cohesive strategy for the long term operations and maintenance of Ballona Creek. Despite significant challenges, a number of options and strategies were discussed. Those options include the following, with their related implications:

1. The US Army Corps of Engineers (USACE)

Since the USACE already has maintenance responsibilities over a portion of Ballona Creek, the USACE was approached about possibly sponsoring a cohesive maintenance strategy for Ballona Creek. In response, the USACE has indicated that it is not interested in expanding its responsibilities for maintaining creek systems. The USACE indicated during the Technical Advisory Committee meetings that if any major changes were to be made to the configuration of Ballona Creek trail, it would absolve itself of its maintenance responsibilities.

2. The Los Angeles County Department of Public Works

The Flood Maintenance Division of the Los Angeles County Department of Public Works is presently responsible for maintaining the greatest length of the Ballona Creek Channel. Given its current responsibilities, this agency was viewed as an agency that could likely assume greater responsibility for maintenance and operations of Ballona Creek. However, when approached about their ability to accept this responsibility, the department explained that they did not have the resources to do so. For the type of projects proposed in the study, the department takes the position that any entity that makes an improvement to a portion of Ballona Creek within the County's jurisdiction must submit for approval a plan detailing provisions for maintenance of those improvements.

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3. The City of Los Angeles Public Works Department

The City of Los Angeles' responsibilities are limited to maintaining the bike trail and its related facilities for the portion of the trail in the City of Los Angeles. The City of Los Angeles has no desire to accept maintenance responsibilities for all of Ballona Creek.

4. The City of Culver City

While the City of Culver City's maintenance responsibilities are limited to the maintenance of the trail and its ancillary facilities on the portion of the trail that falls within the City limits, the City of Culver City has indicated that it wishes to limit, if not eliminate, its maintenance responsibilities for Ballona Creek. Some City leaders stated early in the study process that the City of Culver City would not support improvements, if it had to pay for installation, maintenance or operations of the improvement. Culver City will be looking to an outside management entity to assume maintenance and operations responsibilities for Ballona Creek. Any outside maintenance agency would need to maintain Ballona Creek and its facilities at a standard that is acceptable to the City of Culver City.

5. A New Joint Powers Authority

It is the recommendation of this study that the City of Culver City, in partnership with other responsible jurisdictions, consider options to resolve the operations and maintenance funding issues and consider such ideas as establishing a Joint Powers Authority to coordinate the long-term maintenance and operations responsibilities for the Ballona Creek and Trail System. Although there is a developing dialogue occurring between the County and City of Los Angeles, particularly with Congresswoman Jane Harman and Los Angeles Councilmember Cindy Miscikowski to address the notion of possibly forming a Joint Powers Authority that would have one agency accept fundamental responsibility for the maintenance and operations activities along Ballona Creek, no agency has volunteered to financially support the development of a Joint Powers Authority. It is clear that identifying the funding source of a Joint Powers Authority has been and will continue to be of paramount importance.

Because it is apparent that the City of Culver City leaders may not support making any of the improvements suggested in this Focused Special Study, without first developing long-term maintenance agreement that would not financially burden the City of Culver City, a long-term maintenance and operations plan is a critical issue to resolve prior to implementing capital improvements.

3.3.1 Challenges

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- a. There are fractured jurisdictional responsibilities for maintaining certain segments of Ballona Creek and its improvements and differing standards of maintenance activities between maintenance agencies.
- b. The U.S. Army Corps of Engineers has expressed interest in divesting itself of maintenance responsibilities and focusing on providing funding and expertise for possible capital improvements that would occur along the Ballona Creek Corridor. The U.S. Army Corps of Engineers has clearly stated that they are not interested in being the primary agency responsible for maintenance of Ballona Creek.
- c. The City of Culver City does not wish to accept any additional maintenance responsibilities for Ballona Creek.
- d. There is conflict amongst the standards and variety of public improvements such as guard rail fences, graffiti abatement, signs, etc. that often gives Ballona Creek a cluttered appearance.

3.3.2 Opportunities

- a. There seems to be an emerging and sincere interest on the part of the agencies and elected officials to develop a Joint Powers Authority with responsibility for maintaining the creek and river systems of Los Angeles County, including Ballona Creek.
- b. There may be an opportunity for the Baldwin Hills Conservancy to get involved in not only constructing improvements along the Ballona Creek Corridor, but managing and, maintaining, it as well.

3.4 Funding and Implementation

As conceived, the Focused Special Study embraces a number of improvements that will be expensive to build and maintain over time. As such, a very deliberate effort was made to explore the potential range of opportunities there might be for local, state, and federal funding to implement these ideas.

Ballona Creek Renaissance conducted extensive research into potential funding programs. As a result, a table potential funding sources has been prepared to outline the various programs, the agencies responsible for the programs, the amount of the local match required, and the dates for submitting grant applications. This chart is a living document subject to updates, additions, and deletions. The funding source table is provided as Appendix J.

The City of Culver City and others interested in the improvement and upkeep of Ballona Creek will need to be very aggressive in obtaining funding for a variety of projects that

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could be strategically pursued over time. Among the various potential sources of funding are the following:

- a. **The California Coastal Conservancy.** This agency, which provided the funding for the Focused Special Study, has indicated that it has a long term interest in facilitating the implementation of improvements to Ballona Creek. With its extensive allotments of Proposition 40 and Proposition 50 Bond Act funds—funds that the California State Governor cannot touch as part of the current State budget crisis—the Conservancy has formally expressed a willingness to continue to assist in funding special projects for Ballona Creek improvements.
- b. **The Santa Monica Bay Restoration Commission.** In 2002, SB-1381 (Kuehl) established the foundation for this new commission. To a large extent, it is an evolution of the Santa Monica Bay Restoration Project and related Santa Monica Bay Watershed Council, which will be administering about \$15 million in Proposition 12 funds, \$20 million in Proposition 50 funds, \$3 million in the Ballona Creek Stormwater B and P Program, and other programs.
- c. **The Baldwin Hills Conservancy.** In view of the legislation creating the Baldwin Hills Conservancy, including the 50 yard wide area on either side of Ballona Creek, the City of Culver City and the State Coastal Conservancy could look to the Baldwin Hills Conservancy to play a role in funding a number of the major improvements to the Ballona Creek Corridor. This could include the land bridge connecting Ballona Creek to Baldwin Hills Park, as well as the reconfiguration of Ballona Creek to provide safer trail access that would connect the Baldwin Hills to the Santa Monica Bay.
- d. **The Metropolitan Transportation Authority.** The MTA has served as a major source of funding for new and improved bikeways within the City of Los Angeles and the County of Los Angeles including access enhancements. However, the California State budget crisis may affect the availability of these funds in the future. An MTA “Call for Projects” occurs every two years with the next Call for Projects in 2005. In view of the need to bring the path systems up to ADA accessibility compliance, to create more connectivity with the proposed MTA Exposition Light Rail Line, and to expand trail access on the south bank of Ballona Creek, the MTA may be able to play a significant role in funding these projects.
- e. **The U.S. Army Corps of Engineers.** The U.S. Army Corps of Engineers has indicated an increasing interest in helping design and fund creek restoration projects. The U.S. Army Corps of Engineers has a program for spending upwards of seven and a half million dollars on a significant creek restoration projects. The procedures for obtaining those funds will rely heavily upon connections with the local congressional representatives. While these funds can be budgeted for certain creek improvements, it is the U.S. Army Corps of Engineers that often spends the

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funds and designs and evaluates the environmental impacts associated with such projects.

- f. **Southern California Association of Governments (SCAG).** County Transportation Commissions have the responsibility under State law to propose county projects, using the current Regional Transportation Plan's policies, programs, and projects as a guide. The locally prioritized lists of projects are forwarded to SCAG for review. A biennial report is produced on an even year cycle.

If projects identified in the the Focused Special Study are implemented, the City of Culver City and other interested agencies will need to focus carefully on matching funding sources with appropriate projects.

3.4.1 Challenges

- a. While there are a large number of funding programs with a variety of local, state, federal, and nonprofit organizations, it is unclear whether and how the State budget crisis will affect funding sources and the ability of the City of Culver City to achieve the implementation of the recommendations of the Focused Special Study, should the City decide to do so.
- b. While the State Coastal Conservancy could be the next logical source of funding to proceed with the projects out first step of implementing the Focused Special Study as outlined in Chapter 10 of this report, the State Coastal Conservancy has made it clear that it does not want to be the sole source of funding for implementation efforts.
- c. The City of Culver City is unable to bear any additional expense associated with maintenance and upkeep of the Ballona Creek when the Focused Special Study is completed.

3.4.2 Opportunities

- a. There continues to be a significant amount of funds left in State Proposition 40 and Proposition 50 Bond Act funds that could be administered by a number of agencies including the State Coastal Conservancy, the Baldwin Hills Conservancy, and others consistent with project implementation.
- b. Ballona Creek Renaissance can play a significant role in staying up to speed on grant sources and funding possibilities for project implementation. The City of Culver City can tap Ballona Creek Renaissance's skills and connections to assist in obtaining grant funding, along with regional matching funds for project implementation. Ballona Creek Renaissance could also help coordinate with residents.

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- c. Appropriate nonprofits such as Ballona Creek Renaissance and Los Angeles Conservation Corps can work with public agencies to help extend their resources, implement certain improvements more economically and obtain valuable community buy-in in the process with such maintenance related programs as "Adopt-a-Creek" to augment their efforts.
- d. To maximize the opportunities for grant funding, projects with multiple benefits that appeal to a cross section of funding sources should be pursued.

3.5 Opportunities and Constraints Exhibits

The Opportunities and Constraints Exhibits presented in the appendices were generated early in the planning process and presented at the first public workshop. These exhibits were updated during the course of this effort to depict the city limits between the City of Culver City and the City of Los Angeles as well as the location of the existing bicycle trail and supporting facilities. They also show the following opportunities and constraints:

- a. Opportunities
 - Potential new connections to the trail system
 - Existing public open spaces
 - The Baldwin Hills Conservancy area
 - Several candidate demonstration projects for improvements that could be made to Ballona Creek.
- b. Constraints
 - Flood Zone AO, areas of 100 year shallow flooding
 - Flood Zone B, areas between 100 year and 500 year flood limits
 - Bikeway Maintenance Zones
 - Channel Maintenance Zones
 - Areas of resident concerns

Although these exhibits indicate a large number of potential new trail connections to existing residential areas, the planning process resulted in dropping the notion of establishing any new trail connections to residential areas in response to neighborhood concerns.

Chapter 4

The Public Outreach Process

In order to meet the challenge of integrating the seemingly competing goals of maintaining the ability of Ballona Creek to safely carry floodwaters with creating a landscaped linear greenway and public trails system, public and agency outreach and engagement necessarily become an essential part of the study effort. This chapter outlines the facets of the public process pursued as a part of the Focused Special Study and the outcomes of each step in the process.

4.1 Key Stakeholder Interviews

At the beginning of this process, a series of key stakeholder interviews were conducted to draw out public opinion on the issues facing the effort and to garner feelings about what Ballona Creek should become. RRM Design Group held candid, one-on-one interviews over a two (2) day period with multiple stakeholders involved with Ballona Creek, its use, and its management in order to better define core issues, opportunities, and challenges. These interviews included meetings with the City of Culver City staff, City of Culver City Commissioners, Council members, with organizations such as Environment Now, and other interest groups. RRM Design Group also interviewed property and business owners abutting Ballona Creek, the State Coastal Conservancy, Baldwin Hills Conservancy, Los Angeles County and State elected officials, the U.S. Army Corps of Engineers, as well as other agencies and jurisdictions with an interest in Ballona Creek. Stakeholders were interviewed for 30 minutes and each voiced their concerns, perceptions, and hopes for Ballona Creek.

The most frequent comment was the expressed desire for a more “green” Ballona Creek. Interviewees felt this would add a park-like feel, encouraging improved use of Ballona Creek by both people and wildlife. Along with the idea of enhanced landscaping, a preference for the use of native landscaping emerged.

While enhancing Ballona Creek was the main refrain, stakeholders did not want that enhancement to come at the cost of the ability of Ballona Creek to carry flood waters. A number of stakeholders stated that the “concrete is there for a reason” and while their preference was for a more attractive Ballona Creek, protecting public safety and property remains a fundamental priority.

A number of other concerns came out of these interviews, including the frequently mentioned issue of cleanliness and maintenance of Ballona Creek, and the future costs associated with it. General maintenance issues were brought up by almost all stakeholders. Water quality was another issue mentioned, while maintaining and improving the bike path was advocated by the commuters, recreational users, and some government officials.

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Also emerging as a concern was public safety along the trail. Though the City of Culver City Police Department's crime statistics indicate otherwise, there is a general perception among some residents that the path is not safe. While some disagreed with the statement, all felt that the perception was there. Public safety officials noted that lighting along the trail would be helpful. Other stakeholders requested that lighting be considered in the study, especially at crossings, while other nearby residents opposed lighting because spill over illumination or glare could conflict with the enjoyment of their properties and because additional light could encourage nighttime use of the trail, increased noise and increased security concerns.

Additional pedestrian connections were supported amongst key stakeholders with the most favored connection being a bridge from the area formerly known as Vista Pacifica to Ballona Creek. Some supporters of this idea specifically asked for a land bridge or something more substantial than a pedestrian bridge. Many stakeholders envisioned the replacement of the pedestrian bridge at the school. The Culver City Public Works Department constructed a replacement bridge in October 2003, as part of a separate project.

There were many other comments made that did not come up as frequently during the interviews but still deserve mention. Among those was the request to provide interpretive and educational exhibits to teach users about Ballona Creek, wildlife and surrounding areas, ADA access to Ballona Creek and Trail, and use of native vegetation to enhance Ballona Creek while encouraging more native wildlife to control rodents and pests. The idea of using an inflatable dam to allow a deeper pool of water in Ballona Creek during low flow months was mentioned to encourage wildlife, assist in improving water quality, and serve as a recreational and aesthetic amenity.

4.2 Public Workshop #1: Issue Identification and Priority Setting

This first public workshop was attended by 85 people, most of whom were City of Culver City residents. The meeting was held in the Rotunda Room of the Veterans Memorial Complex at the corner of Overland Avenue and Culver Boulevard during the evening of September 26, 2002. The purpose of this session was to identify and prioritize the issues and ideas associated with Ballona Creek.

At the workshop, the Issues, Opportunities and Constraints gleaned from the key stakeholder interviews were presented in a PowerPoint slide show. Participants were then asked their thoughts and ideas on the following eleven categories:

1. Connections
2. Restoration and Enhancement
3. Creekside Development
4. Circulation, Transportation, and Parking
5. Landscaping
6. Parks and Recreation
7. Arts and Culture

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8. Operations and Maintenance
9. Education and Interpretation
10. Public Safety

After all participant comments were recorded on banners, the audience was asked to affix different colors and sizes of dots next to each issue to rate what they liked most and what they liked least. Consistent with RRM Design Group's public workshop techniques, twice the number of green or "support" dots were distributed than the number of red or "opposition" dots to keep the workshop on a positive note. (See Appendix A: Public Workshop #1 Summary of Results).

The topic of "Connections" was the most controversial with "Parks and Recreation" drawing almost as much debate. The majority of the issues supported seemed to focus on a more natural creek with "native landscaping". At the same time, a number of participants expressed a concern for safety and noise with comments like "no new connections on residential cul-de-sacs" and opposing "24 hour access to trail".

Returning to the PowerPoint presentation, twenty five potential demonstration areas were then presented, and the unique features of each were described. Participants were then asked to select the five (5) potential demonstration areas that intrigued them most. Among the demonstration projects, the Overland Restoration and Baldwin Hills Park Connection received the most support. Participants seemed to favor areas with the most potential for public space, such as plazas or parks.

4.3 Public Workshop #2: Considering the Alternatives

The second public workshop was held at the former Culver City Senior Center, on the evening of November 14, 2002. An estimated 110 people, the vast majority of them City of Culver City residents, attended this session, though not all participated in the tape dot exercise.

The purpose of this public workshop was to present alternative approaches to Ballona Creek as broadly contrasting ideas and to obtain feedback from workshop participants as to their preferences for the different treatments to the overall Ballona Creek Corridor. Also presented were contrasting approaches to Seven (7) identified demonstration project areas along the Ballona Creek Corridor.

RRM Design Group prepared three overall alternative concepts for the corridor that were subject of a PowerPoint Presentation. Three themes were explored for Ballona Creek and its demonstration project areas. The basic precepts of the themes were as follows:

Option #1: Cosmetic:

This option limited improvements to the Ballona Creek Corridor by installing landscaping where appropriate and supported by governing agencies. This "minimalist" approach was a modest option that would work around the improvements already in place and did not envision any reconfiguration of the Ballona Creek Channel.

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Option #2: Selective Enhancement:

With an emphasis on enhancing key sections of Ballona Creek, this option increased connectivity of the trail system to the community through commercial areas. Outside of the areas selected for Selective Enhancement, the channel essentially remained unchanged and new development abutting Ballona Creek was limited to working around and with existing structures in commercial and industrial areas.

Option #3: Transformative:

The most aggressive of the options, this concept looked towards transforming the existing flood channel into an expanded continuous public linear greenway, taking into account significant enhancements along major sections of Ballona Creek as well as the redevelopment of industrial and commercial areas adjacent to Ballona Creek. It also examined the notion of a “land bridge” over Jefferson Boulevard connecting the Ballona Creek Corridor with the Baldwin Hills Park area and the new trail along the southern bank of Ballona Creek.

Three options for each of the seven (7) Demonstration Project Areas were also presented, corresponding with the three themes for the overall corridor. This added up to a total of twenty one schematic site plans that were presented, giving workshop participants a broad range of concepts. After the presentation of the alternatives, the audience was asked to affix different colors and sizes of dots to the plans. The dots allowed participants to select the concepts they most preferred as well as the concepts least preferred for each of the seven (7) Demonstration Project Areas. Again, in the interest of keeping the meeting on a positive note, participants were given more green dots than red dots, but the red dots were used to show areas of potential controversy. As a result of this exercise, a clear idea began to emerge to guide the creation of improvements included in the Focused Special Study.

While the Selective Enhancement (Option B) approach for Ballona Creek enjoyed the least opposition and proportionally the most support over its level of opposition, participants seemed to prefer the Transformative approach (Option C) for five (5) of the seven (7) Demonstration Project Areas. Generally speaking, the results showed support for a group of concepts that accommodate some attributes of all three options. Therefore, we turned to the input received on the Demonstration Project Areas to obtain more specific direction in preparing the Focused Special Study. (See Appendix B: Public Workshop #2 Summary of Results)

- ***Demonstration Project Area #1: Ocean Drive at Overland***

Participants seemed supportive of the two primary features of The Selective Enhancement Approach (Option B) with stronger top of bank landscaping and transitional paths to the water's edge. While participants did not support the extension of a recreational trail along the south bank west of the new pedestrian bridge to Cota Street associated with the Transformative Approach (Option C), the other attributes of that option were supported, including a more restorative

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demonstration project between Overland Avenue and the new pedestrian bridge to the school.

- ***Demonstration Project Area #2: Jefferson Interface***

While the Selective Enhancement Approach (Option B) showed strong support, the vast majority showed support for the Transformative Approach (Option C), proposing a significant redevelopment area starting at the corner of Jefferson Boulevard and Overland Avenue. This concept, which envisioned a major parkway element that would open onto Jefferson Boulevard, with significant creek terraces below, seemed to capture the imagination of participants. Also, shifting the vertical elevation of the northern bank bike path slightly down the slope from its current location and providing vertical separation between the bike path and existing residential areas to the north was strongly supported.

- ***Demonstration Project Area #3: Pearson Street***

The Selective Enhancement Approach (Option B) which proposed some private use overlooks behind south bank businesses and enhanced pedestrian bridges, received the least amount of support, but it also did not receive opposition. The Cosmetic Approach (Option A), providing enhanced landscaping, had almost equal support and no opposition. The Transformative Approach (Option C) proposing an overlook and transition path down to the water's edge with a low-water crossing enjoyed the strongest support. However, it also incurred some fairly strong opposition.

- ***Demonstration Project Area #4: Duquesne Crossing***

The strongest support for this project area was the Transformative Approach (Option C), envisioning the reorientation of businesses on the south bank to create overlooks and possibly some additional pedestrian improvements along Ballona Creek bank as well as significant landscaping on top of both banks. The modest proposals of the Selective Enhancement Approach (Option B) of creekside overlook development and additional landscaping received some significant support, but most notably, almost no opposition.

- ***Demonstration Project Area #5: Baldwin Hills Connection***

Envisioning the creation of a land bridge spanning across both Jefferson Boulevard and Ballona Creek with transition ramps on both the south and north banks, the Transformative Approach (Option C) enjoyed the strongest support, while receiving modest opposition. The Cosmetic Approach (Option A), which proposed adding an at-grade pedestrian crossing at Jefferson Boulevard and a new pedestrian bridge across Ballona Creek to the Baldwin Hill Park area, received the second most support. The opposition to this option, however, was considerably stronger than its support. The Selective Enhancement Approach (Option B), proposing an at-grade crossing at Jefferson Boulevard and an additional pedestrian bridge down stream, received limited support and opposition only slightly stronger.

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- ***Demonstration Project Area #6: Syd Kronenthal Connection***

The Selective Enhancement Approach (Option B) showing the trail extending beyond its present location below the top of the north bank to Washington Boulevard enjoyed relatively strong support with very little opposition. The strongest support was for the Transformative Approach (Option C) which envisioned trails on both sides of Ballona Creek and a bridge connection from Syd Kronenthal Park to a tributary channel to the east. Option C did incur some moderate opposition.

- ***Demonstration Project Area #7: Washington Boulevard***

The Selective Enhancement Approach (Option B) that was a modified approach to the stretch of Ballona Creek between Washington Boulevard and La Cienega Boulevard similar to the Rafalian proposal that envisioned covering the portion of Ballona Creek, enjoyed the strongest support by far and very little opposition. The Transformative Approach (Option C) proposing overlook and terrace treatments on both sides of Ballona Creek in this area received moderate support and also moderate opposition.

The final tally of the tape dot exercise for the demonstration project areas revealed that the Transformative Approach (Option C) was supported in five of the seven demonstration project areas and the Selective Enhancement Approach (Option B) was preferred in two of the seven demonstration project areas. This suggested that the recommended improvements should be guided by the “Transformative” approach while including some elements of the “Selective Enhancement” option. While there was virtually no support for the Cosmetic Approach (Option A), participants did recognize that many of the ideas in Option A would be a major improvement to Ballona Creek and could serve as a first phase of improvement for the other two Options.

4.4 Public Workshop #3: Considering Refined Conceptual Improvements

The third and final public workshop focused on a refined design solution that blended concepts associated with the Selective Enhancement and Transformative Options, and integrated the concerns of local residents balanced with the issues faced by governmental agencies.

At this session, which was attended by approximately 125 participants, RRM Design Group reviewed the purpose and outcome of previous workshops, followed by a PowerPoint presentation of the Guiding Design and Planning Principles (see Chapter 5) derived from the public process that lead to the recommendations of the Focused Special Study. A detailed presentation of the recommendations was followed by an extensive question and answer period. Workshop attendees were then asked to fill out a comprehensive questionnaire designed to give specific direction on what the Focused Special Study should look like.

The vast majority of the respondents to the questionnaire were residents of the City of Culver City and over half worked in the City of Culver City. Participants were asked to rank the recommended improvements on a scale from 1 to 5, with 1 being “excellent.”

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With an average of 2.2 or “Good,” the recommended improvements were generally well received. Other questions asked attendees to rank their preference on given goals and objectives with “Beautify the Creek” showing overwhelming support, and “provide more accessibility for the trail” receiving the lowest ranking, reiterating our findings from previous workshops. (See Appendix C: Workshop #3 Summary of Results)

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Chapter 5 Design and Planning Objectives

The implementation section of the City of Culver City's General Plan, Land Use, and Open Space elements as adopted in 1996, calls for the creation of Focused Special Studies to evaluate the special needs and opportunities of certain select areas in the community. The General Plan calls for the development of the Ballona Creek and Trail Focused Special Study to determine whether there is potential for enhancing its use as a recreational resource using city, private, and/or multi-agency funding, while recognizing its primary purpose as a flood control channel.

The City of Culver City envisioned that the Focused Special Study include joint participation of Los Angeles County Department of Public Works, the U.S. Army Corps of Engineers, other public agencies with jurisdictional interest in Ballona Creek, residential and business property owners adjacent to Ballona Creek, and recreational users of the bike path.

5.1 General Plan Policies

The original purpose of the Focused Special Study was to develop a basis of information that would serve multiple purposes including the following, as found in the General Plan:

- a. **Protection of adjacent residents from the use of Ballona Creek as a crime corridor.** It is the perception that yards that adjoin Ballona Creek are vulnerable to intruders.
- b. **Buffering adjacent residents from noise echoes.** A number of residents along Ballona Creek have complained about existing noise echoes emanating from the San Diego Freeway as well as from certain businesses along Jefferson Boulevard, further to the south of Ballona Creek.
- c. **Fragmentation of jurisdictional control.** Addressing the concern that there are multiple jurisdictions with fractured responsibilities along the Ballona Creek Corridor was cited as a major issue.
- d. **Improvement of the general condition and appearance of the channel and bike path.** Many improvements are needed to enhance user safety as well as the quality of the trail experience such as landscaping and amenities.
- e. **Increasing access and use potential.** Relatively long sections of the path have little or no visual access or means of exit in emergency situations.

5.2 Public Process Guidelines

Beyond the core reasons outlined above for the preparation of the Focused Special Study, a number of new and additional planning principles associated with the Focused Special

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Study emerged from the public process. Those additional guiding objectives, outlined on the following pages, have been used in developing the recommendations of the Focused Special Study.

5.3 Ideas for the Recommended Conceptual Improvements

Based on the results of the public outreach workshops, the Design and Planning Objectives, and multiple meetings with the Technical Advisory Committee (TAC), RRM has formulated a series of recommended conceptual improvements for the Ballona Creek and Trail Focused Special Study. The direction received from the public process and TAC meetings was to create an environment where people can enjoy Ballona Creek, including:

- Provision of trails on both the north and south banks of the Ballona Creek using multiple pedestrian connections and transition ramps to improve access without connecting to established residential neighborhoods,
- Creation of a linear greenway environment using extensive native landscaping along the top of the banks,
- Vertical separation of the trail from existing residential areas to dampen noise created on the trail,
- Provisions for and encouragement of public art, creek overlooks, inflatable dams, and the potential reorientation of adjacent businesses towards Ballona Creek, and
- Provision of an ultimately reconfigured channel to provide for ADA accessible trail systems, terraces, and landscape treatments while protecting the ability of Ballona Creek to carry floodwaters.

While there was strong overall support for the recommended conceptual elements, some residents adjacent to Ballona Creek continue to strongly voice their concerns and opposition over increased noise emitted from the creekside trails and adjacent businesses, increased public activity, public use areas, and public safety issues. Their perception that the trail system is not safe was addressed by public safety officials who have encouraged the use of low-glare public safety lighting to help ease those concerns.

Final Design and Planning Principles

Table 5-A

Flood Control

1. Maintain or improve the ability of Ballona Creek to convey floodwaters.
2. Take no actions that would interfere with or impair the ability to maintain Ballona Creek for the purpose of carrying floodwaters.

Quality Of Life

1. Limit new access to trails from existing residential neighborhoods to discourage trail users from parking in those neighborhoods to access the trail.
2. Provide for vertical separation and buffer between the elevation of the bike trail and adjacent residential yards.
3. Provide additional landscaping and fencing to buffer public use areas from residential yards.
4. Encourage landscaping techniques that maximize noise absorption and minimize noise echoes.
5. Design paths that would encourage users to move through the trail system.
6. Develop enforceable design guidelines for creek-side development including standards for noise and lighting (i.e., low level and low emitting lighting, shielding of light glare/spill).
7. Control the hours of operation of public use areas.
8. Enforce existing municipal, County, and Federal codes along the bike path and adjacent properties.
9. Enhance Ballona Creek as an amenity for people who already use, live, or work near the bike path.

Public Safety and Maintenance

1. Develop a maintenance and safety program to assure the health and safety of Ballona Creek and Trail users and adjacent residents.
2. Coordinate and correct fragmentation of jurisdictional responsibility such as policing, graffiti control, homelessness, and maintenance.

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Aesthetics and Environment

1. Create environments that will enhance both the scenic beauty of Ballona Creek and the property values of nearby residents and businesses.
2. Spur the low impact revitalization of creek-side commercial and industrial properties and residential improvements towards beautification.
3. Improve the general condition and appearance of Ballona Creek and trail by eliminating dilapidated conditions and devising consistent standards for creek-side fencing, safety lighting, way-finding, landscaping, and guard rails.
4. Provide suitable landscaping (i.e. native plants for certain areas, drought tolerant or low maintenance) along the bike path and both sides of the channel.
5. Improve water quality in Ballona Creek.
6. Provide attractive signage for the Ballona Creek and Trail denoting Coastal Access.

Recreation and Use Potential

1. Provide a linkage and land-bridge connection to the Baldwin Hills Park area.
2. Provide a system of way-finding to better and more safely connect with various open space areas and parks such as Syd Kronenthal Park, Lindberg Park, Slauson Park, etc. via the trail system.
3. Seek to link the Ballona Creek bike path to other bikeway circulation systems in Culver City such as Culver Boulevard, MTA Exposition right of way and Downtown Culver City.
4. Provide trails that are ADA accessible.

Financial Resources

1. Devise a cohesive operations and maintenance strategy for Ballona Creek that does not cost the City of Culver City any more than it does today.
2. Ensure that improvements made to Ballona Creek and the trail system are funded through outside grants sources with minimal or no matching grants.

Study Process

1. Ensure that the plans for Ballona Creek are in the best interests of Culver City and its citizens.

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Chapter 6 Issues and Answers

As a result of the public process and the development of the recommended improvements for Ballona Creek, there remain a number of issues and concerns regarding the Focused Special Study that must be addressed. This section is intended to present some of those issues, provide some answers, and set forth recommendations for additional work that will need to be done to obtain conclusive answers.

6.1 Flooding

The Issue

Of primary concern to the City of Culver City, residents, and businesses along the Ballona Creek Corridor is the issue of flooding. While the proposed reconfiguration of much of the channel sides and bottoms of Ballona Creek will create additional cross sectional area that will allow Ballona Creek to carry more flood waters, this needs to be documented through a HEC-RAS Study, a detailed design engineering and flood flow modeling study by the U.S. Army Corps of Engineers, that will have to be completed before any of the in-creek modifications can be pursued. Approval by the U.S. Army Corps of Engineers will be required.

Developing those detailed plans will further require detailing existing conditions and establishing a topographic survey to develop a reliable detailed design based on the recommendations of this Focused Special Study.

Of additional concern regarding flooding is the proposed installation of inflatable dams at three (3) recommended locations along Ballona Creek: one immediately downstream from Overland Avenue, another immediately upstream from Overland Avenue, and a third just upstream from the proposed pedestrian bridge at the Hayden Tract. Concerns have been expressed over the ability to manage these dams during storm events to ensure that the ability of Ballona Creek to carry flood waters will not be impacted by these features.

The Answers

Proposed creek improvements involving construction work below the top of the channel banks that may inhibit flood water flows within the channel and would require the development of specific designs and testing are beyond the scope and scale of the Focused Special Study. Any such action has the potential to trigger environmental review and approval of the U.S. Army Corps of Engineers and the County of Los Angeles with additional CEQA review as well as possible National Environmental Policy Act (NEPA) review. Therefore, for the purposes of this study, all of the recommendations associated with the installation of inflatable dams and modifications of Ballona Creek banks and bottom should only be viewed as a conceptual proposals. These concepts are subject to further hydrologic analysis to confirm that the design recommendations and directions

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contained within the Focused Special Study are workable from a flood flow standpoint, and that any potential significant environmental impacts are addressed.

In order to obtain the conclusive answers to the questions and concerns about flooding, the following process is recommended:

- a. Develop an American Land Title Association (ALTA) topographic and existing conditions survey of the entire Ballona Creek Corridor traversing the City of Culver City's boundaries.
- b. Once that conclusive detailed survey has been obtained, prepare a detailed design of improvements for the entire Ballona Creek Corridor accurately depicting grades and cross sections associated with the channel modifications proposed in the Focused Special Study.
- c. Upon completion of the detailed plan, the U.S. Army Corps of Engineers would conduct a HEC-RAS Study to determine performance of the channel under design storm event. Then detailed design and construction documentation would be developed.

Should the channel, as designed, perform well and continue to contain stormwaters within the channel, the question of the new channel design's impact on flooding will be conclusively answered. On the other hand, if the proposed reconfiguration of the channel does not accommodate flood flows to the degree it does today, then further measures should be identified to change the design plan so that it is able to more readily convey flood waters while remaining consistent with the overall concept of the Focused Special Study.

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6.2 Noise

The Issue

Perhaps the greatest concern expressed by Ballona Creek Corridor neighboring residents, was that of noise. Noise and noise echoes emanating from the I-405 freeway, from the Jefferson Boulevard corridor across Ballona Creek to the south, and from users of the path itself were all cited as problems by creekside residents. The residents of the Jasmine Avenue and Jackson Avenue area had particular concerns regarding potential increases in noise levels associated with the design concept in the area between Jefferson Boulevard and the south bank of Ballona Creek. The concerns of the residents were as follows:

- a. The recent redevelopment of the "Colony" property (including addresses between 10101 and 10111 Jefferson Boulevard) between Jefferson Boulevard and Ballona Creek has opened up some of this creekside property, moving noise sources closer to residential areas and making it easier for noises emanating from the busy Jefferson Boulevard corridor to cross these more open redeveloped properties into residential areas on the north bank of Ballona Creek.
- b. The creekside public overlooks and encouragement of the orientation of creekside businesses toward the creek opposite residential areas may boost public activity. The perception is that additional increased noise from the backs of these businesses could potentially be brought to the residential areas to the north.

The Answers

Indeed, existing noise echoes are a very real problem, particularly with the smooth impervious concrete surface of Ballona Creek that serves to bounce noise echoes into those properties abutting Ballona Creek. Chambers Group, the environmental consultants on the Focused Special Study team, conducted noise readings at certain select locations along the north bank of Ballona Creek to determine the background noise levels on private and public properties under existing conditions.

Noise readings were taken in the yards of some residents who expressed noise concerns. Those readings, taken during a weekday during the PM peak travel hour, found noise levels to be well within the tolerances set forth for residential areas in the Noise Element of the Culver City General Plan.

Should evaluations of future projects find that noise levels exceed the tolerance levels identified in the Culver City General Plan, mitigation measures would have to be provided. Such measures may include the construction of noise attenuation walls along selected portions of the Ballona Creek property line shared with residential properties affected by excessive noise levels, or it may involve placing noise attenuation measures closer to the source of noise (i.e., Jefferson Boulevard).

Because of these concerns, the recommended improvements have been revised to eliminate many of the public plazas and terraces along the south bank of Ballona Creek

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abutting commercial development along Jefferson Boulevard corridor upstream from the Overland Avenue crossing. The Ballona Creek Greenway, which once proposed lower terraces at the water's edge, now suggest the elimination of those terraces in favor of a greater amount of water inundation behind the inflatable dam and the de-emphasis of these improvements as public gathering place in favor of a place to go through, avoiding the lingering and loitering of the public that may be a source of continuing noise to adjacent residents. The use of inflatable dams will create the "white noise" of falling water, masking negative noise with a positive one. The use of soft landscaped surfaces, stone veneers on reconfigured concrete retaining walls, and landscape plantings on the top of bank may dampen noise levels. However, as a future study, detailed noise modeling would be conducted with subsequent environmental analysis.

The suggested orientation of creekside businesses to Ballona Creek should be proposed more as private use areas behind existing businesses than open public plazas facing residential uses across Ballona Creek. By contrast, encouragement will be given to reoriented commercial uses and industrial uses that face each other across Ballona Creek to create an ambiance and public gathering places in ways that it will not generate noise affecting residential areas.

6.3 Public Safety and Enforcement

The Issue

Through the public process, the City of Culver City Police Department clarified that the Ballona Creek and Trail has not been the focus of much criminal activity. According to the Culver City Police Department, there have been three (3) reported crimes in the Ballona Creek Channel since January of 2000. During this time, two (2) subjects were arrested for public intoxication and three instances occurred wherein subjects were arrested for tagging. No known or reported violent or sex crimes have taken place during this time period. Yet the perception remains, particularly among adjacent residents, that Ballona Creek may become a potential corridor of crime as the result of attracting more people to its enhanced recreational uses. This issue must be addressed.

The Ballona Creek reconfiguration as envisioned in the Focused Special Study may result in additional public use of its trail system. Therefore, it will require not only increased maintenance, but increased policing as well. The City of Culver City is responsible for policing most of Ballona Creek, with the notable exception of the far western end of the creek which is the responsibility of the City of Los Angeles Police Department. Unless another entity or a Joint Powers Authority can be created to take on the maintenance and operation of Ballona Creek as well as its policing, it is likely that the City of Culver City will continue with its responsibilities for policing Ballona Creek.

The issue of graffiti has also become a recent issue, particularly in the vicinity of Syd Kronenthal Park. Because graffiti is occurring on the surface of the channel which is not maintained by the City of Culver City, the responsibility for removing graffiti would normally fall to either the Los Angeles County Department of Public Works or the U.S. Army Corps of Engineers. However, because graffiti removal may not be part of their

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scope of maintenance responsibilities, it may fall back upon the City of Culver City to do something about it.

The Answers

Currently, Los Angeles County controls the opening and closing of Ballona Creek trail entryways, closed primarily only during periods of flooding. While there have been requests on the part of some neighbors to close the Ballona Creek trail during the evening hours, it is the judgment of many that such closures would, if anything, exacerbate potential criminal activity along the Ballona Creek Corridor rather than eliminate what little crime occurs along the trail system. Instead, it is felt that Ballona Creek trails should not be closed, but that their entrances from main streets should be better lighted, and that the trail be illuminated with lower level bollard lighting in ways that do not increase glare onto neighboring residential properties. As for the graffiti issue, perhaps as a short term solution, the City of Culver City could rely upon a nonprofit organization like Ballona Creek Renaissance to develop a program to immediately paint over graffiti as it occurs.

Further, the actual condition of the trail itself, with its often broken irregular surface and its pools of standing water seeping from drainage outlets to Ballona Creek above the trail system, will need to be remedied through the reconfiguration of the channel. Also recommended is the elimination of the low gates at the main accessways to the transitional ramps to the Ballona Creek Trail in favor of bollards to allow pedestrians, bicyclists, and people with wheelchairs to negotiate the path, while impeding the ability of motorcycles to use the path.

As the channel is reconfigured, provisions should be made to install heavy duty grommets in the reconstructed banks of Ballona Creek to facilitate swift water rescues.

6.4 The Concerns of Adjoining Neighbors

The Issue

Although the public process revealed strong community support for the Ballona Creek and Trail study process, a number of concerns have been raised by some of the neighbors who own properties abutting the creek, particularly along Jasmine Avenue and at the end of Jackson Avenue on the north bank of Ballona Creek. Among the concerns that have been expressed and that have been addressed in this study are the following.

- a. Noise echoes created by users of the trail and others who may gather in public spaces along the trail.
- b. New trail connections in other neighborhoods would create parking and security concerns to the residents.
- c. Features like the inflatable dams may not be able to be managed adequately to guarantee the ability of Ballona Creek to convey flood waters in a safe and secure manner.

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- d. Perception that the Ballona Creek Trail may become a crime corridor and the subject of tagging and graffiti.
- e. Concerns about commercial and industrial development on the opposite bank of the creek, generating noise and glare issues to the residents.
- f. Concerns that the trail is too close to their properties.
- g. Uncertainty over the intentions of the Baldwin Hills Conservancy with respect to the 50-yard boundary on both sides of Ballona Creek and the impacts it may have on their properties.
- h. Fears that making the path more attractive to users may generate more pedestrian traffic, vehicle traffic and create parking problems.

The Answers

The Focused Special Study has kept residents' concerns in mind every step along the way leading to the completion of this report. Noise ratings were taken in the back yards of two residents who expressed the most concern about noise levels on the north bank of Ballona Creek. After arranging with these individuals to take those noise readings during the P.M. peak hour during a weekday, the noise readings indicated the levels were well within General Plan guidelines for noise levels in residential areas. Nevertheless, the concern about noise remains and the recommended improvement concepts were further revised to eliminate many of the public gathering places entertained in previous alternatives.

As for new accesses to the Ballona Creek Trail, there were a number of potential trail connections that could have been made to adjoining residential areas along the creek. However, in view of the concerns of residents regarding parking and the security of their neighborhoods, new trail connections to established residential neighborhoods have been eliminated.

Inflatable dams could not be installed on Ballona Creek without a thorough hydrologic analysis to ensure that Ballona Creek could continue to convey flood waters to an equal or better degree than it does today. A safe plan for managing the dams to ensure that they are in the down position prior to storm events would also need to be developed.

With respect to concerns about crime, the Culver City Police Department indicates that criminal activity is almost nonexistent along the Ballona Creek Trail. Nonetheless, recommendations have been incorporated to allow for low level lighting and call boxes to increase the safety and security on the path.

In view of the concerns regarding commercial and industrial development across the creek from residential areas and their potential to generate noise and glare, design guidelines have been developed to ensure that outdoor lighting is directed towards buildings and use areas and away from residential neighborhoods. Further, public use

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areas behind commercial buildings facing residences across Ballona Creek would be discouraged.

With respect to the closeness of the north bank trail to existing residences, recommendations have been made to move the trail further away from those residences, slightly down the bank along the north side of Ballona Creek to create a further lateral and vertical separation of the trail from the back yards of neighboring residents.

According to the Baldwin Hills Conservancy statute, the agency can only acquire private property within its "area of influence" if there is a willing seller. The Baldwin Hills "area of influence" includes a 50 yard area extending from the centerline of Ballona Creek. The intent of including Ballona Creek within the boundaries of the Conservancy is to make funding available for open space and recreation improvements to existing public areas on or along Ballona Creek. Properties along Ballona Creek that are adjacent to local schools, libraries and other public facilities may be considered for purchase from willing sellers to provide linkages or buffer areas that would increase the compatibility of land use with community needs, desires, and local planning documents.

As for concerns about traffic and parking, it is expected that improving the Ballona Creek Trail system will result in greater pedestrian and bicycle ridership and reduced traffic and parking demand. With the connection of Ballona Creek to Baldwin Hills State Park, parking for visitors to the State Park is expected to be created on site by the Baldwin Hills Conservancy.

6.5 Jurisdictional Fragmentation

The Issue

As previously discussed, there are multiple agencies with differing and fractured responsibilities for the maintenance and operations of Ballona Creek. The Jurisdictional Responsibilities Matrix discussed in Chapter 3 of this report clearly shows the wide range of activities, functions, and responsibilities of the many agencies with a stake in Ballona Creek.

The City of Culver City has made it clear from the outset that the Focused Special Study should not increase the financial burden on Culver City for maintenance and operations aspects of Ballona Creek. Since the reconfigured channel would encourage more public use and would increase maintenance activities, the jurisdictions must look for other ways of developing a cohesive maintenance strategy for Ballona Creek improvements once they are completed.

The Answer

At this time, it appears there is great interest on the part of elected officials as well as the agencies in the greater Los Angeles area to address the issue of a cohesive maintenance and operations strategy for river restoration projects throughout the greater Los Angeles Basin.

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This Focused Special Study recommends that the City of Culver City seek the endorsement of the Focused Special Study by agencies who play or who may play a future role in the operation, maintenance, and management of Ballona Creek to ensure their acceptance of the provisions of the Focused Special Study.

Chapter 7

Recommended Concepts

7.1 General Features and Concept Themes

Several concepts recommended in the Focused Special Study represent a consistent theme of improvements throughout the project area along Ballona Creek. These features and improvements fall within the following categories:

7.1.1 Channel Reconfiguration

- a. Reconfiguration of the channel to allow greater cross sectional area to convey flood waters while providing additional attractive areas for potential landscaping, stone veneer on channel walls, trails, and terrace improvements.
- b. Relocation of the top of north bank trail adjacent to residential areas to an area below the top of bank.
- c. Provision of a meandering rock lined low flow channel excavated into existing concrete channel bottom to promote water cooling and allow for wildlife habitat.
- d. Several transition ramps carved into the existing concrete channel to allow for increased accessibility to the trails for people with disabilities and/or bicyclists.
- e. Provision of the ability to install up to three (3) inflatable dams in the channel bottom. These dams would be 4' tall, creating a lake that would stretch approximately 330' upstream (based on the average slope of the channel, 1 ft./83 ft.) where it would meet the channel bottom. The inflatable dams would be installed to serve an aesthetic, noise attenuation, and water quality control purpose in conjunction with the installation of Continuous Deflective Separation units (See Section 2.4.9 for CDS Units).
- f. Exploration of the use of "turf block", a reinforced concrete unit system that would promote native ground cover in selected portions of the channel.
- g. Provision of a South Bank trail from Washington Boulevard to the reconstructed pedestrian bridge just downstream from Overland Avenue.

7.1.2 Landscaping

- a. Landscaping is proposed along the top of the channel bank to create a greenway without negatively impacting the ability of the channel to quickly carry away flood water. Selected areas of low-growing, low-friction plants

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would be located lower down on the bank to create open space for public use and to provide connections to the water itself.

- b. Use of a primarily California native plant palette throughout the landscaped areas to create habitat, promote biodiversity, contribute to a healthier ecology, and educate the community. A partial list of regionally appropriate plant material consistent with the draft Landscape Palette of the Los Angeles County Department of Public Works is provided in Table 8-A in section 8.2 of this document.
- c. Landscaping at the top of bank to beautify Ballona Creek while helping to reduce the effect of potential noise pollution traveling across the creek.

7.1.3 Community Connectivity

- a. Encourage creekside businesses to reorient themselves towards Ballona Creek to promote customer and employee use and enjoyment of Ballona Creek where such businesses do not face residential areas across Ballona Creek.
- b. Encourage creekside businesses along stretches of Ballona Creek that are flanked on both sides by commercial and industrial uses to create passive use areas along their Ballona Creek frontages for local use.
- c. Encourage residents and property owners whose properties abut Ballona Creek to install native landscaping in their yards to promote natural habitat and contribute to the health of the greenway.
- d. Concentrate on strengthening the design appeal and accessibility of the trail system from existing and future access points and transitional ramps.

7.1.4 Site Amenities and Aesthetics

- a. Provision of new consistent fencing along the outer edge of Ballona Creek to provide security for surrounding properties and to safely regulate the use of the trails during the night and throughout the rainy season.
- b. Site lighting that primarily consists of low level path lighting to reduce ambient light pollution while providing safe illumination of public areas.
- c. Site furniture including, benches, tables, drinking fountains, trash and recycling receptacles, dog waste collector dispensers, and bike racks would be selected for their durability, aesthetics, functionality, and compatibility with the design theme. These products would then be used consistently throughout the Ballona Creek Corridor.

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- d. Other functional elements such as, path railings, signage, and new bridges and structures that express and accentuate the aesthetics and image of the City of Culver City.
- e. Additional security measures such as solar-powered call boxes and alarms to facilitate public safety.

7.2 Western Reach

The westernmost reach of this study area extends from the confluence of the Sawtelle Westwood storm drain channel at Ballona Creek opposite Emporia Avenue (below Interstate 405) to Fairbanks Way. The study proposes extensive landscaping on the tops of both banks, the continued use of the North Bank Trail for bike and pedestrian travel, and several transitional ramps that provide trail access. Recommendations for the Western Reach include:

- The creation of a new tributary trail along the Sawtelle Westwood Storm Drain Channel, providing a new north bank trail access from Slauson Avenue.
- Extension and enhancement of an existing street-end overlook on Slauson Avenue to provide a viewing area. Stairs and ramps would descend from the overlook to a waterside turf area and trail. (See Section A-A: Appendix K)
- Enhanced landscaping at Slauson Park to enhance the park's connection to Ballona Creek and to improve its provision of habitat and biodiversity for area wildlife.
- New landscaping in a new top-of-bank continuous planter along the South Bank to include shade trees and understory planting between residential lots and Ballona Creek.
- Enhanced landscaping around street-creek interfaces and in a continuous top-of-bank planter along the North Bank.
- Installation of an approximately 4' high adjustable inflatable dam directly upstream from the pedestrian bridge. The pooled water behind the dam will be accessible for viewing from the bridge, trail, and school grounds and will be accented by enhanced native landscaping.
- Waterside trail that begins upstream of pedestrian bridge, accessible by ramp and stairs from South Bank Trail. Access point includes a small overlook/seating area at water level.

There are three trail access points in the Western Reach of the study area:

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- ✓ The proposed street-end overlook on Slauson Avenue that connects to the north bank trail and also provides stair access to the waterside grass area.
- ✓ Ramps at the north end of the Sawtelle Boulevard (existing ramp) and on the south side of Sepulveda Boulevard crossings (proposed ramp).
- ✓ The reconstructed pedestrian bridge at Ocean Drive that would provide access to both the north and south bank trails.

7.3 Central Reach

The Central Reach of Ballona Creek extends from just downstream of the Overland Avenue Crossing, near the City of Culver City Julian Dixon Library, to the interface of Baldwin Hills on Jefferson Boulevard. The north bank of Ballona Creek in this reach is flanked by residential lots, while properties adjoining the south bank of Ballona Creek have primarily commercial and industrial uses. Ballona Creek is crossed by two vehicular bridges at Overland Avenue and Duquesne Avenue and by above ground pipelines at the foot of Jackson Avenue.

One option explored for the Central Reach was the "Ballona Creek Greenway", a large public space envisioned for the south side of Ballona Creek along Jefferson Boulevard just upstream from Overland Avenue. Development of the "Ballona Creek Greenway" would necessitate the purchase of creekside properties and the significant reconfiguration of this stretch of Ballona Creek. However, because of the concerns registered by some residents across the creek from this area, a design option that would not involve the redevelopment of the area between Jefferson Boulevard and Ballona Creek has been prepared.

The recommended concepts include treatment for the south bank similar to that recommended along the north bank. The concept for this area includes a new south bank trail situated below the top of bank, significant landscaping on the top of bank, and an approximately 4' high adjustable inflatable dam immediately upstream of Overland Avenue. The previously considered public gathering places and the significant reconfiguration of the creek banks would be eliminated.

However, should the City of Culver City decide to consider the Ballona Creek Greenway, (See Figure 7-2: Appendix G, Section C-C: Appendix K, and Alternative Section C-C: Appendix K) the Greenway would provide a promenade for viewing and interacting with Ballona Creek, and significant landscaped open space. It would include an inflatable dam with a larger surface area, a creekside solarium restaurant with outdoor seating, an area for a native demonstration garden, a creek-top terrace with stair and ramp access to the South Bank Trail, a gazebo structure, and a large plaza with a sculptural gateway feature near Jefferson Boulevard. The lower level terraces near the waters edge shown in earlier concept drawings have been eliminated.

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Noise attenuation walls would be provided along Ballona Creek Greenway's interface with Jefferson Boulevard. These walls, along with additional landscaping, would help to reduce the amount of noise going across Ballona Creek to residential areas from creekside commercial development.

Other conceptual improvements for the Central Reach include:

- Preservation and continued display of the existing "Postcards From Ballona" mural which faces the bicycle path just west of the Culver City Julian Dixon Library on a parking lot retaining wall.
- An outdoor café at the Culver City Julian Dixon Library that would provide a trail connection to the library and create an area for outdoor seating and resting area for trail users.
- Provision of a rest area at the northeastern corner of the Overland Avenue Crossing. The small paved space would be surrounded by enhanced landscaping and would include bike racks, seating areas, and signage.
- Provision of a new trailhead at the southwestern intersection of Overland Avenue and Ocean Drive that accesses the new south bank trail via a transitional ramp. (See Section B-B: Appendix K)
- Additional plantings to create a green parkway along Ocean Drive's interface with Ballona Creek.
- Relocation of the north bank trail farther down the bank to create a vertical and horizontal separation of the trail from residences and to allow for a buffer of landscaping between the trail and adjacent private yards.
- Landscaping in new continuous planters along the north bank trail from Farragut School to Jackson Avenue including a double row of trees flanking the trail. (See Section D-D: Appendix K)
- Promotion of native, habitat-friendly landscaping in residential backyards and other property owners that border Ballona Creek. This would primarily occur through community outreach, volunteers, and education.
- Installation of a 4' high inflatable dam directly upstream from the Overland Avenue Crossing. The pooled water behind the dam will be accessible for viewing from the bridge, trail, and Ballona Creek Greenway.
- Undergrounding the two existing pipeline bridges located near the southern end of Jackson Avenue

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- Provision of an overlook at the end of Pearson Street that would include a small rest stop and trail access point with seating, a drinking fountain and creek viewing areas. Additionally, a new sidewalk along Pearson Street would provide safe pedestrian access from Jefferson Boulevard to the south bank trail. (See Section E-E: Appendix K and Pearson Overlook Illustrative: Appendix K)
- Preservation and continued display of the existing Rivers of the World mural near Duquesne Avenue.
- Creekside terraces in back of commercial properties along the south bank of Ballona Creek. These terraces, comprised of seating areas, landscaping, and tables would allow for the use and enjoyment of Ballona Creek by employees and would promote the reorientation of businesses towards Ballona Creek. The terraces would be vertically separated from the south bank trail, but would allow for a visual connection to Ballona Creek. (See Section F-F: Appendix K)

The Focused Special Study designates four trail access points for the Central Reach:

- ✓ The Overland Avenue crossing, with transitional ramps coming on both the north and south sides of the crossing.
- ✓ The portion of Jefferson Boulevard that interfaces with the Ballona Creek Gateway, which in turn leads to the south bank trail.
- ✓ The overlook at the end of Pearson Street on the south side of Ballona Creek.
- ✓ The Duquesne Avenue crossing, with transitional ramps on either end of the crossing leading to the north and south bank trails.

7.4 Eastern Reach

The Eastern Reach of the Ballona Creek extends from the interface of Baldwin Hills Park with Jefferson Boulevard to Ballona Creek's intersection with Washington Boulevard. This area offers additional opportunities for increased connectivity between Ballona Creek and its surrounding community and open spaces.

One key feature of the Eastern Reach is the proposed connection of Ballona Creek to Baldwin Hills Park. A land bridge would extend from the Baldwin Hills Conservancy Area, across Jefferson Boulevard and Ballona Creek, and would then provide ramped access down to both the north and south bank trails. Landscaping on the bridge would create a living habitat corridor for wildlife and people to move through, uninterrupted by vehicular roadways. Viewing areas, trailheads, and overlooks would also be on and around the bridge. (See Section G-G: Appendix K)

Other improvements for the Eastern Reach include:

- Enhanced streetscape along both sides and extension of the median on Jefferson Boulevard from Baldwin Hills Park to National Boulevard. This additional

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landscaping would strengthen the connection of Baldwin Hills Park to Ballona Creek and provide a buffer from vehicular traffic.

- Integration of the Samitaur Constructs conceptual design prepared by architect Eric Owen Moss for the abandoned MTA Right-of-Way space adjacent to Hayden Tract. This design, combined with the MTA Exposition Light Rail Train Line proposed for National Boulevard, would promote transit-oriented access and connections to Ballona Creek trail system.
- New pedestrian bridge connecting the Hayden Tract to Jefferson Boulevard. The eventual design of the bridge would be compatible with the potential Samitaur Constructs design concept for that area. A transition ramp would provide access from the bridge to the north bank trail.
- Installation of a 4' high inflatable dam directly upstream from the new pedestrian bridge described above. The pooled water behind the dam will be in view from the pedestrian bridge, trails, Syd Kronenthal Park, and the National Boulevard crossing.
- Increased connectivity of Syd Kronenthal Park to the North Bank Trail through the addition of a trailhead and enhanced landscaping. (See Section H-H: Appendix K)
- Transition ramps from National Boulevard to both north and south bank trails.
- New tributary trail that follows the Jefferson Storm Drain Channel from Ballona Creek to La Cienega Boulevard. The Jefferson confluence and trail would be flanked by enhanced native landscaping. Consider the potential continuation of a trail in the power line easement leading to Baldwin Hills Park.
- New south bank promenade beginning from Washington Boulevard and terminating downstream to the reconstructed pedestrian bridge just below Overland Avenue
- Provision of a rest area with landscaping, a turf area, benches, and a drinking fountain at the top of the south bank where the new pedestrian bridge would meet the Jefferson Storm Drain Channel tributary trail.
- Ballona Creek overlook on the top of the south bank at end of Smiley Drive and Blackwelder Street that would create a rest area along the south bank trail and provide an area from which to view Ballona Creek.
- Extension of the north bank trail beyond Syd Kronenthal Park to Ballona Creek's intersection with Washington Boulevard. The south bank trail would also terminate at Washington Boulevard.

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- Washington creekside terrace would be a gathering space on the east side of Washington Boulevard for trail users as well as retail customers in the area, and would be constructed at street level with viewing cutouts that look down to Ballona Creek below. Overlook platforms would be integrated into the Washington Boulevard crossing.

There are six trail access points proposed in the Eastern Reach:

- ✓ Baldwin Hills Park land bridge, providing access to both the north bank and south bank trails.
- ✓ The transition ramp coming off of the northern and southern sides of the Higuera Street crossing.
- ✓ The portion of Jefferson Boulevard that directly interfaces with the south bank trail.
- ✓ The new pedestrian bridge at the Hayden Tract, which provides direct access to the south bank trail and has transitional ramps to the north bank trail.
- ✓ Transition ramps to both north and south bank trails on the National Boulevard crossing at Syd Kronenthal Park.
- ✓ The Jefferson Storm Drain Channel tributary trail with access to both north and south bank trails.

7.5 Recommendations that may be Controversial

Some of the recommendations included in the Focused Special Study may have some controversy associated with them. Controversial concepts, what they entail, the nature of the controversy and how the study has attempted to address those concerns and alternative recommendations are outlined below.

7.5.1 Western Reach

a. Overlook with Waterside Edge at Slauson Avenue

The Slauson Overlook proposes a slight widening of the top of the bank that would project out toward Ballona Creek at the end of Slauson Avenue with an excavated terrace and connecting paths at the water's edge near the foot of the north bank of Ballona Creek. The proposed Slauson Overlook would serve as a rest area and could be used to enhance educational opportunities for children at the day care and related community facilities at the end of Slauson Avenue, including the users of Slauson Park.

This project may be controversial because it would allow access to the water's edge opposite a residential area adjacent to the south bank of Ballona Creek

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and because it would involve the encroachment into the present flood control channel at the top of bank, which would be compensated for by an excavation of the channel at the bottom of the bank. This proposed realignment would need to be further evaluated for its ability to convey flood waters to an equal or greater extent than the channel does today.

Should future hydrologic studies show that the proposed recommendation creates flood control problems or should further evaluations indicate that it will raise concerns on the part of the residents on the south side of Ballona Creek, an alternative would be to eliminate the overlook and waterside edge trail and concentrate on improving landscaping, fencing, and ADA accessibility at the top of bank.

b. Inflatable Dam Opposite Westwood Boulevard

The Focused Special Study recommends installing three (3) inflatable 4' high dams along Ballona Creek, with one just downstream of Overland Avenue opposite Westwood Boulevard. Inflatable dams serve are both an aesthetic and environmental amenity; they would cover much of the bleached concrete sides and bottom of Ballona Creek with water to provide a more attractive atmosphere and could be configured to catch debris and improve the quality of storm water. Although similar installations have been successful in the San Gabriel River and elsewhere, some Culver City residents are concerned about the safety of dam operations during storm events and whether the dams can be managed in a reliable fashion throughout the year.

A detailed hydrologic study would need to be prepared and permits would need to be secured from the U.S. Army Corp of Engineers and the California Department of Fish and Game prior to the installation of any inflatable dams. Should the permitting agencies and the neighbors reject the installation of the inflatable dams or should it be found that it is not possible to safely and efficiently manage and operate the dams an alternative would be to eliminate the installation of these features. Under such a scenario, this stretch of Ballona Creek should be redesigned to make the area more attractive and more functional than it would be without the dam.

Residents are also concerned that providing a waterside trail near the dam would increase the possibility of people falling in the water and perhaps drowning and result in increased liability concerns and costs to the City. These concerns may be addressed through the inclusion of railings and other safety measures in the project design.

c. Ocean Drive Parkway with Waterside Trail and Overlook with Stairways

The recommendations propose improving the area between the south bank of Ballona Creek and Ocean Drive with a landscaped parkway, an overlook plaza near the end of Fairbanks Way, a waterside trail connecting to the south bank trail and a new transition ramp at Overland Avenue to the reconstructed

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pedestrian bridge near the school. The recommendations also include extending the south bank trail beneath Overland Avenue, connecting it to the new trail head and transition ramp at the northwest corner of Overland Avenue and Ocean Drive, and continuing the trail down to the water's edge. An inflatable dam, 4' in height, would raise the water level to just below the elevation of the new trail. This area would serve as the most downstream link of the south bank trail.

This project may pose some concerns because it would place a new trail connection adjacent to a residential area. However, because the parkway and trail are across a street from homes and not immediately behind private properties, it should not prove to be as controversial as adding a new trail on the north bank.

Since the replacement of the pedestrian bridge already provides for bicycle and pedestrian access from the neighborhood to the northern trail, and because the primary trail connection will be well below the top of bank, except for the Overland Avenue crossing and at the pedestrian bridge, this is one of the few areas where a trail could be provided along a residential area with minimal neighborhood changes.

An alternative to this recommendation would be to eliminate this trail segment, although it would jeopardize the functionality and the continuity of the entire proposed south bank trail.

7.5.2 Central Reach

a. An Outdoor Café behind the Culver City Julian Dixon Library

A terrace or patio is proposed in the area immediately south of the Culver City Julian Dixon Library at the top of the north bank of Ballona Creek. While it is unclear whether the entities responsible for managing Culver City Julian Dixon Library would be interested in this idea, it should be explored.

However, it is recognized that this ample and well landscaped area is opposite the neighborhood on the south bank and may raise some issues such as noise concerns being registered by these residents similar to those upstream on Jasmine and Jackson Avenues.

Should the community and the Culver City Julian Dixon Library decide not to support this idea, then an alternative involving the design of a rest stop with benches and a water fountain adjacent to the transition trail with more elaborate landscaping around the library should be explored.

b. Inflatable Dam Upstream of Overland

See discussion under 7.5.1, b above.

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c. Relocated North Bank Trail Flanked by Continuous Planters

In order to address concerns of some north bank residents whose properties abut Ballona Creek, the study has recommended adjusting the north bank trail to down and away from abutting residences. By reconstructing the entire north bank along this stretch of Ballona Creek to allow for top of bank landscaping and constructing the trail below the top of bank, it would place the source of noise further away from the residences and further buffer these residences from Ballona Creek.

However, some of the north bank residents have asked the City of Culver City to consider eliminating the north bank trail entirely in favor of the proposed south bank trail. Closing the north bank trail to the public has a number of significant implications, including the necessary construction of the south bank trail before closing any segments of the north bank trail and elimination of the recommended land bridge connection to the north bank of Ballona Creek. If the north bank trail were closed the following trail connections would need to be reconfigured: Syd Kronenthal Park, National Boulevard, Higuera Street, Duquesne Avenue, and Overland Avenue.

Additionally, even if segments of the north bank trail were closed to the public, cyclists would be required to exit at a major street on the north bank, transition to the south bank and then again transition back to the north bank. Furthermore, closing the north bank trail would not eliminate the need to retain this access for emergency and maintenance vehicles.

d. Rear Yard Landscaping in Residential Areas

Along the northern bank of Ballona Creek, particularly between Overland Avenue and Jackson Avenue, there are a series of areas sandwiched between rear yard residential fences and the public safety fencing along the Ballona Creek Channel. In some cases, the areas between the fences are being used by residents as landscape areas. The study recommends performing an ALTA level survey of the properties adjacent to Ballona Creek to determine property ownership. Once property lines have been established, the study recommends relocating the public fencing along the property line. After a new public fence is constructed on the official property line, the study recommends installing landscaping on the public side of the fence.

e. Pearson Street Overlook and Pedestrian Access

The Pearson Street Overlook includes a terraced viewing area and increased public access to Ballona Creek via Pearson Street. This concept was strongly supported by the Star Eco-Station and is one of the demonstration projects that received strong public support during the workshop process. However, upon a closer examination of conditions at the end of Pearson Street it is apparent that Moldex, a nearby industrial business, depends upon the use of the end of Pearson Street for its loading and shipping operations. Their use of this area

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has been a source of complaints from the neighbors across Ballona Creek to the north.

After meeting with representatives of Star Eco-Station and Moldex, a recommendation to create an overlook at the end of Pearson Street that could be, accessed both by the new south bank trail and a new sidewalk along Pearson, was included in the Focused Special Study. An area at the end of Pearson Street would be reserved for the exclusive use of Moldex and would be screened from the trail with a noise attenuation wall.

Moldex is still concerned about the safety of children gaining access to the overlook and interfering with their shipping operations. Moldex has suggested the notion of allowing children to gain access to Ballona Creek via a designated path through the internal space of the Colony's newly redeveloped property just west of Pearson Street. While the option presented in the Focused Special Study remains a valid one, the City of Culver City may need to have further discussions with the Colony, Moldex, and the Star Eco-Station to develop a safe and acceptable pedestrian access plan.

f. Creekside Terraces

The recommended development of private creekside terraces behind Ballona Creek-adjacent businesses on the south bank is potentially controversial because the terraces would face residential areas across Ballona Creek. These terraces would be small, private-use areas behind existing businesses to allow employees to enjoy the use and view of Ballona Creek while on break. Thus, it is anticipated that these improvements would not pose the same potential noise issues that public plazas may. Nonetheless, if concerns about encouraging the development of small private-use areas behind businesses remain, the private terraces could be eliminated in favor of increased landscaping.

7.5.3 Eastern Reach

a. Encourage Orientation of Businesses towards Ballona Creek

Publicly accessible and/or private terraces are recommended for businesses located adjacent to Ballona Creek in the Hayden Tract. No residential uses are immediately adjacent to this portion of Ballona Creek. If the City of Culver City or the business owners decide that private or public-use areas behind businesses is undesirable, then the option of installing increased landscaping should be pursued.

c. North Bank Trail Extension to Washington Boulevard

The recommended extension of the north bank trail along an existing flat area within the northern bank of the channel to connect Syd Kronenthal Park to Washington Boulevard with a transition ramp at Washington Boulevard may be controversial because it recommends expanding access along the back of

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residential properties. However, because the trail would be well below the top of bank with landscaping above, it is anticipated that this portion of the project would not be as controversial as if the trail were located at the top of the bank. Nonetheless, if neighborhood opposition arises regarding the extension of the northern bank trail, it can be eliminated, with the trail terminating at its present location below the top of the bank at Reid Avenue.

d. The Rafalian Proposal

The Rafalian proposal is a development project envisioned for the easternmost stretch of Ballona Creek between Washington Boulevard and La Cienega Boulevard. The proposal includes covering the above mentioned stretch of Ballona Creek with a plaza, parking area, and visitor center above the parking.

The study recommends a modified version of this proposal that includes creating a plaza adjacent to Washington Boulevard that would be more open to Ballona Creek than the plaza described in the Rafalian Proposal. However, any attempt to cover Ballona Creek, especially in this particular area, where the 100 year flood already escapes the banks of Ballona Creek, will run counter to the U.S. Army Corps of Engineers' policy to keep channels open and will necessitate some detailed studies and special permitting, if this project is to be implemented.

If the Rafalian proposal as originally conceived or as modified is not pursued, then additional landscaping could be installed in the narrow planting areas at the top of bank.

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Chapter 8 Design Guidelines

The following Design Guidelines should guide creekside development in residential, commercial, and industrial areas.

8.1 General Design Guidelines

- a. The design of public improvements along the Ballona Creek and Trail such as property line fencing, walls, and signage should be consistent with the Standards for Public Improvements in Section 8.6.
- b. For those areas of Ballona Creek that are flanked on both sides by commercial and industrial uses, the property owners should make an effort to orient buildings toward Ballona Creek and providing creekside terraces, landscaping, and public use areas that will promote activity and the attractiveness of structures facing Ballona Creek.
- c. For those areas where commercial and industrial uses face residential uses across Ballona Creek, heavy public use areas should be discouraged. Creekside patios and terraces should be limited to selective locations along the Ballona Creek Corridor. The stretches of Ballona Creek with abutting residential uses should be viewed as areas to travel through rather than areas that promote the aggregation of people.
- d. Businesses abutting Ballona Creek facing but facing residential uses should still be encouraged to allow small patios and terraces provided they are for the private use of employees. Public use of terraces in these locations should be discouraged.
- e. Site and building lighting on commercial and industrial areas should be directed away from residential uses across Ballona Creek.

8.2 Landscape Design Guidelines

- a. Encourage and promote the planting of native vegetation and encourage sustainable stormwater management best practices on private properties abutting the Ballona Creek Corridor. Develop incentives for commercial, industrial, and residential property owners abutting Ballona Creek to install native plantings, similar to those identified in the Landscape Guidelines.
- b. The City of Culver City should utilize the Draft Landscaping Guidelines and the native plants listed in the Plant Palette for the Los Angeles River as developed by the Los Angeles County Department of Public Works and Watershed

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Management Division that are incorporated by reference in this document, with the following notable exceptions:

1. The Draft Landscaping Guidelines and Plant Palette for the Los Angeles River has yet to be adopted and may be subject to change.
2. Planting pockets to be created between the top of bank and the trail and/or access road at the top of bank should allow for plantings of trees, as well as low grasses, annuals, perennials, and shrubs, but for trees as well, utilizing deep root planters to ensure the integrity of the new creek wall sections to be constructed in the reconfigured channel.

“Table 8-A Landscape Palette” follows item 4 of Section 8.2

3. To the extent it is feasible with the velocities and volumes of flood flows, certain areas below the top of the bank of Ballona Creek adjacent to the trail systems should include the installation of turf block strips that would be planted with native grasses and wildflowers.
4. Irrigation lines should be extended to serve the double row of plantings on both sides of the above top of bank trail and/or access road. The City of Culver City should explore the feasibility of using reclaimed water in the irrigation system.

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Botanical Name	Common Name
Trees	
Aesculus californica	California Buckeye
Cercis occidentalis	Western Redbud
Cornus nuttallii	Pacific Dogwood
Juglans californica	Southern California Black Walnut
Lithocarpus densiflorus	Tanbark Oak
Lyonothamnus floribundus	Catalina Ironwood
Platanus racemosa	California Sycamore
Prunus ilicifolia lyonii	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Mesa Oak
Umbellularia californica	California Laurel
Shrubs	
Arctostaphylos insularis	Island Manzanita
Ceanothus impressus	Santa Barbara Ceanothus
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
Garrya elliptica	Coast Silktassel
Lavatera assurgentifolia	Tree Mallow
Rhamnus californica	Coffeeberry
Rhus integrifolia	Lemonade Berry
Ribes speciosum	Fuchsia-flowering Gooseberry
Salvia apiana	California White Sage
Salvia leucophylla	Purple sage
Sambucus mexicana	Blue Elderberry
Groundcovers	
Arctostaphylos uva-ursi	Bearberry
Arctostaphylos edmundsii	Little Sur Manzanita
Ceanothus g. horizontalis	Carmel Creeper
Cotoneaster dammeri	Bearberry Cotoneaster
Juniperus h. 'Bar Harbor' *	Bar Harbor Juniper
Myoporum 'Pacificum' *	no common name
Rosmarinus o. prostrata *	Creeping Rosemary
Salvia leucophylla 'Point Sal'	Prostrate Purple Sage
Vines	
Bougainvillea 'San Diego Red' *	Bougainvillea
Clematis ligustifolia	no common name
Lonicera periclymenum *	Honeysuckle
Muehlenbeckia complexa *	Mattress Vine
Rosa banksiae 'Lutea' *	Lady Banks Rose
Grasses and Perennials	
Festuca californica	California Fescue
Leymus condensatus	Wild Rye
Muhlenbergia rigens	Deer Grass
Sisyrinchium bellum	Blue-eyed Grass

* non-native

Table 8-A Landscape Palette

8.3 Architectural Design Guidelines

Because of the eclectic and highly imaginative architecture that has begun to emerge in the City of Culver City, particularly in the Hayden Tract, the City should encourage design innovation in the industrial buildings along Ballona Creek, the Jefferson Boulevard corridor, and the Hayden Tract.

8.4 Standards for Public Improvements

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This section sets forth the design standards associated with improvements made to the Ballona Creek Corridor. These installations should be designed to withstand the erosive forces of flood waters.

a. Property line fencing

Property line fencing along the Ballona Creek Corridor should encourage vine plantings to grow up the fence or by a noise attenuation wall of consistent design with concrete block and trailing vines planted at the base of the wall. If warranted by additional noise studies verifying that noise levels exceed those permitted under the Noise Element of the City of Culver City General Plan, the use of noise attenuation walls should be limited to only those residential properties who request to be buffered from potential noise levels emanating from Ballona Creek and Jefferson Boulevard.

b. Guard Rails

Ornamental guard rails consistent with the guard rails on the Overland Avenue Crossing should be utilized in all locations where necessary. With respect to the bike path adjacent to Ballona Creek, the guard rails must be 54 inches high to comply with CalTrans standards associated with bike path installations. For overlooks out of the way of the bike path, guard rails should be 42 inches high.

c. Landscape Guidelines

All landscape installations should utilize the recommended plant palette along the sides of Ballona Creek. Plants that are not native to California should only be used to set off accessways to Ballona Creek trails where they abut main circulation corridors.

d. Turf Block

Turf block, which is a reinforced concrete system with voids that are planted with grasses, should be explored for installation along portions of the lower creek paths inland from Ballona Creek as well as in the channel bottom, unless it is determined that the forces of flood and flows are too erosive to keep the turf block in place.

Chapter 9 Maintenance and Operations

This report has already discussed the serious jurisdictional fragmentation that exists among various agencies that play a role in managing, maintaining, and operating Ballona Creek. It has also called out for the need to designate a single entity to provide for the long term maintenance and operation of Ballona Creek.

9.1 Organizing a Maintenance Entity – A Joint Powers Authority

Because the City of Culver City cannot afford to incur the expenses associated with operating and maintaining the Ballona Creek flood control channel, the City of Culver City must strive to resolve this issue before implementing the improvements envisioned in the Focused Special Study. The City of Culver City should explore the development and execution of a Joint Powers Authority to take responsibility for cohesive, consistent, long-term program of maintenance and operations on Ballona Creek and execute an agreement with that management entity.

Since there is an existing dialogue about forming a Joint Powers Authority to maintain Ballona Creek, the City of Culver City could play a leadership role in facilitating further discussions directed toward a solution to the maintenance issue associated with the creeks and rivers of the Los Angeles Basin. The City of Culver City should continue to be a part of those discussions with the County of Los Angeles, the City of Los Angeles, and other local, regional, state, and federal agencies to establish a timetable for addressing and conclusively resolving this issue.

Formation of a Joint Powers Authority to manage and maintain Ballona Creek will be extremely challenging, especially during these times of challenging budgets. But the effort needs to be made to explore it with diligence.

Although top of bank improvements will still require maintenance responsibilities, some may be small enough to be maintained by one of the legal entities presently maintaining Ballona Creek. Improvements will be limited until a maintenance and management entity can be designated and long-term agreements are made with the appropriate agencies to take on those maintenance responsibilities.

9.2 Maintenance and Operations Standards

Once a maintenance and management entity and program can be conclusively resolved, it will be expected to take on the following responsibilities for operations and maintenance based on the standard of care established for each activity.

9.2.1 Maintenance Activities and Standards

- a. Tree pruning

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- b. Other Landscape Maintenance
- c. Irrigation
- d. Trash collection
- e. Rest stop improvements, i.e. benches, signage, water fountains
- f. Structure of the channel
- g. Trails
- h. Lighting
- i. Fencing, guardrails, and gates
- j. Trash collection
- k. Clean out of CDS units
- l. Creek clean up
- m. NPDES monitoring of pedestrian bridges
- n. Directional and interpretive signage

9.2.2 Public Safety and Security Activities and Standards

- a. Call boxes
- b. Graffiti removal
- c. Management of inflatable dams during flood control events
- d. Sponsoring creek clean up events

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Chapter 10 Prioritization and Implementation

10.1 CEQA Compliance

Chambers Group has determined that any Ballona Creek reconfiguration work done between the top of banks and within the area of the jurisdiction of the U.S. Army Corps of Engineers would require further detailed environmental evaluations and special permitting prior to implementation.

Knowing that further environmental analysis (CEQA and/or NEPA) will be required associated with Ballona Creek reconfiguration prior to obtaining the required permits from the Corps of Engineers and other entities, the prioritization program outlined below has been prepared.

10.2 Project Prioritization

Upon approval of the Focused Special Study, it is recommended that the City of Culver City simultaneously pursue a two-part strategy to commence implementation of the improvements identified in the Focused Special Study. This strategy would involve: conducting more detailed design studies and testing those studies for their ability to handle flood flows, and the actual implementation of Priority I improvements above the top of bank. Each of these stratagems and their particular features are outlined below.

10.2.1 Recommended Initiatives

If Culver City chooses to implement the recommendations addressed in the Focused Special Study, the City of Culver City should do the following:

- a. Continue to work toward the development of a Joint Powers Agreement that would have one agency accept the fundamental responsibility for operations and maintenance of Ballona Creek.
- b. Develop and pursue a detailed Grant Procurement Program that identifies sources of revenue to go with chosen demonstration projects.

10.2.2 Pursue Priority 1 A Improvements: Physical Projects

The City of Culver City or another entity could apply for and obtain grant funding to further design and construct the following improvements:

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- a. Where determined feasible and appropriate, replace existing public fencing at property line along the entire north bank of Ballona Creek with a new sturdy and attractive fence.
- b. Install an irrigation line between the new fence and the edge of the trail or access road above the top of bank.
- c. Install trees and other native plantings between the path and the new fence in order to buffer adjacent residents from noise.
- d. Design and install trail head improvements including fencing, gates, benches, and water fountains while providing for clear access by emergency, patrol, and maintenance vehicles to the maintenance roads and trail system.
- e. Replace the low chain link gates at path entries with removable bollards. Efforts should be made to exclude unwanted vehicles, such as motorcycles while allowing for ADA access.
- f. Install identification, directional and security signage at key entry points to the path system. Ballona Creek Trail-related signage should only be located on the trail or at trail access points.
- g. Install low level bollard lighting between the fence and the path system.
- h. Design and install signage for Ballona Creek Trail denoting Coastal Access. Ballona Creek Trail-related signage should only be located on the trail or at trail access points.
- i. Provide call boxes along the trail.

10.2.3 Pursue Priority 1 B Improvements: Studies and Design Plans

- a. Commission a full ALTA level topographic and boundary survey depicting all surface and subsurface conditions including utilities along the entire Ballona Creek Corridor.
- b. Develop a more detailed concept plan for the reconfigured channel, by neighborhood segment, showing in both plan and cross section, the detail of the proposed reconfiguration of the Ballona Creek Channel and proposed changes to its topography, surface, and materials.
- c. Conduct a HEC-RAS hydrologic modeling study of the design plan for the reconfigured channel to determine its abilities to convey flood waters in a manner equal to or better than its ability to convey such flood waters today.
- d. Conduct detailed CEQA and NEPA analyses, as necessary.

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10.3 Implementation Priorities

Once the above tasks are complete, the City of Culver City should then proceed with the implementation of certain reconfiguration projects in identifiable and fundable blocks. We suggest prioritizing such projects as follows:

10.3.1 Pursue Priority III Improvements

- a. Construction of the Pearson Street Overlook and pedestrian sidewalk improvements along the south side of Pearson Street between Jefferson Boulevard and Ballona Creek.
- b. Construction of the Overland Demonstration Project between the Overland Avenue crossing west of the reconstructed pedestrian bridge.
- c. Construction of the reconfigured north bank channel from Overland Avenue upstream to Jackson Avenue including trail reconfiguration, ornamental stone surfaces, and additional top of bank landscaping improvements.

10.3.2 Pursue Priority IV Improvements

- a. Design and install the Slauson Avenue Overlook (contingent upon the leadership of the City of Los Angeles).
- b. Design and construct the Jefferson Boulevard/Ballona Creek Land Bridge to Baldwin Hills Park (likely to be the responsibility of the Baldwin Hills Conservancy).
- c. Design and construct the south bank multi-use trail and channel reconfiguration from Washington Boulevard to Overland Avenue.
- d. Reconstruct the north bank trail and channel from National Boulevard at Syd Kronenthal Park and extend trail to Washington Boulevard.
- e. Construct new north bank transition trails west of Higuera Street and west from National Boulevard.
- f. Design and install low flow channel along entire channel bottom.
- g. Design and install inflatable dam west of Overland Avenue.

10.3.3 Pursue Priority V Improvements

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- a. Resolve design and permitting for the reconfiguration of the south bank at the Jefferson Boulevard/Overland Avenue opportunity site between Overland Avenue and Pearson Street.
- b. Install inflatable dam upstream of Overland Avenue.
- c. Approve Jefferson Boulevard streetscape including median landscaping from Duquesne Avenue to National Boulevard.
- d. Install inflatable dam and pedestrian bridge at Hayden Tract.

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Appendix A



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City of Culver City Ballona Creek Trail & Focused Special Study

Report on Community Planning Workshop #1 Issue Identification and Priority Setting

Revised October 17, 2002

A. Introduction

This report outlines the results of two Issue Identification and Priority Setting exercises conducted at the first Community Planning Workshop held on Thursday evening, September 26, 2002 in the Veterans Memorial Building in Culver City, California, for the Ballona Creek and Trail Focus Special project.

The first part of the session was devoted to a PowerPoint presentation outlining the preliminary issues, opportunities and constraints along the Ballona Creek corridor. During a break in the PowerPoint presentation, participants were asked their thoughts and ideas on the following eleven categories of issues:

1. Connections
2. Restoration and Enhancement
3. Creekside Development
4. Circulation, Transportation, and Parking
5. Landscaping
6. Other
7. Parks and Recreation
8. Arts and Culture
9. Operations and Maintenance
10. Education and Interpretation
11. Public Safety

Comments from the audience were written down accurately on each of the issues. After all banners were filled with the statements from the audience, participants were then asked to participate in a priority setting exercise wherein they affixed different colors and sizes of tape dots per the following instructions:

Two (2) large green dots for the most important topic or issue
Twelve (12) small green dots for issues and ideas as important to the effort

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One (1) large red dot for an issue or idea that was least important or strongly opposed
Six (6) small red dots indicating other issues and ideas that were less important or opposed

Following the conclusion of this exercise, the PowerPoint presentation was resumed. Utilizing the opportunities and constraints maps, 25 potential demonstration projects were depicted along the Ballona Creek Corridor. These potential projects were derived from the key stakeholder interviews, the list of actual and potential candidate projects along Ballona Creek prepared by the Ballona Creek Renaissance, the USC study, and others. After going through each of the candidate projects and outlining their basic features, there was also a "Demonstration Projects" banner that was filled out with other ideas for demonstration projects that were not shown on the maps.

Upon the completion of this presentation, participants were then asked to affix 5 small blue tape dots on the demonstration projects that most interested them. Outlined below are the results of both of these exercises, an explanation of what those results mean, and a set of recommendations on how to proceed with crafting alternative plans based on the feedback received.

B. Issue Identification and Priority Setting Tape Dot Exercise

The detailed tally of the tape dot exercises that is contained as Appendix A of this report reveal the following findings:

The topic of "Connections" is the one that generated the strongest reactions of both support and opposition. A total of 30 individuals considered "Connections" as the most important issue or idea with 19 supporting new connections and 11 opposing such connections.

The topic of "Parks and Recreation" matched the 30 significant dot total of "Connections", albeit with 10 strongly in favor as the most important topic and 20 strongly opposed to issues listed within the category.

- A major urban creek restoration project between Overland and Sepulveda
- A continuous trail along the south side of Ballona Creek from Washington to Sepulveda
- Major future redevelopment of the area between the creek and Jefferson from Overland to Washington to create public greenway
- Land bridge connection between Baldwin Hills Park and creek
- Relocation of transfer stations to creek greenway along Jefferson
- Additional trail connections to community
- Significant creekside landscaping

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- Inflatable dams at pedestrian bridge and Hayden tract
- New pedestrian bridge connecting Hayden tract to Jefferson
- Tributary trail segments at Sepulveda channel and below Washington
- Streetscape improvements along Jefferson, Duquesne, Overland, Hayden, and Washington

Other issues viewed as most important and the number of large support dots for each were as follows:

"No new connections on residential cul-de-sacs"	10
"Make creek more natural waterway"	9
"Consult with neighbors first"	7
"Cover creek for park land"	6
"Artistic Bridges" and "Culver City-sized San Antonio Riverfront Park"	5

The least important or most opposed topics and the number of large red dots for each were as follows:

"Cover creek for parkland"	9
"Swimming for dogs"	8
"More connections"	7
"24 hour access to trail"	4
"No new connection on residential cul-de-sacs" and "Move bike path to Commercial side of creek"	3

Issue statements that were supported and received the most numbers of small green dots are ranked as follows:

"Native landscaping"	20
"Consult neighbors before development" and "Move bike path to Commercial side of Creek"	19
"Landscape entire creek", "Close creek at night", and "Develop only in commercial areas"	17
"More pedestrian and bike bridges"	15
"Historic markers cleaned more regularly"	14
"Trash cans"	12
"Replace fencing with landscaping, shaded rest stop with trees, provide for graffiti art, Adopt-a-Creek program"	11

Less important or opposed issues that received the most small red dots were ranked as follows:

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"24 hour access"	30
"Farmers Market"	20
"Swimming for Dogs"	19
"No lighting"	18
"Dog park"	16
"Close creek at night"	15
"More connections"	12

The topic area that enjoyed the strongest consensus were "Restoration and Enhancement" followed at a distance by "Landscaping", "Other", Operations and Maintenance", and "Education and Interpretation":

C. Demonstration Projects Exercise

Participants seemed to be particularly engaged in participating in this exercise. The total tally for demonstration projects and ranking indicated on page – of this report, reveals the following:

1. With 33 blue dots, the "Overland Restoration", a demonstration project that envisions significant creek restoration south of Overland to the pedestrian bridge near the Middle School was by far and away one of the most supported by workshop participants.
2. There was also strong support for the "Baldwin Hills Park Connection" via either a pedestrian / bicycle bridge or a land bridge (19), the "Star Eco Station / Pearson Street" project (16) and "Creeside Redevelopment" along the south bank of Ballona Creek on either side of Duquesne (14), "Lindberg Park"
3. Receiving moderate support as demonstration projects were the "School Frontage" south of Overland, the "Julian Dixon Library", and the "East Washington Gateway" with 8 blue dots.
4. The "Sepulveda Trail Connection", the "Trail Entrance" on the north east corner of Overland, the "Hayden Track", and "Creeside Development" along the south bank of Ballona Creek between Washington and National also received moderate support with 7 blue dots.
5. Receiving slightly less support were improvements to the creek frontage on "Slauson Park", the "Exposition Greenway Hub", streetscape improvements

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to “Culver Drive”, and the “Jefferson Greenway” on the south bank of Ballona Creek between Higuera Street opposite the Vista Pacifica property with 6 blue dots.

The rest of the demonstration projects received minor support.

D. What Does It All Mean?

Our assessments of the results of both exercises reaches to the following conclusions:

1. Community Planning Workshop appeared to be attended largely by those with environmental leanings and residents of neighborhoods adjacent to the creek. There were some organizations and consultants in attendance, but there were few, if any, non-residential landowners and business owners attended the session.
2. While there were some significant areas of convergence of opinion, there was also significant divergence on certain issues by workshop participants.
3. There seemed to be strong collective support for restoring and landscaping the corridor. This was further confirmed by the strong support for the “Overland Restoration”, which was the most significantly supported demonstration project on the list. Although the likelihood of a transformative restoration of the creek is uncertain in light of the anticipated constraints of agencies in charge of its ownership and maintenance, this expressed support for restoration should not be taken lightly.
4. There was also strong convergence in opposition to a “farmers market” and “dog parks”.
5. There was strong divergence on the notion of increasing connectivity of Ballona Creek and its trail system with the remainder of the community. There was both strong support and strong opposition for increasing that connectivity with neighboring residents along the creek corridor expressing their strong opposition to increasing additional access through their neighborhoods.
6. Participants including residents seemed to support the notion of placing additional trail connections on the southern commercial side of the creek rather than the residential side. It would appear that crafting any alternatives that increase creek access to the trail through existing residential areas will meet with strong neighborhood opposition.
7. Despite our interviews with the police that indicated that crime problems were all but non-existent on the trail and are limited to only graffiti, residents still have perception that the trail may be a corridor for crime and noise

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E. Where do we go from here?

Based on the feedback received, we recommend proceeding with the development of alternative concept plans for the Ballona Creek Corridor and Demonstration Projects for the Community Workshop #2 scheduled for November 4, 2002.

In our original contract, we envisioned preparing two (2) overall alternative concepts plans and up to five (5) demonstration projects for each alternative. Our new recommendation is that we prepare three (3) alternative concepts and develop alternative approaches to the most supported demonstration projects within the context of the broader alternatives for the overall corridor.

The alternative concepts outlined below do not represent recommendations. Rather they are intended to provide three contrasting views of how the Ballona Creek Corridor could be treated. While there is a mix of demonstration project approaches to each alternative, future workshop participants will have the freedom to state their preferences for an overall alternative, and which demonstration projects they would like to have considered in their preferred alternative. As such, the demonstration projects could be viewed as interchangeable during the conduct of exercises during the forthcoming workshop on Alternatives scheduled for November 14, 2002.

Option A. Clean and Beautify

This option will concentrate on making cosmetic improvements to the corridor by installing landscaping where appropriate and supported by governing agencies. This option would be a relatively modest option that would work around the improvements that are already there. Among the additional treatments to be examined with this option would be:

- Replacing fencing
- New top of bank landscaping
- Increased ADA accessibility
- An at-grade pedestrian / bicycle connection between the creek and the Baldwin Hills near Higuera Street
- Modest improvements near Overland Ave.
- Enhance existing access points to trails
- Creek overlook plaza at end of Pearson Street

Option B. Selective Enhancement.

This option would concentrate on enhancing key sections of the creek and increase connectivity of the trail system to the community through commercial areas. Outside of the areas selected for Selective Enhancement the channel would essentially remain as it is

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and new creek side development would be limited working around and with existing structures commercial and industrial areas. Among the treatments to certain segments to be explored under this option would be:

- More extensive landscaping at top of bank
- The Overland Restoration Demonstration project
- Moderate terraced landscape development along commercial and industrial creek frontages of the creek
- A grade separated pedestrian and bicycle bridge connecting the creek to Ballona Hills over Jefferson Blvd.
- Re-orientation of existing business toward creek
- Extend trail from Syd Kronenthal to Sentney Ave.
- Gateway elements at Washington
- Streetscape enhancements at Overland
- Consider the Rafellian proposal at Washington Blvd.

Option C. Transformation

This would be the most aggressive option that would look towards transforming the existing flood channel into an expanded continuous public greenway. This option would take into account significant enhancements along major sections of the creek as well as the redevelopment of industrial and commercial areas fronting the creek. It would also examine the notion of a "land bridge" over Jefferson Blvd. connecting the Ballona Creek corridor with the Baldwin Hills Park area and the new trail along the southern bank of Ballona Creek. Among the additional treatments to be explored under this option would be:

- A major urban creek restoration project between Overland and Sepulveda Blvd.
- A continuous trail along the south side of Ballona Creek from Washington to Sepulveda Blvd.
- Major future redevelopment of the area between the creek and Jefferson from Overland to Washington to create a public greenway.
- Land bridge connection between Baldwin Hills Park and creek
- Additional trail connections in both commercial and residential areas
- Significant creekside landscaping
- Inflatable dams at the pedestrian bridge near the middle school and near the Hayden Tract
- New pedestrian bridges connecting Hayden Tract to Jefferson and below Washington
- Tributary trail segments at Sepulveda Channel and below Washington
- Streetscape improvements along Jefferson, Duquesne, Overland, Hayden, and Washington Blvd.

A further explanation of how the demonstration projects would be handled is outlined below:

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1. **Overland Restoration:** Since this was the most heavily supported demonstration project, we anticipate preparing two different alternative concepts under Options B and C for the Overland Restoration envisioning a significant restoration project south of Overland to the pedestrian bridge to the school and providing connectivity on both sides of the creek with a loop trail system along the top of the bank. One of these alternatives, Option C, would look at a further connection on the south bank down to Sepulveda along with an inflatable dam in the creek bottom. Both options would take into account uses that would occur at Lindberg Park along the frontage of the Middle School and the Julian Dixon library.

2. **Baldwin and Hills Park Connection:** We recommend preparing three (3) alternative concepts for the Baldwin Hills park connection that will also take into account the area of the Jefferson greenway along the south side of Ballona Creek south of Higuera St.

Option A would involve streetscape improvements along Jefferson with a pedestrian promenade between Jefferson and the Ballona Creek corridor with an at-grade connection on Jefferson. Option B would examine a grade separated pedestrian and bicycle bridge connection between the creek and the Vista Pacifica property. Option C would examine the notion of a "land bridge" to providing both a pedestrian and habitat connection between Baldwin Hills Park and the Ballona Creek corridor.

3. **Pearson Street project:** This demonstration project was strongly supported by Star-Eco Station and Joshua Green, the owner of the adjacent property to the South. Option A would envision creating a street end plaza where Pearson abuts Ballona Creek. Option B would examine a potential trail connection along the south side of the channel from Pearson Street south to the Green property and back onto Jefferson Blvd.

4. **Creed side Redevelopment:** We propose preparing two (2) alternative concepts how to deal with the southern bank of Ballona Creek approximately three blocks either direction from the Duquesne Bridge that will examine contrasting ways on how the creekside development would be accomplished. Option B would examine working around existing buildings and uses while Option C would look at a potential transformative redevelopment alternative that would provide an expanded creekside greenway with reconfigured buildings and land uses.

5. **Washington Blvd. Gateway:** We envision developing two (2) alternatives for the easternmost stretch of Ballona Creek between Washington Blvd and La Cienega. Option B would present the Rafellian's proposals to cover this segment of creek. Option A and C would envision leaving the creek open providing major gateway statement and enhancement.

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F. Our Recommendation

We recommend proceeding with the drafting of the alternative concept plans for the Ballona Creek Corridor and the Demonstration projects as outlined above. We will submit the concept plans to you for your distribution to and review of your staff. Staff comments will be expected back by Wednesday, November 6, 2002, so that we can complete any minor revisions and the PowerPoint presentation for the November 14, 2002 Community Planning Workshop

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Appendix B

Results of the Ballona Creek Public Workshop #2
November 14, 2002

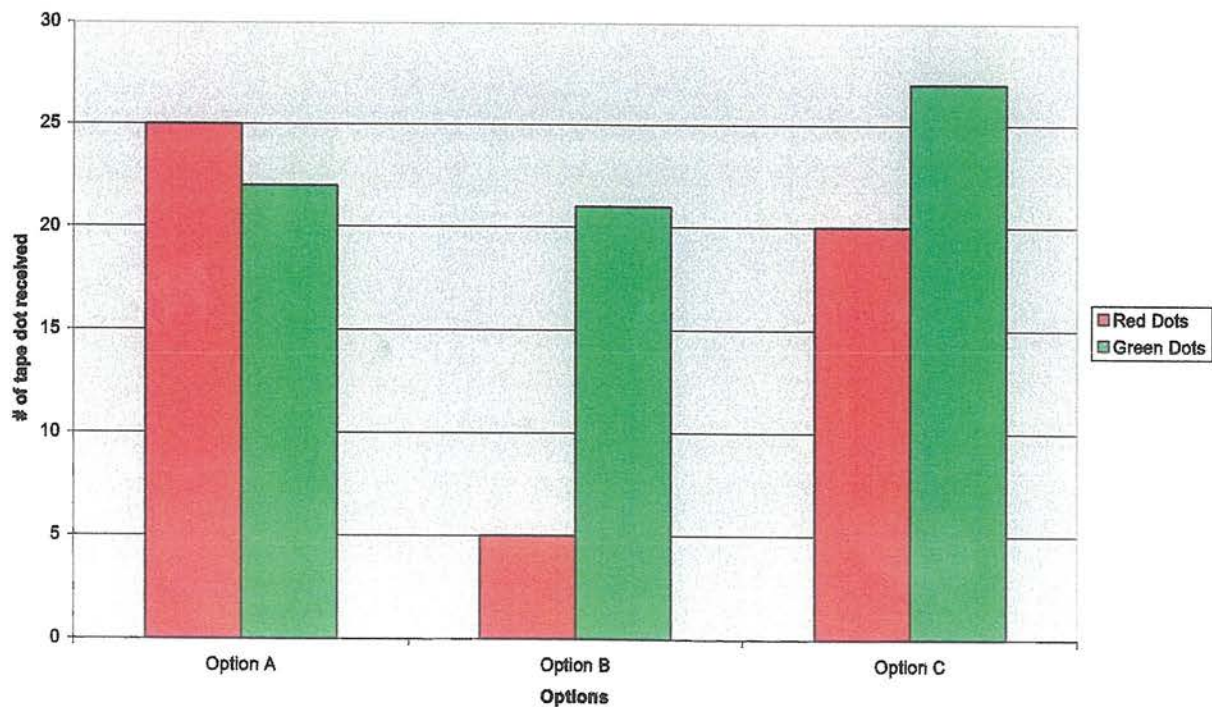
Tape Dot Exercise Results

Area	Option A		Option B		Option C		Totals	
	Red	Green	Red	Green	Red	Green	Red	Green
1	15	13	8	33	37	25	60	71
2	26	8	2	20	11	37	39	65
3	27	25	0	7	22	33	49	65
4	22	9	1	14	10	31	33	54
5	22	14	11	8	13	22	46	44
6	21	6	1	16	13	24	35	46
7	22	10	4	24	12	20	38	54
Overall	25	27	10	21	20	29	55	77

Legend for Workshop Results Charts:

= Strongest Preference or *Support* = Least Preferred or *Opposition*

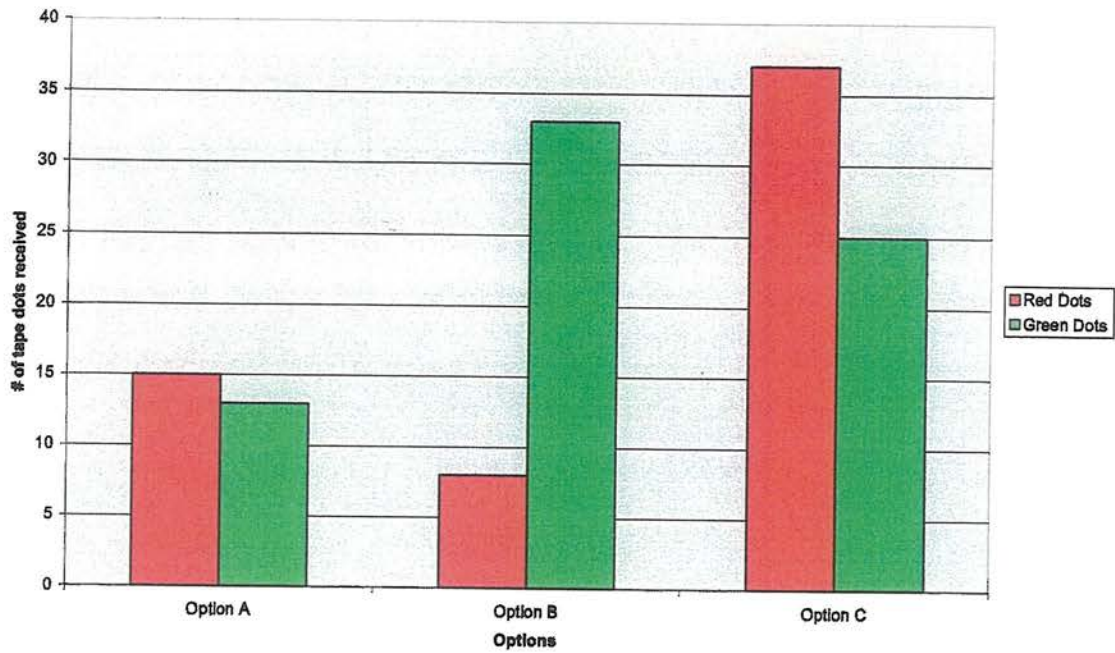
Overall Concept Plays



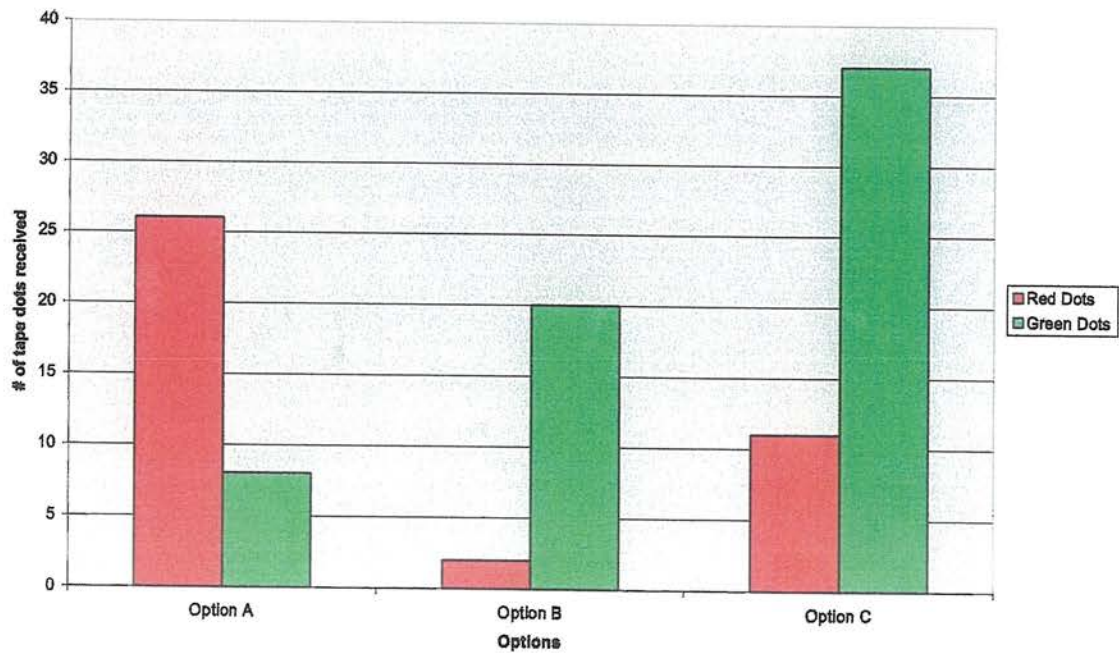


Demonstration Project Options

Demonstration Area 1: Ocean Drive

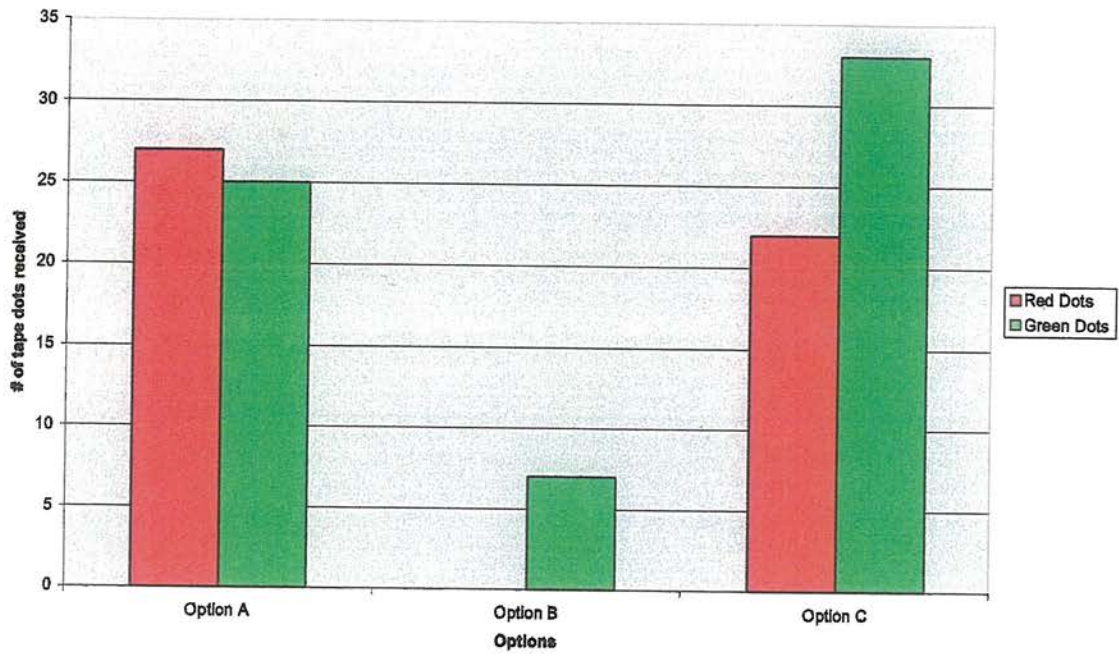


Demonstration Area 2: Jefferson Interfaae

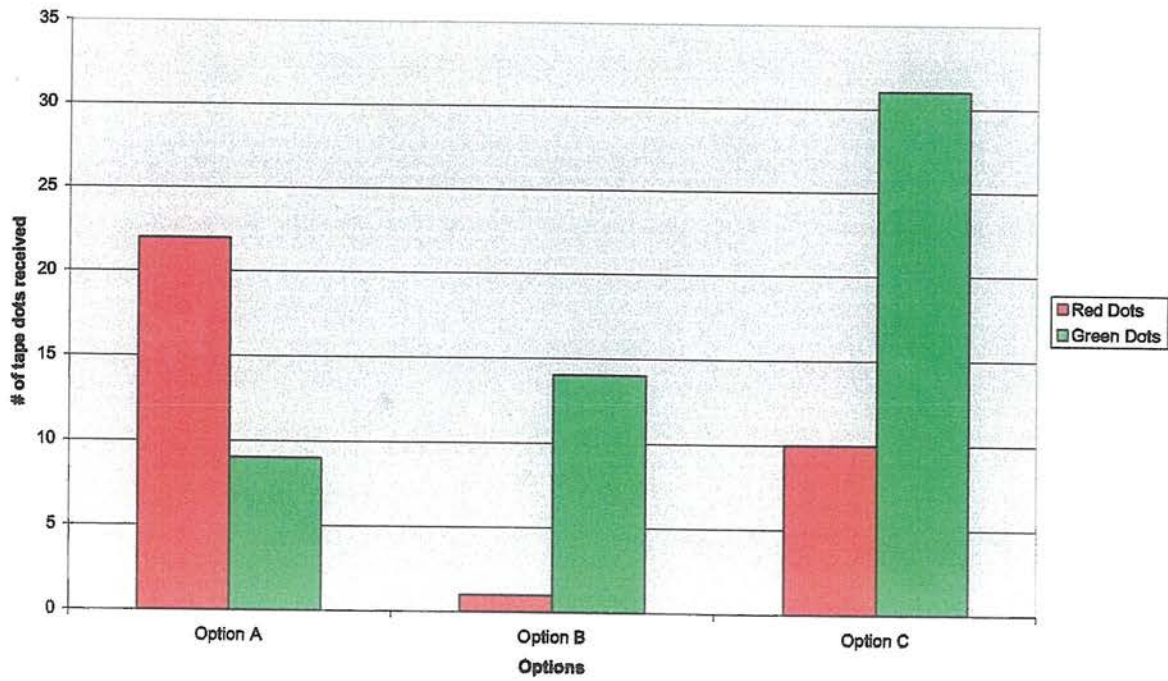




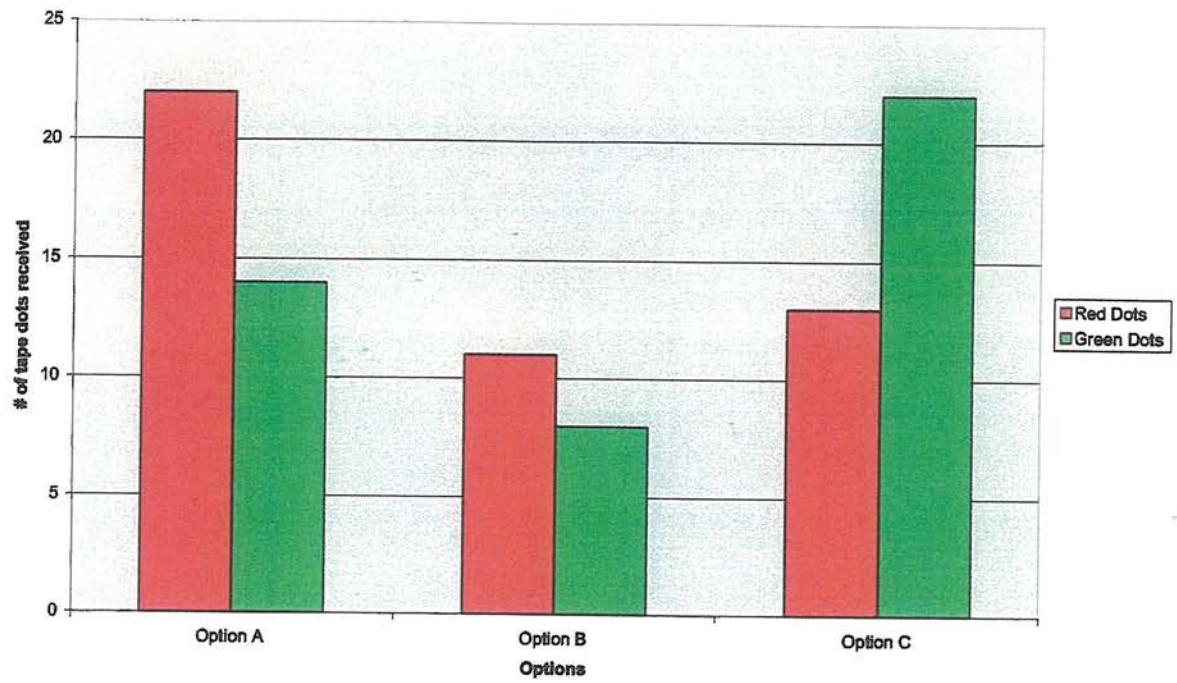
Demonstration Area 3: Pearson Place



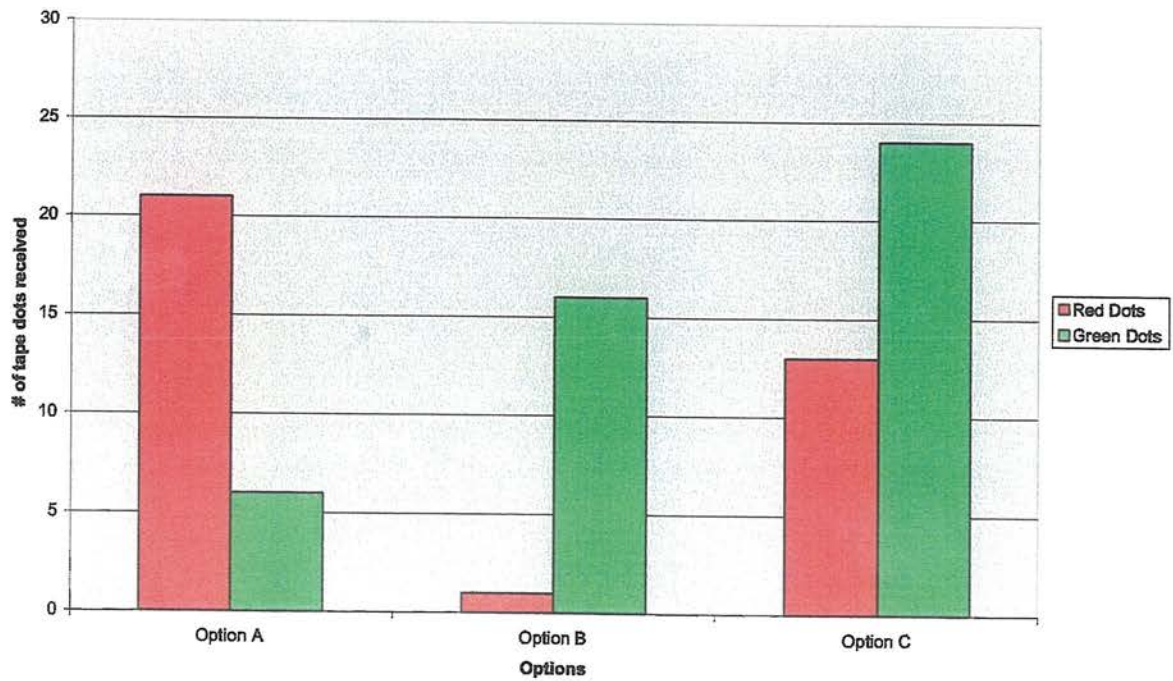
Demonstration Area 4: Duquesne Crossing



Demonstration Area 5: Baldwin Hills Connection

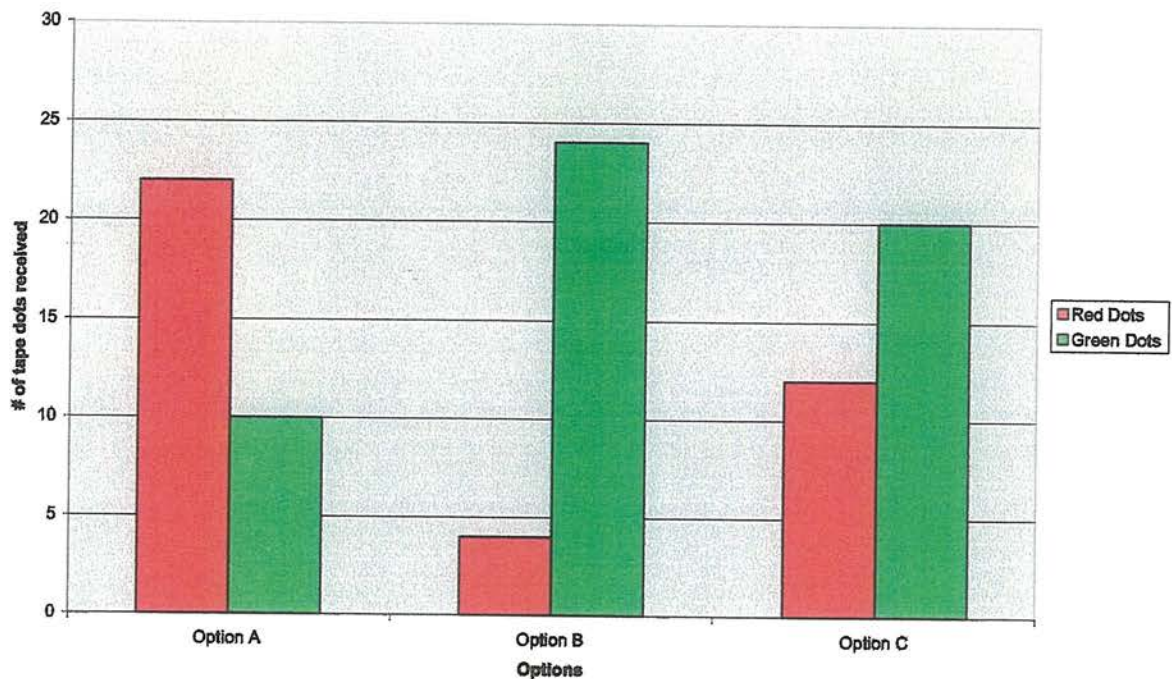


Demonstration Area 6: Kroyenthal Connection





Demonstration Area 7: Ballona Gateway



General Comments, Concerns, and Questions to Consider

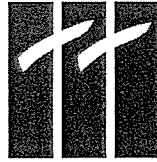
- Provision of parking facilities (for creek visitors and neighborhood residents)
- Possible connection to Exposition Parkway
- Impact of inflatable dam(s) on downstream habitat
- Funding Sources (grants, non-profits, government agencies, bonds, etc)
- Accommodation of skateboarders and rollerbladers (surface treatment, slope, access, etc)
- Inclusion of native, riparian plant material
- Path lighting (effect on adjacent properties)
- Ability of possible plaza areas (those below top of bank) to withstand flood events
- Inclusion of a phasing or "step-up" plan to work up to Option C as funding permits
- Adequate way-finding signage
- Development of a bike plan for the community surrounding the creek
- Flattening bike path (effect on exercise benefit and variety of biking experience)
- Impact of lowering path below top of bank on creek habitat
- Inclusion of a timeline and funding feasibility for each option
- Cota St. (impact of possible creek access on residents, park, and parking situation)
- Reorientation of businesses to face creek (effect on noise for residents across the creek)
- Ecological improvements and trash cleanup in addition to creation of people spaces
- Feasibility of undergrounding utilities
- How would commercial/residential uses along creek affect ability to close creek at night?
- Continued Army Corps of Engineers input on creek reconfiguration feasibility
- Homeless people living along creek
- Need for a cohesive maintenance strategy (cities, county, federal, etc)
- Concept of the creek as a linear park rather than just a bike trail
- More input from business owners along the creek



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Appendix C



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Results of Community Engagement Session #3

Refined Concept Plan

February 13, 2003

I. Introduction

The third Community Planning Workshop for the Ballona Creek and Trail Focused Special Study held on January 30, 2003 at the Veterans Memorial Building Rotunda Room, at the corner of Overland and Culver in Culver City, was attended by upwards of 120 people—an excellent turnout. The purpose of this workshop was to present and obtain feedback on a Refined Concept Plan that had been developed as a result of previous input received at prior public workshops as well as via review by the staff of the City of Culver City.

The purpose and outcomes of the prior public workshops were first discussed and followed by a PowerPoint presentation on Guiding Design and Planning Principles and the Refined Concept Plan. Following a question and answer period held after the break, report cards were distributed and explained to the workshop participants. Some of the attendees left the session before the Report Card exercise could be commenced.

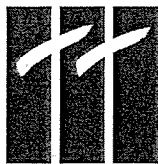
In all, there were a total of 79 people who filled out the report cards and returned them to RRM Design Group by the end of the meeting. While not all who filled out the report cards responded to every question, this constituted a great response to a detailed questionnaire. As of this writing, there are still some report cards that are expected to come in through the City of Culver City. Nonetheless, we can report the results as outlined in the following sections.

II. General Results

Of the 79 people who filled out the report card, 65 people, or 82% of the respondents, were residents of Culver City for a period ranging between one and 50 years, while only 13 participants lived outside of Culver City. A total of 49 people, or 62%, worked in Culver City and 13 people, or 18%, owned businesses in Culver City.

The Refined Concept Plan was generally rated favorably. Based on the breakdown of the report cards, these were the results.

- 1 (Excellent) = 18 votes
- 2 (Good) = 29 votes
- 3 (Satisfactory) = 16 votes
- 4 (Marginal) = 5 votes
- 5 (Poor) = 2 votes



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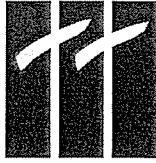
Only 70 of the 79 participants actually rated the Refined Concept Plan. Of those who responded, 67% of the participants felt that the plan was "Good" or "Excellent" while 90% felt that the plan was Satisfactory or above. A total of 7 people, or 10%, thought the plan was lacking. The average rating of the Refined Concept Plan by all 70 participants was a 2.2 or "Good".

III. Essay Questions

The report card contained four (4) essay questions asking for responses from Workshop participants. Those questions were:

- 1 The things I like most about the plan are:
- 2 The things I don't like about the plan are:
- 3 The Refined Concept Plan can be improved by:
- 4 The Final Improved Plan should include:

Question	Rank and Element	Responses
<i>The things I like most about the plan are:</i>	1 Beautification of Creek	24
	2 More natural green environment	23
	3 Landscaping with vines and trees	21
	4 Increased use of public space	13
	5 South bank possibilities	11
	6 Uniform fencing and railings	9
	7 Positive transformation	7
	7 Inflatable dams	7
	8 Revitalization/destination retail along Creek	6
	9 Boldness	5
	9 Improve usefulness and beauty of City	5
	9 Double-wall of landscaping	5
	10 Vertical grade separation of path	3
	10 Minimize effect of concrete	3
	10 More pedestrian bridges	3
	10 Stonework	3
	11 Responsiveness to residential issues	2
	11 Pocket parks	2
	11 Clean up Creek	2
	11 Increase property values	2
	12 Only one pedestrian bridge at Overland	1
	12 Consistency	1
	12 Simplicity	1
	12 Openness	1

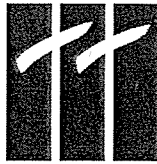


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12 Gates along path	1
12 Extension of path eastward	1
12 Linking community to Creek	1
12 None of it	1
12 Low-flow channel	1
12 Access	1
12 Noise control	1
12 Family healthy environment	1

Question	Rank and Element	Responses
<i>The things I don't like about the plan are:</i>	1 Noise	13
	2 Security issues	9
	3 Too much public access near residences	5
	3 Inflatable dams	5
	4 Lighting will encourage night use	4
	4 Lack of funding details	4
	5 Too much hardscape	3
	5 Only want native landscaping	3
	5 Amount of time to implement	3
	5 Need more habitat restoration	3
	5 Intrusion on north bank residents	3
	5 Don't restrict hours	3
	5 Lack of connection to trail	3
	5 Will attract too many people	3
	5 Traffic	3
	6 Too high trees block school fireworks	2
	6 Naysayers to the plan	2
	6 Too ambitious	2
	6 Too many trees requiring upkeep	2
	6 More excitement needed/too tame	2
	6 Business orientation to Creek	2
	7 Seven more months to Final Plan	1
	7 Lack of restrictions on public use areas	1
	7 Maintenance costs	1
	7 Liability issues	1
	7 Lowering the path	1
	7 No food service	1
	7 Lack of priorities within phases	1
	7 Swift water rescue issues	1

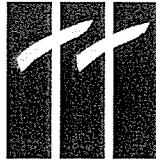


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7 Business dump refuse in Creek	1
7 Observation points	1
7 Lacking parking	1
7 Needs to connect to the beach	1
7 Concerned about water quality	1
7 Use of Pearson incompatible with trucks	1
7 Trailing vines	1
7 Public access	1
7 Mixing bikes and pedestrians	1
7 Locked/gated	1
7 Alarm buttons	1
7 Volunteer groups	1
7 Cost	1
7 Fence should not obscure Creek view	1
7 Glare	1
7 Need a specific safety plan	1

Question	Rank and Element	Responses
<i>The Refined Concept Plan can be improved by:</i>	1 Path should be on only one side of Creek	4
	1 Close trails at night	4
	1 More natural restoration	4
	2 Provide call stations	3
	2 No path on north bank	3
	2 Need to provide parking areas	3
	3 Provide security on trail	2
	3 Shop/refreshment areas on Creek	2
	3 Clear realistic phasing	2
	3 More specific funding strategy	2
	3 More native landscaping	2
	3 Less concrete	2
	3 Provide more trail connections to neighborhood	2
	3 Resurface trail to make it smooth	2
	4 More attention to bicycle commuters & trail	1
	4 Increasing buy in by public, agencies, businesses	1
	4 Solar powered lighting	1
	4 Simplifying the concept	1
	4 Provide paths only, not gathering places	1
	4 Additional landscaping on streets	1
	4 Extend ambience into City	1

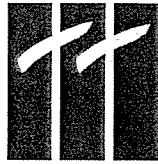


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4 Replace Sepulveda Bridge railing	1
4 Adding hawks	1
4 Provide lighting at bridges now	1
4 Lighting along path	1
4 Scrap it	1
4 Eliminate Jefferson Greenway	1
4 Pedestrian bridge Jackson to Jefferson	1
4 More detail	1
4 Provide handouts of plan	1
4 Rest stops and restrooms	1
4 Need to control rodents	1
4 Create outdoor concert area for summer	1
4 Add more benches	1
4 Land bridge to Baldwin Hills	1

Question	Rank and Element	Responses
<i>The Final Improved Plan should include:</i>	1 Provision for repair & maintenance after construction	7
	1 Additional security/police presence	7
	2 Outdoor study classroom	4
	3 Restrict hours on trail	3
	4 Enhanced ecosystem	2
	4 Trail open evening hours	2
	4 Educational programs on nature	2
	4 Pedestrian/bike path on south bank only	2
	4 Phasing plan for implementation	2
	4 Funding sources	2
	4 Bicycle Master Plan for whole City	2
	4 Separate pedestrians and cyclists	2
	4 More specific landscape plan	2
	4 Provide parking	2
	4 New rules to enforce noise laws	2
	4 Provide for wheelchair access	2
	5 Rejuvenation of adjacent properties	1
	5 Design elements to mitigate concrete walls	1
	5 Balance w/\$ available	1
	5 Opportunities for adoption by public & organizations	1
	5 Flood control	1
	5 More respect for residential areas	1
	5 Provide neighborhood park in Rancho Higuera	1



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5 Information signage	1
5 Limit access to trail	1
5 Address swift water rescue issues	1
5 Family venue	1
5 Provide police substation off Jefferson	1
5 Scrap it	1
5 No increases in noise	1
5 More buffering between homes and use areas	1
5 Eliminate path on north bank	1
5 Safety from gangs	1
5 Documentation of public input	1
5 Provide more access to trail	1
5 Educational kiosks	1

IV. Specific Questions

The report card also contained 25 specific questions, 23 of which were "Yes" or "No" questions and two (2) of which were multiple choice. The results of these questions were as follows:

- 1 **Do you live adjacent to or near the Creek?** Yes-50 (68%) No-23 (32%)
The session appears to have been heavily attended by people who live on or near the Creek.
- 2 **Have you attended any of the two previous public workshops on the Ballona Creek Project?** Yes-54 (68%) No-25 (32%)
Most who attended this session had attended one or more of the previous sessions.
- 3 **Do you use the Ballona Creek Trail?** Yes-55 (74%) No-24 (26%)
The workshop was heavily attended by people who actually utilize the trail system.
- 4 **Do you agree with the general design and planning principles for the Ballona Creek Project?** Yes-69 (92%) No-6 (8%)
It appears that the planning principles resonated positively with respondents who overwhelmingly favored them.



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- 5 **Should the Creek and Trail remain unchanged?** Yes-6 (9%) No-64 (91%)
The results indicate overwhelming support for not leaving the Creek as it is today.

- 6 **Do you understand the Baldwin Hills Conservancy/Ballona Creek Setback?**
Yes-30 (41%) No-44 (59%)
There still appears to be great confusion in the community over what the Baldwin Hills Conservancy's 50-yard setback from either side of Ballona Creek means.

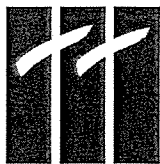
- 7 **Do you want to eliminate trail connections through residential areas?**
Yes-40 (53%) No-36 (47%)
By a narrow margin, respondents favored elimination of trail connections through existing residential neighborhoods. Of the 50 residents who live on or adjacent to the Creek, 28 of them, or 56%, wanted to eliminate trails through existing residential neighborhoods and 22 people, or 44%, appeared to want to retain access through existing residential neighborhoods.

- 8 **Do you like vertical separation of trails and residences?**
Yes-70 (95%) No-4 (5%)
There appears to be overwhelming support for creating an elevation separation between the north bank trail and abutting residential areas.

- 9 **Do you like the idea of providing an accessible trail along the south bank, or Jefferson Boulevard side of Ballona Creek, between Washington and Overland?**
Yes-60 (85%) No-11 (15%)
It appears that the element of a south bank trail on Ballona Creek enjoys strong support among respondents.

- 10 **Do you like the idea of landscaping on both sides of the Creek?**
Yes-72 (94%) No-5 (6%)
Planting extensive landscaping along the tops of both banks of Ballona Creek enjoys overwhelming support amongst respondents.

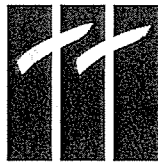
- 11 **Do you agree that no matter what is done with the Creek it should either maintain or improve its ability to carry flood waters?** Yes-77 (99%) No-1 (1%)
It is clear that respondents strongly believe the ability to maintain or enhance the ability of Ballona Creek to carry flood waters is of primary importance to the project.



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- 12 **Would you want to encourage businesses to reorient themselves to the Creek?** **Yes-49 (72%) No-19 (28%)**
More than a two-thirds majority of the respondents agreed that businesses should orient themselves to Ballona Creek to take advantage of the new ambience that would be developed along the Creek.
- 13 **Do you believe in having a more cohesive, well managed program of maintenance and operations of the Creek and its improvements?** **Yes-71 (97%) No-2 (3%)**
Developing a cohesive operations and maintenance strategy with one agency in control was overwhelmingly supported by residents.
- 14 **Do you believe the plan should do more beyond the Refined Concept Plan to landscape and beautify the Creek?** **Yes-38 (54%) No-32 (46%)**
A modest majority of respondents felt that more should be done beyond the Refined Concept Plan to further landscape and beautify the Creek.
- 15 **Do you believe there should be a stronger police presence along the trail even if it may require putting more connections through residential areas to the Creek to provide for more efficient access to the trail for emergency personnel?** **Yes-39 (63%) No-23 (37%)**
It appears that there is fairly strong support for providing a stronger police presence along the Creek, despite the fact that it may require more trail connections to the neighborhood. However, there were 17 no response or non-responsive replies to this question, meaning that 22% of the people who filled out the questionnaire either failed to answer this question or provided a non-responsive reply.
- 16 **Do you feel clear design guidelines and standards on glare, noise, and hours of operations for the Trails should be established?** **Yes-70 (97%) No-2 (3%)**
There is overwhelming support for design guidelines and standards for noise, glare, and hours of operation on the Trail.
- 17 **Do you like the idea of a bridge connection between Ballona Creek and the Vista Pacifica property over Jefferson Boulevard?** **Yes-45 (74%) No-16 (26%)**
There was strong support from respondents for creating a land bridge over Jefferson Boulevard and Ballona Creek. However, 18 people, or 23% of those filing out the report cards failed to respond to this question.



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- 18 Do you support the idea of providing inflatable dams in the Creek if they can be proven safe for flood control purposes and for adults and children using the Trails? **Yes-50 (72%) No-19 (28%)**

There is strong support for providing inflatable dams in the project if they can be proven safe for flood control liability purposes.

- 19 Do you like the idea of creating a greenway along the Jefferson Boulevard Corridor that would help revitalize this area? **Yes-64 (90%) No-7 (10%)**

Jefferson Boulevard Greenway enjoyed overwhelming support from respondents.

- 20 Do you feel that the Trail system should have non-glare, safety lighting?

Yes-59 (84%) No-11 (16%)

There is significant support among respondents for providing non-glare safety lighting along the Trail.

- 21 Should public art, such as murals, sculptures, etc. continue to be encouraged along Ballona Creek? **Yes-57 (76%) No-18 (24%)**

Respondents showed a strong public support for the notion of continuing to provide public art along the Ballona Creek Corridor.



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22 When it comes to landscaping and vegetation, I like:

A Evergreen Trees

<i>Yes</i>	<i>No</i>	<i>percentage in favor</i>
43	12	78.18%

B Native Vegetation

<i>Yes</i>	<i>No</i>	<i>percentage in favor</i>
62	4	93.94%

C Colorful vines to conceal fences and concrete

<i>Yes</i>	<i>No</i>	<i>percentage in favor</i>
58	5	92.06%

D Jacaranda Trees

<i>Yes</i>	<i>No</i>	<i>percentage in favor</i>
32	30	51.61%

E Eucalyptus Trees

<i>Yes</i>	<i>No</i>	<i>percentage in favor</i>
25	26	49.02%

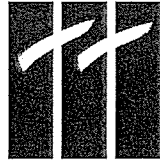
F Canopy Trees

<i>Yes</i>	<i>No</i>	<i>percentage in favor</i>
43	10	81.13%

G Other

Grasses	No sap or prickly vines
Rockscape	No ficus
Wildflowers	

The greatest support was enjoyed by "Native Vegetation" and concealing "vines" favored by over 90% of respondents. "Canopy Trees" and "Evergreen Trees" were also strongly supported. "Jacaranda Trees" and "Eucalyptus Trees" received marginal support and opposition.



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23 Rank in order of your preference from 1 to 5, with 1 being the most preferred, the following goals and objectives:

A Beautify the Creek

Rank	Votes	Percentage
1	34	45.33%
2	15	20.00%
3	23	30.67%
4	2	2.67%
5	1	1.33%

Weighted Average 1.95

D Provide more accessibility for the trail

Rank	Votes	Percentage
1	3	4.35%
2	14	20.29%
3	9	13.04%
4	13	18.84%
5	30	43.48%

Weighted Average 3.77

B Protect the ability of Creek to carry floodwaters

Rank	Votes	Percentage
1	30	42.25%
2	10	14.08%
3	11	15.49%
4	11	15.49%
5	9	12.68%

Weighted Average 2.42

E Encourage the revitalization and enhancement of creekside properties

Rank	Votes	Percentage
1	4	5.71%
2	22	31.43%
3	11	15.71%
4	18	25.71%
5	15	21.43%

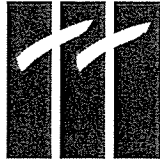
Weighted Average 3.26

C Control noise and provide for public safety

Rank	Votes	Percentage
1	18	24.66%
2	13	17.81%
3	16	21.92%
4	15	20.55%
5	11	15.07%

Weighted Average 2.84

Based on these results, "Beautify the Creek" was the most preferred goal while "Provide more accessibility for the trail" was the least preferred goal. "Protect the ability of the creek to carry floodwaters", "Control noise and provide for public safety," and "Encourage the revitalization of creekside properties" had modest support.



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- 24 **Do you feel that the community planning workshop process for Ballona Creek has been an open and fair one?** Yes-61 (92%) No-5 (8%)
Respondents strongly felt that the Ballona Creek and Trail Focused Special Study Public Process and the Community Engagement Sessions have been conducted in an open and fair manner.
- 25 **If the Refined Plan is changed to address your concerns would you support it when it is considered by the Culver City Council?** Yes-65 (96%) Maybe-2 (3%) No-1 (1%)
An overwhelming margin of respondents indicated that if the Final Concept Plan responded to their concerns that they would support it in front of the Culver City Council.

V. Jasmine Area Responses

Of the 50 people who responded to the report cards that lived on or adjacent to the Creek, 10 of them lived in the Jasmine Avenue area. Of those who lived in this area two (2) of them rated the concept as Excellent, three (3) rated it as Good, two (2) rated it as Satisfactory, two (2) rated it as Marginal, and one (1) rated it as Poor. Average rating amongst the residents of Jasmine Avenue who responded to the report card was 2.8, or slightly more than Satisfactory. Of those who live along Jasmine, eight (8) of them responded to the question *Do you approve of a greenway along Jefferson Boulevard*. Of those who responded, six (6), or 75% of respondents, supported the Jefferson Greenway, while two (2), or 25%, opposed it. Also, of the nine (9) Jasmine Avenue residents who responded to question #15, *Should there be more police presence even if it requires more access for emergency personnel to get to the Creek Corridor*, eight (8) or 89% of the respondents, said no. Only one (1) said yes.

Of the ten (10) who responded to question #7, *Do you want to eliminate trails through residential areas*, eight (8) said they did and two (2) said they did not. All of the Jasmine Avenue residents who responded support the vertical separation of the northern bank bike path and the elevation of their rear yards. Of the eight (8) who responded to the question *Should businesses orient themselves to the Creek*, five (5) or 63% said yes, while three (37%) said no.

While these results indicate the residents clearly oppose providing more trail connections through the neighborhood, even if it would improve public safety on the trail, they are divided on the other questions and actually supportive of the improvements envisioned with the Jefferson Greenway across the Creek from their homes.

Ballona Creek & Trail

Focused Special Study

Appendix D

DEPARTMENT OF THE ARMY
Los Angeles District, Corps of Engineers
P.O. Box 2711
Los Angeles, California 90053-2325

CESPL-CO-O
Office Memorandum
No. 415-1-3

1 December 1990

Operations and Maintenance
POLICY ON CROSSING AND COVERING
IMPROVED FLOOD CONTROL CHANNELS

1. Purpose. This memorandum establishes policy for adding covers to open flood control channels. Covering the channels for the purpose of this OM means structurally bridging completely across or cantilevering part way across the channel for the purpose of using the space above the channel.
2. Applicability. This OM is applicable to the Corps and local agencies at all levels who have ownership, flowage easements, or other real estate instruments over property in use as flood control channels or levees constructed wholly or in part by Federal funds, or constructed by local agencies for which Federal funds were used in floodfighting under PL 99 or PL 288.
3. References.
 - a. Title 33, Code of Federal Regulations.
 - b. LADM No. 1130-2-13.
4. Scope. The policy in this OM pertains to all open flood control channels constructed by the Corps or over which the Corps has review authority for modifications, or at which Federal funds were used in floodfighting under PL 99 or PL 288.
5. Policy.
 - a. Covering of flood control channels for any purpose may present problems for the agency charged with maintaining, rebuilding, or enlarging the channels. The following list includes some of the adverse impacts which could develop from adding covers over open channels:
 - i. Covers increase the likelihood of snagging and catching floating debris and blocking inflows.
 - ii. Covering open channels may present a situation where the channels become pressure conduits, for which they were not designed.
 - iii. Several of our channels were designed to intercept overland flows simply by allowing the flow to enter over the channel walls; covers would preclude this, and may cause problems with local flooding at other locations.

- iv. Inasmuch as our channels generally follow stream lines, covers could create ponding areas, either over the channels or beside them.
- v. Flood observation and floodfighting during flooding events would be precluded in covered channels.
- vi. Cover channels may create the opportunity for crime vandalisms, and build-up of hazardous odors and gases.
- vii. One issues which arises is the performance of the channel during greater than design discharges. Covered channels could degrade the performance of the channel during greater than design events considerably. It would do this in a number of ways:
 - 1. The channel could go to pressure flow, from supercritical flow, which generally causes a drastic reduction in conveyance capacity. Therefore, in a greater than design event, the flooding outside the channel will be deeper and will continue longer than it would without the added channel cover.
 - 2. There could be a greater reduction (or even elimination) in the ability of flows which have escaped upstream to return to the channel within the covered reach.
 - 3. The uncovered channel may have a large surcharge conveyance capacity. In this case discharges which are higher than the channel walls but still within the natural channel will continue to flow. Even if the covered channel is only used for a parking lot, the cross sectional area of the cover itself would be unavailable for conveyance of flows. If structures are allowed on the cover, not only will they further reduce the surcharge conveyance, but they would potentially be subjected to very hazardous conditions during greater than design events.
 - 4. An uncovered channel may provide benefits for greater than design events, which would not be available after the channel is covered.
- viii. Once a channel is covered, if we do not have control over what is constructed on top of the cover, some potentially hazardous conditions could develop over time. Failure of the covering could greatly damage our channel, or cause catastrophic damages during floods.
- ix. Once a channel is covered, our ability to upgrade the capacity of the channel, within the easement right of way, In response to future conditions or hydrology could be limited, or be much costlier, and perhaps would be rendered economically unjustified.
- x. Covering channels may have an affect on water quality.
 - 1. In consideration of the impacts to the performance of channels as listed about, the covering of channels for any purpose is to be discourage. However, it is recognized that

there are situations where covering is in the public interest. Under these situations, the Corps will permit channels to be covered, subject to review of adequate proposals, for such purposes as: rail, automobile, or pedestrian bridges; and utility crossings for electrical power, natural gas, petroleum, water, sewage, reclaimed water, and communications. Prior to Corps approval, submittals for such purposes must be shown to have no adverse effect on channel performance as listed above in Paragraph 5a.

2. Adding coverings to open channels for any purpose other than those listed in Paragraph 5b above will not be permitted in areas where the Corps or local agencies hold fee title over the area, or hold other real estate interests which give the Corps or the local agency authority to disapprove such construction. In the absence of such authority, the Corps will approve such construction only when it is known that the channel has adequate capacity and can be shown that the construction does not adversely affect the performance of the channel, or increase maintenance costs.

FOR THE COMMANDER:

KENNETH A. STEELE
LTC, EN
Deputy Commander
For Civil Works

(Note: For legibility purposes this letter was retyped for use in this study. Original signed copy available upon request)

Ballona Creek & Trail

Focused Special Study

Appendix E



BALLONA CREEK AND TRAIL FOCUSED SPECIAL STUDY

FLOOD PROTECTION EVALUATION

October 2002

This brief document summarizes an evaluation of the existing flood protection conditions of Ballona Creek within the limits of the City of Culver City. In addition, the potential opportunities and constraints for creek restoration relative to the hydrologic and hydraulic functions of the creek are summarized in this document. This evaluation was based on existing data and knowledge of the site. The need for any further studies required as part of restoration alternative development is also presented in this memorandum.

Site Description

Ballona Creek is a flood control channel of approximately nine miles in length that drains approximately 130 square miles of the Los Angeles basin bounded by Santa Monica Mountains on the north, the Harbor Freeway on the east, and Baldwin Hills on the south. Culver City is entirely situated within the Ballona Creek watershed. Figure 1 shows the Ballona Creek watershed boundary.

The stretch of Ballona Creek within the boundaries of Culver City starts upstream just above Washington Boulevard and ends downstream at the Sepulveda Channel confluence at Emporia Avenue just west of the San Diego (405) Freeway.

Flood History

Areas along Ballona Creek were subject to flooding due to concentrated storm flows from upstream canyons prior to construction of the flood control channel system in 1939. These areas include the area of the present-day intersection of La Cienega Boulevard and the Santa Monica Freeway (10) around the northeastern corner of Culver City (USACE, 1978). Records from the U.S. Army Corps of Engineers (USACE, 1979) indicate that historical flooding events from major storms in the watershed were related to local drainage capacities rather than concentrated flood flows from upstream after completion of the flood control channel system.

Flood Control Improvement History

Construction of the Ballona Creek flood control channel system was completed by reaches during the period from 1936 to 1939 (USACE, 1991). Table 1 provides a chronology of major improvement events along Ballona Creek (USACE 1959, 1979, 1983, and 1991). Existing improvements within the boundaries of Culver City as a result of the historical channel improvement projects are presented in the following section.

Figure 1: Ballona Creek Watershed Map

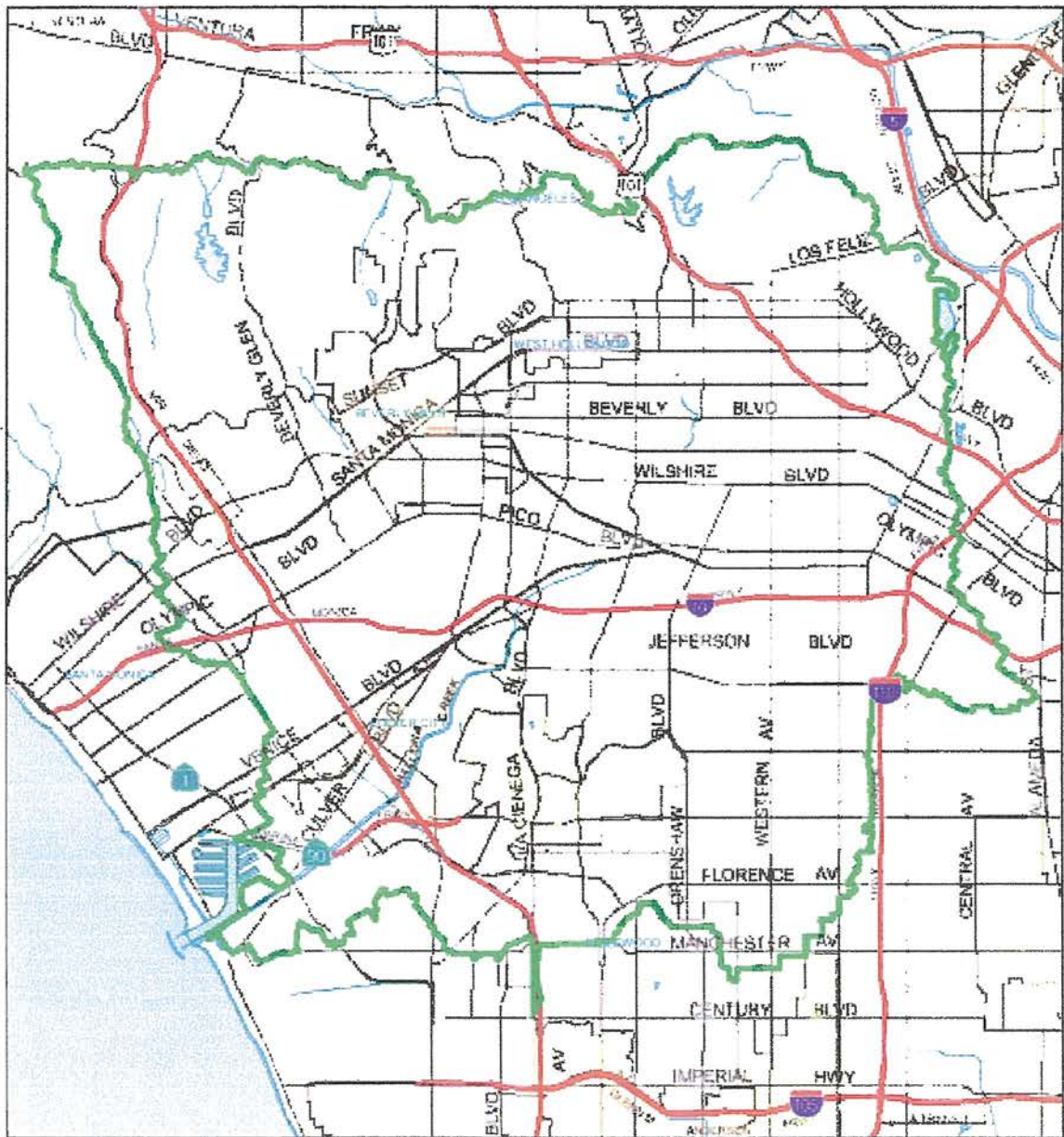


Table 1. Major Improvement Events

Improvement	Location	Date
Flood control channel and bridge constructions	La Salle Ave. to Vista del Mar	1936
	Redondo Blvd. to Washington Blvd.	1937
	Washington Blvd. to La Salle Ave.	1939
	Vista del Mar to Pacific Ocean	1939
Conveyance Upgrades	Channel-wide	1950s and 1960s
	Washington Blvd. to La Salle	1959
	Fairfax Ave. to Burnside Ave.	1970s
	Jasmine Ave. ¹ to Centinela Ave.	1980
	Reid Ave. ¹ to Jasmine Ave.	1983

1. Approximate

Existing Channel

The existing Ballona Creek flood control channel system contained within the boundaries of Culver City can be segmented into three reaches in terms of channel cross-section type. Figure 2, which is provided at the end of this report, shows the channel reaches and respective cross-section types (USACE, 1975). Table 2 summarizes the limits of the reaches starting from downstream.

Table 2. Existing Channel Reaches by Section Type

Reach	Limits		Characteristics		
	Map ¹	Channel Station	Section	Slope	Invert
1	Emporia Ave. to Pearson St.	189+06.79 - 301+00.00	Trapezoidal	Stone	Earth
2	Pearson St. to Reid Ave.	301+00.00 - 385+00.00	Trapezoidal with Berm	Concrete	Concrete
3	Reid Ave. to Washington Blvd.	385+00.00 - 391+02.48	Rectangular	Concrete	Concrete

1. Approximate

The downstream portion of the channel as represented by Reach 1 consists of approximately 2.1 miles of soft bottom, stone-sloped channel. The stone paved channel walls extend up at a slope of 3 on 1 to intersect the earth roadway berms at an elevation that provide a minimum freeboard of 2 feet above the design water elevation at the location. The channel depth and invert width are approximately 19 feet to 21 feet and 80 feet to 200 feet, respectively, depending on location.

The upstream portion of the channel as represented by Reaches 2 and 3 consists of approximately 1.7 miles of entirely concrete lined channel. Reach 2 has a trapezoidal cross section with side slopes backed by concrete berms at their bases. The invert is approximately 80 feet wide with a variable depth. The rectangular-sectioned Reach 3 is stabilized with vertical concrete walls that are approximately 13 feet to 18 feet high with an invert channel width of approximately 39 feet to 80 feet depending on location. Similar to Reach 1, a minimum freeboard of 2 feet above the design water elevation is provided along Reaches 2 and 3 that determines the crest elevation of the channel walls.

The Ballona Creek flood control channel system within Culver City consists of fully entrenched and partially leveed segments. The portion of the channel above Overland Avenue is completely entrenched where the channel is fully below the surrounding ground. However, the portion of the channel below Overland Avenue is partially entrenched with levees of variable heights.

There are a number of bridge crossings along the Culver City reach of Ballona Creek. The low cords (the undersides of the bridges) of these bridges are often below the top of the extended channel walls or the surrounding ground, which can result in restriction on the flow conveyance capacity of the channel during high flows.

Jurisdictions

The operation and maintenance (O&M) responsibilities of the Ballona Creek flood control channel system are partitioned between the Los Angeles County Department of Public Works (LACDPW) and the U.S. Army Corps of Engineers, Los Angeles District (USACE-LAD). The following primary O&M responsibilities were identified.

- Mobilization of equipment, material, and personnel for flood emergency response
- Coordination of operators of local flood protection works during flood periods
- Inspection of the channel by patrolling during periods of storm runoff and complete inspection after major high water period
- Multipurpose use of the channel including recreation and development for increased land utilization
- Implementation of investigative and corrective programs to ensure proper functioning of the channel
- Public health and safety in connection with the channel
- Impact determination for proposed multipurpose uses of the channel
- Debris and algae removal to maintain aesthetics and reduce vector problems

The current jurisdictional limits are partly attributed to the Flood Control Act of June 28, 1938, which led to the retention of O&M responsibilities by the United States on flood control projects completed after June 23, 1938. As shown in Table 1, the portions of the Ballona Creek flood control channel system completed after this date are the reaches between Washington Boulevard and La Salle Avenue and between Vista del Mar to Pacific Ocean. These reaches fell under the jurisdiction of the USACE. The O&M responsibilities for the remainder of the channel were accepted by the LACDPW through



an agreement (USACE, 1975). Table 3 summarizes the O&M jurisdictions for the Ballona Creek flood control channel system.

Table 3. Operation and Maintenance Jurisdictions

Agency	Reach under Jurisdiction
USACE, LAD	Washington Boulevard. to La Salle Avenue
	Vista del Mar to Pacific Ocean
LACDPW	Remainder of the channel

The USACE performs those maintenance activities required to maintain the functional (e.g., hydraulics) and structural (e.g., levees) performance of the flood control channel system. Maintenance activities associated with aesthetics, water quality, and vector control are not done by the USACE in the areas of the channel that they are responsible for maintaining. The LACDPW and Culver City perform maintenance activities directly related to aesthetics, water quality, and vector control as well as the functional and structural performance of the flood control channel system. Project review responsibilities for proposed improvements or alterations on the Ballona Creek flood control channel system are partitioned between the USACE and LACDPW as shown in Table 4 (USACE, 1975).

Table 4. Project Review and Approval Jurisdictions

Agency	Responsibility
USACE-LAD	<ul style="list-style-type: none"> Review and approve proposed work on USACE reaches Review and comment on proposed work on LACDPW reaches
LACDPW	<ul style="list-style-type: none"> Review and approve proposed work on LACDPW reaches

Federal regulations prohibit improvement, construction, or feature change within the right-of-way of a flood control channel system such as Ballona Creek without prior determination by the USACE that the proposed improvement, construction, or feature change will not adversely affect the functional or structural performance of the flood control channel system.

Design Capacity

The Ballona Creek flood control channel system was originally designed to handle the flow associated with a 50-year rainfall event of a 24-hour duration. The design discharges (flows) were determined by the USACE in 1935 using a rational-method

procedure that accounted for the future development anticipated at the time. The channel walls were designed to provide two feet of freeboard under design flow conditions. The design discharges were recalculated in 1949 by the LACDPW, 1954 by the USACE, and 1968 by the LACDPW. The 1968 LACDPW study indicated significant increase in design discharges over the 33-year period since the first study, which was consistent with the urbanization of the Ballona Creek watershed over that period.

Utilizing improved hydrological computation procedures and longer record of site-specific hydrological data, the USACE (1979) conducted a detailed hydrological study of Ballona Creek. The study provided maximum flow capacities (water elevation at top of channel walls) throughout the Ballona Creek flood control channel system. Figure 3 shows flow capacities in channel sections and at bridge crossings along the Culver City reach of Ballona Creek. The results are summarized in Table 5. The capacities in Table 5 represent the maximum discharges the channel can contain at various locations, beyond which overtopping of the channel walls will occur, thus causing potential flooding.

Table 5. Ballona Creek Channel Flow Capacities

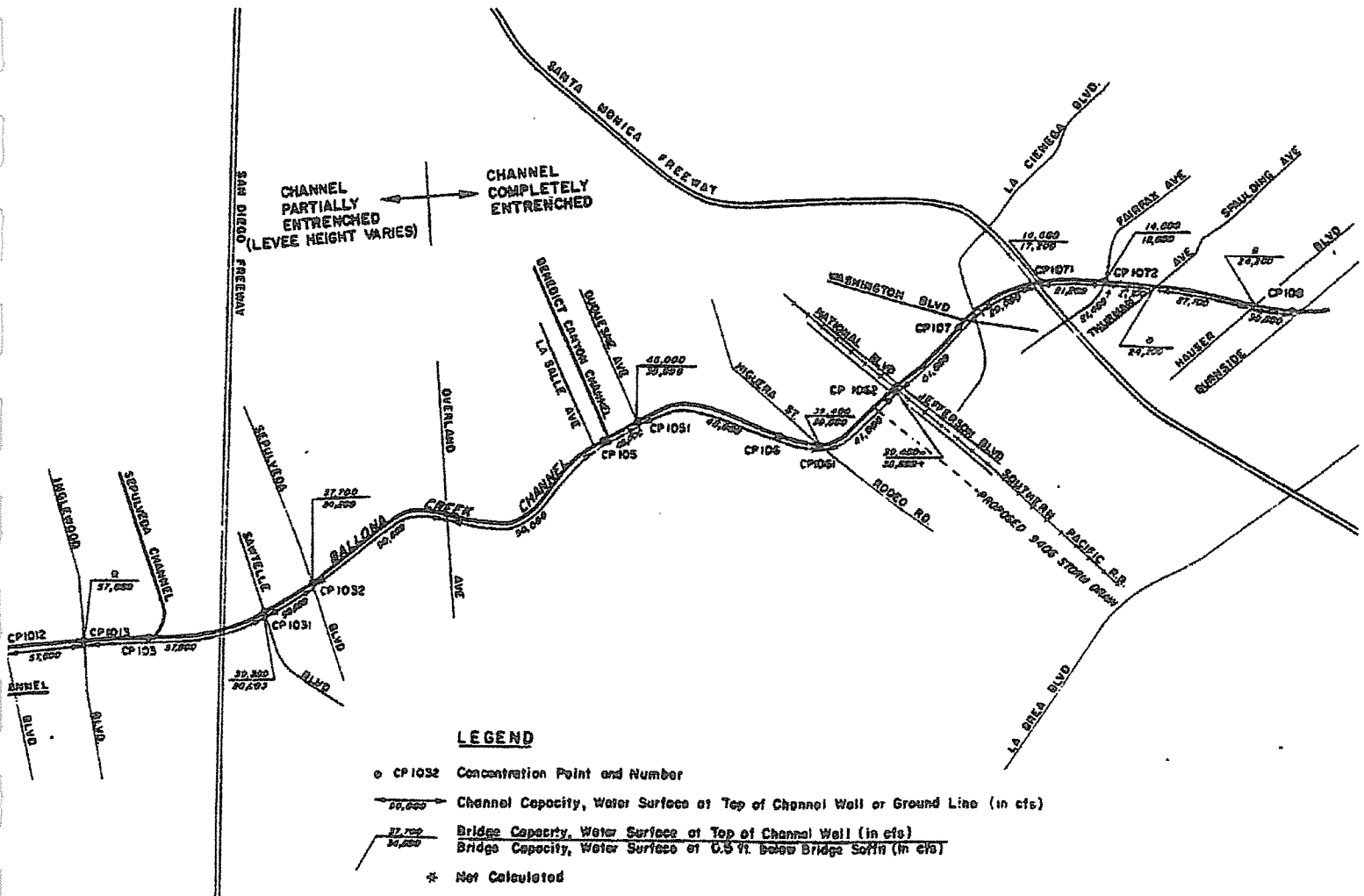
Location	Capacity ¹ (cfs)
Washington Blvd. crossing	41,000
Washington Blvd. to National Blvd.	41,000
National Blvd. crossing	39,400
National Blvd. to Higuera St.	41,000
Higuera St. crossing	39,400
Higuera St. to Duquesne Ave.	48,000
Duquesne Ave. crossing	46,000
Duquesne Ave. to Benedict Canyon Channel	48,000
Benedict Canyon Channel to Overland Blvd.	50,000
Overland Blvd. crossing	50,000
Overland Blvd. to Sepulveda Blvd.	50,000
Sepulveda Blvd. crossing	37,700
Sepulveda Blvd. to Sawtelle Blvd.	50,000
Sawtelle Blvd. crossing	39,300
Sawtelle Blvd. to Sepulveda Channel	57,000

1. Water elevation at top of channel walls

The results indicate that the Ballona Creek flood control channel system within the boundaries of Culver City is restricted in capacity by a number of bridge crossings as highlighted in Table 5. The capacity discharges at these bridge crossings are smaller than those of their inflow and outflow channel sections, thereby limiting the amount of flood water that can be conveyed through the flood control channel system. This is the



Figure 3: Channel Capacities



Source: US Army Corps of Engineers, Los Angeles District



result of the low bridge elevations relative to the crest elevations of channel walls. A consequence of the capacity differences between channel and bridge sections is that the capacity at a bridge crossing may be exceeded when the approach channel is near capacity, resulting in overtopping of the channel at the bridge junctions and flooding of the surrounding areas.

Existing Flood Hazard

The areas susceptible to flood hazards as established by flood insurance studies are delineated in the Flood Insurance Rate Map (FIRM) prepared by the Flood Emergency Management Agency (FEMA). The FIRM for Culver City (NFIP, 1980) identifies the area between La Cienega Boulevard and Ballona Creek north of Perry Drive as Zone AO, where shallow flooding of one foot to three feet may occur from a 100-year flood overtopping the Ballona Creek flood control channel. The flood hazard zones are shown in Figure 4.

Inundation of the Culver City area from potential upstream dam failures can also occur. These dams include Lower Franklin Canyon Reservoir, Silver Lake Reservoir, Stone Canyon Reservoir, Mulholland Reservoir and Hansen Dams. Inundation limits from dam failures are shown in Figure 5.

The USACE (1979) conducted a detailed study of the Ballona Creek flood control channel system using improved methods and updated data. In addition to maximum channel capacities, the study provided results for a 100-year flood in Ballona Creek under existing (1978) and future (2078) watershed conditions. Table 6 summarizes the results.

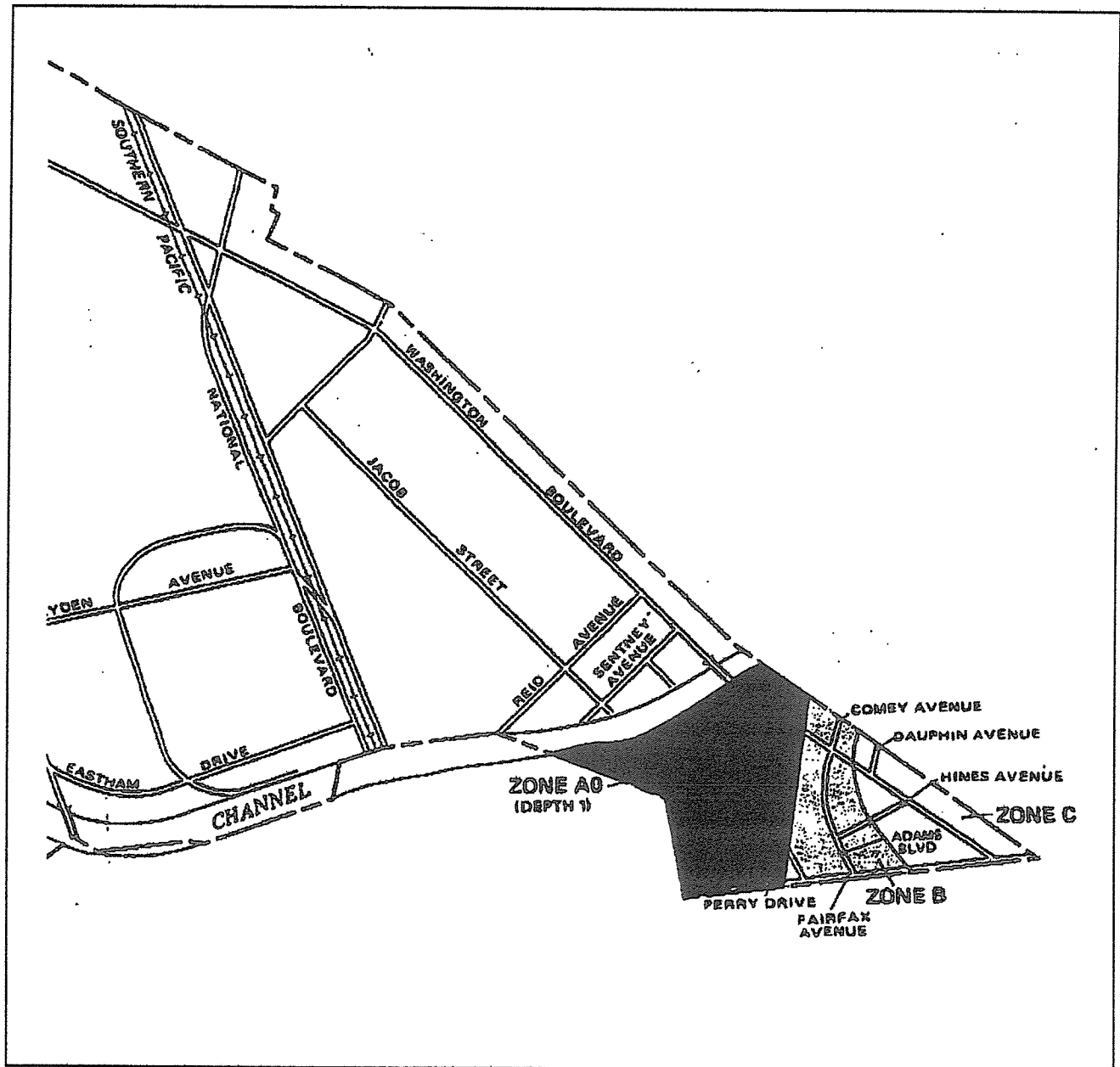
The results show that areas around the Sepulveda Boulevard crossing are susceptible to 100-year flooding under the 1978 watershed conditions. The areas around both the Sepulveda Boulevard and Higuera Street bridge crossing are susceptible to 100-year flooding under the watershed conditions anticipated for 2078. Figure 6 shows the flood-prone areas based on the study.

These results identify the locations of potential inadequacies of the Ballona Creek flood control channel system to provide flood protection during a 100-year flood event. These inadequacies are primarily the result of low bridge crossings that restrict the conveyance capacity of the channel. The results also indicate that, without bridge restrictions, channel flows under future conditions are approaching the maximum capacity (water elevation at top of channel wall) of the channel. Between National Boulevard and Higuera Street, the maximum capacity of the channel can be exceeded under future conditions. This implies that, even with improvements on bridge capacities (e.g., raising the bridges), the channel will reach capacity for 100-year floods in the foreseeable future.

Combined, the FEMA and USACE studies suggest that the Ballona Creek flood control channel system is not overbuilt in terms of flood protection against 100-year floods. The ability of the channel to convey 100-year floods is approaching its maximum capacity within Culver City.



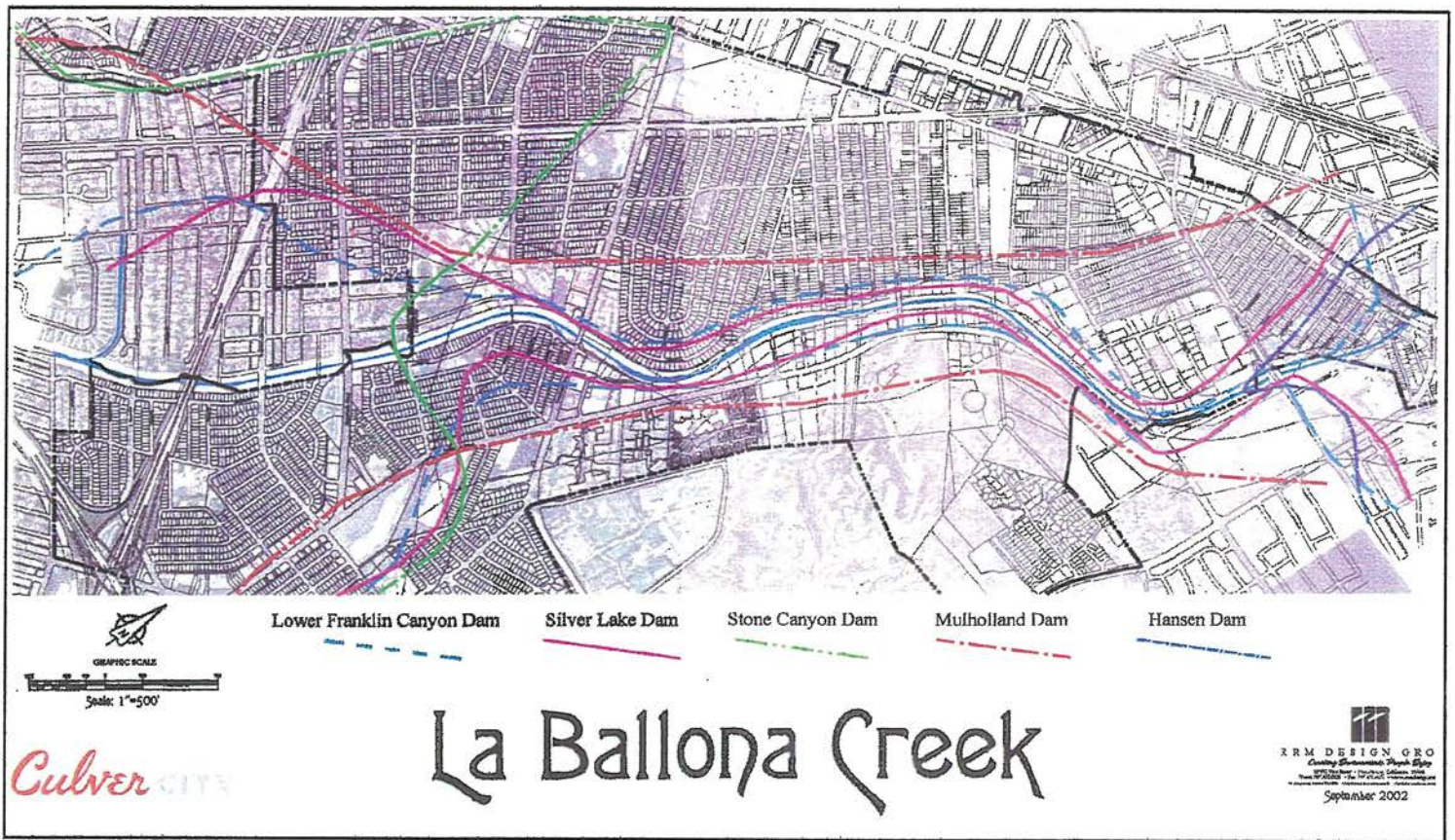
Figure 4: FEMA 100-Year Flood Hazard Zone (Zone AO)



Source: FEMA



Figure 5: Dam Inundation Limits



Source: RRM Design



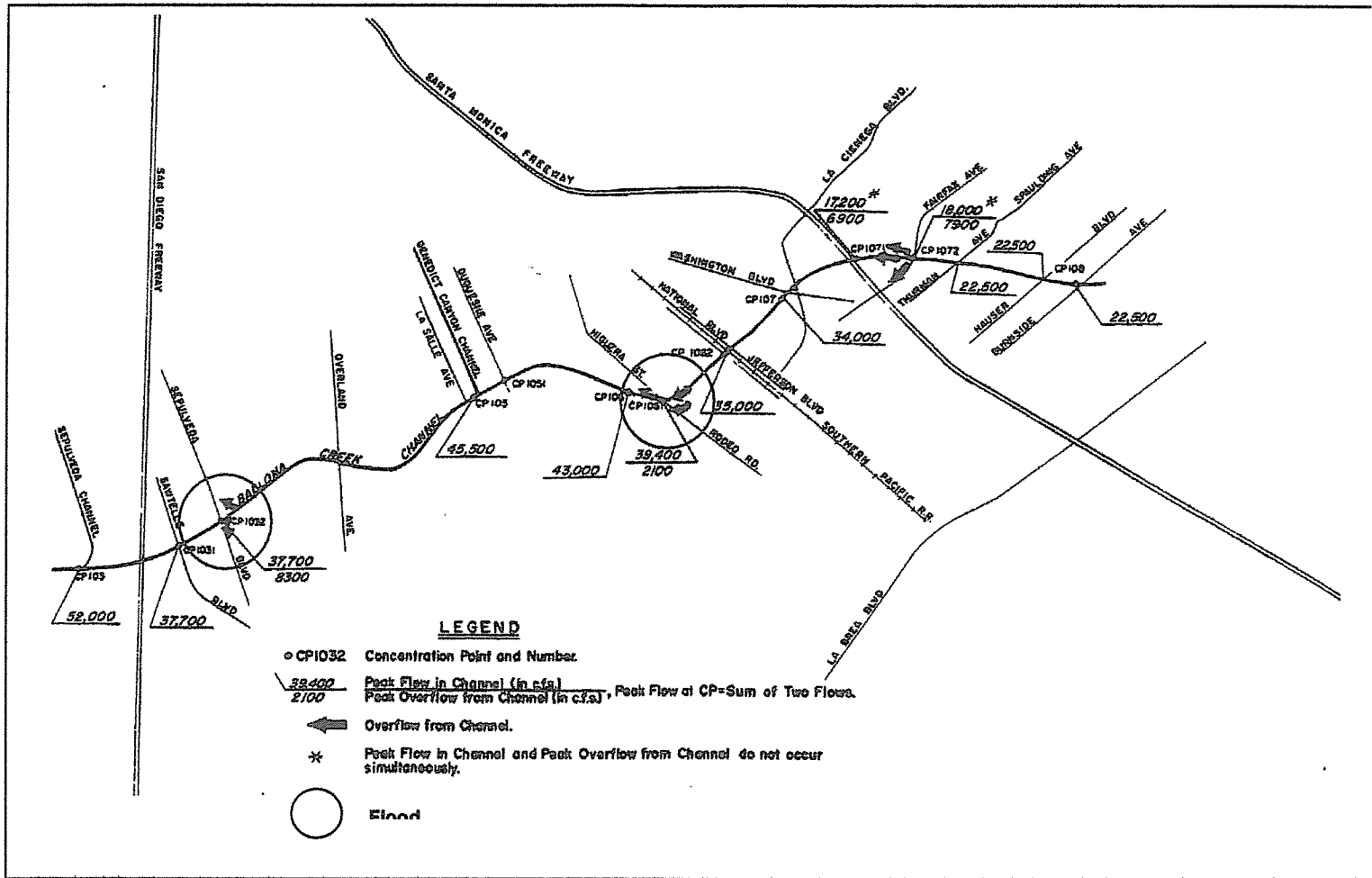




Table 6. Ballona Creek Channel Flow Capacities Under 100-Year Flood

Location ¹	Capacity ² (cfs)	1978 Watershed		2078 Watershed	
		100-Year Discharge (cfs)	Overflow (cfs)	100-Year Discharge (cfs)	Overflow (cfs)
Washington Blvd. crossing	41,000	29,000		34,000	
Washington Blvd. to National Blvd.	41,000	31,000		35,000	
National Blvd. crossing	39,400	31,000		35,000	
National Blvd. to Higuera St.	41,000	34,500		41,500 ³	
Higuera St. crossing	39,400	34,500		39,400	2,100 ⁴
Higuera St. to Duquesne Ave.	48,000	36,000			
Duquesne Ave. crossing	46,000	36,000			
Duquesne Ave. to Benedict Canyon Channel	48,000	40,000		45,500	
Benedict Canyon Channel to Overland Blvd.	50,000				
Overland Blvd. crossing	50,000				
Overland Blvd. to Sepulveda Blvd.	50,000	40,000		46,000	
Sepulveda Blvd. crossing	37,700	37,700	2,300	37,700	8,300 ⁵
Sepulveda Blvd. to Sawtelle Blvd.	50,000	37,700		37,700	
Sawtelle Blvd. crossing	39,300	37,700		37,700	
Sawtelle Blvd. to Sepulveda Channel	57,000	44,000		52,000	

1. Downstream end for a channel stretch

2. Water elevation at top of channel walls

3. Assume to remain contained within channel for calculation purposes

4. Overflow reenters stream in an entrenched channel reach

5. Overflow lost to floodplain in a leveed channel reach



Opportunities and Constraints

The following opportunities and constraints for creek restoration within the boundaries of Culver City were identified for use in developing restoration alternatives.

Opportunities

1. Remove a portion of the concrete channel bottom to allow opportunities for habitat restoration, improved creek aesthetics, and increased groundwater recharge by providing soft-bottom areas.
2. Convert a portion of the concrete trapezoidal channel to steeper sloped sections (e.g., rectangular or terraced sides) to allow opportunities for landscaping and recreation.
3. Replace a portion of the existing concrete lining with concrete designed (shape and color) to look like river rock or near-vertical cliffs to improve the aesthetic character of the creek.
4. Raise bridge crossings to improve channel hydraulics and provide trail continuity across the creek.
5. Designate an agency or non-governmental organization to take on the maintenance responsibilities related to the water quality, aesthetics, and vector control within the portion of Ballona Creek maintained by the USACE. The same effect could also be accomplished through redistribution of responsibilities between the USACE, LACDPW, and City.

Constraints

1. Maintain or replace the functional performance (e.g., hydraulics) of the Ballona Creek flood control channel system to retain the existing level of flood protection. One specific criterion for any proposed channel modification project within Los Angeles County is that the design elevation of the hydraulic grade line of the existing channel shall not be increased by more than 0.1 foot (LACDPW, 2002).
2. Maintain the structural performance (e.g., levee failure) of the Ballona Creek flood control channel system to retain the existing level of flood protection.
3. Keep the operation and maintenance requirements (i.e., cost) of any proposed elements (e.g., levees, pumps, and storm drains) at levels equal to or less than the maintenance requirements of the existing elements for the various agencies or identify new organizations to take on any new responsibilities.

Study Needs

Evaluation of the present conditions of flood protection along the Ballona Creek flood control channel system within the boundaries of Culver City indicated that, although opportunities exist for creek restoration, these opportunities require a determination of the change in existing functional performance of the channel associated with any changes resulting from project implementation. An analysis of the with-project and without-project hydraulic conditions of Ballona Creek would be needed to provide water



elevation and hydraulic grade profiles along the channel. Comparison of the with-project and without-project conditions will determine if undue reduction of existing channel conveyance would result from the proposed restoration alternatives. The analysis could also be used to identify potential mitigation measures to maintain the existing level of flood protection. For example, increasing the channel width in areas targeted for channel improvement (e.g., replacing existing, smooth concrete lining with rough, rock-like concrete) could mitigate the potential impact associated with increased channel friction.

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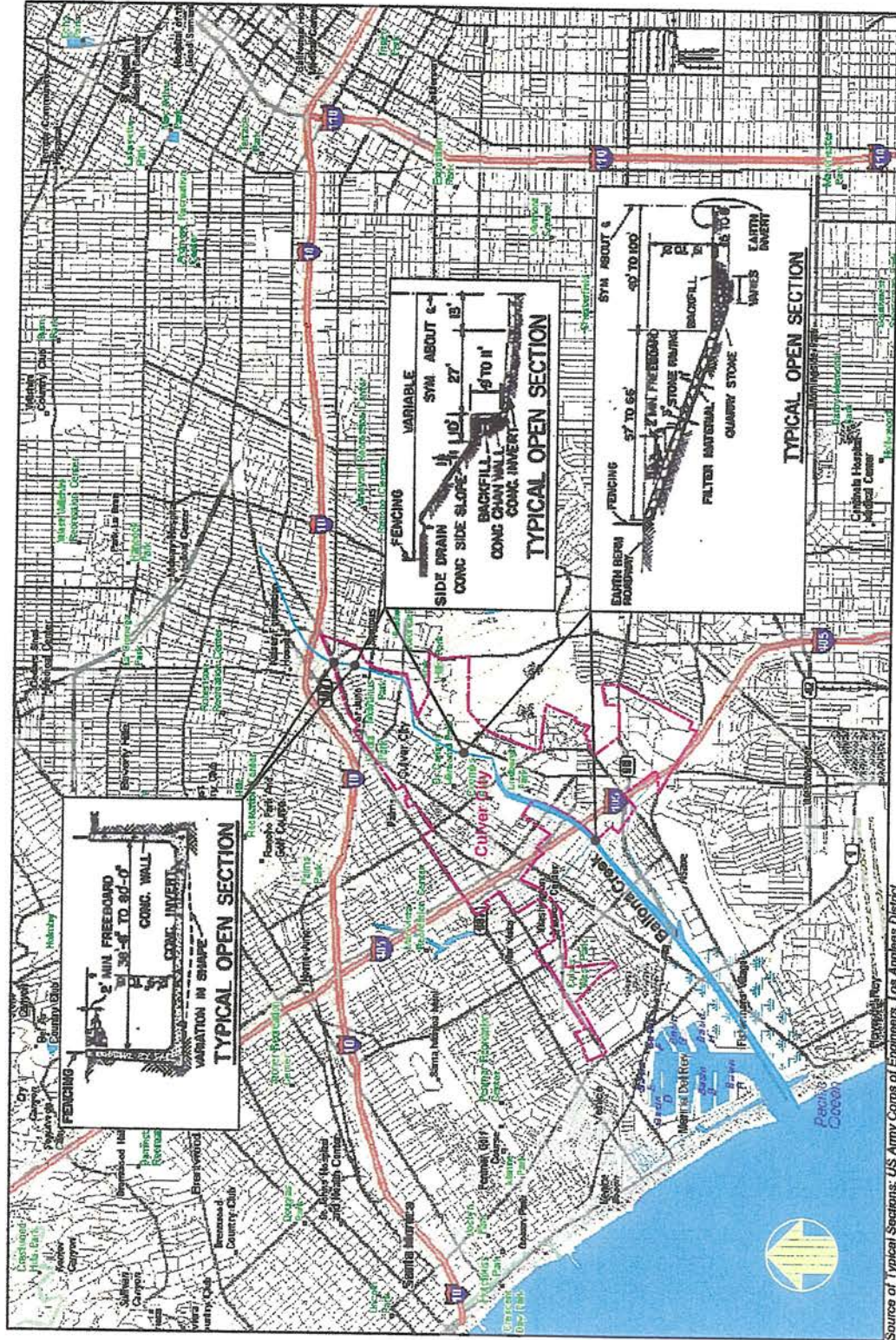


Figure 2. Channel Reaches and Cross Sections



Ballona Creek & Trail

Focused Special Study

Appendix F

Probable Annual Landscape Maintenance Costs

Ballona Creek Trail
Project # 3402507
December 2, 2003

Note: The following statement of probable landscape maintenance cost is for preliminary budgetary purposes only. Estimated unit prices are based on elements shown on the schematic plans only and are not based on detailed design plan or construction documents. The pricing is based upon an hourly rate of \$25.00 per hour as shown.

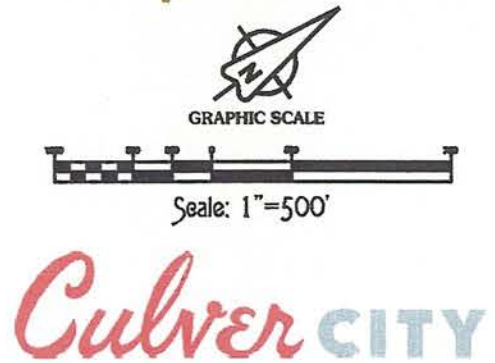
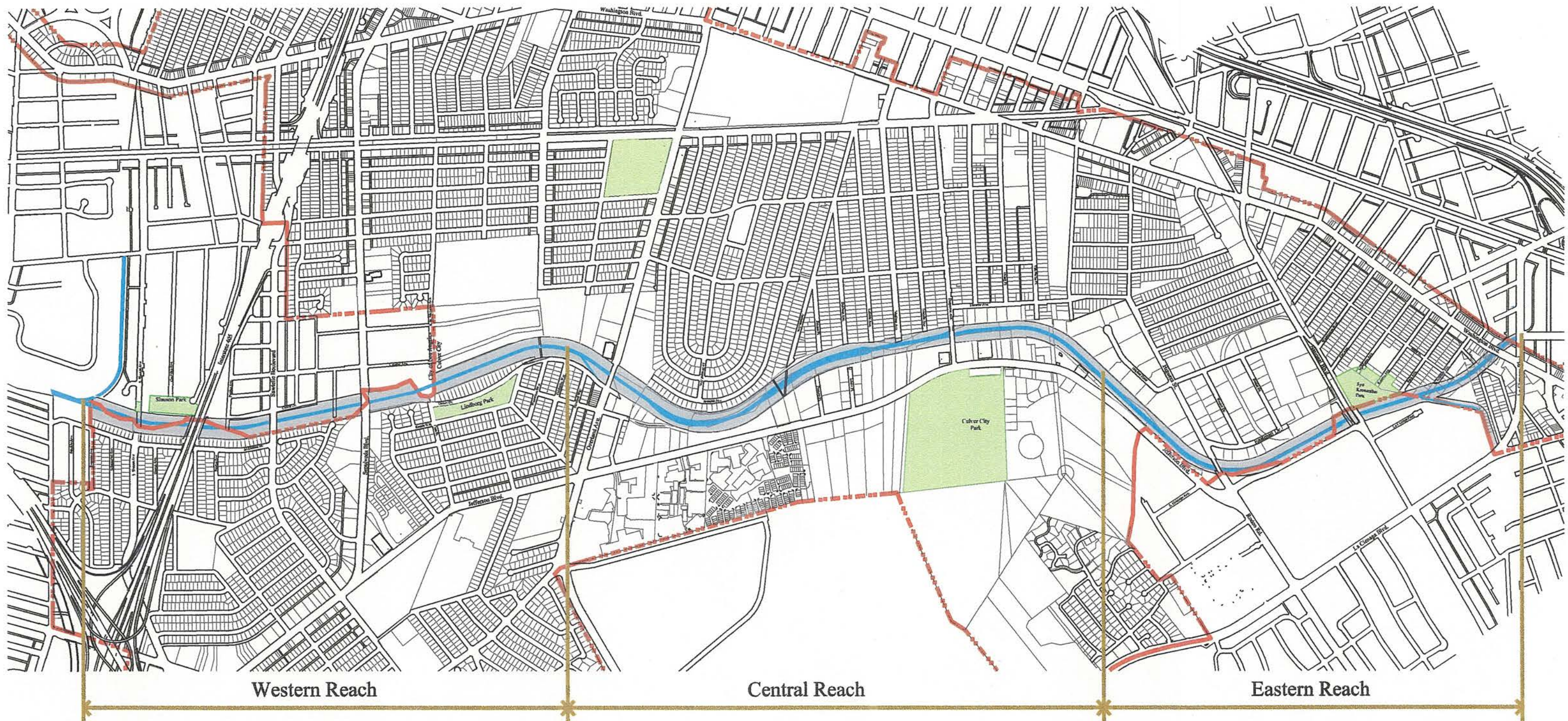
Maintenance Task	Units	Quantity	Quantity	Time in Hours multiplied by quantity	Frequency per year	Cost/Unit	Extension
Litter Pick-up (Planting Areas)	1.00	Acres	10.85	1	26	\$25.00	\$7,052.50
Creek Clean Up	1.00	Allow	1		2	\$8,000.00	\$16,000.00
Graffiti Abatement (All Areas)	1.00	Allow					\$35,000.00
Deploy Inflatable Dam (3 total) (3) times per year	1.00	Each	3		9	\$1,500.00	\$13,500.00
Sweep all Pathways	1.00	Acres	14.61	1	26	\$32.50	\$12,345.45
Relamp Bollards and Lights 120 Lamps per year	1.00	Each	120	0	0	\$108.33	\$12,999.96
Empty Receptacles	1.00	Each	6	0.08	104	\$25.00	\$1,248.00
Repair	1.00	Each	20	0.5	1	\$25.00	\$500.00
Repair	1.00	Each	81	1	0.2	\$25.00	\$405.00
Repair 8' Fence	1.00	Square Feet	19850	0.1	0.1	\$25.00	\$4,962.50
Repair 42" Guardrail	1.00	Square Feet	33800	0.08	0.1	\$25.00	\$6,760.00
Repair 6'-7' High Retaining Wall	1.00	Square Feet	4950	0.2	0.1	\$25.00	\$2,475.00
Repair 8'-10' High Retaining Wall	1.00	Square Feet	3800	0.3	0.1	\$25.00	\$2,850.00
Repair 12'-13' High Retaining Wall	1.00	Square Feet	4390	0.4	0.1	\$25.00	\$4,390.00
Repair 14'-15' High Retaining Wall	1.00	Square Feet	3900	0.5	0.1	\$25.00	\$4,875.00
Repair	1.00	Each	5	1.5	1	\$25.00	\$187.50
Clearing	1.00	Each	5	0.1	52	\$25.00	\$650.00
Service and Repair Backflow	1.00	Each	7	2	1	\$25.00	\$350.00
Program Controllers	1.00	Each	7	1	3	\$25.00	\$525.00
Check and Repair Sprinklers	1.00	Each	1400	0.1	2	\$25.00	\$7,000.00
Check and Repair Valves	1.00	Each	136	0.2	1	\$25.00	\$680.00
Shrub Bed Weeding, Pruning, Mulching	1000.00	Square Feet	473	1	1	\$25.00	\$11,825.00
Fertilizing Shrubs	1000.00	Square Feet	473	0.2	3	\$25.00	\$7,095.00
Raking of Shrub Beds	1000.00	Square Feet	473	0.1	13	\$25.00	\$15,372.50
Lawn Mowing Hand	1000	Square Feet	24	0.11	52	\$25.00	\$3,432.00
Prune Tree	1.00	Each	849	0	1	\$39.00	\$33,111.00
Pesticide Application Hand	1000.00	Square Feet	473	0.68	2	\$25.00	\$16,082.00
Rodent Control	1.00	Acres	10.85	0.8	2	\$25.00	\$434.00
Annual Water Costs for 10.85 Acres				Provided by County			\$40,960.00
Fertilizer (Assumed 100 Lbs Acre)							\$1,000.00
Mulch			390			\$35.00	\$13,650.00
Annual Electrical Costs							\$54,000.00
Subtotal=							\$331,717.41

Total Direct Costs=	\$331,717.41
Escalation (8%) for Two Years	\$ 26,537.39
Contingency (10%)	\$ 33,171.74
Grand Total=	\$ 391,426.54

Ballona Creek & Trail

Focused Special Study

Appendix G

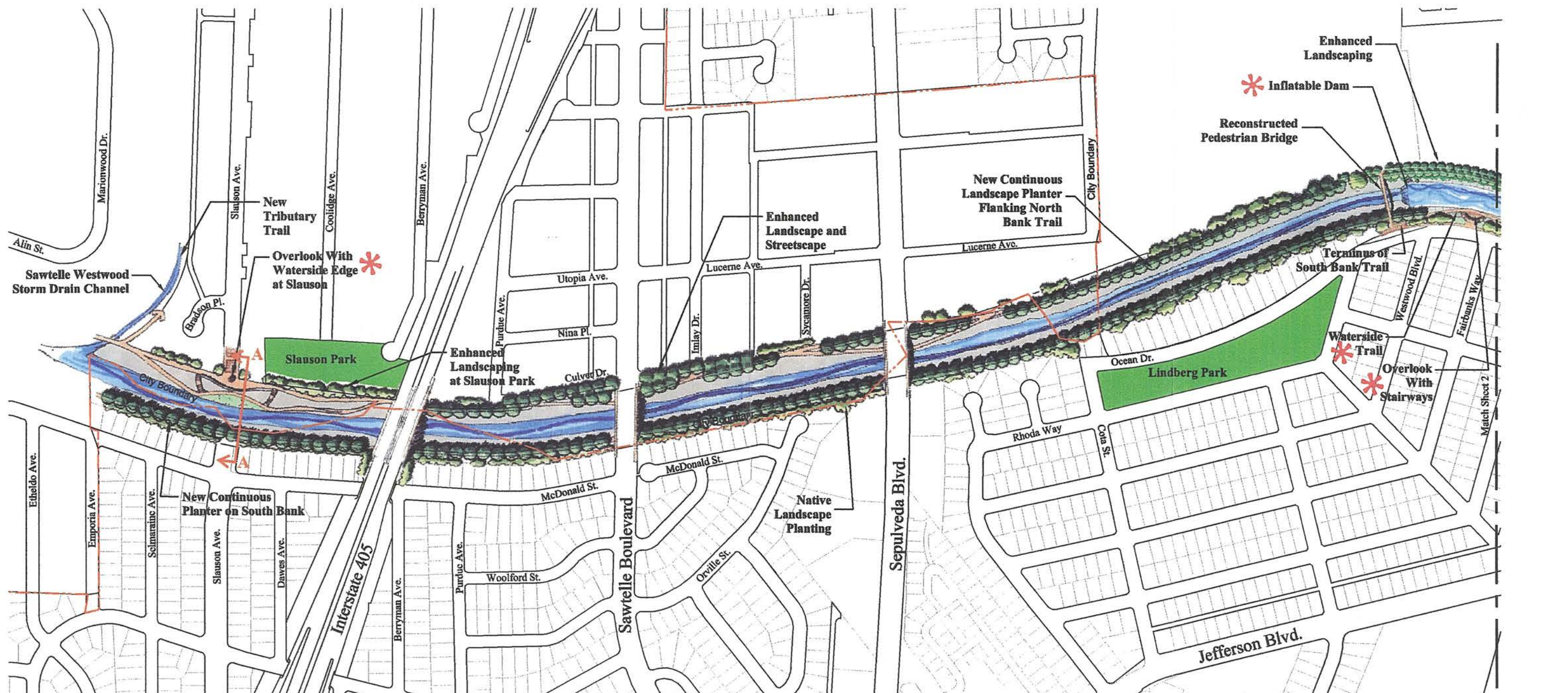


Ballona Creek and Trail

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July 2003
 Figure 2-2





* Denotes features that could be controversial

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Ballona Creek and Trail

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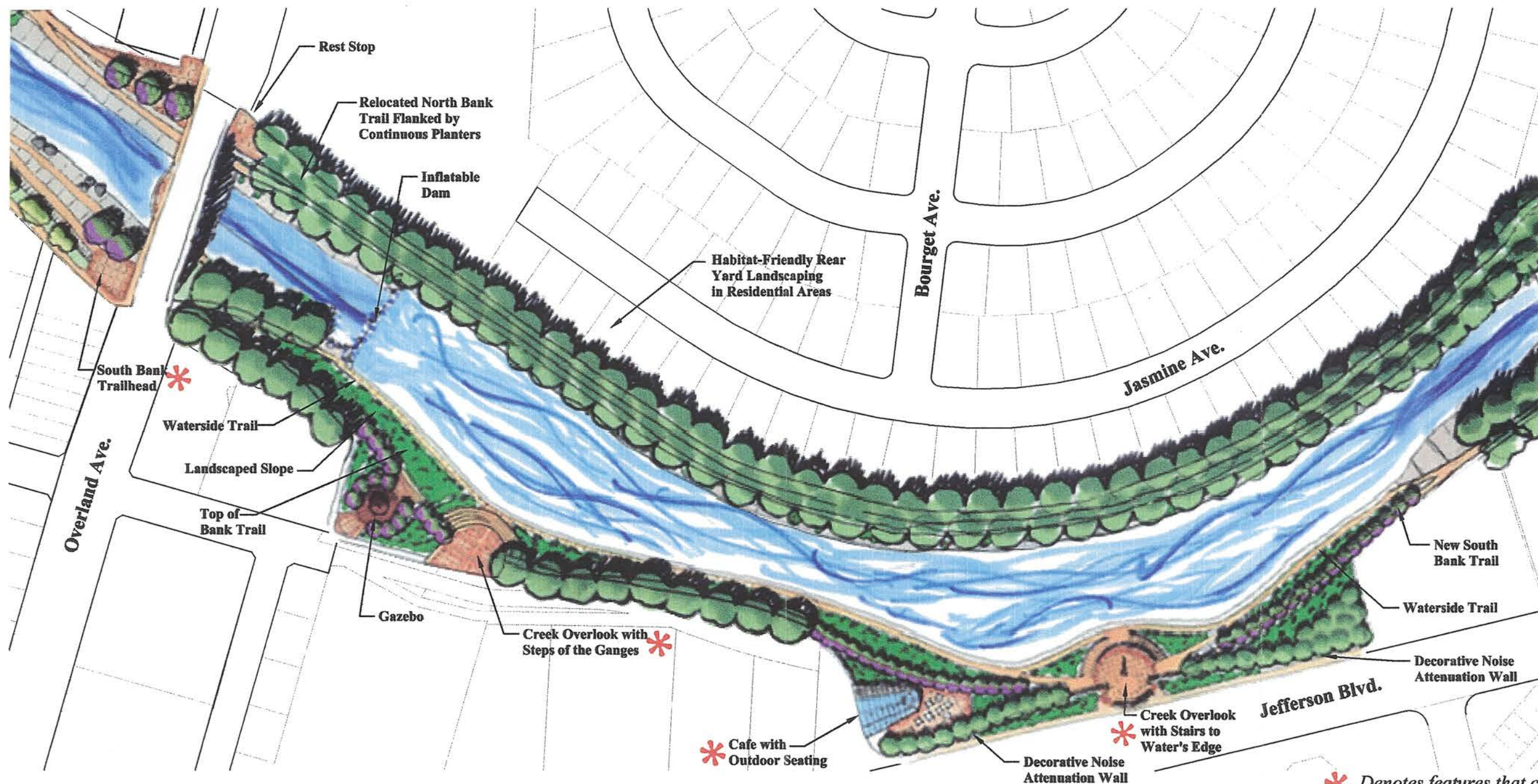
La Ballona Creek
 Concept Plan
 Sheet 1: Western Reach

Figure 7-1



Scale: 1"=200'

[illegible]



* Denotes features that could be controversial

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Ballona Creek and Trail

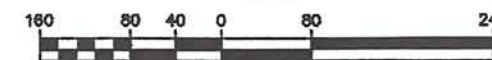
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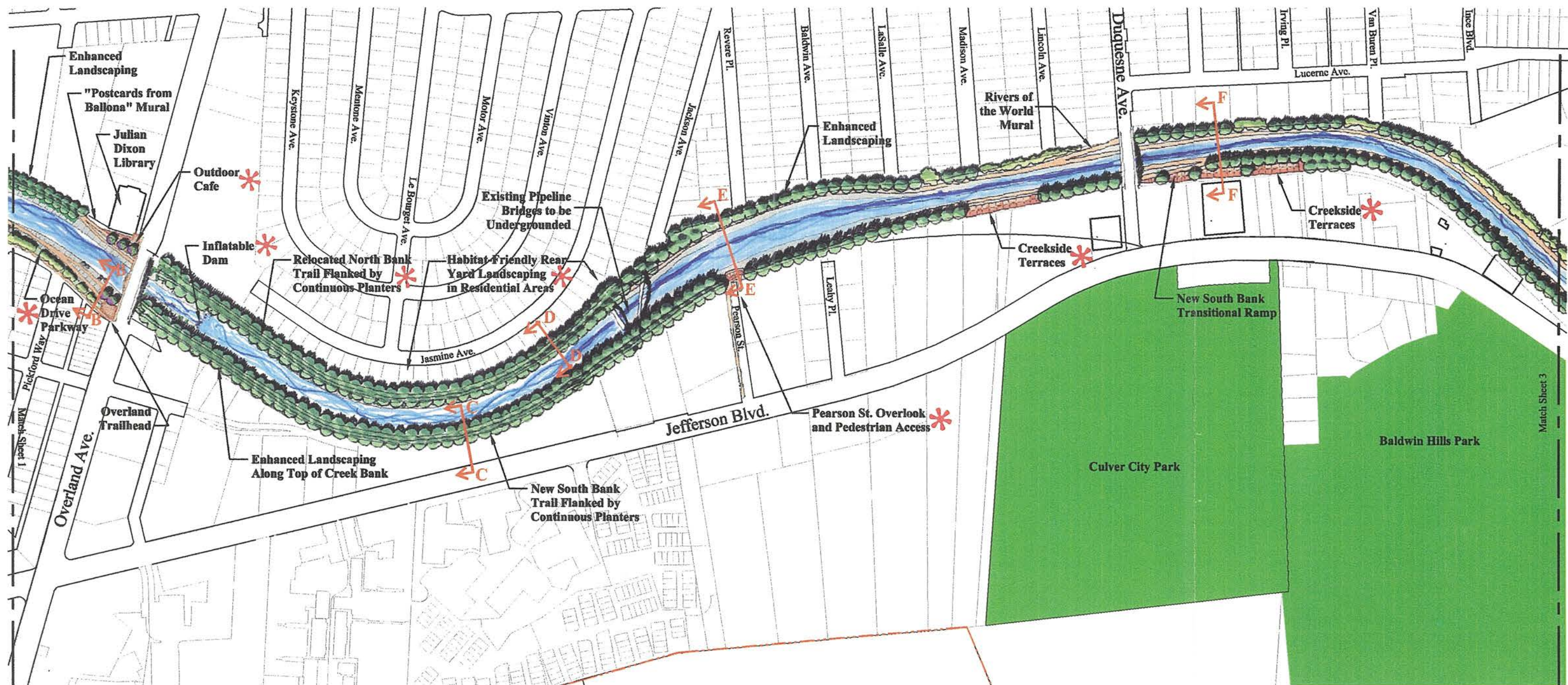
La Ballona Creek
 Concept Plan
 Ballona Gateway
 Alternative Concept

Figure 7-2



Scale: 1"=80'

[illegible]



* Denotes features that could be controversial

CulverCITY

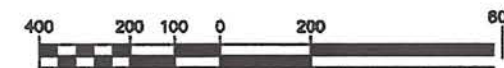
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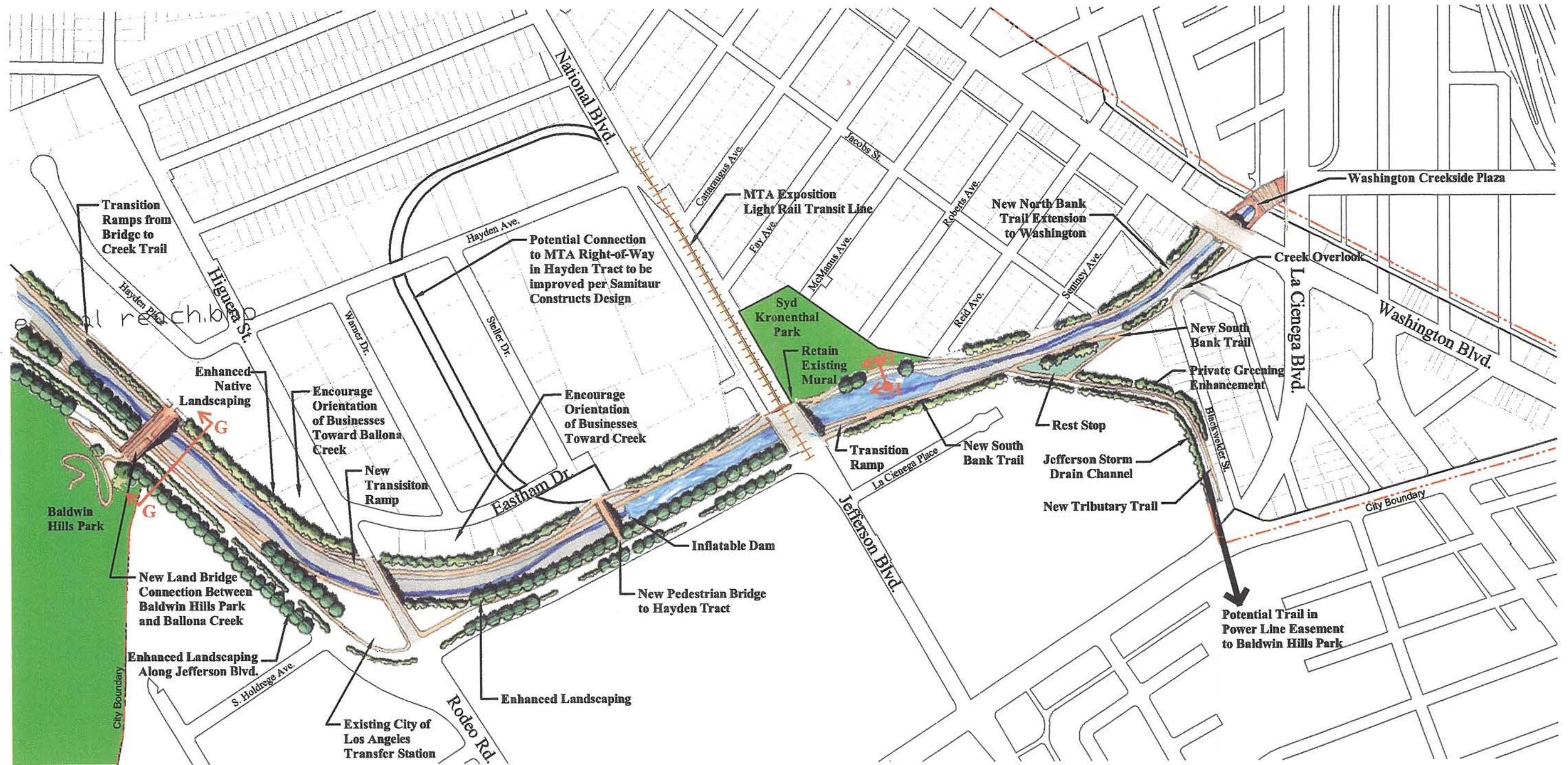
La Ballona Creek
Concept Plan
Sheet 2: Central Reach

Figure 7-3



Scale: 1"=200'

[illegible]



Denotes features that could be controversial

Ballona Creek and Trail

Focused Special Study



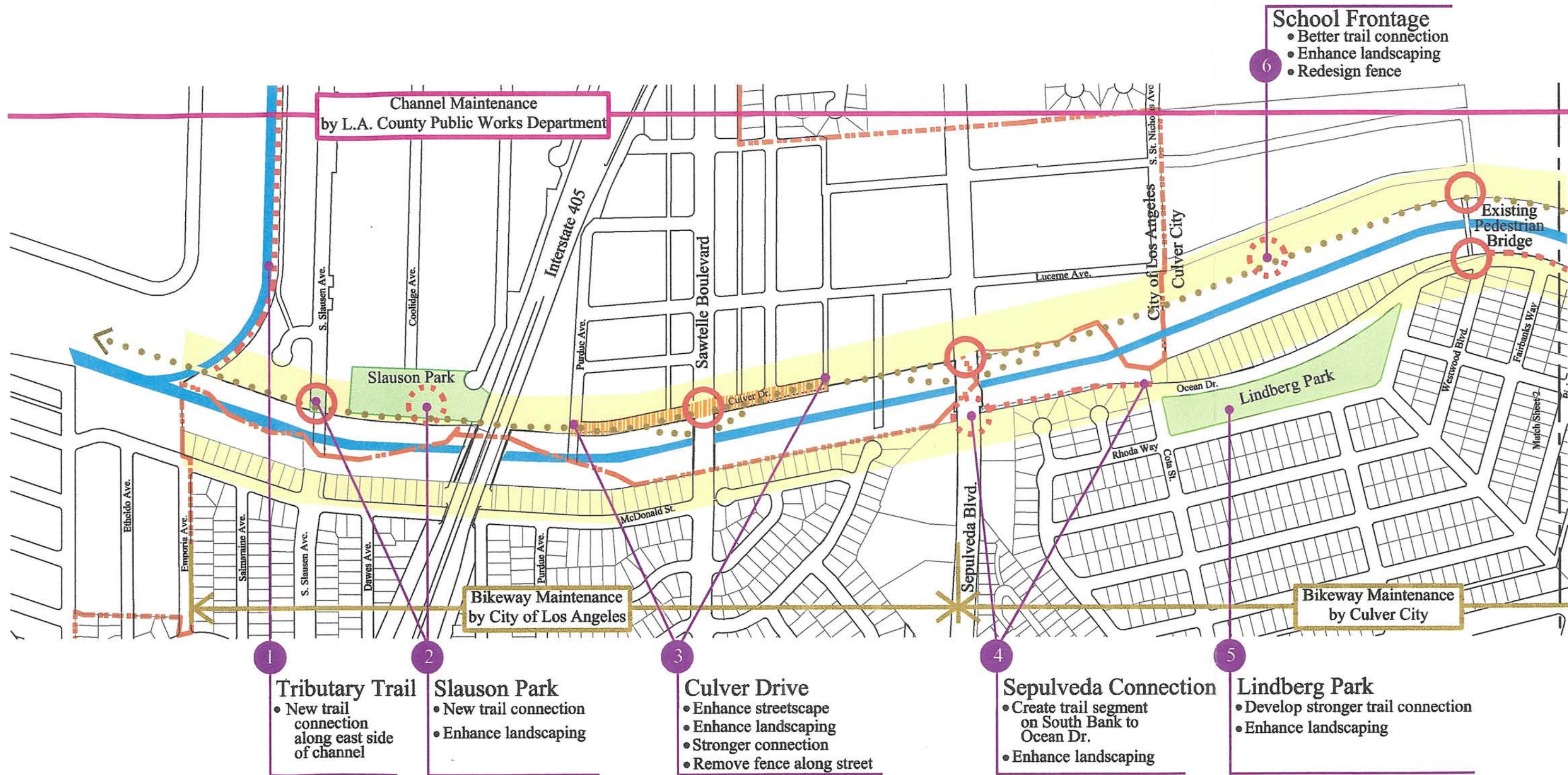
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Ballona Creek & Trail

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Appendix H





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September 2002

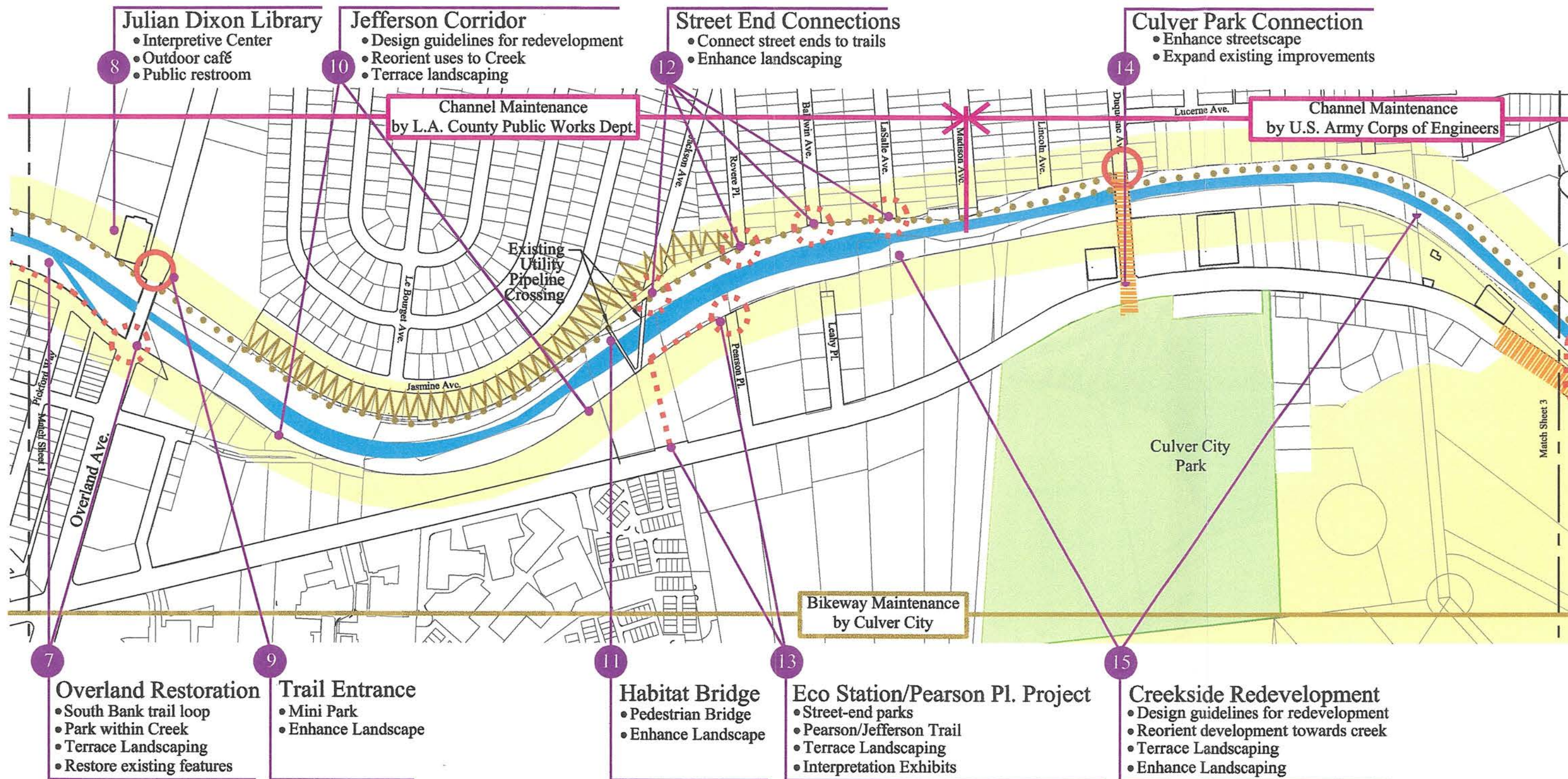
Ballona Creek and Trail

- City Boundary
- Summer Flow of Creek
- Existing Bike Trail Alignment
- Baldwin Hills Conservancy Area
- Existing Public Open Space
- Potential Trail Expansion
- Potential Connections to Trail System
- Existing Trail Access
- Flood Zone AO (areas of 100-year shallow flooding)
- Flood Zone B (areas between 100-year and 500-year flood limits)
- Candidate Demonstration Projects
- Bikeway Maintenance Zones
- Channel Maintenance Zones
- Potential Streetscape Enhancements

Opportunities and Constraints
Sheet 1: Western Reach
Figure 3-5

Scale: 1"=200'

[illegible]



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September 2002

- City Boundary
- Summer Flow of Creek
- Existing Bike Trail Alignment
- Source of Neighborhood Noise Complaints

- Baldwin Hills Conservancy Area
- Existing Public Open Space

- Potential Trail Expansion
- Potential Connections to Trail System
- Existing Trail Access

- Flood Zone AO (areas of 100-year shallow flooding)
- Flood Zone B (areas between 100-year and 500-year flood limits)
- Candidate Demonstration Projects

- Bikeway Maintenance Zones
- Channel Maintenance Zones
- Potential Streetscape Enhancements

Ballona Creek and Trail

Opportunities and Constraints
Sheet 2: Central Reach

Figure 3-6



Scale: 1"=200'

Dam Inundation Limits



GRAPHIC SCALE



Scale: 1"=500'

Culver CITY

Lower Franklin Canyon Dam

Silver Lake Dam

Stone Canyon Dam

Mulholland Dam

Hansen Dam

Ballona Creek and Trail



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Figure 3-2

Ballona Creek & Trail

Focused Special Study

Appendix I

Legend

- Permitting
Design Review
Building Permits
Use Permits
Section 404/401
Discharge Permit
CEQA Compliance
General Plan/Zoning
Streambed Alteration
Traffic Control
Redevelopment Plan
Sec 10 same as 404/10)
NPDES
Stream Alteration Agreements
- Operations
Flood Control
Debris Removal
Code Enforcement
Nuisance Abatement
Flood Insurance
Watershed Mgt.
Polluting
Events
Swift Water Rescue
Bike Gates/Fencing
Hazardous Metals Spill
- Maintenance
Streets
Landscaping
Bike Path
Street Lights (bridges)
Graffiti Abatement
Debris Collection
Fence Removal
Sector Control
Murals/Public Art
Channel Maintenance
Fencing/Railings
Bridges
Maintenance Roads
- Funding
Planning and Design
Education
Creek Restoration
Water Quality Monitoring
Hydrology
Research
Wildlife Evaluations
GIS
Public Art/Murals
Streetscape Improvments
Maintenance

Culver CITY

Ballona Creek & Trail
Focused Special Study

Appendix J

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Figure 1

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Figure 1

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Abstract

Ballona Creek & Trail Focused Special Study			Potential Funding Sources				7/7/2003	
Duration/Due	Program Name	Agency	Type	Eligibility	Project Types	Funds Available	Match Req'd	Web Site
January	Coastal Service Center Grants	NOAA	Federal	varies	coastal resources			
	Statewide Transportation Enhancements Program (TEA-21)	SANDAG	Local	Proposed by public agency	? Ask SANDAG	? Ask SANDAG		http://www.fhwa.dot.gov/tea21/
June	Nonpoint Source Implementation Grant Program (sec. 319)	State Water Resources Control Board	State	public, private, nonprofits	nonpoint source pollution	project grants	yes	http://www.swrcb.ca.gov/nps/html/grants.html
February and June	Proposition 13 Grants	State Water Resources Control Board	State	local, nonprofits	watershed management, nonpoint source pollution control		for most	http://www.swrcb.ca.gov/prop13/index.html
June	Water Quality Management Planning (205j and 604b grants)	State Water Resources Control Board	State	local & regional agencies	impacted waterbodies	?	25% non-fed match	http://www.swrcb.ca.gov/rwgcb4
March 1, June 1, Sept 1, and Dec. 1		The Homeland Foundation	Private		Environment (unspecified)	\$1,000-\$328,000 grants		
	Flood Hazard Mitigation and Riverine Ecosystem Restoration Program (challenge 21)	U.S. Army Corps of Engineers	Federal	local govt	floodplains	cost-share grants	50% studies, 35% implementation	http://www.usace.army.mil
September	Sustainable Development Challenge Grants	U.S. Environmental Protection Agency	Federal	local/state govt, nonprofit orgs	any	up to \$250,000	20%	http://www.epa.gov/ecocommunity/sdcg/
March	Five Star Restoration Grant Program	U.S. Environmental Protection Agency/National Fish and Wildlife Foundation	Federal	community-based partnerships	wetland/riparian	avg. \$10,000	yes, partners req'd	http://www.epa.gov/owow/wetlands/restore/5star
December	North American Wetlands Conservation Act	U.S. Fish and Wildlife Service	Federal	public agency, nonprofits, business	wetland/riparian	Small grants to \$50K	100%	http://northamerican.fws.gov/NAWCA/nawcahp.html
March and July	North American Wetlands Conservation Act	U.S. Fish and Wildlife Service	Federal	public agency, nonprofits, business	wetland/riparian	Large grants to \$1M	100%	http://northamerican.fws.gov/NAWCA/nawcahp.html
continuous	Partners for Fish & Wildlife	U.S. Fish and Wildlife Service	Federal	private, individuals	private wetland, riparian or grassland	avg. \$10,000	usually 100% match	http://partners.fws.gov
continuous	Riparian Habitat Conservation Program	Wildlife Conservation Board	State	public agencies, nonprofits	riparian (and wetland) habitat	depends on allocations	yes, and landowner agreements	http://www.dfg.ca.gov
February: Call/May submit proposals	Proposition 13 & Other Grants, Coastal Watershed Salmon & Steelhead Habitat	Calif. Dept. of Fish & Game	State	local, nonprofits	watershed and salmon and steelhead habitat restorations	\$15-20 million in 2003; also sim. in 2004 (see also above item)	yes	http://www.dfg.ca.gov/nafwrb/fishgrant.html

Ballona Creek & Trail Focused Special Study			Potential Funding Sources				7/7/2003	
Duration/Due	Program Name	Agency	Type	Eligibility	Project Types	Funds Available	Match Req'd	Web Site
June	Land and Water Conservation Fund Program	Calif. Dept. of Parks and Recreation	State	local govt	parks/outdoor rec	grants	100%	http://parks.ca.gov/grants/LWCF.htm
October	Recreational Trails Program	Calif. Dept. of Parks and Recreation	State	pub/prv/org	trails	grants	20% total costs	http://parks.ca.gov/grants/RTP.htm
spring	Urban Streams Restoration Program	Calif. Dept. Water Resources, Div of Planning & Local Assistance	State	public agency and nonprofit partners	flood mgt, erosion control on urban streams, adjacent open space	up to \$200,000	yes, varies	http://www.dpla.water.ca.gov/environment/habitat/stream/usrp.html
July	Coastal Resources Grant Program	California Resources Agency	State	coastal govt.	coastal zone	up to \$100,000	10%	http://ceres.ca.gov/cra/coastal_grant/application.html
November	Environmental Enhancement and Mitigation Program	California Resources Agency	State	public agency or nonprofit	any	grants to \$250,000	preferred	http://ceres.ca.gov/cra
February	Transportation Equity Act	California Resources Agency	Federal	state, federal	trails, bikepaths, acq of scenic lands			http://www.dot.ca.gov/hq/TransEnhAct
continuous	Watershed Enhancement Program	Coastal Conservancy	State	local agencies, nonprofits	coastal watersheds	up to \$100,00 for planning	yes, including in-kind	http://www.coastalconservancy.ca.gov/
February	Wetlands Recovery Project	Coastal Conservancy	State	public, private groups	wetland/ riparian	grants	match preferred	http://www.coastalconservancy.ca.gov/scwrp
3/28/03 (bi-annual)	2003 Call for Projects	MTA	Multiple	public agencies in LA County	bikeway improvements	grants	20% min. (cash)	http://www.mta.net/trans_planning/CPD/call_projects/default.htm
2/14/03 (also 2004)	Flood Protection Corridor Program	Calif. Dept. of Water Resources	State	public agency or nonprofit	flood/wildlife protection/enhancement; related land acquisition	grants to \$5 million; no min.	cost sharing, multiple fund sources, & in-kind encouraged	http://dfm.water.ca.gov/fpcp/
varies	Proposition 40	California Resources Agency	State	See web site	See web site	See web site	See web site	http://www.parks.ca.gov/default.asp?page_id=21876
pending	Proposition 50	California Resources Agency	State	See web site	See web site	See web site	See web site	http://www.prop50yes.com/bondlang.html
August	Bring Back the Natives	National Fish and Wildlife Foundation	Private	state, local, nonprofits	aquatic species benefits	project grants	yes	http://www.nfwf.org/programs.htm
	National Fish And Wildlife Foundation (several programs)	National Fish and Wildlife Foundation	Private	public, private, nonprofits	habitat	depends on program	usually	http://www.nfwf.org
August	Native Plant Conservation Initiative	National Fish and Wildlife Foundation	Private	state, local, nonprofits	native plants	project grants	yes	http://www.nfwf.org/programs.htm
June and October	NFWF Challenge Grants	National Fish and Wildlife Foundation	Private	state, local, nonprofits	fish and wildlife restoration	avg. \$25K-\$75K	yes	http://www.nfwf.org/programs.htm
August	Pulling Together Initiative	National Fish and Wildlife Foundation	Private	state, local, nonprofits	invasive species removal	project grants	yes	http://www.nfwf.org/programs.htm
July	Rivers, Trails and Conservation Assistance Program	National Park Service	Federal	pub/prv/org	rivers & trails	technical assistance		http://www.ncrc.nps.gov/rta-ho.htm
	Wetlands Reserve Program	Natural Resources Conservation Service	Federal	Prv/ind	wetland/riparian	cash for easements	cost-share for restoration	http://www.nhq.nrcs.usda.gov/OPA/FB/^OPA/WRPfact.html
	Wildlife Habitat Incentives Program	Natural Resources Conservation Service	Federal	private landowners	?	cost share and technical assistance	yes	

Grant Funding Sources
Table 3-B

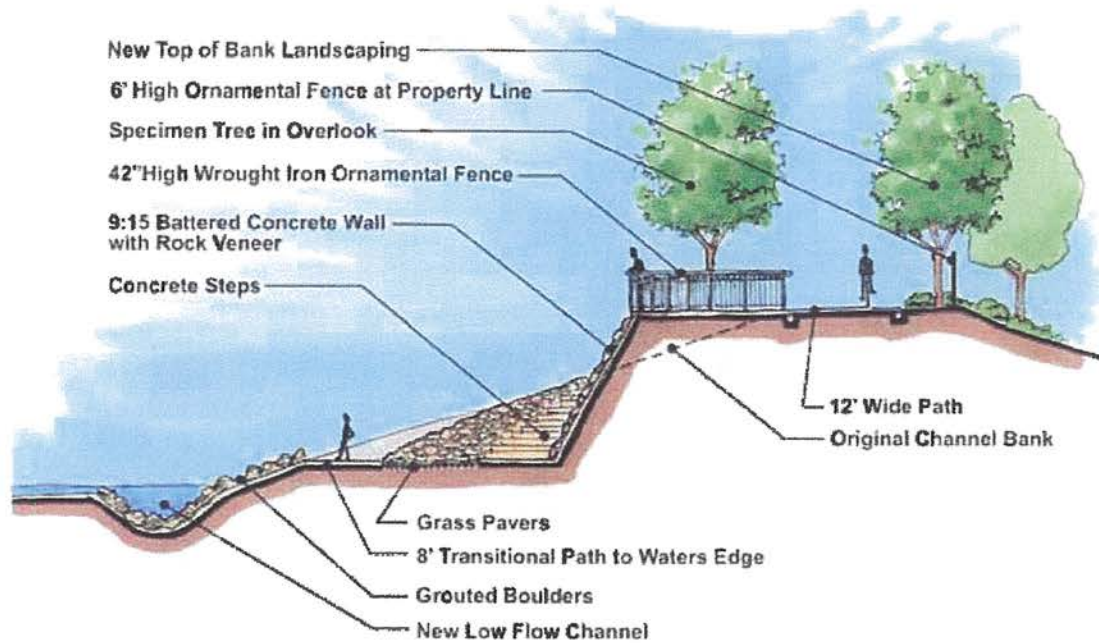
Ballona Creek & Trail

Focused Special Study

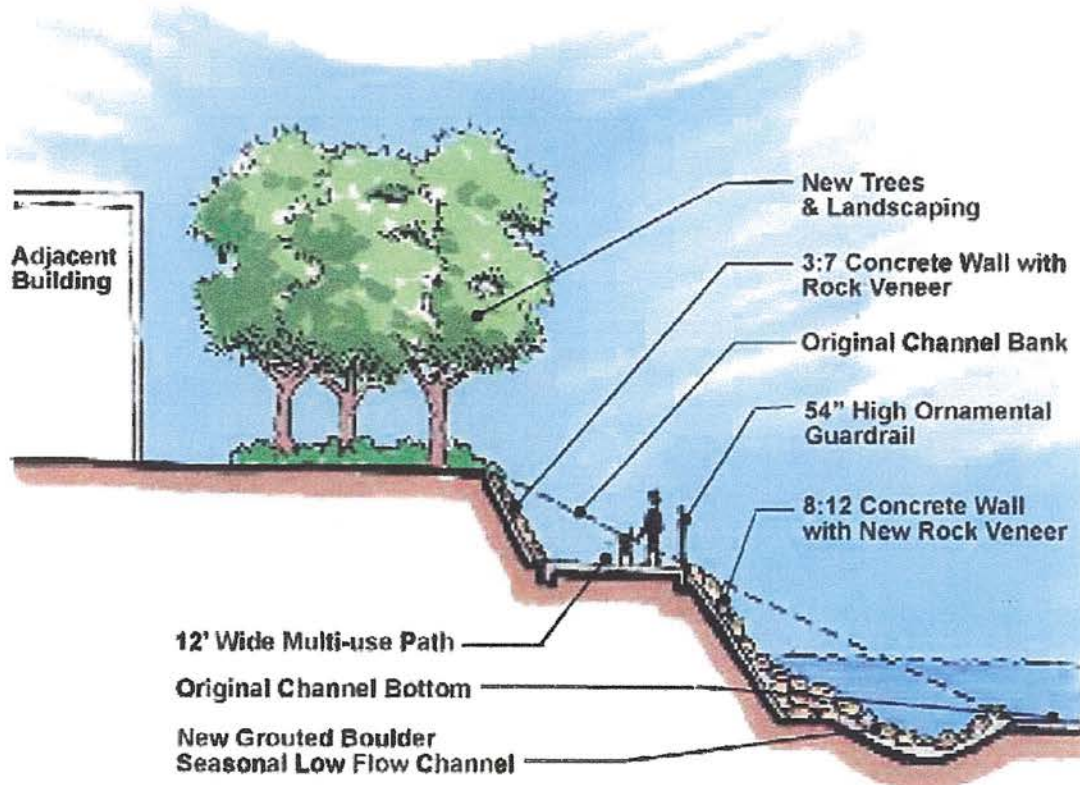
Appendix K



Ballona Creek and Trail Focused Special Study Appendix K

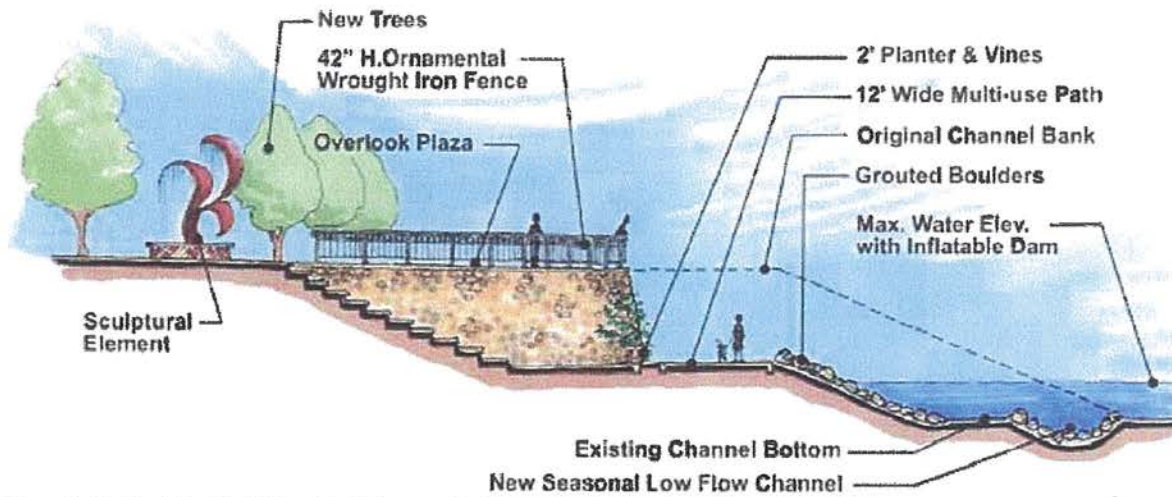


Section A-A: The Slauson Overlook

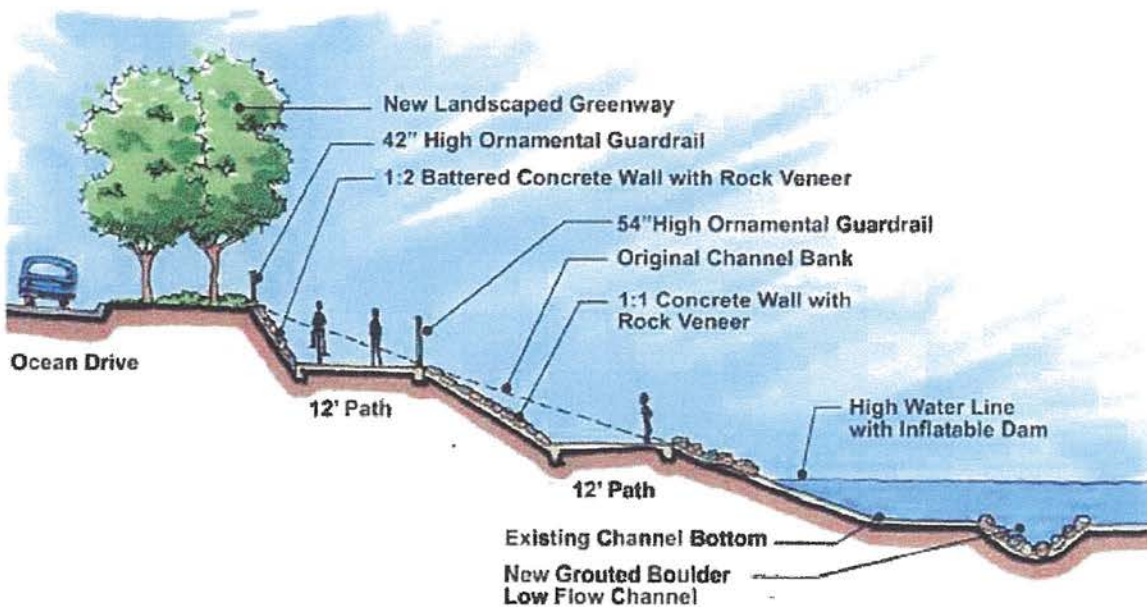


Section C-C: South Bank Trail

Ballona Creek and Trail Focused Special Study *Appendix K*



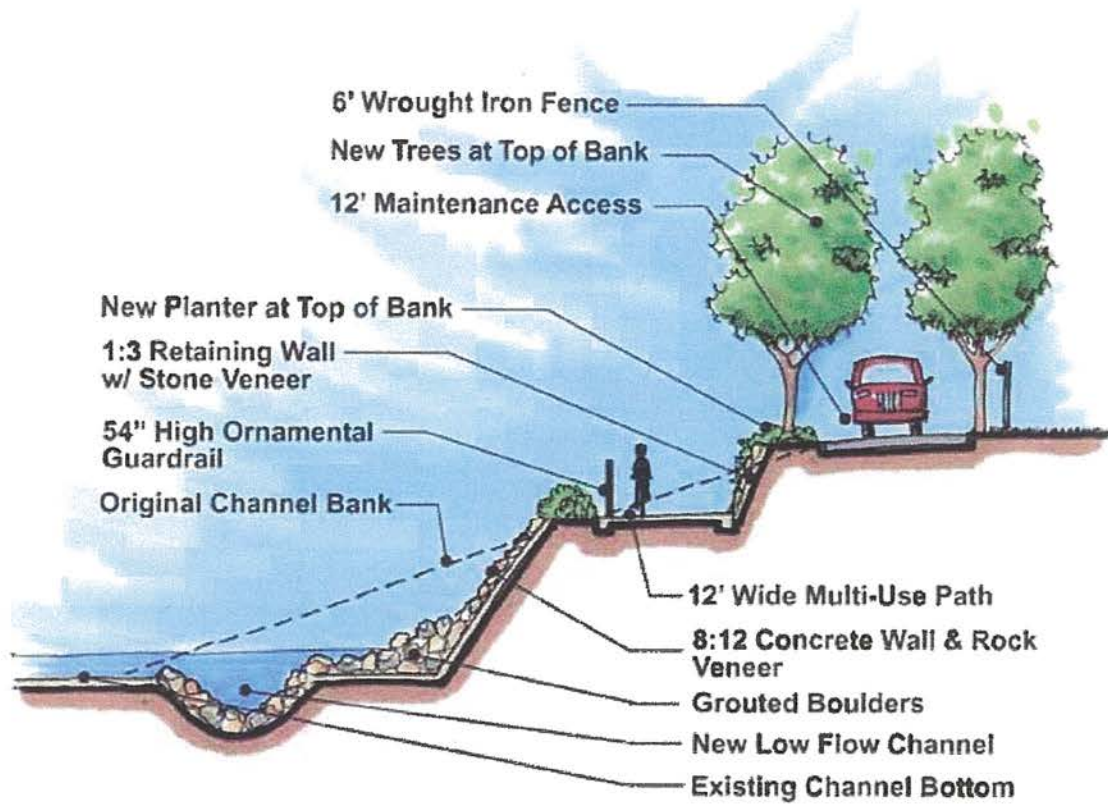
Alternative Section C-C: The Ballona Creek Greenway Option



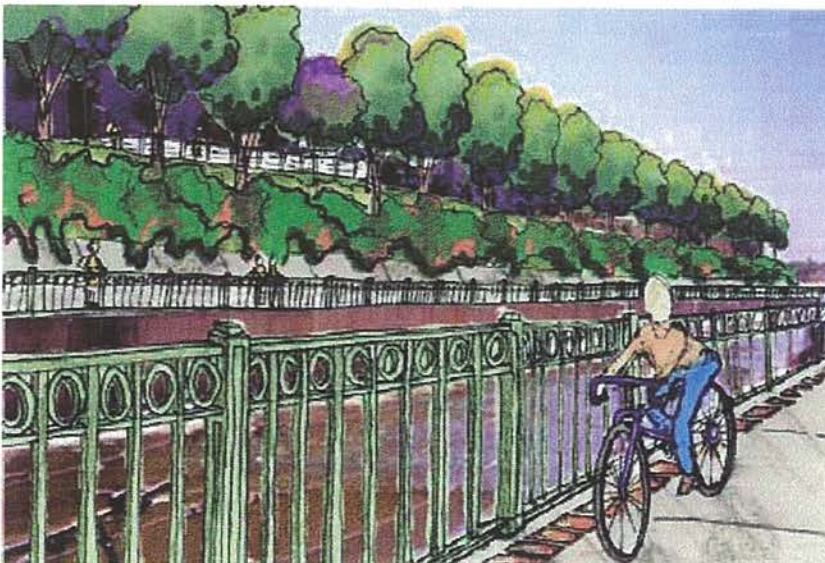
Section B-B: The Overland Greenway



Ballona Creek and Trail
Focused Special Study
Appendix K



Section D-D: Reconfigured Bike Trail



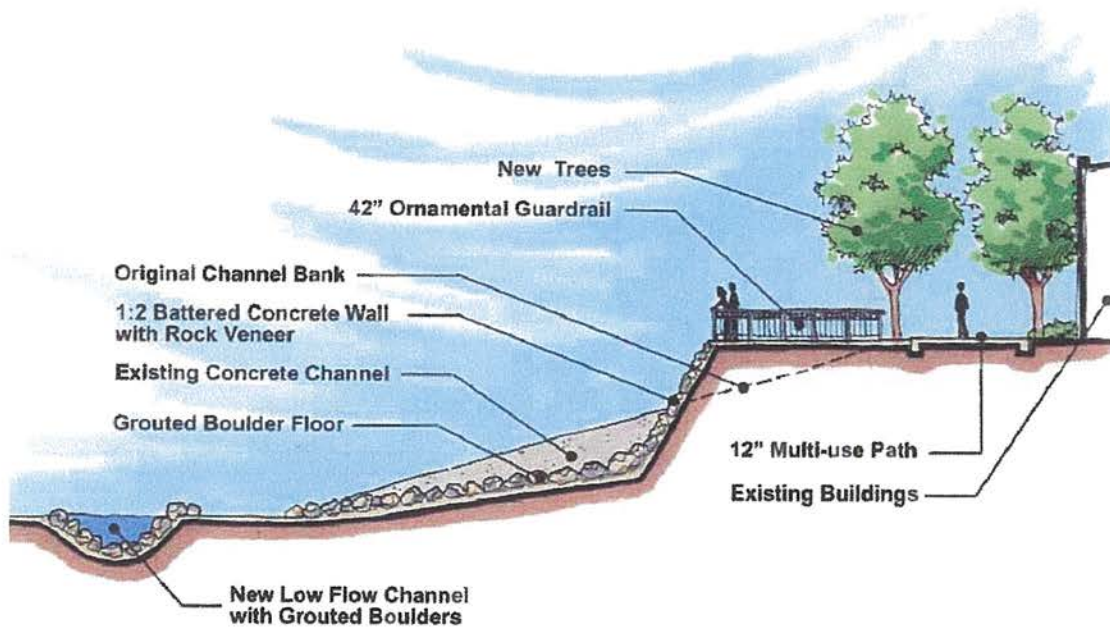
View Looking Downstream From Duquesne



Ballona Creek and Trail
Focused Special Study
Appendix K



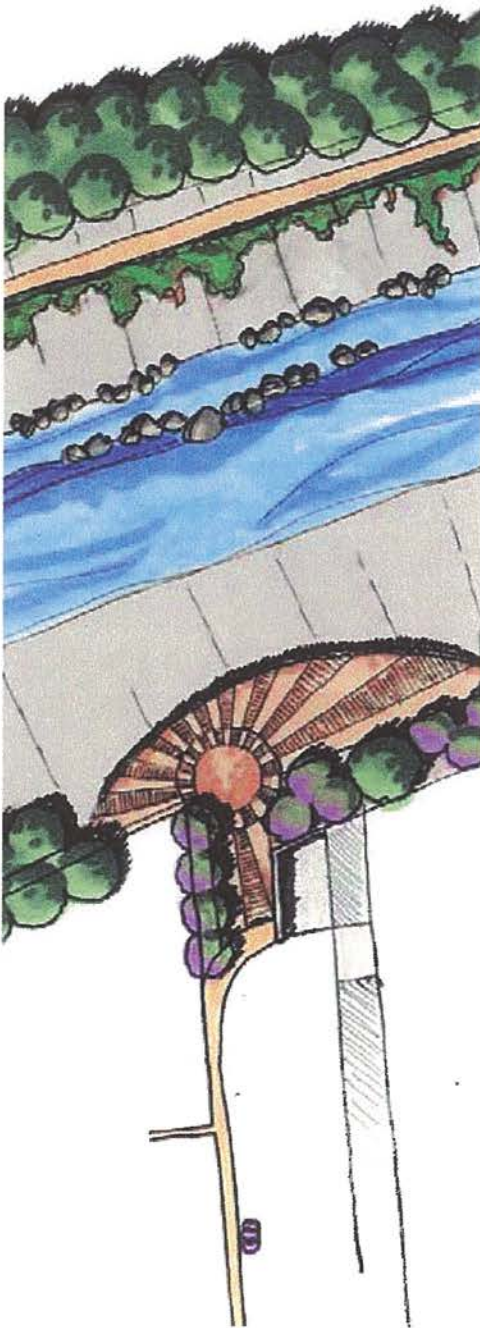
View Looking Upstream from Overland



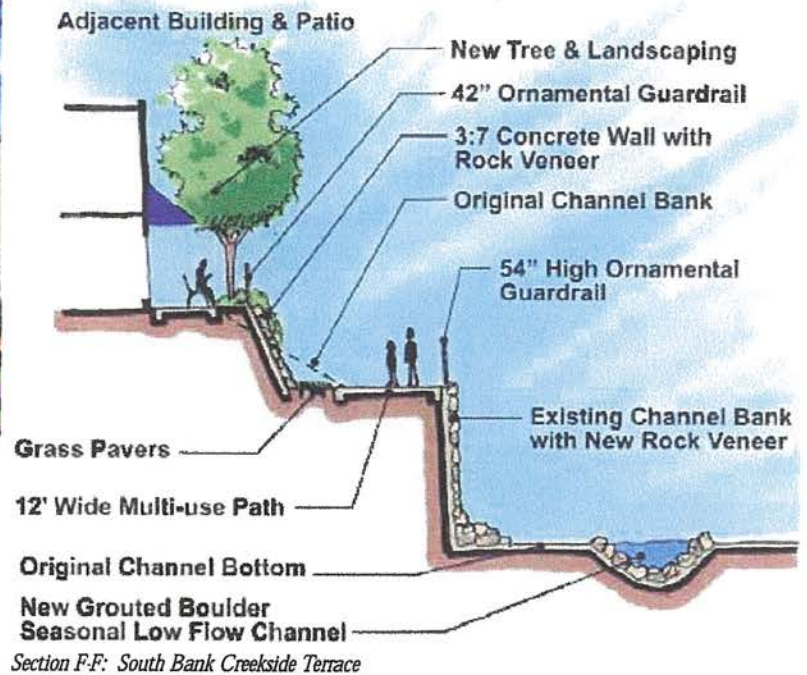
Section E-E: The Pearson Street Overlook



Ballona Creek and Trail Focused Special Study Appendix K

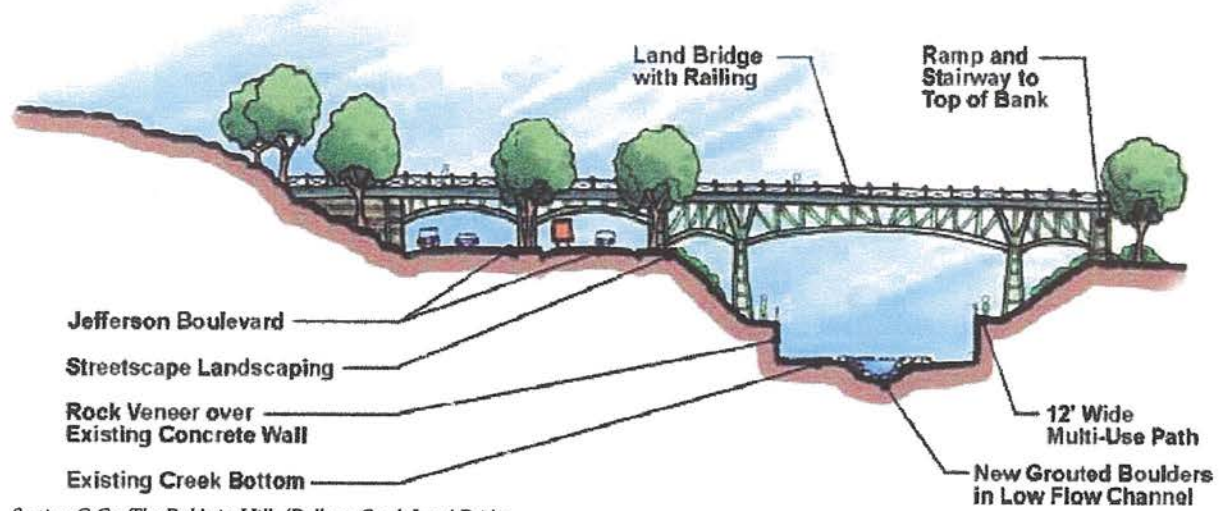


Pearson Overlook Illustrative

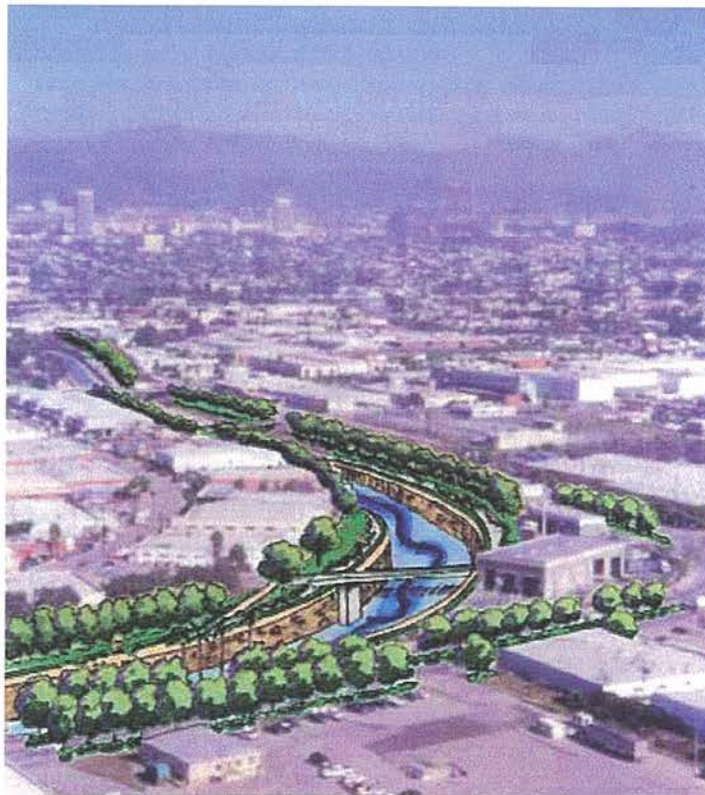




Ballona Creek and Trail Focused Special Study *Appendix K*

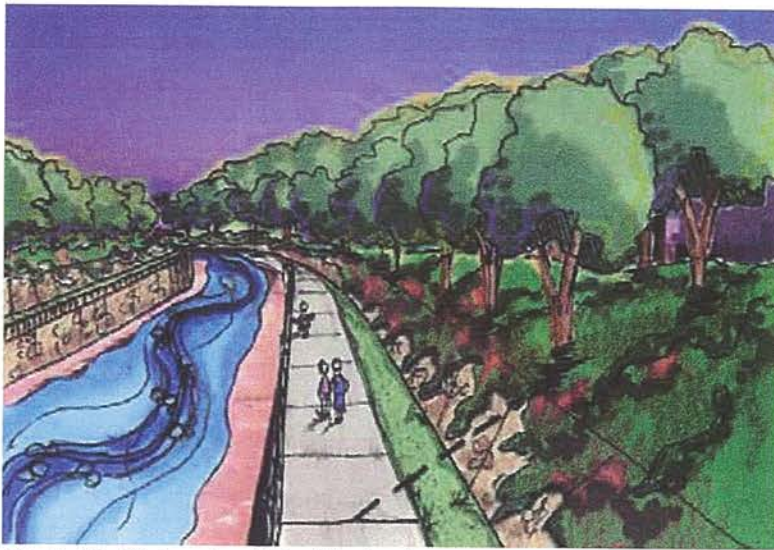


Section G-G: The Baldwin Hills/Ballona Creek Land Bridge

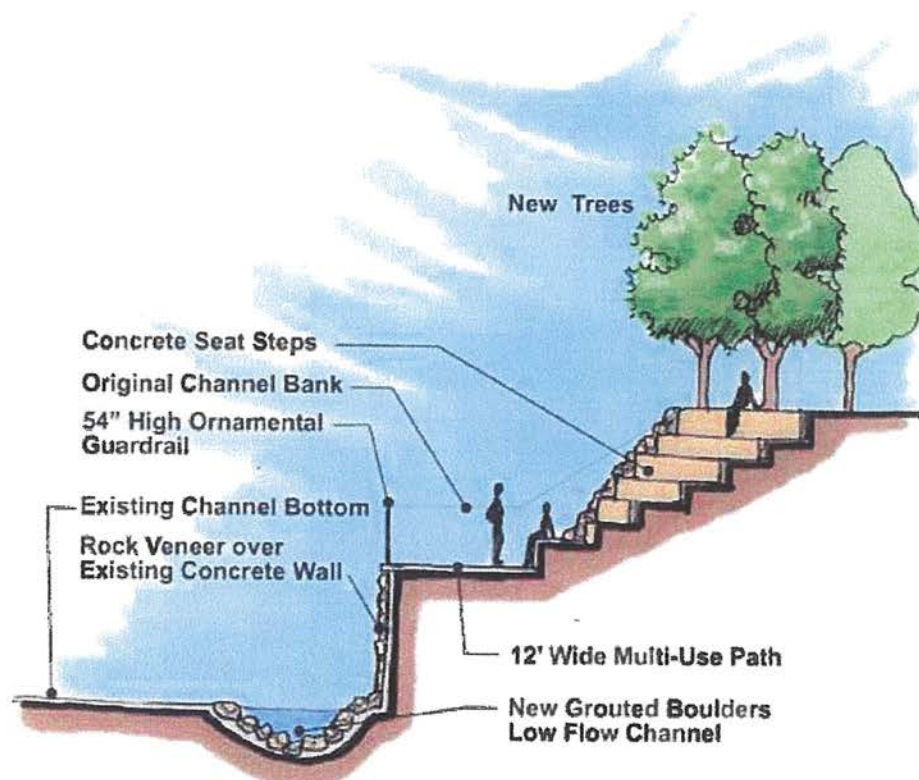


View of Ballona Creek Looking North from Baldwin Hills

Ballona Creek and Trail
Focused Special Study
Appendix K



View Looking Upstream from National Boulevard



Section H-H: Syd Kronenthal Park Connection



Ballona Creek & Trail

Focused Special Study

Appendix L

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**LIST OF AUTHORS OF PUBLIC COMMENT LETTERS
ON THE BALLONA CREEK AND TRAIL FOCUSED SPECIAL STUDY**

<u>Author</u>	<u>Date Received</u>	<u>Date Written</u>
Gerald M. Sallus, Esq.	12/09/03	12/03/03
Albert M. Cutler	12/08/03	12/08/03
Linda and Larry Price	12/08/03	12/08/03
Risa Palley Flynn	12/08/03	12/08/03
Carol Inge	12/08/03	12/08/03
Howard Hackett	12/08/03	12/08/03
Craig Schoenbaum	12/08/03	12/08/03
Judy Richter	12/08/03	12/08/03
Mary and Judy Stangler	12/08/03	12/08/03
Liz Kinnon & Richard Mitchell	12/07/03	12/07/03
Janet Wilson	12/07/03	12/07/03
Lucy Edward	12/06/03	12/06/03
Paul Ferazzi	12/06/03	12/06/03
Kathy McConkey-Murphy	12/05/03	12/05/03
Barry Tunick	12/05/03	12/05/03
Mim Shapiro	12/05/03	12/05/03
Phil Lelyveld	12/04/03	12/04/03
Katya Bozzi - Star Education	12/04/03	12/03/04
Lisa Taylor	12/03/03	12/03/03
David Bergman	12/02/03	12/02/03
East Culver City Neighborhood Alliance - Sandra Levin	11/13/03	11/10/03
Elizabeth Watson - Greenberg Glusker on behalf of	undated	11/12/03
Moldex-Metric		
Howard Hackett	11/12/03	11/12/03
Emily Macrae	11/12/03	11/12/03
Mary & Judy Stangler	11/12/03	11/12/03
Jessica Fairchild	11/12/03	11/12/03
Bobbi Gold	11/12/03	11/11/03
Karin Lilijegren	11/12/03	11/12/03
Mim Shapiro	undated	11/12/04
Thomas Tulinsky	11/10/03	11/10/03
David Rockwell	11/06/03	09/30/03
State of CA Dept. of Fish and Game - Donald R. Chadwick	10/31/04	10/31/04
County of Los Angeles Dept of Public Works - Rod Kubomoto	10/27/04	10/21/04
Katya Bozzi - Star Education	10/14/03	10/14/03
Jim Lamm - Ballona Creek Renaissance	10/14/03	10/14/03
Mary Ann Webster	10/14/03	10/14/03
Marina Tidwell	10/14/03	10/14/03
Jeanette Vosburg	10/14/03	10/14/03
Bobbi Gold	10/14/03	10/14/03
Arlene Hopkins	10/14/03	10/14/03

**LIST OF AUTHORS OF PUBLIC COMMENT LETTERS
ON THE BALLONA CREEK AND TRAIL FOCUSED SPECIAL STUDY**

<u>Author</u>	<u>Date Received</u>	<u>Date Written</u>
Jonathan D. Melvin	10/14/03	10/14/03
State of California Governor's Office of Planning & Research State Clearinghouse	09/08/03	08/19/03
Bobbi Gold	08/20/03	08/20/03
Elizabeth Watson-Greenberg Glusker on behalf of Moldex-Metric	08/19/03	08/19/03
State of California Governor's Office of Planning & Research State Clearinghouse	08/19/03	08/19/03
Roslyn M. Wilkins	08/19/03	08/19/03
Roberta Sergeant	08/19/03	08/19/03
Emily Macrae	08/19/03	08/19/03
John J. Flynn	08/19/03	08/19/03
Susan Katcher-Greene	08/19/03	08/19/03
Tom Crunk	08/19/03	08/19/03
June Walden	08/19/03	08/19/03
Mim Shapiro - Ballona Creek Renaissance, Ballona Creek Watershed Task Force, Advisory Council Baldwin Hills Conservancy, BCTFSS Stakeholder	08/19/03	08/19/03
Eric Greene	08/19/03	08/19/03
Eleanor Osgood	08/19/03	08/19/03
Craig Schoenbaum	08/19/03	08/19/03
Rich Waters	08/19/03	08/19/03
Laurie Aronoff	08/19/03	08/19/03
Robyn Best	08/19/03	undated
David A. Rockwell	08/19/03	08/18/03
Gilbert Bettman	08/19/03	08/18/03
Claire Sheftel	08/19/03	08/18/03
Lester Wagner	08/19/03	08/17/03
Forrest E. Paulett, Jr.	08/19/03	08/17/03
Omar Suleimanagich	08/19/03	08/17/03
Gert & Brigitte Stroetzel	08/19/03	08/17/03
Bernard Bostel	08/19/03	08/17/03
Palamy Douangsitthi	08/19/03	08/17/03
M.R. Evanko	08/19/03	08/17/03
Helen Gomberg	08/19/03	08/17/03
Herbert Gomberg	08/19/03	08/17/03
Stacy Schippe	08/19/03	08/17/03
Dorothy N. & Elmer W. Heller	08/19/03	08/17/03
Ronald Hopkins	08/19/03	08/17/03
Joyce A. Knott	08/19/03	08/17/03
Kenneth Lee Knott	08/19/03	08/17/03
Mark Newman	08/19/03	08/17/03
An Ma L. Nick (illegible)	08/19/03	08/17/03

**LIST OF AUTHORS OF PUBLIC COMMENT LETTERS
ON THE BALLONA CREEK AND TRAIL FOCUSED SPECIAL STUDY**

<u>Author</u>	<u>Date Received</u>	<u>Date Written</u>
Fran Olivera	08/19/03	08/15/03
Adrianna Rockwell	08/19/03	undated
Gary Weber	08/19/03	08/17/03
Janice Weaver	08/19/03	08/15/03
Lorena L. Brown	08/19/03	08/14/03
Jim Lamm - Ballona Creek Renaissance	08/18/03	08/18/03
Trina Lance	08/18/03	08/18/03
Jean A. Mills	08/18/03	08/18/03
Janet Wilson	08/18/03	08/18/03
Jonathan & Yoko Silk	08/18/03	08/18/03
Steve & Eva Sheftel (packet)	08/18/03	08/17/03
Debbie Dinges	08/18/03	undated
Jennifer Rockwell	08/18/03	08/16/03
Freddie Ann Brown	08/18/03	08/15/03
Carol & Charles Dailey	08/18/03	08/15/03
Jill Nordquist	08/18/03	08/15/03
Aaron Nordquist	08/18/03	08/15/03
Herbert Uyeda	08/15/03	08/14/03
Henry & Grace Yoneyama	08/15/03	08/12/03
Keith Jones	08/14/03	undated
H.C. Campbell	08/14/03	08/13/03
Nina Pearlson Leung	08/14/03	08/11/03
Patsy Flanigan	08/13/03	08/13/03
Clark Dikeman & Pam Schulz	08/13/03	08/13/03
Cathie Flanigan	08/13/03	08/13/03
Ted Giwoff	08/13/03	08/13/03
Kimberly Meyer	08/13/03	08/13/03
Kay Alderson	08/13/03	08/13/03
Barry Tunick	08/13/03	08/13/03
Louise Weaver	08/13/03	08/08/03
John Weaver	08/13/03	08/08/03
Koby Cohen	08/13/03	08/07/03
Katya Bozzi - Star Education	08/13/03	08/13/03
Sue Chehreneger	08/12/03	08/12/03
Adele & Henry Siegel	08/12/03	08/12/03
Howard Hackett	08/12/03	08/12/03
Cliff Damavandi	08/12/03	08/12/03
David Rockwell	08/12/03	08/09/03
Walter Lamb	08/11/03	08/11/03
Lucy Blake-Elahi	08/11/03	08/11/03
Arlene Hopkins	08/11/03	08/11/03
Pearl Irene Adam	undated	08/11/03
Hazrat M. Adam	08/07/03	08/06/03

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**LIST OF AUTHORS OF PUBLIC COMMENT LETTERS
ON THE BALLONA CREEK AND TRAIL FOCUSED SPECIAL STUDY**

<u>Author</u>	<u>Date Received</u>	<u>Date Written</u>
East Culver City Neighborhood Alliance - Sandra Levin	07/30/03	07/29/03
Bobbi Gold	07/24/03	07/24/03
Sandi Sawa - City of L.A., Councilwoman Miscikowski's Office	undated	undated
Michael Stivers	undated	undated

RECEIVED

DEC 08 2003

CHIEF ADMINISTRATIVE OFFICE

GERALD M. SALLUS

ATTORNEY AT LAW

5004 RAINBOWS END

CULVER CITY, CALIFORNIA 90230

TELEPHONE (310) 559-2536

RECEIVED

DEC 09 2003

Culver City
Planning Division

December 3, 2003

MAYOR ALAN CORLIN
VICE MAYOR STEVE ROSE
COUNCIL MEMBER CAROL GROSS
COUNCIL MEMBER GARY SILBERGER
COUNCIL MEMBER ALBERT VERA
9770 CULVER BL
CULVER CITY CA 90232

SUBJECT: Ballona Creek and Trail Focused Study

I am writing this letter rather than personally appearing at the Council meeting because I will be out of town when you discuss the above subject matter. The study covers the scope and physical improvements of the concrete lined creek and bike path in a well planned phased way. Implementation will depend on funding and modification (improvement) to the Plan as we learn more of the community's preferences.

I was a member of the General Plan Advisory Committee which recommended such a study and have also attended related workshops. I have also met with residents who live along the creek and further, I live in the Raintree complex, which while not adjacent to the creek, is close by. Activity on the creek affects all of us and should be considered carefully

All the interested parties have been heard from during the workshops and the great majority have recommended and concurred with the tentative Plan that has been proposed. I do not believe the staff has any suggested substantive changes to make in the document.

You may recall the controversy over Measure M in which some members of the community opposed the plan for revitalizing Downtown Culver City. I was Co-chairman with the late Mike Balkman in opposing Measure M and supported the Downtown revitalization. Opposition to Ballona Creek and Trail Focused Study reminds me of that effort. We do have some remaining local problems due to the Downtown Revitalization project which a prudent and

resourceful City Council and staff will solve. I believe the same effort by the City when the Ballona Creek and Trail Focused Study is implemented will minimize or eliminate the potential problems raised by opponents. I would like to suggest that prior to implementation of the Plan an advisory committee be established to review specific plans so that recommendations of particular modifications can be made.

We should enthusiastically embrace the Plan and claim Ballona Creek as an asset to our City. I anticipate your wholehearted support in accepting the Plan, and that you will work toward its phased implementation.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Gerald M. Sallus", written in a cursive style.

GERALD M. SALLUS

P.S. Please read this aloud at the City Council meeting 12/08/03 for entry into the record.

GMS/bs

K&F 12/8

cc: S. Evans
Mark Ward

December 8, 2003

To: City Council - City of Culver City

Re: La Ballona Creek Rejuvenation


IT'S A
FLOOD CONTROL
CHANNEL!

It appears that we are down to the wire with plans for connection of the bike path to the parks & the beautification of the La Ballona Creek!!

Several Comments - Not in agreement with spending \$\$\$ on frivolous ideas!!

1. Budget problems with local, state & national economy, so we are going to waste \$\$\$ on a bike path that is already working???? Whose dollars are they... no matter who pays they all originated with us Taxpayers!! We have a nature trail up the face of the park - plants have died and labels are gone!!
2. Auto traffic on Duquesne and Jefferson is ever increasing... it doesn't take a rocket scientist to see this... do we want to make the area more attracted to bring in more traffic!!
3. The bike path has provided enough access to the back yards of homes along and/or near the creek. Little has been published about "creek crime", but over the years there have been fires, robberies, attempted rapes, etc. Should we make the area more attractive for crime & accessibility???

Please do not proceed with these outrageous plans!!


Albert M. Cutler
4314 1/2 Duquesne Avenue
Culver City, CA 90232

Culver City Property owner for 28 years!!!

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Howard, Alexandra

From: L. Price [lprice@goalstraining.org]
Sent: Monday, December 08, 2003 4:12 PM
To: Howard, Alexandra
Cc: Jim Lamm
Subject: Ballona Creek Study

Ms. Howard,

We hope it is not too late to have the following read into the record at tonight's City Council meeting, as we are unable to attend in person:

Dear Council Members,

As both residents and business people in Culver we are proud to call Culver City our home. We have seen many wonderful improvements in the City in the 25 years we have lived here. We urge you to keep the momentum going and seize the opportunity to improve what is mostly an eyesore in the city, the Ballona Creek, by accepting the Ballona Creek Study in it's entirety. Despite many concerns with the study, accepting the entire document will allow the "vision" to not be lost. Any problems with specifics could be dealt with as stages of a plan are implemented. It is our understanding that this is a study and not the implementation plan. Those who have reasonable and valid concerns should have the opportunity to have them addressed before a plan for implementation is approved, probably in stages. Until then, please do not short change what "could be" by not accepting the complete plan.

Thank you,

--

Linda & Larry Price
10701 Flaxton St.
Culver City, CA 90230

Foundation for Self-Esteem
6035 Bristol Parkway Culver City, CA 90230
(310) 568-1505 FAX (310) 337-1078

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Howard, Alexandra

From: Risa P. Flynn [riflynn@cdrewu.edu]
Sent: Monday, December 08, 2003 1:17 PM
To: Howard, Alexandra; Silbiger, Gary; Gross, Carol; Rose, Steven; Corlin, Alan
Subject: Ballona Creek study on tonight's agenda

Council Members:

I am a Culver City resident and I am writing to express my strong support for action on the "Draft Ballona Creek and Trail Focused Special Study". I believe improvements to the Creek will bring numerous benefits to all Culver City residents. Like the recent redevelopment efforts downtown, it will enhance the City's overall image; raise property values; attract visitors from nearby communities; and most important, improve the overall quality of life in Culver City. I deeply value parks and green spaces; there is ample evidence in the urban planning literature to substantiate the beneficial effects of developing and improving the natural settings available for recreation, play, and exercise.

I would be pleased to have this email entered into the record of tonight's meeting.

Thank you for your service and for listening to the voices of your constituents.

Risa Palley Flynn
4191 Lafayette Place
Culver City, CA 90232

12/19/2003

Howard, Alexandra

From: Inge, Carol [IngeC@MTA.NET]
Sent: Monday, December 08, 2003 5:20 PM
To: Howard, Alexandra; Silbiger, Gary; Gross, Carol; Rose, Steven; Corlin, Alan
Subject: FW: Ballona Creek Special Study

Dear Culver City Council members:

I sent this e-mail earlier but forgot to request that you please read it out loud into the record tonight.

Thank you,
Carol Inge

> -----Original Message-----

> From: Inge, Carol
> Sent: Monday, December 08, 2003 2:07 PM
> To: 'alexandra.howard@culvercity.org'; 'gary.silbiger@culvercity.org';
> 'carol.gross@culvercity.org'; 'steven.rose@culvercity.org';
> 'alan.corlin@culvercity.org'
> Subject: Ballona Creek Special Study

> Dear Culver City Council Members,

> I understand that you will be considering the Draft Ballona Creek and
> Trail Focused Special study tonight. The refined concept plans that I
> viewed on the web site are outstanding. I heartily support continued
> work on developing this fantastic project. I live in Lindberg Park on
> Westwood Boulevard, and my family accesses the creek for bicycle rides
> and to cross the pedestrian bridge to the Middle School. Having
> ridden the length of the bike path hundreds of times, I know first
> hand what a jewel of a resource we have in the Ballona Creek, and what
> an incredible, unique focal point our City could have in this
> resource. I have often biked down the bike path trying to picture in
> my mind what the creek must have looked like in the "olden days" -
> never dreaming that there was even a remote possibility to recreate
> any of the natural elements that this creek must have had. Your work
> in the Focused Special Study is excellent. I now have great belief
> that something truly remarkable is possible. I applaud you for your
> great efforts and hope that the City will continue to move forward
> with whatever are the next appropriate steps to make all or parts of
> this project a reality.

> Sincerely,

> Carol Inge
> 11124 Westwood Boulevard
> Culver City, CA 90230
> (310) 398-8536

> P.S. The new pedestrian bridge looks great, just beautiful.

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Presentation CC City Council 12/08/03

Ballona Creel Trails Project

I am a bicycle advocate. Approve the plan.

Look at me. On October 23rd I had a bicycle accident on the bike trail. Not on Ballona Creek, but in the Marina section. My accident was caused by lack of maintenance. I hit a tree root, went over the handle bars, landed on my head, broke the helmet, slight concussion, broken collarbone, 4 ribs, and scapula, some lung damage, ligament and muscle tears. I am now going through several months of physical therapy. Approve the plan, fix up the Ballona Creek Trail. I can show you lots of places on the trail that could cause problems. The spot I crashed on was repaired the next day. A bit late for me, but?

This is not why I am here tonight. I am here to implore you to improve the Ballona Creek Bicycle Trail. It will enhance Culver City in many ways. Here are a few ways:

1. If the bike path is enhanced, bikers and walkers will have a reason to visit CC to shop, eat, etc. I have been asked by bicyclers on the west end "where does the trail go?" Hard to say. Now there is nothing attractive along the way to make them want to visit. There are folks that use the trail to get to school and to and from work every day. Make it attractive so that more will use it.
2. I feel safer in my neighborhood when I have walkers and bikers around. They become my eyes and ears. Safety is not an issue. The facts are, that bringing in more people will not increase crime. Believe the police. Something that happened in 1986 is not a rash of crime.
3. Ballona Creek is the only East-West Class1 bike trail on the west side. People can go a lot of miles without the fear of being hit by the auto on the Creek. (Venice Blvd. is a Class2 Bike trail). A well-marked bike lane but with lots of autos to contend with.
4. Baldwin Hills Regional Park is close by. Safe walking and biking trails are important IF we are to get folks out of their autos. The beach is close too. Also Playa Vista's new freshwater marsh.
5. Less auto traffic means less pollution and smog, therefore improving the environment. A recent study showed that most auto trips are two miles or less. Think of the traffic we would eliminate and the improvement in air quality.
6. Open up more access points, not close them. We need safe streets to the bike path from all points in the city. As of today, only Slauson qualifies, but the street is 2 blocks long? With more points maybe more folks would be enticed to walk/ride instead of getting in the car and trucks for their short errands.

Lastly (on my short list). I plead with you, do not file this for future study. We have the opportunity to do great work in the city. The future is now. Help all of us take advantage of it.

Thank You,

Howard Hackett
Los Angeles County Bicycle Coalition
5208 Etheldo Ave.
Culver City, CA 90230
310 391-1272

Howard, Alexandra

From: cschoenbaum@pol.net
Sent: Monday, December 08, 2003 12:37 PM
To: Corlin, Alan; Rose, Steven; Gross, Carol; Silbiger, Gary; Howard, Alexandra; Wardlaw, Mark
Subject: Re: Ballona Creek Study, December 8 City Council Meeting

Dear Sir or Madam,

I wish to voice my very strong support and enthusiasm for the Ballona Creek and Trail Focused Special Study. This plan gives the first real hope for making this waterway resource, urban as it is, a more inviting and visually pleasing parkland and transportation by-way beyond its very important utilitarian function for flood control.

It has been decades since the only other attempt to allow, let alone invite, the general public into this area typically reserved for municipal workers and civil engineers with the construction of the bicycle path along one of its banks. This simple improvement has endured despite the neglect and bad reputation it has received over the years. It remains virtually the only uninterrupted east-west bike path on the west side. As a result, bicyclists like me will go out of the way to utilize this passageway to avoid the danger of car traffic on city streets to get to the coast. This bike path is not risk-free, but this Special Study makes sincere attempts to address many of these concerns on both sides of the fence. The opportunities for a respite from urban stress are dwindling and we therefore need to do all that we can to maintain and, whenever possible, improve these parkways from our humble community diamonds in the rough. I envy the pristine pathways along rivers in other cities and I don't pretend that the Ballona Creek will ever be like them, but wouldn't it be nice to have something a little nicer than concrete gray?

As an avid cyclist, I ride my bike along this path at least weekly and have done so more or less since its inception. My wife and I belong to a bicycle club and ride with many other cyclists from many different clubs around the Southland. Although I can't speak as a formal representative for the bicycling community, many of the riders that I've talked to that also ride this pathway agree with my opinion. This is a valuable corridor but it needs improvement. Many other cyclists avoid this pathway because of what they've heard about its bad reputation. Although incidences of bikers being mugged are an unfortunate part of its history, these cyclists' current concerns are not matched by the current reality as evidenced by police records of declining incident reports from those of years ago. I have no hesitation in my choice to ride this path but I, too, want to see improvement. It is also a good path for rollerblading, running, walking, etc. In a country where less than half of the population does any form of exercise, we all need areas of recreation like this available. Improvement will encourage these types of healthy, wholesome activities; "if you build it, they will come."

Recently, there has been a very vocal minority of residents in the Ballona Creek vicinity that have voiced opposition to this plan. This viewpoint has been bolstered by lopsided press coverage of the issues. Although their input needs to be considered just as I would want mine to be, their opinions are not shared by all. In a manner that is similar to the cyclists' fears not matching the realities, the Creek-neighboring residents' fears of this pathway becoming a conduit of criminals into their backyards is similarly unfounded. The increased utilization of this pathway by recreational-minded, health-conscious individuals and families could actually help reduce the incidence of crime in their area similar to a neighborhood watch program. If I were fortunate enough to live Creek side, I would even help with the groundbreaking if it meant a more beautiful, safer waterway park. Speaking as a third-generation resident of Culver City living here for most of my 47 years, I welcome the uncommon opportunity for well-planned, community-involved improvements to our city. I want there to be nice things close to my home that I can show visiting friends and relatives without have to leave Culver City in order to do so.

The Ballona Creek and Trail Focused Special Study needs to hear all of the viewpoints, concerns, and recommendations, revise the plan as needed, and move forward into the next phase of this development. The sooner all of us can enjoy what promises to be a significant improvement visually and functionally, the better. Sincerely, Craig Schoenbaum
8944 Hubbard Street Culver City, CA 90232

P.S. Please provide a copy of this letter to Albert Vera. Thank you.

Howard, Alexandra

From: Judy Richter [judyrichter@earthlink.net]
Sent: Monday, December 08, 2003 11:14 AM
To: Howard, Alexandra
Cc: Silbiger, Gary; Gross, Carol; Rose, Steven; Corlin, Alan
Subject: Ballona Creek Study - submission of public comment

Dear Ms. Howard,

Please read this statement at tonight's City Council meeting on the Ballona Creek Study.

Over the last 15 years as a resident of Carlson Park, my family and I have ridden the bikepath on Ballona Creek. The contrast between Culver City's many beautiful parks and the barren concrete channel has always left us puzzled. Why would anyone be against greening, naturalizing, beautifying the creek? Of course the creek must remain a functional flood channel, but it can work and still be attractive.

I remember visiting the Venice canals in the 1970's, scrambling around the debris along the banks of the canals and jumping over the slumped parts of the walkway. Some people thought the canals were an eyesore that should be filled up, but happily the majority knew better. Now that the canals have been dredged, the banks rebuilt with plant-sustaining, reinforced materials and the walkways rebuilt, the Venice canals are the beautiful open space that makes the neighborhood one of the most valuable in Los Angeles.

We have the opportunity to make that great an improvement, right here in Culver City. I urge the Culver City Council to accept their staff recommendation: *That the City Council receive and file the draft Focused Special Study, identify ideas for future exploration, and provide direction to staff regarding additional studies for future consideration.*

As a first step, I would encourage development of the Creek's bank at Overland Avenue starting about 50 yards upstream (before you get to any single-family homes) and extending along the school campus to the east about 150 yards downstream adjoining the library and the "Postcards From Ballona" mural. Lets get this vision going.

Thank you for your consideration,
Judy Richter
4301 Vinton Avenue
Culver City 90232

12/19/2003



Howard, Alexandra

From: Judy Stangler [jstangler@isop.ucla.edu]
Sent: Monday, December 08, 2003 9:41 AM
To: Howard, Alexandra
Subject: Dec. 8, 2003 CC Council Meeting: Ballona Creek Study

To: The Culver City Planning Commission, c/o Planning Division staff

From: Mary and Judy Stangler
11057 Ocean Drive
Culver City, CA 90230

Further to our earlier email of Nov. 12, 2003, regarding the issue facing the Culver City Council of accepting the Special Study on the Ballona Creek project, we would like to go on record as supporting the Study as a measure which we believe needs to be continued as a critical tool enabling further necessary surveys, analyses, and more detailed planning and design which will also enable the City to obtain the all-important funding for this project. We encourage the Planning Commission to recommend approval of the full study and its complete range of possible improvements. It would be premature to delete ideas without more detailed information and public process which would come *after* the Special Study is received and approved.

We speak as Culver City residents who have lived with the La Ballona Creek behind our backyard for over 50 years. We, too, have clearly and openly stated that our prime concern is with the continued safety and welfare of those homeowners whose homes butt up against the Creek, specifically, those like ourselves who live on the South side of the Creek between Overland Ave. and Sepulveda Blvd. With a bike path on the North side of the Creek, we do not feel that there is sufficient need to develop public access to the Creek behind our homes (many of which have swimming pools and other liability concerns). However, we feel that development of the study's ideas will require more inclusive involvement of the affected parties along the creek and more open and community-inspired debate. One such example of this on-going discussion is the legitimate issues regarding boundaries and fencing which need further surveys and dialogue.

Finally, we hope the community will work together to put forth and hold to a broad vision that can help generate interest, participation, and investment by community members, creek users, agencies, schools, groups, and funding sources into a positive and practical transformation of Ballona Creek to the benefit of all.

Thank you,
Mary and Judy Stangler

12/19/2003

Howard, Alexandra

From: Elizabeth Kinnon [lizkinnon@sbcglobal.net]
Sent: Sunday, December 07, 2003 7:42 PM
To: alexandra.howard@culvercity.org>; mark.wardlaw@culvercity.org>; alan.corlin@culvercity.org>; steven.rose@culvercity.org>; carol.gross@culvercity.org>; gary.silbiger@culvercity.org>; JWLamm@aol.com
Subject: URGENT: Action Item 1. (1) Ballona Creek Special Study

TO: All concerned in the vote RE: BCTFSS Study

While we understand some council members and others believe the BCTFSS study should be rejected or significantly revised due to concerns and controversy about the process and about issues of crime, noise, traffic, trash, flood protection, maintenance, and more, the BCTFSS addresses these largely valid areas of concern, an opinion apparently shared by Planning Commission, the city staff and the consultant. Rather than prematurely weakening the study by omitting controversial ideas, the council should be encouraged to keep it intact as an important threshold.

We believe the BCTFSS as presented conveys a good vision and means to address the concerns and controversial issues and begin making Ballona Creek a more positive place for both community and environment.

While neither exhaustive nor perfect, the BCTFSS provides the means to attract significant funding and to trigger the more detailed and specific surveys, planning, design, and public processes that are needed for any actual improvements and related maintenance and operations agreements.

And, contrary to those who say there is no money, funding from a variety of existing and significant sources can be attracted by its potential multiple benefits. Indeed, the funder of the study, the Coastal Conservancy, administers one of the biggest aggregations of related bond money. Potentially fundable improvement categories include environment (habitat, water quality and conservation, etc.), parks and recreation, education, economy, community, cultural arts, health, alternative transportation, public safety, and flood protection--a good way to leverage minimal city resources and expenditures in these fiscally challenging times. Whether you are a parent, retired person, student, business owner, worker, commuter, and/or resident, an improved Ballona Creek could enhance not only your quality of life but also your property values, making Culver City even more attractive to existing and potential businesses and residents. Obviously, the actual improvements need to be well planned with the participation of all interested parties to achieve success.

We strongly encourage you to support the study.

We also request that these comments be read aloud into the record.

Sincerely,

Liz Kinnon
Richard Mitchell

Voting Citizens of Culver City

Address: 11115 Farragut Drive, Culver City, CA 90230

Howard, Alexandra

From: Janet Wilson [janetwwilson@comcast.net]
Sent: Sunday, December 07, 2003 11:39 PM
To: Howard, Alexandra
Subject: Ballona Creek & Trail

Hi,

I would like to state that I support Ballona Creek & Trail and the study as it was presented/

Janet Wilson
resident & mother of two.

--

----- <janetwwilson@comcast.net >
310.391.4646

12/19/2003

Howard, Alexandra

From: Lucy Edward [ledward@comcast.net]
Sent: Saturday, December 06, 2003 11:30 AM
To: Howard, Alexandra
Cc: Corlin, Alan; Rose, Steven; Gross, Carol; Silbiger, Gary
Subject: Vote on Ballona Creek Study

Dear City Council Member:

This letter is in support of adoption of the Ballona Creek & Trail Focused Study. I have attended and participated in all of the workshops and read the draft Study and am encouraged that this vision can be a reality.

Having lived on Ocean Drive over 37 years, I have often thought we are missing an opportunity to create an attractive focal point to our city.

As you may know, we in the Lindberg Park area have a great community spirit and willingness to help and participate in various activities including the improvement of our surroundings. Having the large school campus edging on the creek would be an excellent opportunity to involve the students in this as a developing community project. Imagine them learning about native plants and taking pride in assisting in the creation and maintenance of the improvements to the creek bank.

We waited far too long for the new pedestrian bridge. Let's implement these proposals while I am still around to appreciate the improvements.

I am confident you will be remembered as the City Council with the foresight to proceed with these plans.

Please read aloud and include this letter into the record.

Sincerely,
Lucy Edward
11043 Ocean Dr.
Culver City, Ca. 90230



I would like to have this letter read into the record at tonight's December 2, 2003 City Council meeting.

Mayor Corlin, Council members and Culver City residents:

As I stated to the Planning Commission I would like to inform you all that I support the Ballona Creek and Trail Focused Special Study as a positive and visionary way to channel investment into the improvement and beautification of the Ballona Creek Trail in Culver City.

At this early stage, it being only a study, I feel all the options outlined could remain open for additional research and consideration.

The logical time to remove or add items would be when it advances to planning and implementation phase; any issues that require the benefit of further research could be addressed individually.

The study indicates numerous potential funding sources that should continue to be explored.

Thanks and praise should go to all those whose experience and hard work went into bringing about the realization of this study. The study was innovative in its approach and to date has identified the negative concerns of residents.

Access to information and public input to this potential project should be as open and transparent as possible.

As the study stands it should be accepted and filed on its merit and remain intact until the appropriate time. To amend ideas now without an attempt at creative problem solving would be regressive.

The study needs to be considered as a "work in progress". The involvement of our entire community will serve to make this potential project that Culver City can truly be proud of.

Thank you.

Ferrazzi Paul Ferrazzi
n Avenue Jackson Avenue
r City Culver City

Howard, Alexandra

From: JWLamm@aol.com
Sent: Friday, December 05, 2003 1:59 PM
To: Howard, Alexandra
Cc: Fulwood, Jerry; Evans, Susan; Wardlaw, Mark; druddock@scc.ca.gov; tkgurnee@rrmdesign.com
Subject: Forwarding a BCTFSS Letter Worth Reading

Alex and all:

I just wanted to make sure you received the following moving and articulate letter, which was sent directly to the council members by Kathy McConkey-Murphy, who lives next to the creek and whose husband Brian Murphy died prematurely of ALS Syndrome earlier this year (not to be confused with another Brian and Kathy Murphy who live just upstream on Jasmine).

Jim Lamm

Subj: FW: Statement in support of the Ballona Creek and Trail Focused Special Study
Date: 12/04/2003 8:59:05 AM Pacific Standard Time
From: kamconkey@pacbell.net (Kathy McConkey)
To: jwlamm@aol.com (Lamm, Jim - Ballona Creek)

Hello Jim,

Thank you so much for the presentation last night at June's house. Here is the email I am sending to the Mayor with a copy to each of the City Council members.

Kathy

-----Original Message-----

From: Kathy McConkey [mailto:kamconkey@pacbell.net]
Sent: Thursday, December 04, 2003 8:26 AM
To: alan.corlin@culvercity.org
Subject: Statement in support of the Ballona Creek and Trail Focused Special Study

Dear Mayor Corlin,

My name is Kathy McConkey-Murphy and I live at 10831 Ocean Drive with my two children. Our property backs onto Ballona Creek three doors down from the new pedestrian bridge. I am writing to you today to urge you very strongly to "receive and file" the draft Ballona Creek and Trail Focused Special Study in its entirety so that all possible options can be considered for the use and maintenance of this huge but neglected city resource -- Ballona Creek. I hope I am able to attend the City Council meeting on Dec 8th when you will consider this action, but just in case family matters intervene, I request that this statement be read into the record.

When we moved into this house six years ago, my husband Brian Murphy had a vision of what the "creek" could be for us and all our neighbors along the creek. He was an avid bicyclist and used the bike path almost everyday to ride down to the Marina and often much farther. The kids and I would join him sometimes and we discovered the duck populations and the heron. We'd greet the folks who strolled along the path in the late afternoon and evening. After many rides, Brian would be full of ideas for the vast potential he saw in the Creek and its environs -- as a community space -- a great green space right through the middle of our City. Sure there would be many issues to address... the creek still had to function as a flood control channel (believe me, after seeing the Creek during El Nino storms we definitely want it to function very well) and safety, noise abatement, and privacy for those who live along the creek would need to get better not worse... but to our family, these issues were all well worth addressing in order to realize the Creek's many valuable uses.

Just outside our fence, Brian immediately began clearing the weeds and adding decorative rock formations, creating small patches of soil in order to plant succulents and other plants. He had a gate put into our fence and slowly the creek became a place that we actually used, to watch the sunset and relax, rather than ignore. When

12/8/2003

Brian began to be incapacitated by Lou Gehrig's disease two years ago, his brother improved the creek area even more by building a bench and a small brick pad that would accomodate Brian's wheelchair. Brian died earlier this year but I know he would be very pleased that the new pedestrian bridge has finally become a reality (although the original design that he and the kids and I participated in creating would have pleased him even more!).

I'm telling you all this to show how committed the kids and I are to the idea that our City can make the Creek something very functional and beautiful while addressing all of the issues that currently concern the various neighbors along the creek, including us! I believe the first step is to "receive and file" the Focused Special Study on the Creek in its entirety and use it as a launching pad for additional study, demonstration projects, and progress toward a Creek that is something the whole City can be proud of.

Thank you for your consideration.

Kathy McConkey-Murphy

12/8/2003

Howard, Alexandra

From: Barry Tunick [The_Puzzlemaker@msn.com]

Sent: Friday, December 05, 2003 8:55 PM

To: Howard, Alexandra

Subject: La Ballona Creek

From: Barry Tunick

Sent: Friday, December 05, 2003 6:01 PM

To: alexandrahoward@culvercity.org

Subject: La Ballona Creek

I wholeheartedly support the creek renewal. The benefits to Culver City (and its image!) would be manifold.

Inevitably, some people will protest. But a democracy, while taking into account the interests of a minority, our must consider the greatest good for the greatest number.

The groups researching and planning this project have put in hundreds of hours of sincere and arduous effort. I believe they have come up with a very good plan and urge our councilmembers to support it.

Sincerely,

=Barry Tunick (310) 838-8048 4470 Elenda St., CC 90230

12/19/2003



R+E 12/8

FAX:

12/5/03

TO: ADMINISTRATION
MURIEL CLARK

FROM: MIM SHAPIRO

1 pg. - Please distribute this following memo
to Council for Monday, Dec. 8. Meeting.
I have requested it be read, as I am unable
to attend due to being out of town Monday.
MANY THANKS.

Mim Shapiro
838-3366

L.I.
cc: Susan Evans
Mark Wardlaw

Mayor Corlin and Council Members:

Please read into the record as I will be out of the City on Dec. 8.

I wish to reiterate my ongoing support for the Ballona Creek Focused Special Study which is before you for adoption this evening. The purpose of a focus special study is to pose ideas, issues, policies and suggest actions that the City Council can consider regarding a particular geographic area or subject matter. This study of the creek was initiated by the General Plan Advisory Committee several years ago, approved by Administration and Council to accomplish the aforementioned purpose.

It has been in process for two years, funded by a Grant from the California Coastal Conservancy. The study has been conducted inclusively with community input and many pertinent governmental and departmental staff from the State, county, Culver City and local agencies with final assistance from experienced consultants with successful projects throughout the State. Careful consideration has been given primarily to the safety of the community and will continue to so do as these ideas in the study go to the next steps of becoming projects, such as further study to implement top of the bank greening and improvements in an area free of controversy and with good conditions for success.

The key point to be made here is that any of these possibilities are incumbent upon the Council's action to receive and file this focus study which will thus enable further particular focus on obtaining a plan and funding possibilities within the very near future to enable some improvements to be implemented. Let us help this vision to happen. Let us accept this road map and take the next steps NOW to make good things happen for our wonderful City.

With all of us working together in good will and neighborliness, WE CAN DO IT!!!

Mim Shapiro
5922 Wrightcrest Dr,
Culver City
838-3366

Howard, Alexandra

From: Lelyveld, Phil [Phil.Lelyveld@disney.com]
Sent: Thursday, December 04, 2003 7:56 PM
To: Howard, Alexandra
Cc: Judy Richter; Corlin, Alan; Rose, Steven; Gross, Carol; Silbiger, Gary
Subject: Ballona Creek Study - submission of public comment

Please read this statement aloud for the public record during the upcoming Culver City City Council meeting's discussion of the Ballona Creek Study, as I am unable to attend the meeting in person to make the statement myself.

I have reviewed the Ballona Creek Study as posted on the website. I support this plan, and encourage the city to allocate funds and resources for the effort.

Thank you,

Phil Lelyveld
4314 Vinton Ave.
Culver City, CA 90232

12/8/2003



December 3, 2003

Honorable Mayor Corlin and Members of the City Council
 City of Culver City
 9770 Culver Boulevard
 Culver City, CA 90232-0507

Selected

as

a

"Model

Educational

Program"

for

the

country

by

the

White House

and

the

U.S.

Department

of

Education

Re: 12/8/03 Council Meeting, Item I-1, Draft Ballona Creek/Trail Focused Special Study

Dear Mayor Corlin and Members of the City Council:

Please accept this letter on behalf of the Board of Directors of STAR Inc., and the families served by STAR Education and the STAR ECO Station ("STAR").

Monday evening you are being asked to consider the Ballona Creek and Trail Focused Special Study ("Study".) After reviewing the staff report it appears you have three options:

1. Accept and archive ("receive and file") the Study; or
2. Modify the study so that if and when further analysis and consideration is authorized, certain aspects of the Study will have already been prioritized for (or eliminated from) further consideration and analysis; and receive and file it as modified; or
3. Modify the Study by identifying ideas the City does and does not wish to further explore; receive and file it as modified; and direct staff to return with suggested "next steps" — studies, plans or policies necessary to guide further consideration of potential future Ballona Creek and Trail flood control, recreation and/or beautification activities.

We are well aware that controversy surrounds certain aspects of Study preparation and of the Study itself. We know your staff is stretched thin, that funding for even additional studies has not been earmarked. We know this if a project were to be approved in future, implementation could take decades. Nonetheless, we urge you to act in the way that will best ensure that the City of Culver City is the entity that controls the quality of additional analysis, that molds future design and use of the Ballona Creek and Trail within its jurisdiction and is a viable participant in influencing Creek and Trail interface adjacent/abutting jurisdictions and other responsible agencies. Therefore, we recommend you approve option #3 above. And we recommend you then you proceed carefully as is your responsibility and your collective reputation, to resolve public concerns (perhaps neighborhood by neighborhood), to environmentally scrutinize and financially analyze further analyze ideas in the Study and viable alternatives thereto — to prepare for the future.

But whether you choose option #2 or #3, please do not remove the conceptual Pearson Street Overlook and Pedestrian Access feature suggested in the Study. Rather. Rather, preserve it for future discussion, analysis and refinement.

Culver City Council
December 3, 2003
Page 2

We anticipate this will be your decision because in part, controversy has not prevented you or previous Culver City Councils from guiding long-range planning and implementation strategies that have so positively changed the face of and prospects for the City over the past two decades. We have no reason to believe you will do less in the face of this challenge. You know better than we that there is a bigger opportunity at stake here, bigger than the message that will surely be sent if you archive the effort. It seems to us the opportunity at-hand is to prove once again that Culver City *can* face the prospect of long-term physical change in a proactive and positive way. And as the process of identifying issues and answers unfolds in the shape of a community vision and project consensus, an equally important benefit — that of building a sense of community, is also developed.

In addition to this strong general recommendation, please consider the following specific comments regarding a particular conceptual amenity suggested in the Study: the Pearson Street Overlook and Pedestrian Access ("Overlook"). For your reference, this conceptual amenity includes a sidewalk on Pearson Street and a creek side pedestrian overlook and trail access point.

STAR staff and patrons, the owner/developer of "the Colony" (our neighbor on the west side of Pearson Street) as well members of the public at-large, favor this general concept. Our neighbor Moldex-Metric, and only Moldex Metric, we believe is opposed to it.

Moldex-Metric, a long-time light industrial manufacturing use, using Pearson Street for loading/unloading and temporary storage of large trailers necessary to their operation. Their employees also access their assigned parking off of Pearson. Based on direct conversations, testimony and letters submitted to the City Commissions, Moldex-Metric believes the Overlook concept would be, "..... inherently ill conceived and unsafe." However, The City's Traffic Engineer, Culver City Police Department, other tenants/owners off Pearson, STAR staff and visitors as well as many member of the Culver City community at-large do not agree. Please consider the following more detailed responses to Moldex - Metric's assertion:

- The City's Traffic Engineer does not agree with Moldex-Metric's lay conclusion. He has stated a safe design could be prepared and reasonably accommodate their business operations. It could also address Pearson parking and drainage issues and access to/from the metered parking on Jefferson recently approved by the City Council.
- The City's Police Department does not agree with Moldex-Metric's lay conclusion. The Department has advised it would not view use of this street as being different than any other public street and would not oppose increased pedestrian use.
- Visitor access to the creek via Pearson is not a new concept. STAR has been escorting visitor groups to the Creek via Pearson (in its current rough condition) to teach about water conservation, pollution and other watershed issues in general, since STAR moved to 10101 West Jefferson. Over one-half million children and adults have come to the STAR ECO Station since it opened at this location. Has there ever been an incident? No.

Culver City Council
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- Mr. Josh Green, the owner of all property on the west side of Pearson, has recently redeveloped a large portion of his site (the "Colony"). Mr. Green, does not agree with Moldex-Metric and has publicly stated his support for the conceptual Overlook amenity. Moldex-Metric has stated that Mr. Green's property is currently unoccupied, which we know and Mr. Green has reminded us, is not true. In addition, Moldex-Metric's representative recently told the Planning Commissions that the Overlook concept would detrimentally impact access to Colony parking and its loading docks on Pearson. Mr. Green has owned and leased his property for a longer than Moldex-Metric has been an adjacent tenant, and advises us this parking/loading dock usage concern is a non-issue.
- Tenants on both sides of Pearson have accommodated Moldex-Metric's use of the public right-of-way for loading and trailer parking for many years. To the best of our knowledge, there has never been an accident problem at this location. This includes the decade plus period when the ERAS school, serving developmentally disabled youngsters, occupied the site currently occupied by the STAR ECO Station.

Moldex-Metric's representative has consistently noted that very early in Study preparation, the Redevelop Agency's Citizen Advisory Committee ("ACOR") recommended against the Pearson access feature. What is not mentioned is that ACOR was not receive any input from the City's Traffic Engineer, from the Police Department, or receive input of other adjacent property owners/tenants. Neither the Cultural Affairs nor Planning Commission has recommended removal of this conceptual feature in the Study as forwarded to the Council for consideration.

The Pearson Street Pedestrian Overlook and Trail Access feature was ranked as one of the most favored conceptual components proposed by those attending the three public workshops held as part of study preparation. While other Commissioners stated the hope that further analysis would resolve differences between STAR and Moldex-Metric regarding the Overlook, on August 12, 2003

Vice Chair Scott Maslin stated he was not swayed by the preferences of constituents who had participated in the public workshops as being truly representative. On November 12th, Vice Chair Maslin added that while it was nice to invite people to the Creek, Pearson Street might not be the best viewing/access point. Also, at the Planning Commission meeting of November 12th, a member of the public questioned whether the process used by the City's consultant gave adequate "veto power" to aspects of the study to those living along the creek; and suggested that the process could have been misused as it did not prevent "voting" more than once for most favored (and/or least favored) aspects of the study. In response to these comments:

- We trust that Vice Chair Maslin did not mean he would disregard the input of those who participated in the study's well publicized opportunities for public input, but rather that additional input from creek side residents and businesspersons as well as the constituents from the community at-large should be sought.

Culver City Council
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- Yes, the public input process *could* have been "loaded," but this is not to say that it was. It should be noted that to the best of our knowledge, no other resident, businessperson or member of the community at-large has objected to the concept of the Overlook except of Moldex Metric.
- The mere fact that this proposed conceptual amenity is on the south side of the creek and would not attract access to the Ballona Creek and Trail and through adjacent residential neighborhoods/park, strengthens the viability of this concept. (Further analysis could appropriately address and recommend restrictions on hours/days of access and/or use in addition to other design and environmental issues.)

The staff has taken pains to clarify that the Study is purely conceptual in nature. As stated in the staff report it, "... is not intended include any level of design or development detail. The long-term ideas presented in the Special Study require a much greater level of study and design, some require detailed technical studies (like hydrology and soils), and all will require specific environmental analysis." In addition, since Pearson is a public street solely within the jurisdiction of the City, the City is the ultimate decision maker regarding use, design and implementation of any changes to it.

Moldex is an important long-time tenant at their location off Pearson Street.

STAR Inc. is also a significant contributor to the City – to its quality of life.

We have taken seriously the opportunity to participate in the process to date. In preparation for making any recommendations to the Council, STAR representatives read the Study and revisions to it and related documents. STAR representatives attended all but one of the many public, Committee and Commission meetings throughout the Study preparation process. (We did not know of or attend the August ACOR meeting discussed above.) We discussed the plan and its controversial components with your staff, numerous City residents, our staff, adjacent business tenants/property owners and literally hundreds of area school and family visitors to the STAR ECO Station. Lastly, we also attended and also listened carefully as other agencies and environmental groups have discussed the future of the Ballona Creek and Trail.

Our business is not manufacturing, it's nurturing and educating children and families not only through programs and activities provided at the ECO Station, but also in over 130 other schools in 25 school districts. The safety of children and families is of paramount importance to us. It is ludicrous to suggest otherwise. We absolutely understand and agree that future analysis and conceptual design alternatives must, among other potential impacts, consider public safety. We are willing to entrust such analysis to the appropriate City professionals. We absolutely understand and agree that future analysis and design alternatives must reasonably accommodate business operations. We suggest consideration be given to businesses on both sides of Pearson Street and we are willing to work with the City, Moldex-Metric, representatives of "the Colony", and others in

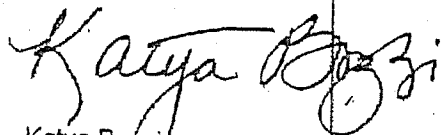
Culver City Council
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Page 5

this regard. We also believe the possibility of enhanced flood control, recreation usage and beautification of the Creek and Trail are opportunities that can and should be pursued for the benefit of all those you represent — those who work and live adjacent to the creek and your constituents throughout the City of Culver City.

Again, should you only choose to modify and receive/file the Study only at this time, please do not remove the conceptual Pearson Street Overlook and Pedestrian Access feature suggested in the Study. Rather, preserve it for future discussion, analysis and refinement.

We respect your efforts, appreciate that the decisions you make will affect the City long into the future and thank you for your time and consideration of these comments.

Sincerely,



Katya Bozzi
Executive Director

Cc: STAR Education Inc., Chair and Members of the Board of Directors
STAR Education Inc., General Counsel
Mr. Jerry Fulwood, Chief Administrative Officer
Mr. Mark Wardlaw, Deputy Community Development Director/Planning Manager
Lt. Dave Tankenson, Culver City Police Department
Mr. Max Paetzold, Traffic Engineer, Department of Public Works

1. The first part of the report is a general introduction to the project, which includes a brief history of the project and a statement of the objectives.

2. The second part of the report is a detailed description of the methodology used in the study, which includes a description of the data collection methods and the statistical analysis techniques.

3. The third part of the report is a discussion of the results of the study, which includes a comparison of the results with the objectives of the project and a discussion of the implications of the findings.

4. The fourth part of the report is a conclusion, which summarizes the main findings of the study and provides recommendations for future research.

Howard, Alexandra

From: Lisathetay@aol.com

Sent: Wednesday, December 03, 2003 10:33 AM

Cc: Howard, Alexandra

Subject: my overall support for the BCTFSS

Dear Council Members,

As an 8 yr. Culver City resident and avid cyclist on the trail, I believe the Ballona Creek & Trail Focused Special Study (BCTFSS) as presented conveys a good vision and means to address the concerns and controversial issues, and begin making Ballona Creek a more positive place for both community and environment. Rather than prematurely weaken the study by omitting controversial ideas, I urge you to keep it intact as an important threshold.

Please enter my comments into the record and read aloud at the Dec. 8 meeting.

Sincerely,

Lisa Taylor
4808 Hollow Corner Rd. #241
Culver City, CA 90230-8595
310-559-4037

12/8/2003



Howard, Alexandra

From: D Bergman [deb1267@yahoo.com]
Sent: Tuesday, December 02, 2003 6:59 PM
To: Howard, Alexandra
Subject: Public comment for the Ballona Creek & Trail Focused Special Study

Public comment for the Ballona Creek & Trail Focused Special Study

please read (aloud) into the record

This letter is to support the adoption of the Ballona Creek & Trail Focused Special Study. I have read the draft study and feel that it expresses the vision of the community will serve as a critical asset to the city of Culver City as it makes investments in and improvement to the creek.

I participated in two of the workshops that led up to the drafting of the plan which were well attended and received active participation from community members. The plan reflects much of the hard work that was done at these meetings.

I live near the creek and am very interested in seeing the plan adopted and used as a basis for the city to pursue prop 40 Baldwin Hills and Coastal Conservancy support for its implementation.

David Bergman

4398 Elenda
Culver City

RECEIVED

NOV 13 2003

East Culver City Neighborhood Alliance

Culver City
Planning Division

P. O. Box 192
Culver City, CA 90232

November 10, 2003

VIA FACSIMILE (310) 253-5721 AND U.S. MAIL

Culver City Planning Commission
9770 Culver Blvd.
Culver City, CA 90232

RE: Ballona Creek and Trail Special Study; *November 12, 2003 Agenda Item*

Dear Chairperson Thomas and Commissioners:

We are writing to express our opposition to certain aspects of the Ballona Creek and Trail Special Study that are of particular concern to our neighborhood. These comments reflect the consensus opinion of approximately 30 attendees at the September meeting of the East Culver City Neighborhood Alliance (ECCNA), after a presentation and question and answer session with City staff representatives regarding the Special Study.

A. The Pedestrian Bridge at Syd Kronenthal Park

We are opposed to this element of the project. Based upon our review of the documentation, including the Special Study itself, the presentation made by City Staff, and the ensuing question and answer period and discussion, we concluded that the pedestrian bridge at Kronenthal Park would appear to have substantial impacts on the park and our neighborhood generally. As we explained in detail in our July 29 letter, we are concerned about crime and safety issues, including gang activity and graffiti, parking and traffic, wear and tear on the park and the general loss of local control of the park and its environs. Nothing in the reports or verbal information provided allays our concerns about these issues.

Moreover, we remain convinced that this aspect of the project is entirely unnecessary and provides no additional benefits to Culver City. Even without this proposed bridge, there is an access point from Kronenthal Park to the north side of the creek, a bridge over the creek at National Boulevard, just a few hundred feet away, and a bridge with dual access points planned for the Hayden Tract, just a few hundred yards away. Indeed, the bridge does not accomplish anything that access points on each side of the creek (without a bridge) would not. No one has been able to identify any benefit to the residents of our neighborhood -- or even to Culver City.

more generally -- as a result of this bridge. Certainly, it does not give the residents of this neighborhood access to facilities or resources to which they would not otherwise have access.

Lastly, this bridge is also inconsistent with the principle that arose out of the public outreach meetings and was described by the project consultants at your last meeting as "fundamental" and the "starting point" in their work: namely, no new access points in residential neighborhoods. This is a striking example of a new access point and, as best we can see from the project description, the only residential neighborhood to be singled out for such an intrusion.

Simply put, we oppose any project description (conceptual or otherwise) that includes this proposed bridge across the creek from Kronenthal Park.

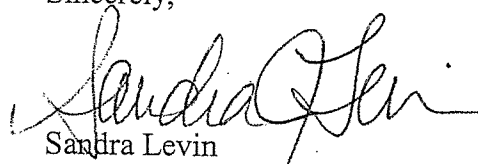
B. Lack of Landscaping

It is unfathomable why the landscaping drawings and descriptions have not been corrected to add "enhanced landscaping" on the banks of the Creek adjacent to the Kronenthal Park neighborhood as well as the north side of the creek adjacent to the Hayden Tract. "Enhanced landscaping" is included at **every other residential** neighborhood in the project, but was omitted here without explanation. We inquired about this in our July 29 letter and staff commented at the meeting that it was probably just an oversight. We asked again at our September ECCNA meeting and were told the same thing. Yet, no one has corrected the drawings or the description. We are asking again: please include enhanced landscaping for this neighborhood and the Hayden Tract in any future project description, including any project forwarded to the City Council for their consideration.

Finally, we were repeatedly told that the project as proposed is only conceptual in nature, that the environmental and technical analyses have not yet been done and that there would be plenty of future opportunity for input. Accordingly, we are refraining from expressing conclusions as to other matters of potential impact to our neighborhood (e.g., parking, traffic, safety, noise, flood risks, etc.). However, we remain concerned about these issues, as well as a variety of other risks and unknowns (some of which were expressed in our July 29, 2003 letter), and look forward to more extensive neighborhood outreach and participation in the future stages of this project.

Thank you for your time and attention to these issues. We look forward to hearing more about this project. Please keep us on the notification list and schedule an outreach meeting in our neighborhood during the next stage of this project, should it move forward.

Sincerely,



Sandra Levin
for the East Culver City Neighborhood Alliance

Elizabeth Watson

Direct Dial: 310. 201.7439
Direct Fax: 310. 201.2339
E-Mail: ewatson@ggfirm.com
File Number: 54350-00101
Document Number: 1364082



November 12, 2003

Culver City Planning Commission
9770 Culver Boulevard
Culver City, CA 90230
Attn: Mark Wardlaw, Deputy Community
Development Director/Planning Manager

Re: Ballona Creek and Trail Focused Special Study

Honorable Planning Commissioners:

This letter is submitted on behalf of our client Moldex-Metric concerning the Ballona Creek and Trail Focused Special Study (the "Ballona Creek Special Study"). Moldex-Metric has operated a light industrial manufacturing facility in the City of Culver City for more than forty years. The Moldex-Metric complex is located south of the Ballona Creek channel (the "Creek") in the area referred to as the "Central Reach" in the Ballona Creek Special Study. As the City's third largest employer, the Moldex-Metric work force numbers more than 450 employees. The facility operates in three shifts, seven days a week.

Moldex-Metric has actively participated throughout the process for the formulation Ballona Creek Special Study and has expressed its support for the City's exploration of the feasibility of enhancing the Ballona Creek as a recreational resource. It is our understanding that the Ballona Creek Special Study has been modified to be a preliminary conceptual document. As such, it will not implement any specific proposal and will not be subject to environmental review.

One feature of the Ballona Creek Special Study is of grave concern to Moldex-Metric; namely, the proposal to use Pearson Street ("Pearson") for access to a Creek overlook (the "Overlook"). The use and configuration of Pearson make this an unsafe and ill-conceived proposition.

Pearson is essentially a one-block alley located between Jefferson Boulevard and the Creek which serves several light industrial buildings. This segment of Pearson is utilized by

Culver City Planning Commission
November 12, 2003
Page 2

large trucks throughout the day for loading and unloading of raw materials and finished products. The Moldex-Metric loading dock is located directly south of the Creek on the east side of Pearson. Truck trailers, up to 53 feet long, span the width of Pearson in making perpendicular moves to access the loading dock.

The west side of Pearson contains two additional loading docks, including one on the Colony's newly redeveloped property. While the Colony property is currently unoccupied, the redevelopment contemplates occupancy by light industrial users. Pearson also has three driveway cuts, two on the west side and one on the east side, to provide access to three parking lots containing more than 200 parking spaces. Additional parking spaces, including truck spaces, are installed on both sides of Pearson. The cross-traffic, turning movements and truck activities on Pearson, as the sole accessway for this light-industrial complex, make Pearson a particularly unsuitable means of pedestrian access to the Creek.

Unfortunately, the current version of the Ballona Creek Special Study retains the Pearson access to the Overlook as a potential feature of a Creek project. As proposed, the Overlook would be accessed not only by the new south bank trail, but also by a new sidewalk constructed along the south side of Pearson.

STAR ECO Station, a tenant in a building on the north side of Pearson at Jefferson Boulevard, proposes to use the sidewalk for pedestrian access to the Overlook by children in its educational programs. Pedestrian access in this industrial park is unsafe and infeasible. The nature of the surrounding uses and the truck and vehicular movements in this constricted area are not designed for these pedestrian activities. In particular, the heavy schedule of shipping and loading activities by large trucks is incompatible with the presence of children, even in supervised groups.

A sidewalk will not guarantee that pedestrians remain on the sidewalk. The visibility of pedestrians from large truck cabs is also problematic. The sidewalk will be interrupted by two driveways and two loading docks. Moreover, the proposed installation of a sidewalk will limit the street width available to accommodate the existing extensive truck delivery and shipping operations. In sum, Pearson is not an appropriate or safe access point for the proposed Creek Overlook.

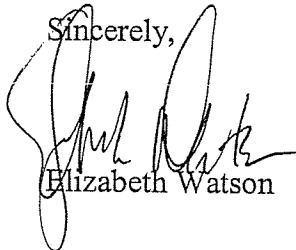
The Redevelopment Agency's Citizen's Advisory Committee (ACOR) has recognized the seriousness of these safety issues and has recommended against the Pearson access feature. Given the infeasibility of the Pearson access, we respectfully request that any proposal for the Overlook utilizes the Creek trail as the sole access and eliminates the use of Pearson.

GREENBERG GLUSKER FIELDS CLAMAN
MACHTINGER & KINSELLA LLP

Culver City Planning Commission
November 12, 2003
Page 3

We appreciate your consideration of these concerns at this early stage of the process.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Watson", written over the printed name.

Elizabeth Watson

EW:mh

cc: Selvendra Thurairajah, Vice President of Finance and Manufacturing Operations

Howard, Alexandra

From: Howard Hackett [hhackett@juno.com]
Sent: Wednesday, November 12, 2003 11:49 AM
To: Howard, Alexandra
Subject: Ballona Creek Trail and Focused Study

Alexandra Howard,

I will not be able to attend the Planning Commission meeting this week. Please take my feelings to the meeting for me.

I am an avid bicyclist who uses the trail for work and pleasure. As of now the trail, especially, the Culver city portion is just plain ugly. However it is safe to ride. We need to beautify it so that we can get folks out of their autos and in to other means of getting around. As an example, I volunteer at the Culver City Adult School, which is about two miles from my home. I can ride my bicycle there safely, faster and have no parking problem. Three of my students now ride to school. If this trail can be beautified and have clearly designated entrance and exit points, more students and teachers would use the trail. One less car does make a difference. Many times I will ride down to the beach path. Folks will ask me where the Ballona Creek Trail goes. It would be nice if I could honestly say "To Culver City, where you can shop, play or be entertained" Now I say to nowhere in particular"

I have been fortunate to be involved with the project since its inception and have noted all of the negatives and positives. NIMBY is always a hard obstacle to overcome, but neighborhoods are enhanced with good trails.

I implore you to approve this much needed improvement.

Howard Hackett
Member of the Los Angeles County Bicycle Coalition
5208 Etheldo Avenue
Culver City, CA 90230



Howard, Alexandra

From: egmacrae [egmacrae@yahoo.com]
Sent: Wednesday, November 12, 2003 1:28 PM
To: Howard, Alexandra
Cc: JWLamm@aol.com
Subject: la ballona creek

Dear Alexandra,

I will not be able to attend tomorrow night's meeting but I wanted to let you know I support the Creek's redevelopment. Presently it is a hazardous eyesore and hopefully it will become something we can be proud of and use with confidence. Emily Mac Rae

11046 Barman Ave
Culver City

Howard, Alexandra

From: Judy Stangler [jstangler@international.ucla.edu]
Sent: Wednesday, November 12, 2003 5:39 PM
To: Howard, Alexandra
Subject: Ballona Creek Public Meeting Input

To: The Culver City Planning Commission, c/o Planning Division staff

From: Mary and Judy Stangler
11057 Ocean Drive
Culver City, CA 90230

As Culver City residents who have lived with the La Ballona Creek behind our backyard for over 50 years, we would first like to commend all those who have worked so hard on developing the intelligent and environmentally-concerned Special Study on the Ballona Creek project. Many dedicated and knowledgeable people have worked long and diligently to bring our views and concerns to the Council, notably, Jim Lamm, President of the Ballona Creek Renaissance.

We have clearly and openly stated that our prime concern is with the continued safety and welfare of those homeowners whose homes butt up against the creek, specifically, those like ourselves who live on the South side of the Creek between Overland Ave. and Sepulveda Blvd. With a bike path on the North side of the Creek, we do not feel that there is sufficient need to develop public access to the Creek behind our homes (many of which have swimming pools and other liability concerns). Clearly, we feel that development of the study's ideas needs more involvement of the affected parties along the creek. In just one example, legitimate issues regarding boundaries and fencing need further surveys and dialogue.

Regarding the study, we feel that it is basically a critical tool to enable further necessary surveys, analyses, and more detailed planning and design and especially to enable getting the funds to pay for everything. We encourage the Planning Commission to recommend approval of the full study and its complete range of possible improvements. It would be premature to delete ideas without more detailed information and public process which would come *after* the Special Study is received and approved.

Finally, we hope the community will work together to put forth and hold to a broad vision that can help generate interest, participation, and investment by community members, creek users, agencies, schools, groups, and funding sources into a positive and practical transformation of Ballona Creek to the benefit of all.

Thank you,
Mary and Judy Stangler

11/12/2003

Howard, Alexandra

From: Jessica Fairchild [jf@kfarchitects.com]
Sent: Wednesday, November 12, 2003 9:47 AM
To: Howard, Alexandra
Cc: JWLamm@aol.com
Subject: Ballona Creek and Trail Focused Special Study

To the Planning Commission:

I encourage the Planning Commission to continue to consider the improvements to the Ballona Creek as outlined in the Ballona Creek and Trail Focused Special Study. The creek is a potential asset to the City both economically and aesthetically. This opportunity to enhance it should not be missed.

Jessica Fairchild, AIA
City of Culver City ACOR Member
310.399.7975 x201

12/19/2003

5929 Stoneview Drive
Culver City, CA 90232
November 11, 2003

Culver City Planning Commission

re: Ballona Creek & Trail Focused Special Study

Dear Planning Commissioners:

I have attended all the public workshops for the Ballona Creek and Trail Focused Special Study. I am also an active user of the creek bikepath as a cyclist and jogger.

Currently, the creek is an ugly channel, often infested with trash and graffiti, that physically divides Culver City. The Special Study contains suggested designs for improving the creek in appearance, recreation, environment and habitat, and educational opportunities regarding our history and environmental science.

Some people living near the creek have expressed concerns that the improvements would attract crowds that would cause noise, crime, and loss of privacy. The consultant has already taken some of the concerns into consideration in his concept designs. By working with creek neighbors, such negative impacts can be prevented. We understand that the concept designs are concepts, not blueprints, and that the bulldozers are not coming tomorrow.

An improved creek would benefit the people of Culver City in many ways. In addition to the benefits for creek users listed above, it could be of economic benefit to City businesses to attract people to local businesses and restaurants and interest people in buying homes in Culver City when they see what a wonderful place this is to live.

The people of Culver City deserve a better creek. I ask that the Planning Commission approve the full study and the complete range of concept designs, so that it can be used to generate community interest and funding sources for potential projects.

Sincerely,

Bobbi Gold

Bobbi Gold

Howard, Alexandra

From: Karin Liljegren [karin@kfarchitects.com]
Sent: Wednesday, November 12, 2003 10:37 AM
To: Howard, Alexandra
Subject: Creek Study - for Mtg. tonight

>
> I won't be able to attend the Planning Commission Meeting, however, I
> would like the following email to be read. Thank you!
>
> I would like to give my full support to the City's continued study for
> the Ballona Creek Improvements. It's disappointing to hear residents
> that are resistant to change. We should be applauding the City for
> taking steps to study this. Of course we all need to discuss crime,
> noise and all the other issues, but we should join forces as a City to
> say - "Yes, I'd like the Creek to be a real Creek in a Park like
> setting. I'm tired of the blight, the smells and I don't want to be
> afraid to ride my bike." More study and collaboration with residents
> all over Culver City is imperative to create the best use for the
> Creek. Beautification and use of the Ballona Creek is a natural
> transition to the improvement of Culver City and the true crime would
> be to keep it as an unused concrete storm drain.
>

>
> Karin Liljegren
> 9016 Carson Street
> Architect,
> Resident
> and
> Member of Advisory Committee on Redevelopment
>
>

Nov. 12, 2003

Planning Commission
Liver City, Calif.

Re: Ballona Creek Focused Special Study - Agenda item.

Dear Commissioners:

I am not able to be present this evening due to family obligations. However, I wish to express my thoughts on the matter at hand.

I am hopeful that we all in our community can respectfully regard and hear the concerns of all who feel strongly about the future of the Ballona Creek, and our varied neighborhoods within our fair City.

The basic goals are to provide a vehicle wherein we can turn the present concrete eyesore into a aesthetic and useful part of our City. This ~~focused~~ special study is a tool and a means by which we can accomplish this goal. We all recognize the present problems nationwide, statewide, and community wide of funding anything.

What I hope, is that we can agree to begin the process towards our goal by receiving this special study and proceed on to our Council to commence the first phase of the road map to reaching our goals. Each phase will require much thoughtful cooperation to respectfully take into consideration all the concerns of each neighborhood and reach consensus.

Thank you for your attention.

Cordially,
Mimi Shapiro

Howard, Alexandra

From: tom tulinsky [tomt424@comcast.net]
Sent: Monday, November 10, 2003 8:45 PM
To: Howard, Alexandra; JWLamm@aol.com
Subject: support Ballona Creek study

Want you to know I support the Ballona Creek & Trail Focused Special Study. I hope this will be a step toward making Ballona Creek an asset to our community.

Thomas Tulinsky
4069 Madison Ave
Culver City

11/12/2003

RECEIVE AND FILE

HAND-DELIVERED BY DAVID ROCKWELL ON 11/6/03

September 30, 2003

Page 1 of 3

BCTFSS (p. 96) and MND (pp. 4 and 5) recommendations for Phase I:

- a. Remove existing public fencing at property line along the entire north bank of Ballona Creek and install a new eight (8) foot high black coated wrought iron fence along property lines. (*MND note: fencing to be replaced includes only public fencing and does not include any private fencing which may be located along the property line.*)
- b. Install an irrigation line between the new fence and the edge of the trail or access road above the top of bank.
- c. Install trees and other native plantings between the path and the new fence. (*MND note: ...on the north bank. Limited trees and other native plantings would be installed along portions of the south bank.*)
- d. Design and install trail head improvements including wrought iron fencing, gates, benches, and water fountains (*and trash receptacles*) while providing for clear access by emergency, patrol, and maintenance vehicles to the maintenance roads and trail system.
- e. Remove the low chain link gates at path entries in favor of removable bollards.
- f. Install identification and directional signage at key entry points to the path system.
- g. Install low-level bollard lighting between the fence and the path system.
- h. Design and install signage for Ballona Creek Trail denoting Coastal Access.

Residents' recommendations for Phase I:

- a. Remove existing public fencing at ~~property line~~ along the entire north bank of the Ballona Creek flood control channel and install a new eight (8) foot high ~~black coated~~ wrought iron fence ~~along property lines~~ in the same location as the existing fence. The color of the fence shall be determined through discussions with homeowners. Do nothing to reduce the size of buffers that presently exist between individual private properties and the public-use areas.
- b. Install an irrigation line between the new fence and the edge of the trail or access road above the top of bank.
- c. Install trees and other ~~native~~ drought-tolerant plantings where needed and where space permits ~~between the path and the new fence and the property lines~~. Trees and other plantings will also be installed along portions of the south bank. Work with Creek-side residents to identify types of plants and appropriate locations for new plantings.
- d. Design and install improvements at key entry points to the trail, including wrought iron fencing, gates, benches, water fountains, and trash receptacles, while providing for clear access by emergency, patrol, and maintenance vehicles to the maintenance roads and trail system.
- e. ~~Remove the low chain link gates at path entries in favor of removable bollards.~~ Do nothing that will enable motorcycles and other noisy vehicles to access the trail.
- f. Install identification and directional signage at key entry points to the path system. Signs shall include reference to local ordinances regarding allowed trail usage and fines for violating the ordinances.
- g. Install low-level bollard lighting along the trail, with the maximum height of the lighting to be approximately 3 to 4 feet ~~between the fence and the path system~~.
- h. Install locking gates at all trail entry points and at both the Eastern and Western extremes of the Culver City jurisdiction to allow the Creek to be closed and locked from dusk to dawn.
- i. ~~Design and install signage for Ballona Creek Trail denoting Coastal Access.~~
- j. Culver City Police Department shall assume responsibility for patrolling the flood control channel and for maintaining safety and order.

The Phase I changes shall only be implemented when the following actions have been satisfactorily completed:

- a. The City shall hire consultants to perform a rigorous study and analysis of the impact of the Phase I changes on the environment, and write a full Environmental Impact Report (EIR).
- b. The burden of proof shall be with the design team to convince homeowners' representatives that the proposed changes will not degrade the quality of life or safety of the Creek-side residents or the adjacent neighborhoods.
- c. Prior to implementation of any changes to the flood control channel, the City must once again make a full disclosure to residents of the results of the EIR and other relevant information, and allow for a public review process, in order to ensure the proposed changes are acceptable to concerned homeowners.
- d. The Phase I changes shall only be implemented upon the execution by Culver City of a long-term agreement with appropriate entities to create an authority to manage and maintain the flood control channel and all of its improvements at no additional cost to the City of Culver City. This agreement shall specify that the Culver City Police Department shall assume responsibility for patrolling the Creek and for maintaining safety and order.
- e. The decision to proceed with the Phase I changes shall not imply, either implicitly or explicitly, any authorization to proceed with any additional phases of changes. All subsequent phases must pass the scrutiny of the local homeowners.





DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



October 31, 2003

Shelly Chagnon
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232-0507

Ballona Creek and Trail Draft Focused Special Study Strategic Plan

Dear Ms Chagnon:

Per your request, the Department of Fish and Game (Department) has reviewed the above-referenced document. The mission of the Department of Fish and Game is to manage California's diverse fish, wildlife, and plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public.

The Ballona Creek and Trail Focused Special Study proposes a number of short, mid, and long term improvements to the Ballona Creek corridor including landscaping and the development of a biological connection between Baldwin Hills State Park and the Santa Monica Bay.

The Department offers the following comments and recommendations:

The Department strongly supports the plan's goals of improving the channel's ability to provide habitat values as well as new opportunities for passive recreation. To help maximize future habitat values, we recommend the use of locally obtained native plant materials for landscaping the channel. Examination of Table 8-A (Landscape Palette) reveals a majority of species that are not locally native, including some that are closely related to invasive species. We recommend that a project specific plant palette is designed to be consistent with the guidelines developed by the California Native Plant Society (CNPS), available at the following URL: <http://www.cnps.org/archives/landscaping.pdf>. A possible source of information regarding appropriate native species may be found in Flora of the Santa Monica Mountains and Vicinity, (Raven et. al. 1986).

Construction of portions of the project may require a Lake or Streambed Alteration

Agreement, pursuant to Section 1600 *et seq.* of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement².

Questions regarding this letter should be directed to Brad Henderson at (310) 214-9950.

Sincerely,



Donald R. Chadwick
Habitat Conservation Supervisor

cc: Jim Lamm, Ballona Creek Renaissance
Laura Crum, CDFG

² A Streambed Alteration Agreement form may be obtained by writing to: Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123, by calling (858) 636-3160, or by accessing the Department's web site at www.dfg.ca.gov/1600.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

RECEIVED

OCT 27 2003

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

Culver City
Planning Division

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 21, 2003

IN REPLY PLEASE

REFER TO FILE: WM-7

Ms. Susan Yun
Associate Planner
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232-0507

Dear Ms. Yun:

COMMENTS ON THE DRAFT FOCUSED SPECIAL STUDY STRATEGIC PLAN

The County of Los Angeles Department of Public Works appreciates the opportunity to review the Draft Focused Special Study Strategic Plan. As you may know, we have already developed a similar plan known as the Los Angeles River Master Plan. We are also developing the San Gabriel River Master Plan. Therefore, we support your efforts to beautify and enhance Ballona Creek as evidenced by our participation on the city's Technical Advisory Committee, organized to provide the city feedback throughout the development of the study.

Throughout your plan development process, there was substantial discussion regarding the County's ability to maintain all the improvements suggested in the plan. Similar to your plan, it is, and has been difficult for us to address the issue of maintenance on our similar River enhancement plans for various reasons including funding and varied property ownership and maintenance responsibilities. Nonetheless, we have been able to overcome this issue working with others to support \$40 million worth of enhancement projects along the Los Angeles River on a case-by-case basis. Maintenance of these projects is being provided in a variety of ways including our Adopt-A-River Bank program, non-profit groups, and various government agencies including the Department of Public Works.

We also recognize that maintenance by one entity is preferable to ensure consistent and high quality maintenance. Consequently, we are considering inter-agency agreements such as the JPAs or MOUs for the Los Angeles River just as you have suggested for your plan.

Ms. Susan Yun
October 21, 2003
Page 2

Based on our support of and experience with waterway enhancements, we are concerned that some statements in the plan do not accurately reflect our position on maintenance. Under Jurisdictional Fragmentation (Page 30), Item No. 2, the plan states that "upon being approached about their willingness to accept this responsibility, the department has backed away from this notion..." This statement implies that Public Works is reneging on a previous commitment to do so. Throughout the planning process, Public Works maintained a steady position that we would not be able to assume responsibility for maintenance of all the city's planned projects because of the substantial resource requirement.

We suggest the sentence be changed to read:

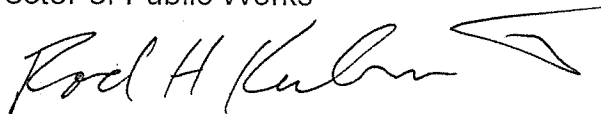
"However, when approached about their ability to accept this responsibility, the department explained that they did not have the resources to do so. For the type of projects proposed in the plan, the department takes the position that any entity making an improvement to a portion of Ballona Creek within the County's jurisdiction must submit for approval a plan detailing provisions for maintenance of those improvements."

Also, "Watershed Management Division" in the first sentence under that same section, Jurisdictional Fragmentation (Page 30), Item No. 2, should be changed to "Flood Maintenance Division."

If you have any questions or require additional information, please contact Mr. Steven Ross of my staff at (626) 458-4316 or at sross@ladpw.org.

Very truly yours,

JAMES A. NOYES
Director of Public Works



ROD H. KUBOMOTO
Assistant Deputy Director
Watershed Management Division

BW:kk

P:\wmpub\BMD Watershed\Final Versions\Letters\Response_Draft_BCTFSS.doc\C149



October 14, 2003

Selected

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Chair Susan S. Deen and Members of the Cultural Affairs Commission
Culver City Hall
9770 Culver Boulevard
Culver City, CA 90232 - 0507

"Model

Educational

Program"

for

the

country

by

the

White House

and

the

U.S.

Department

of

Education

SUBJECT: Ballona Creek and Trail Draft Focused Special Study and Strategic Plan ("Plan")

Dear Chair Deen and Commissioners:

Please accept this correspondence on behalf of the Board of Directors and families served by STAR Education Inc., and the STAR ECO Station, located at 10101 West Jefferson Boulevard, Culver City.

I recognize and appreciate the leadership role the City is taking in long-range planning, design and mitigation analysis for potential improvements to the Ballona Creek corridor through Culver City, and that some of your constituents are more and some less supportive of continued review and analysis of the Plan before you. This division of interests makes your role even more critical and challenging and reinforces my belief that it is only through your proactive efforts that improvements to the Ballona Creek and Trail can be considered with the best interests of Culver City residents and businesspersons in mind.

I have been advised that the Plan presented to you for consideration this evening is conceptual in nature and that further evaluation, analysis and public discussion must take place before significant improvements and/or changes to the configuration of the creek channel could take place. It is precisely because approval of the Draft Focused Study and Strategic Plan will facilitate additional study, that I offer my organization's general support this evening. In addition, I would like to take this opportunity to comment more specifically on one proposed project feature in this draft document.

The proposed feature in question is the "Pearson Street Overlook and Pedestrian Access" ("Overlook"), discussed on pages 69, 80-81 and illustrated in the "Concept Plan Sheet 2: Central Reach Figure 7-3." The conceptual plan identifies this proposed feature as, "...an overlook at the end of Pearson Street that would include a small rest stop and trail access point with seating, a drinking fountain and creek viewing areas. Additionally, a new sidewalk along Pearson Street would provide safe pedestrian access from Jefferson Boulevard to the South Trail." This concept is consistent with a general idea for an "outdoor classroom" I presented to the project consultant during initial project interviews. My idea was, and remains, to create an improved, landscaped area/pad at the end of this

public street, where small groups of employees and visitors could to come to learn about the Ballona Creek Watershed, about water conservation and to enjoy the Creek in general.

Though this Overlook was ranked by those attending the three public workshops as one of the most favored amenities proposed, Figure 7-3 identifies it as one of approximately a dozen features that "could be controversial." I believe this is because of concerns expressed by a fellow tenant and neighbor, Moldex-Metric, Inc ("Moldex").

Moldex is a long-time manufacturing use located at Pearson and the Creek. It is one of the more significant industrial uses and financial contributors to City. Paraphrasing from a portion of a letter they sent to the project consultant in January of this year, Moldex's loading dock faces Pearson; is vital to their operation with trucks continually backing into this dock during business hours. They have advised the dock cannot be relocated. As of January, Moldex noted that while they were willing to discuss possible options including constructing a sidewalk for delineated pedestrian use, they could not endorse the proposed Overlook if their business operation would be impacted and the safety of the children and all visitors that might access the Overlook, could be assured.

We have many things in common with our neighbor. STAR is also a significant contributor to the City, to its quality of life. We also share a concern for safety. My business is not manufacturing, it's educating and nurturing children and families. The safety of pedestrians – children and adults alike, is always of paramount concern to me. Despite the things we share, I differ from Moldex in my view as to who is best suited to decide how public streets can and shall be safely used.

Earlier this fall, Moldex concluded, *absent* review or comment from the City's traffic design and safety professionals, that the proposed Overlook and trail access feature should be eliminated from further consideration and literally removed the Plan. (Moldex also encouraged the Redevelopment Agency's citizen's advisory committee ("ACOR") to conclude similarly, also *absent* the input of City safety and traffic engineering design professionals or the input of other adjacent businesses or the public.) Though self-serving, this conclusion was premature for in addition to public comment and the project consultant team's continued recommendation that this feature be included in the Plan, the following information was subsequently made available:

- Mr. Max Paetzold, City Traffic Engineer has advised that a design to provide safe access for pedestrians from Jefferson to the Creek and accommodate Moldex's business operations could be prepared. (In addition, he noted that drainage and parking of vehicles and cargo trailers on Pearson Street are issues that could be addressed by such a plan.) Just this week, I learned that the City Council will shortly consider permitting curbside parking and the installation of parking meters along the north side of Jefferson Boulevard between Duquesne and Overland Avenues. According to Mr. Paetzold, a public sidewalk along Pearson would additionally serve pedestrians parking along Jefferson and accessing businesses adjacent to Pearson Street.
- Lt. Dave Tankenson, the Culver City Police Department's representative to the Ballona Creek and Trail project has advised that his Department views current and proposed use of Pearson Street from the perspective of hazard and enforcement. He advised the Police Department does not view Pearson Street any differently than any other public street in

Chair and Commissioners
October 14, 2003
Page 3

Culver City and that the Police Department would not oppose installation of a sidewalk or increased pedestrian use of Pearson.

Using Pearson — a public street, to view the Creek is *not* a new concept. Over the past few years, groups and individuals visiting the ECO Station have been escorted or walked on their own to the end of the street to look at the creek, *without incident*. In an improved condition pedestrian safety would even be increased.

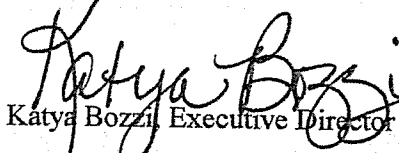
I understand the City is in the position to unilaterally prohibit future construction of amenities at this the terminus of the public right-of-way until and unless it is completely satisfied with analysis, design and input because Pearson is a public street.

Two other brief points: 1) I understand future analysis could result in recommended restrictions on hours/days of access and/or on use of the Overlook as proposed or modified; and 2) Moldex recently raised an idea originally suggested by STAR in a brain-storming discussion earlier this year. They suggested discussions be initiated with the property owner on the west side of Pearson regarding potential pedestrian access through private property — through internal spaces of this newly redeveloped property referred to as "the Colony." I have committed to discuss this concept with the project developer.

Like Moldex, STAR is a property tenant. The potential opportunities afforded by redesign and aesthetic improvement/use of the Ballona Creek and Trail will long outlast either of us. I am willing to entrust further design and safety analysis of the proposed Pearson Street Overlook and Pedestrian Access to the appropriate City professionals, and will defer to their conclusions regarding public street use, creek access and general pedestrian safety.

I ask the Commission act affirmatively this evening in order that the DRAFT Plan and related environmental document, including the Pearson Street Overlook and Pedestrian Access, can be forwarded to the City Council for consideration.

Sincerely,


Katya Bozzi, Executive Director

KB:HE:mh

Cc: Chairman and Members of the STAR Board of Directors
Mr. Mark Wardlaw, Deputy Community Development Director/Planning Manager,
Community Development Department
Mr. Max Paetzold, Traffic Engineer, Department of Public Works
Lt. Dave Tankenson, Culver City Police Department



Wardlaw, Mark

From: JWLamm@aol.com
Sent: Tuesday, October 14, 2003 3:44 PM
To: CULTURAL AFFAIRS COMMISSION
Cc: Byers, Christine; Wardlaw, Mark; Chagnon, Shelly; Garcia, Brianna; Howard, Alexandra; Susca, Joe; tkgurnee@rrmdesign.com; mkgurnee@rrmdesign.com; druddock@scc.ca.gov; BCRboard@aol.com
Subject: Ballona Creek & Trail Focused Special Study Positive Public Written Messages

Dear Cultural Affairs Commissioners:

Regarding Action Item 5A on your agenda tonight, assembled below for convenient and compact reference are positive and constructive written comments to the city from members of the public, of which I received copies. Included are 5 messages received yesterday and today and 17 received in August. For the record, it could be helpful to note the receipt of these and possibly other positive messages at your meeting tonight.

At the risk of giving you too much too late, here are a few thoughts of my own, which I plan to touch on tonight as I speak to you in support of moving forward with the Strategic Plan. They are derived from my article in this month's Democratic Club newsletter.

Paralleling similar efforts around the state, two concurrent Ballona Creek-related planning efforts are establishing visions and a roadmap for funding and developing more detailed plans for incremental improvements over the coming years. At the watershed level, the Ballona Creek Watershed Task Force and a State Water Bond-funded consultant team are developing a non-regulatory watershed management plan for the 130-square-mile area that drains into Ballona Creek. Meanwhile, the City of Culver City and their consultant team have been shaping a State Coastal Conservancy-funded strategic plan for the 4-mile Ballona Creek corridor that runs through Culver City.

While the public has opportunities to be involved each step of the way, these initial conceptual phases can provide key catalysts. At the watershed level, the focus is on water quality improvements and includes enhancing open space and habitat and reducing the flow of trash, pollution, and storm water into the channel. Multipurpose projects could provide both an array of funding sources as well as benefits, such as recreation, bike trails, environmental education, and the like.

Such watershed improvements, in turn, can complement the Culver City efforts to enhance the Ballona Creek corridor as a community and environmental asset. Proposed improvements include added landscaping, improved and new trails and access points, and creekside amenities. *Opportunities also will exist for interpretive and educational elements dealing with historical, cultural, and environmental themes,* as well as independent voluntary improvements by adjoining residents, businesses, and schools, such as native plant gardens.

As with most such efforts, a variety of serious concerns and questions have been raised. While these will be addressed in the upcoming meetings, here are a few key questions with unofficial responses: Q. How will the proposed improvements affect flood protection? A. All improvements will either have no effect or will maintain or enhance existing

10/14/2003

capabilities. While the plan seeks to make Ballona Creek more natural, it continues to envision a fully lined channel. County Public Works, the US Army Corps of Engineers and others are part of the planning process. Q. Won't trail improvements bring more people, noise, traffic, trash, neighborhood intrusions, crime, and reduced property values? A. All too briefly, similar improvements have been accomplished or are in process in other cities, where the same type of concerns were expressed but with positive results. The Prince Memorial Greenway in Santa Rosa, Stevens Creek Trail in Mountain View, and Valleyheart Greenway along the LA River in Studio Village (at Laurel Canyon Boulevard) are but a few examples.

Thanks in advance for your thoughtful consideration of this important agenda item.

Jim Lamm
Ballona Creek Renaissance
10916 Braddock Drive
Culver City, CA 90230-4211
310-839-6896

Copied messages:

October 14, 2003

Dear Cultural Affairs Commissioners:

I am a Culver City resident, living about a block from Ballona Creek. My family and I strongly support the diverse vision as put forth in the Ballona Creek & Trail Focused Special Study. . It clearly lays the groundwork for funding and will initiate good and important plans for upgrading of a very degraded area and, of great importance, will stimulate environmentally beneficial changes as well, along Ballona Creek.

I hope, however, that there will be more attention and focus to implementing additional historic, cultural, and artistic features along the creek. Related murals , artwork , signage, gates, fountains should be included and integrated into the cultural & historic plans.

For the long-range progress of Culver City and its citizens, I urge you to support the overall plan, along with adding with some specific enhancements that could turn this degraded environment into a great cultural, historic and environmentally correct area. Thank you for your hard work and this positive vision for the future.

Sincerely,
Mary Ann Webster and family
9950 Farragut Drive, Culver City

Dear Cultural Affairs Commissioners:

As a nature writer, I have a deep appreciation of the wildlife that lives and visits in Culver City and recognize that La Ballona Creek is an important part of the Pacific Fly-Zone for immigrating birds.

10/14/2003

I have lived in Culver City for over 20 years and am delighted with the broad vision outlined in the draft Ballona Creek & Trail Focused Special Study. I believe it sets the stage and is a critical first step for funding and implementing positive change along Ballona Creek.

While I recognize that many important details will follow, the draft strategic plan could be strengthened by more references to local flora and fauna -- birds such as terns, black-necked stilts, barn swallows, herons and hawks as well as native plants could be celebrated and interpreted in murals and other artwork.

In addition, our rich cultural heritage, including Native Americans, Rancheros, and the movie industry should also be emphasized -- through signage, fountains, gates, furniture and the like. Such concepts could be added to Sections 7.1 (General Features and Concept Themes) and/or 8.1 (General Design Guidelines).

In conclusion, I urge you to support the overall plan, with some cultural/natural heritage related enhancements that could make it an even more effective tool for change that could benefit us and our children for years to come. Thank you very much.

Sincerely,

*Marina Tidwell
9041 1/2 Krueger Street
Culver City, CA 90232
mlctidwell@aol.com*

Dear Cultural Affairs Commissioners:

As a Culver City property and business owner, I wish to express my overall support for the broad vision outlined in the draft Ballona Creek & Trail Focused Special Study.

Both my husband, Gordon, and I have hiked along Ballona many times. It provides a safe, traffic free, place to walk and bike ride. Wherever we begin our walk, we see families with small children out taking a stroll or riding their bikes toward the Marina.

I believe this draft plan sets the stage and is a critical first step for funding and implementing positive change along Ballona Creek.

As I have familiarized myself and others with the possibility of an urban green belt from the east end of Culver City to the mouth of Ballona in Marina del Rey, I have gotten very excited about this unique opportunity to increase property values all along the Ballona Creek and adjacent to it.

When I saw a few years ago that Culver City made the decision to face the Transportation Building at Duguesne and Jefferson toward the Creek, I was impressed. What a brilliant move. Culver City is making many right decisions and I hope support for the broad vision for the Creek will be another brilliant move toward increasing property values and the livability of Culver City.

10/14/2003

While I recognize that many important details will follow, the draft strategic plan could be strengthened by more references to the potential for cultural, historic, arts, and educational features and activities along the creek. For example, our rich heritage, including Native Americans, Rancheros, and the movie industry, along with local flora and fauna could be celebrated and interpreted in murals and other artwork, signage, fountains, gates, furniture and the like. Such concepts could be added to Sections 7.1 (General Features and Concept Themes) and/or 8.1 (General Design Guidelines).

In conclusion, I urge you to support the overall plan, perhaps with some cultural affairs-related enhancements that could make it an even more effective tool for change that could benefit us and our children for years to come. Thank you very much.

Sincerely,

Jeanette Vosburg

Faxed letter:

5929 Stoneview Drive
Culver City, CA 90232
October 14, 2003

Cultural Affairs Commission
Culver City, CA

re: Ballona Creek Special Study

Dear Cultural Affairs Commissioners:

I live in Blair Hills in Culver City. As a frequent user of the creek bikepath for cycling, running, walking and photography, I strongly support the general concepts in the Ballona Creek and Trail Focused Special Study draft design plan.

We will all benefit from improved recreational opportunities and an improved appearance of the creek. In addition, there are marvelous opportunities for artistic enhancements, and educational opportunities to learn about our cultural and historic heritage and native plants, birds and other animals. Art projects and interpretative signs can help us enjoy the creek in many ways.

Some nearby residents are concerned about possible increases in noise and crime and lessened privacy. I understand their feelings; some of my neighbors in Blair Hills have similar concerns about the Baldwin Hills Scenic Overlook park (the former Vista Pacifica property which is adjacent).

But there have been successful similar projects in many other cities. With careful planning that involves the nearby neighbors, business as well as residential, adverse consequences can be mitigated. A few projects have already begun to change the creek from a drab concrete box to a community resource, including the Culver City Transportation Center, two murals, a garden of native plants, and the new pedestrian bridge with potential artistic enhancements and landscaping. As the improvements continue, the creek will become a more inviting place for families.

I urge the Commission to support the plan. The people of Culver City deserve a better creek!

Sincerely,

10/14/2003

Bobbi Gold

Dear Cultural Affairs Commissioners:

As a 2nd generation resident of the Santa Monica Bay area, as an admirer of Culver City as a family-oriented community with a strong cultural and commercial and environmental infrastructure, as an advocate for community-based development, and as an architect, I wish to express my overall support for the broad vision outlined in the draft Ballona Creek & Trail Focused Special Study. I believe it sets the stage and is a critical first step for funding and implementing positive change along Ballona Creek. This project will establish Culver City as a major leader in integrated, sustainable community development. This project will serve as a keystone for the continued revitalization of Culver City.

While I recognize that many important details will follow, the draft strategic plan could be strengthened by more references to the potential for cultural, historic, arts, and educational features and activities along the creek. For example, our rich heritage, including Native Americans, Rancheros, and the movie industry, along with local flora and fauna could be celebrated and interpreted in murals and other artwork, signage, fountains, gates, furniture and the like. Such concepts could be added to Sections 7.1 (General Features and Concept Themes) and/or 8.1 (General Design Guidelines).

As the community continues to work together and to bring ever more stakeholders into the process, these remaining details will be worked out. I urge the Commissioners to support the overall plan. Moreover, I urge the Commissioners to strengthen their commitment to the vision and to continue to work together to add cultural affairs-related enhancements to the project. Surely, the community and our children will benefit for generations to come. Your leadership on this matter is essential and very much appreciated – today and into the future. Yours sincerely,

Arlene Hopkins

310.839.2591

To: Susan Yun, Associate Planner, and the Culver City Planning Commission, susan.yun@culvercity.org
Re: **Ballona Creek plan's environmental impact Mitigated Negative Declaration**
From: Jonathan D. Melvin, 5802 Vicstone Court, Culver City, 90232

Thanks for facilitating with the evaluation and implementation of the Ballona Creek improvements. I am looking forward to the results of this effort, for all the reasons covered in the plan, such as aesthetics (the creek could be a beautiful, and perhaps some day, a nationally distinctive feature of our city), and quality of life (it could improve air quality, and give us a place to exercise and enjoy, not to mention what it would provide for local wild life, and it would certainly help with water quality if the items in the creek could be strained out). I am not surprised that there is a negative declaration. I do not understand why anyone would oppose the plan. I heard that there is concern about increased connection with bridges with LA, but I believe that will only help our city. Wherever there is development of corridors of communication, upgrade of the look of a part of our city, improved lighting, and encouragement for more people to use the area, the result is **not** unwanted people entering Culver City, but rather an increase in our neighborhoods' safety. We are quite short of park land, and the Ballona Creek is a natural park site. So carry on and develop the site for all of our enjoyment! Thank you!

Jonathan D. Melvin



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

RECEIVED

SEP 08 2003

Culver City
Planning Division

August 19, 2003

Susan Yun
Culver City
9770 Culver Boulevard
Culver City, CA 90232-0507

Subject: Ballona Creek and Trail Focus Special Study Strategic Plan Initial Study / MND
SCH#: 2003071112

Dear Susan Yun:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on August 18, 2003, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Howard, Alexandra

From: Yun, Susan
Sent: Wednesday, August 20, 2003 10:46 AM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: BCTFSS report

-----Original Message-----

From: Bobbi Gold [mailto:bobbi.gold@worldnet.att.net]
Sent: Thursday, July 24, 2003 10:07 PM
To: Yun, Susan
Subject: BCTFSS report

Hi, Susan-

Here are my comments about the BCTFSS draft report:

In general, I think the proposed projects are good and will dramatically improve the appearance of the creek.

I have two criticisms:

(1) I oppose the dams because I think they will seriously affect the downstream ecology while filling and refilling after each storm.

(2) I understand that the consultant has proposed guard rails similar to those on the Overland Avenue bridge. I opposed them because they will make it impossible to see the creek clearly. The advantage of the current loose rails is that you can see between them and observe what is going on in the creek. That will be impossible with the suggested new style, especially when looking at an angle, which most people do when riding bikes.

Bobbi Gold
5929 Stoneview Drive
CC 90232

8/20/2003



Elizabeth Watson

Direct Dial: 310. 201.7439
Direct Fax: 310. 201.2339
E-Mail: ewatson@ggfirm.com
File Number: 54350-00101
Document Number: 1363988

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AUG 20 2003

Culver City
Planning Division



Greenberg Glusker

GREENBERG GLUSKER FIELDS CLAMAN
MACHTINGER & KINSELLA LLP

August 19, 2003

VIA FACSIMILE

Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232
Attn: Susan Yun, Associate Planner

Re: Mitigated Negative Declaration and Initial Study for the Ballona Creek
and Trail Focused Special Study Strategic Plan

Dear Ms. Yun:

This letter is submitted on behalf of our client Moldex-Metric to document certain comments and concerns regarding the Mitigated Negative Declaration dated July 2003 (the "MND") for the assessment of the Ballona Creek and Trail Focused Special Study Strategic Plan (the "Strategic Plan") under the California Environmental Quality Act ("CEQA") and the underlying regulations (the "CEQA Guidelines"). The Strategic Plan addresses a series of proposed improvements for the segment of Ballona Creek in the City of Culver City. The Strategic Plan is divided into four sequential phases (referred to as Phases I-IV).

The scope of the project considered in the MND is limited to the Phase I improvements; namely, the improvements that are at or above the top of the channel banks. The other three phases, which involve much more extensive improvements designed to substantially increase public use of and access to the Ballona Creek, are not evaluated. Instead, full environmental review of those phases is deferred to an unspecified later time.

The Strategic Plan provides sufficient detail for a review of the project as a whole, as required by CEQA. Under CEQA, "project" means "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" CEQA Guidelines §15378(a). The definition of "project" is intentionally broad to maximize protection of the environment. The objective is to foster full disclosure and consideration of the potential environmental impacts of the entirety of a

GREENBERG GLUSKER FIELDS CLAMAN
MACHTINGER & KINSELLA LLP

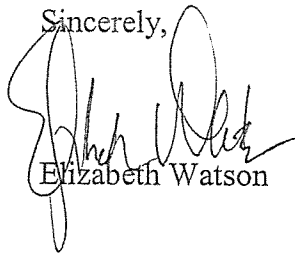
Culver City Planning Division
August 19, 2003
Page 2

project in order to provide decision-makers and the public with comprehensive consideration of the significant environmental issues.

A "piecemeal" approach that defers environmental review of subsequent phases is contrary to CEQA. CEQA requires that a project not be split into isolated segments, thereby overlooking the cumulative effect of the project as a whole. Bozung v. LAFCO (1975) 13 Cal.3d 263, 283. CEQA review cannot be curtailed by "chopping up a project into bite-sized pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial." Plan for Arcadia, Inc. v. City Council (1974) 42 Cal.App.3d 712, 726.

In this case, the improvements proposed for each of the four phases have been described with enough specificity in the Strategic Plan for a meaningful review under CEQA. Moreover, Phases II through IV are the more intensive and extensive improvements that are intended to increase public access and use of the creek corridor. Treating Phase I, the most limited portion of the project, as an isolated and separate project for CEQA purposes deprives the decision-maker and the public of the information necessary to consider the cumulative impacts of the project as a whole. Accordingly, we ask that the MND be revised to address the full scope of this project as presented in the Strategic Plan.

Sincerely,



Elizabeth Watson

EW:mh

cc: Selvendra Thurairajah, Vice President of Finance and Manufacturing Operations
(via facsimile)

Howard, Alexandra

From: rmw [friday@fitzandfoothill.com]
Sent: Tuesday, August 19, 2003 7:36 AM
To: Yun, Susan
Subject: Ballona Creek

Dear Susan:

As a 17-year resident of Culver City, living within a block and a half of Ballona Creek, and a regular bike rider on the path, I would like to express my support for ANY dialogue regarding improvements along the creek. I visit a friend who lives in Los Gatos, California, where a creek meanders through the neighborhood and is also a part of the bike path system. It is a delightful place to be and also adds value to the houses backing on to the creek. I realize we can never go back to having a "meandering" creek, but at this point, in my opinion, any small attempt at beautification would be an improvement both aesthetically and ecologically, rather than the eye sore we now have to live with. Thank you.

roslyn m wilkins
p o box 2395
culver city, ca 90231
310.839.2591

rmw

<http://www.fitzandfoothill.com>

This mail sent through IMP: <http://horde.org/imp/>



Howard, Alexandra

From: R Sergeant [robertasergeant@hotmail.com]
Sent: Tuesday, August 19, 2003 8:54 AM
To: Yun, Susan
Subject: Creek

from Roberta Sergeant , 4313 Mentone Ave, CC

Susan... I just wanted to thank all of the folks who have been devoting their time to improving what may one day be a CC asset, the LB Creek. I did go online and looked at some of the elements of the plan.

I must say, it was a challenge to FIND the plan. There was no direct link from the CC Homepage. I had to search long and hard to find it. Second, I would have liked to have access to a hard copy at more locations, or borrow a copy from the local library, so I could read it at home.

The part that I was concerned most about is the intersection near Overland, up towards CCHS. This looks pretty good! Will there be access to the new bridge going to the HS, directly from the pedestrian path? or will students who want to walk or bike the paths have to exit at Overland and go down Ocean to get on the bridge?

My other question is about the outdoor cafe at the intersection. Who will run it? Will it be a cart? a tiny hut? or just a place where the homeless will be more comfortable? Where will patrons PARK? Right now parking at the LIBRARY is very tight and on streetsweeping days it is awful on both sides of Overland because of the number of people from the condos who park on the street instead of in their structures....visitors, etc.

I will look forward to further updates... thanks....RS

Get MSN 8 and help protect your children with advanced parental controls.

8/19/2003



Howard, Alexandra

From: egmacrae [egmacrae@yahoo.com]
Sent: Tuesday, August 19, 2003 9:54 AM
To: Yun, Susan
Subject: ballona creek

Hello Susan,

As a resident homeowner of Culver City, I am writing to express my approval for the first phase of the project, as delineated in the MND. I believe this project will favorably impact Ballona Creek and its friends. thank you, Emily Macrae

11046 Barman Ave



Howard, Alexandra

From: Yun, Susan
Sent: Tuesday, August 19, 2003 1:42 PM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: Ballona Creek Project

-----Original Message-----

From: johnflynn@timelinefilms.com [mailto:johnflynn@timelinefilms.com]
Sent: Tuesday, August 19, 2003 1:45 PM
To: Yun, Susan
Subject: Ballona Creek Project

Dear Ms. Yun,

I've just taken some time to review some of the proposals and renderings concerning work on Ballona Creek, and I am simply floored by what I see. I've been biking along the creek since I moved to Culver City over ten years ago, and I think that the vision represented by what I saw on those pages is spectacular. As Culver City resident and as a local business owner, I can't wait to see Culver City take the next step in this plan.

Thanks,

JJF :-))-:

John J. Flynn, Ph.D.
johnflynn@timelinefilms.com
www.timelinefilms.com



Howard, Alexandra

From: Yun, Susan
Sent: Tuesday, August 19, 2003 6:18 PM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: MND and Ballona Creek and Trail

-----Original Message-----

From: Mulberry45@aol.com [mailto:Mulberry45@aol.com]
Sent: Tuesday, August 19, 2003 3:29 PM
To: Yun, Susan
Subject: MND and Ballona Creek and Trail

Dear Ms. Yun,

I have been living in Culver City for 25 years. I have taken many walks along the bike path. I feel that going forth with this project would improve the environment and encourage more people to use the bike path by making it more inviting. Thank you for your consideration.

Sincerely,
Susan Katcher-Greene
3326 Shourbourne Dr.
310 204-0587

Howard, Alexandra

From: Crunk, Tom [CrunkT@howrey.com]
Sent: Tuesday, August 19, 2003 9:23 AM
To: Yun, Susan
Cc: Planning; Wardlaw, Mark
Subject: Ballona Creek project NMD comments

Hi Susan --

Please acknowledge receipt of these comments on the Ballona Creek project by replying to this email. My comments, concerns and objections regarding the Mitigated Negative Declaration ("MND") for the Ballona Creek and Trail Focused Special Study Strategic Plan ("Strategic Plan") follow.

1. Phasing the project, without also doing the associated environmental analysis, is improper. The city may not simply decline to perform a complete environmental analysis on the later phases. This is especially true because the city acknowledges that later phases will have significant environmental impacts. The city must study those impacts now, especially for those aspects of the future phases that have been identified (the subparts to each of phases II, III and IV). The city improperly relied on CEQA Section 15145. It did not perform the required "thorough investigation" of the impacts, especially of the various phases. Indeed, instead of thoroughly investigating the impacts of the proposed improvements in each phase, the city deliberately chose to ignore them.
2. The city, as lead agency, failed to contact all other relevant, affected or responsible agencies for their input.
3. The city failed to contact all other relevant, affected or responsible agencies to determine whether the city is, in fact, the proper lead agency for the project.
4. The city failed to properly analyze the impact of increased traffic. The city mischaracterizes Phase I as improvements not likely to, or not, increase usage. Yet, the entire Phase I project is devoted to increasing visibility and desirability of the project area. This Phase I increased usage goal was neither admitted, addressed nor analyzed. Expected effects of this increased usage are increased traffic, parking demand, pollution and noise, especially near the access points, as well as increased crowding in our admittedly overcrowded parks. These impacts, and their consequences, were not properly analyzed. The city concluded, without support, that Phase I will not increase usage of the project area.
6. The city failed to properly analyze the substantial, adverse degradation of the existing visual character of the eastern reach that will result from each of the proposed bridges, especially the bridge into the residential area.
7. The city failed to properly analyze the increased noise resulting from the proposed bridge in the eastern reach that terminates in or near the residential area, as well as the increased noise, pollution, crime, traffic and parking demand in the residential neighborhood near the park and the park itself.
8. The city failed to properly analyze the increased lighting and glare from nighttime operation of the proposed project, especially the bridge in the eastern reach that terminates in or near residential property.
9. The city failed to acknowledge the private elementary school on McManus Ave in the eastern reach. It thus failed to consider any impacts on that school, which is an extremely sensitive noise receptor due to its population of hearing impaired children. The city completely failed to analyze the impact of any increased noise, whether temporary or permanent, on this sensitive noise receptor.
11. The city's noise analysis was improperly biased to maximize existing noise levels. The city measured only one day, during peak rush hour when maximum noise levels can be expected. Yet, the project will be used during periods of much less noise. Thus, the city

Howard, Alexandra

From: June Walden [june.walden@comcast.net]**Sent:** Tuesday, August 19, 2003 5:59 AM**To:** Yun, Susan**Subject:** MND and initial study fo Ballona Creek...

I am a thirty year resident of a Culver City whose house currently backs to the ugly and desolate cement creek channel. I am a member of Ballona Creek Renaissance and Friends of Ballona Wetlands. I work as a docent in both the Ballona salt water and freshwater marshes. I have seen what a VISION and do for our environment. It is now accepted that when the creek was channelized much damage was done to our habitate. I see only good coming from this, the negative issues raised by a few have been addressed and will be addressed again before anything is actually done. I see native plantings enhancing habitate for animals, birds and people. Planting of the creek will act as a buffer for the possible increase in noise. Beautification of bike path and adding trails will add recreation space that is much needed in our urban environment. There will also be much needed clean up of urban run off that enters the wetlands and the sea. This can only increase property values for the neighbors and for Culver City in general. With this vision we can make Culver City a better place to live. The only negative I see is cost. Volunteers-grants- bond money... there are many avenues to explore here. We must have a vision to move forward or we accept the sterile cement creek. I see this possible change as a positive.

June Walden
11013 Ocean Drive
Culver City
310 839-3410
june.walden@comcast.net

8/19/2003



Howard, Alexandra

From: Yun, Susan
Sent: Tuesday, August 19, 2003 6:18 PM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: MND and initial study for the Ballona Creek and Trail Focused Special Study Strategic Plan

-----Original Message-----

From: HENRY SHAPIRO [mailto:hankshapiro@juno.com]
Sent: Tuesday, August 19, 2003 1:30 PM
To: Yun, Susan
Cc: shellychagnon@culvercity.org
Subject: MND and initial study for the Ballona Creek and Trail Focused Special Study Strategic Plan

As a co-founder and Board Member of the Ballona Creek Renaissance (BCR), I have been closely involved with efforts to improve conditions along our creek. Since 1995, as an appointed member of the GPAC, I was involved in discussions and planning for this very special study and I am excited by the very fact of this Study being made and hopeful that this conceptual plan is an actuality before the community and the Staff and Council for consideration and approval.

I fully support the concepts as put forth by the Consultants after due process of involvement by all areas of residents and their expressed concerns and positive approval of the Study as a road map for us to use in the coming decades in obtaining grant funding and implementation of each of the noted phases. I fully concur with the comments noted by Jim Lamm, whose professional and technical involvement are knowledgeable and astute.

I want to express my general agreement with MND. Its conclusions that Phase I changes would not have an adverse effect on the environment make sense to me. I see most of the changes as positive and they go a long way toward beginning the renaissance from barren, stark, and unfriendly to green, pleasant, and useful in enhancing the quality of life for all our community, young and older. Please, let us all make every effort to work cooperatively to do this project to all of our benefits and satisfaction.

Thank you for all your hard work on our behalf. Personally, I am available to assist in any way that I can.

Mim Shapiro
Board Member, BCR
Stakeholder and participant in the Ballona Creek and Trail Focussed Special Study Task Force
Stakeholder and participant in the Baldwin Hills Watershed Task Force
Member of Advisory Council for the Baldwin Hills Park Conservancy



Howard, Alexandra

From: Yun, Susan
Sent: Tuesday, August 19, 2003 3:26 PM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: MND and initial study for Ballona Creek and Trail

-----Original Message-----

From: Mulberry45@aol.com [mailto:Mulberry45@aol.com]
Sent: Tuesday, August 19, 2003 3:25 PM
To: Yun, Susan
Subject: MND and initial study for Ballona Creek and Trail

Dear Ms. Yun,

As a long time resident of Culver City, I want to express agreement with the MND. I feel the Phase 1 changes would greatly benefit the people in Culver City and would add to the beauty and enjoyment of Ballona Creek.

Sincerely,
Eric Greene
3326 Shourbourne Dr.
310 204-0587



August 19, 2003

Susan Yun,
Planning Division,
City of Culver City,
Culver City, CA
Fax: 310-253-5721

Dear Ms. Yun:

I am for implementing the Ballona Creek and Trail Focused Special Study Strategic Plan. It can only be a plus for Culver City.

As a bird watcher for many years, and participating by counting birds in Culver City for the Southern California Bird Atlas that surveyed the birds in Southern California, I envision an improved environment – not only for us humans – but, also for the birds that are losing habitat. What a win-win situation for the birds and for us.

Please implement the plan for the Ballona Creek.

Sincerely,



Eleanor Osgood
4224 Lincoln Ave
Culver City, CA
90232



Howard, Alexandra

From: Craig Schoenbaum [cnmschoenbaum@yahoo.com]**Sent:** Tuesday, August 19, 2003 12:32 AM**To:** Yun, Susan**Subject:** Ballona Creek**Date:** August 18, 2003**To:** Susan Yun, Planning Division, City of Culver City

Fax: 310-253-5721 (Tel.: 310-253-5755)

Email: susan.yun@culvercity.org

From: (name, address, contact info)**Re:** MND and Initial Study for the Ballona Creek and Trail Focused Special Study Strategic Plan

As a Friend of Ballona Creek, I want to express my general agreement with the MND. Its conclusions that Phase I changes would not have an adverse effect on the environment make sense to me. In fact, I see most of the proposed changes as positive. I have lived in Culver City for most of my 47 years and have ridden the bike path since its inception. I feel that it is a valuable resource for alternative transportation which I use weekly, all year long. The safety of those using the path is probably the single most important issue to its success. Although I have never really felt in danger at any time, the path has a reputation that has stuck in the minds of many would-be cyclist users of the path, mostly because of the perceived risk in the area of the housing projects of Mar Vista Gardens. This perception of danger has not been substantiated in police reports or in my own frequent experience of this area. Other cyclists that I've talked to that use the path regularly agree. The biggest danger in this area is that of a flat tire due to broken glass that is frequently on the path. I would suggest including a street sweeper in the maintenance funding, at least in the area between the 405 and the 90 freeways.

Other suggestions:

- Some other method of entrance control that the lift-the-bike-over-the-shin-buster fence. Possibly a center-pole that could keep traffic out but allow bikes to be ridden past.
- Keeping the drains clean near the Sepulveda overpass so that water doesn't cross the path creating a slippery, unsafe, and just plain yucky area that one has to ride through. Some minor redesign of the water pathway may be necessary.
- Any resurfacing of the path should wait until decent blacktop can be afforded. The most recent slurry-type resurface was not done very well in some areas creating a very uncomfortable washboard-like surface.
- More call boxes for emergency use.
- More community-involvement events; the clean-up days and tree-planting are good examples. Other events might include group bike rides, or possibly walks/hikes to the wetlands.

Good ideas:

- New fencing; badly needed and the railing suggestions look great.
- New entrance at Higuera; beyond Duquesne, there's nothing eastward until the end at McManus Park.

8/19/2003

- Extending the path eastward beyond McManus Park. I would love to see the city of Los Angeles get involved with taking it even further east.
- Landscaping; flowers and foliage look much better than concrete.

I seriously want this project to move forward as an improvement to the City of Culver City as well as a model for the adjacent cities to join in making the Ballona Creek Waterway a beautiful parkway for all in this area to enjoy and be proud of.

Sincerely,

Craig Schoenbaum

Do you Yahoo!?

Yahoo! SiteBuilder - Free, easy-to-use web site design software

August 19, 2003

Fax: 310-253-5721

Susan Yun,
Planning Division,
City of Culver City,
Culver City, CA 90232

Dear Ms. Yun:

I think all of Culver City should back the Ballona Creek and Trail Focused Special Study Strategic Plan. It would be a shame to let an opportunity of greatly improving Culver City's parks and recreation areas to be squandered. As a present user of the bike path along the Ballona Creek, I can personally testify that this area is an ugly cement pathway for rarely used storm water to slid pass on its journey to the sea. We can do better.

After mitigating the concerns of adjacent home owners, this project would add green space – where before there was only cement; a place to bring families for a quick get-a-way from the City's hardscape; enhancing the bike way into a great recreational area; and attracting birds for bird watching.

Please start this great project.



Rich Waters, Culver City resident

PS If there is a problem with money, there are many things that Culver City volunteers can do. One, of which I am familiar, is tree planting. The planners (and/or engineers) could "spot" the areas to be planted, and Culver City volunteers could do the planting with the help of organizations like TreePeople saving much money.



Howard, Alexandra

From: Yun, Susan
Sent: Tuesday, August 19, 2003 2:49 PM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: MND & Initial Study for Ballona Creek

-----Original Message-----

From: Laurie Aronoff [mailto:L.Aronoff@apla.org]
Sent: Tuesday, August 19, 2003 2:43 PM
To: Yun, Susan
Subject: MND & Initial Study for Ballona Creek

Susan Yun
Planning Division
City of Culver City

Dear Ms. Yun

I just wanted to drop you a line to provide my whole-hearted support of the environmentally sound rejuvenation of Ballona Creek. I live one block outside of Culver City on McManus Ave. and I have been enjoying the bike path along Ballona Creek since first moving to the neighborhood in 1990. In fact, when I first stumbled upon the bike path I couldn't believe that such a path existed leading straight to the beach, and yet was so woefully neglected and underutilized. I wish I could say I have been actively trying to change that, but frankly I have not.

Although I have not read the entire MND and Initial Study, I have reviewed the various design plans and am very excited by the prospect of any change. Based on the amount of time, effort and true collaboration of so many interested organizations and individuals, I cannot imagine that these changes would have anything but a positive impact. For example, I know there has been a lot of discussion about safety. As a woman who almost always uses the bike path alone, I am also very interested in this issue. In fact, I am very uncomfortable with the bike path between McManus and Duquesne since it is more industrial without nearby residences and rarely used. Even though I live on McManus where there is an entrance, I ride my bike along Washington Blvd. to enter the path at Duquesne. A more attractive and vibrant Ballona Creek, having additional users, would seem more welcome and safe to me.

Let me end this by adding, I had the pleasure of visiting the Eco Station with my daughter's kindergarten class several months ago. While the kids were oohing and ahing over reptiles I noticed some old pictures with the heading "Ballona Creek" with an accompanying personal narrative from someone who used to use it as a watering hole on his way home from school. I was stunned at how beautiful it once was since I have only known it as a concrete encased dribble. As a nearby homeowner I am of course concerned about flood control issues. But environmentally sound changes to the Creek which would bring it back to anything remotely resembling what it once was, would be a welcome attraction to the community. I would think Culver City would really jump at the chance, especially since both a public library and a high school run along the path as well.

Thank you for your time and consideration.
Laurie Aronoff
3201 McManus Ave.
Los Angeles CA, 90034
laronoff@apla.org



RECEIVED

AUG 19 2003

Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232

Culver City
Planning Division

Dear Ms. Yun,

I am writing you this letter as a concerned resident whose property is located on Jasmine Avenue, adjacent to the La Ballona Creek. The purpose of this letter is to ask you to please reconsider the plan for the renovation of La Ballona Creek and its subsequent recreational use. Below are some of the major concerns I have with this project and its affect on our daily lives that would be associated with it.

I understand that, as part of the renovation, there is a plan to remove the buffer between my residence and the creek. By removing the fence that exists there now, I feel that my safety will be greatly diminished. Even with that fence up now and the small flow of people that use the path by the creek, I still find syringes and condoms in the property located just behind my wall. There have also been nights where I am kept awake by gunshots. The creek itself amplifies the slightest noise, causing sounds to echo. I have been woken up early in the morning on many occasions by the noises made by the businesses across the creek. Do you have any idea what it will be like with more people having access? Can you imagine what the ramifications will be if the creek brings huge numbers of people to it every day? And who is going to take on the immense task of policing the area? One of the great things about Culver City is our Police Department and it causes me unrest thinking about how a private security company will have my safety in their hands. I cannot believe that you can want to allow the public to have easier access to my yard, my property, and my personal safety.

Another concern I have is that as part of the renovation, a recommendation has been made to create an access to the creek from Jasmine Avenue. This access would be located only 5 houses down from my property. I hope that you can see how this creates many more concerns about the proposed project. Not only do we not have anywhere near the necessary space that would be needed to park all of the people's cars who would use that access, but the number of people who would be around that area causes great safety concerns. The safety of the children who play on this street will be jeopardized. People know their neighbors on this street and learn to be wary of strangers where children are concerned. If everyone has access to the creek from our street, strangers will be around our children constantly, causing undue stress for their parents. Why should our neighborhood be turned into a parking lot? Why should we have to deal with the noise from the people walking through our neighborhood? And why should we have to worry even more about our children's safety?

One of the benefits of living on the creek is that you do not have to deal with neighbors behind you. This adds to the value of the property and serves as an incentive to people to move here. By turning the creek into a place where large numbers of people frequent, I feel the property value will be greatly diminished.

I hope that you will take the time to consider the issues that I have brought to your attention. I ask that you please reconsider making the modification that you are considering. I feel that the money that would be spent on this project could be put to better use, like giving the money to our schools.

Thank you for your time and for listening to my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Robyn Best". The signature is fluid and stylized, with the first and last names being clearly legible.

Robyn Best

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4482 Jasmine Ave.
Culver City, CA 90232
August 18, 2003

AUG 19 2003

Culver City
Planning Division

City Planning Division
City of Culver City, City Hall
9770 Culver Blvd.
Culver City, CA 90232

Atten: Susan Yun, Associate Planner

To the City Council and the Planning Commission:

I am writing this letter to address one of the many myths being propagated by Keith Gurney and his team who performed the Ballona Creek & Trail Focused Special Study and wrote the *Draft Strategic Plan*. In attempting to place their work in as favorable a light as possible, Keith has often repeated that the Study process has "heard" the residents concerns and has responded in an appropriate manner.

I would agree that Keith et al. have "heard" many of our concerns. In fact, I am actually quite grateful for the few concerns that he has not only heard, but has actually respected. One excellent example is the fact that, so far, he has not proposed any new access points to the Creek through the residential neighborhoods. However, many of our concerns have been heard, but ignored. I am writing this letter to summarize one salient example of an ignored concern – the need for a physical buffer between the residences and the public-access portions of the "trail."

To establish a context, I begin with some relevant quotes from the Study team.

1. The Study website (<http://www.culvercity.org/citygov/planning/bctfss.html>) lists a number of issues and goals, including the following:
 - Protecting adjacent properties from possible use of the creek as a crime corridor.
 - Buffering the adjacent residents from noise echoes.

Even though these two issues are listed separately, they are closely related, because a physical buffer can protect residences from both noise and crime.

2. These identical issues and goals are listed on page 45 of the *Strategic Plan*, under the heading "General Plan Policies."

3. On page 47, items 2 and 3 under the heading "Final Design and Planning Principles" state the following:

- Provide for vertical separation and buffer between the elevation of the bike trail and adjacent residential yards.
- Provide additional landscaping and fencing to buffer public use areas from residential yards.

To the casual reader, these quotes sound like a rather strong commitment to the maintenance, or even expansion of, the existing buffer areas.

Unfortunately, the Study team found it necessary to abandon their "goals," "General Plan Policies," and "Final Design and Planning Principles." Specifically, on page 80 of the *Strategic Plan*, they conclude that, if the existing land that separates many of the homes along the north side of the Creek from the public use areas is public land, the fence at the creek side of this land should be removed and "a new public fence should be placed at the back of private fences..." This shocking recommendation will eliminate the only existing buffer we have, bringing the public-use area right up next to our back yards.

One might ask, "But what about the commitment to the buffer to minimize crime and noise?" I honestly do not know the answer to that question. All I know is that the Study team has chosen to ignore their expressed policies and principles. One possible reason for their change of heart may be the fact that, as stated on page 26 of the *Plan*, "The existing trail generally measures 10 feet wide which is narrower than the 12 foot width required by CalTrans standards for multi-use trails."

One might reasonably speculate that the Study team found themselves forced to select among the following three options to deal with the CalTrans standards. First, they could widen the bike trail by building retaining walls that would allow them to extend the trail out over the existing sloping banks. But this has a serious problem: this approach is inconsistent with their entire rationale for Phase I of their proposed implementation plan, which relies on limiting the scope to top-of-bank changes. Scratch option 1! Second, they could try to get a waiver from CalTrans. But this type of waiver is always difficult to justify, suggesting long schedule delays and significant legal costs. Scratch option 2! This leaves the third option: they could simply ignore the residents' wishes, relocate the fence closer to the residents' yards, and pick up at least 2 feet, and maybe more!

The Study has ignored other of the residents' concerns. First, despite our consistent statements that the creek should be closed at night (as some City parks are), the *Plan* states that the Creek will be open to public use 24 hours a day. Second, we are very concerned about inflatable dams, with their potential risk of flooding, or at least an impact on our insurance rates, yet the dams are still part of the baseline plan. Third, beginning with the very first Community Workshop, we made it clear that our preference was to move the bike path to the south bank of the Creek, thereby removing much of the potential for increased noise and crime. The Study has refused to

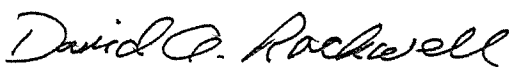
make this part of the Phase I plan, probably due to the associated expense. But if they cannot do the job right, perhaps they should not do any job at all.

What conclusion can we make about the Study's general commitments to making a good faith attempt to address residents' concerns? The answer is simple. There is no general commitment. They have respected several of our concerns, and we truly appreciate that fact. However, a neighborhood is a complex multi-dimensional mix of sights, sounds, people, etc., and the whole neighborhood must be respected, not just part of it. The simple fact is that much of the Plan's apparent commitment to residents' concerns amounts to nothing more than platitudes.

I ask you, who are charged with ensuring that residents rights are protected, to do just that! Please protect our homes and families. Many of us are receptive to changes to the Creek, but not if it destroys our existing quality of life.

Thank you for your consideration of this long letter.

Sincerely,

A handwritten signature in cursive script that reads "David A. Rockwell".

David A. Rockwell



GIL BETTMAN
4279 MADISON AVENUE
CULVER CITY CALIFORNIA 90232

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AUG 19 2003

Culver City
Planning Division

August 18, 2003

Dear Ms Yun:

I am the property holder at 4279 Madison Avenue. This property borders on the bike path and Ballona Creek.

I do not think the plans to develop the creek as a park area are being conducted in a way that respects the rights of property holders who will be impacted by these changes. Serious objections to the plan with regard to noise, crime and safety and quality of life have been raised by property holders and the Strategic Plan now being considered does not fully and convincingly address these objections. It seems that the city is prepared to proceed ahead on its own course, steamrolling the residents who will be negatively impacted.

The only real solution to these problems would be the construction of a cinder block wall along the northwest side of the bike path to shield the residents whose property would border this park from increased noise, light and clandestine entry.

I would appreciate a reply to this letter.

Sincerely ,

A handwritten signature in black ink, appearing to read "Gil Bettman", with a stylized flourish at the end.



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AUG 19 2003

Culver City
Planning Division

Claire Sheftel
4177 Baldwin Ave.
Culver City, Calif. 90232
CCClaire@aol.com

Culver City Planning Div.
9770 Culver Blvd.
Culver City, Ca 90232

8/18/2003

Att: Susan Yun ,Associate Planner

I have lived on Jackson Ave, next to the Creek for 36 years and have lived in Culver City for over 50 years. I want to let you know what a bad idea your proposed changes to the Ballona Creek are. Crime will certainly increase ,because of more people coming in and finding an easy escape. Homeowners don't want to be sitting victims in their own homes.Home invasion robberies would put people at great risk.

People will throw their trash everywhere,I always had to clean up the trash they threw over the fence. The noise is bad enough now and also that will increase.

There would have to be double fencing and a buffer to protect homeowners of the properties that boarder the creek from all the gang activities going on in the creek. Opening the creek at night would further endanger people and homeowners lives.

Putting a Plaza across the creek will turn into a gang

members hangout at night. It also allows all the noise coming from the loading dock at Metric Moldex to annoy the homeowners across the creek on Jackson.

Someone will have to listen and protect the homeowners,so they can have a peaceful life without noise and serious crime.

The workshops did not allow anyone to listen to the existing problems the flood control channel has had for the homeowners.

Sincerely

Claire Sheftel

August 17, 2003

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AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Re: Ballona Creek & Trail Focused Special Study

Dear Ms. Yun:

I am very concerned about proposed changes to Ballona Creek. My concern includes noise, the lack of an adequate buffer between the creek and residents who live along the creek, and crime and safety.

It has been recognized for years that noise is particularly bothersome along the Creek, due to the sloping concrete banks that act as a megaphone to magnify the noise. This fact has been explicitly recognized by the Ballona Creek study team, by stating that one objective of the study is to devise a means for "buffering the adjacent residents from noise echoes." Nevertheless, the question of noise was almost totally ignored by the Study. My opinion is that, in fact, many aspects of the recommended changes to the creek will actually aggravate the noise problem.

The creek-side residents have stated that there must be a buffer area between their residences and the creek. However, the study has ignored this fact by recommending the total elimination of the tiny buffer area that presently exists between the bike path and the rear boundary of the creek-side properties, thereby extending the public-access area right up to their back yard. I want to tell the City that they can either enlarge the buffer, or leave it as it is, but under no circumstances should the buffer be eliminated! Do not let them bring people closer to our residences!

I am also concerned about crime and safety. The elimination of the buffer area is one example of how this concern has been ignored by the study. Another example is that fact that they insist that the creek be open 24 hours a day. I am not comfortable with this. I believe the creek should be closed in the evening just like many of the city parks.

We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy, in exchange for something we do not want or need! Although we are receptive to changes to Ballona Creek and the adjacent areas, our objective is that potential changes should only be considered after addressing the residents' concerns.

Sincerely,

Lester W. Ayer
4527 June

August 17, 2003

Culver City Planning Division
9770 Culver Boulevard
Culver City, Ca. 90232
attn. Susan Yim

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AUG 19 2003

Culver City
Planning Division

In 1958 I purchased my current home at 4490 Jasmine Avenue, on the banks of Ballona Creek. I am appalled by the changes to the bicycle path (trail) along the creek now being considered under the Strategic Plan.

This is to advise you that I am against all of the modifications to the Ballona Creek flood control channel. The proposed recommendations would aggravate the noise problem by not being able to control use by motorcycles, mini-bikes, mopeds, etc.

Under no circumstances should the City eliminate the current buffer. This would potentially increase crime and other risks to our property.

-2 -

I feel that the bicycle path should remain closed at night and no low level lighting installed along the trail.

We, who live along Ballena Creek most certainly face seeing our property reduced to an undesirable location. Should the proposed modifications ~~be~~ ~~be~~ carried out. They should not be!!

Very truly yours,

Lorrest E. Brulett Jr.
4470 Jasmine Ave
Culver City, Ca
90232

August 17, 2003

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AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Re: Ballona Creek & Trail Focused Special Study

Dear Ms. Yun:

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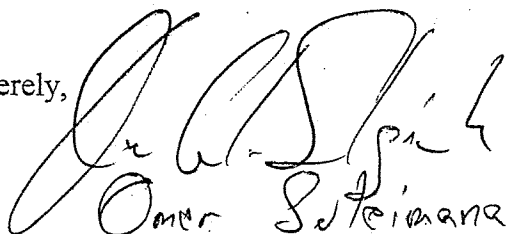
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The creek-side residents have stated that there must be a buffer area between their residences and the creek. However, the study has ignored this fact by recommending the total elimination of the tiny buffer area that presently exists between the bike path and the rear boundary of the creek-side properties, thereby extending the public-access area right up to their back yard. I want to tell the City that they can either enlarge the buffer, or leave it as it is, but under no circumstances should the buffer be eliminated! Do not let them bring people closer to our residences!

I am also concerned about crime and safety. The elimination of the buffer area is one example of how this concern has been ignored by the study. Another example is that fact that they insist that the creek be open 24 hours a day. I am not comfortable with this. I believe the creek should be closed in the evening just like many of the city parks.

We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy, in exchange for something we do not want or need! Although we are receptive to changes to Ballona Creek and the adjacent areas, our objective is that potential changes should only be considered after addressing the residents' concerns.

Sincerely,


Omar Suleiman
4508 Jasmine Ave
Culver City, CA 90232

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AUG 19 2003

Culver City
Planning Division

AUGUST 17, 2003

GERT & BRIGITTE STROETZEL
4283 BALDWIN AVENUE
CULVER CITY, CALIFORNIA 90232

SUSAN YUN, ASSOCIATE PLANNER
CULVER CITY PLANNING DIVISION
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

DEAR MS. YUN:

WE WOULD LIKE TO VOICE OUR OPINION IN REGARDS TO
THE PROPOSED CHANGES TO THE BALLONA CREEK.

WE HAVE BEEN RESIDENTS OF CULVER CITY FOR THE PAST
34 YEARS. WE LIVE RIGHT AT THE BALLONA CREEK.

OVER THE YEARS WE WERE FACED WITH NOISE AND VISIBLE
BLIGHT FROM ACCROSS THE CREEK. THAT WAS "SORT OF"
SOLVED WITH THE HELP OF THE CITY OF CULVER CITY
AND THE FACTORIES ON THE OTHER SIDE OF THE CREEK.

THE PLAN TO CHANGE THE CREEK INTO A RECREATION AREA
IS IN OUR OPINION CAUSING SOME SERIOUS PROBLEMS FOR
THE RESIDENTS LIVING NEAR AND RIGHT AT THE CREEK.

WE ARE DEFINATELY IN FAVOR OF BEAUTIFYING THE
CREEK BANKS, IF THERE ARE FUNDS AVAILABLE FOR
MAINTAINING THE PLANTS IN HEALTHY CONDITIONS
IN THE FUTURE.

OUR CONCERNS ARE NOISE, CRIME AND SAFETY, IF THE CREEK IS OPENED TO THE PUBLIC FOR RECREATIONAL PURPOSE.

WE ALSO ARE AGAINST LIGHTING INSTALLED ALONG THE CREEK.

THE CREEK ENTRANCES SHOULD BE CLOSED AT NIGHT TO ELIMINATE NOISE AND CRIME, LIGHTING WOULD NOT BE NECESSARY.

THE BEST SOLUTION WOULD BE TO LEAVE THE CREEK THE WAY IT IS NOW.

WE HOPE TO ENJOY THE PEACE AND SAFETY IN OUR HOME FOR MANY YEARS TO COME.

SINCERELY,

Brigitte Shoetzel

P.S. THANK YOU, MS. YUN FOR YOUR HELP AND COOPERATION.

August 17, 2003

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AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Re: Ballona Creek & Trail Focused Special Study

Dear Ms. Yun:

I am very concerned about proposed changes to Ballona Creek. My concern includes noise, the lack of an adequate buffer between the creek and residents who live along the creek, and crime and safety.

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The creek-side residents have stated that there must be a buffer area between their residences and the creek. However, the study has ignored this fact by recommending the total elimination of the tiny buffer area that presently exists between the bike path and the rear boundary of the creek-side properties, thereby extending the public-access area right up to their back yard. I want to tell the City that they can either enlarge the buffer, or leave it as it is, but under no circumstances should the buffer be eliminated! Do not let them bring people closer to our residences!

I am also concerned about crime and safety. The elimination of the buffer area is one example of how this concern has been ignored by the study. Another example is that fact that they insist that the creek be open 24 hours a day. I am not comfortable with this. I believe the creek should be closed in the evening just like many of the city parks.

We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy, in exchange for something we do not want or need! Although we are receptive to changes to Ballona Creek and the adjacent areas, our objective is that potential changes should only be considered after addressing the residents' concerns.

Sincerely,

Bernard J. Hart
4400 Key Street

August 17, 2003

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AUG 19 2003

Culver City
Planning Division

Culver City Planning Division

Regarding: Proposed Ballona Creek Project
Attention: Susan Yun, Associate Planner

Dear Ms. Yun,

I want to express my objections to the proposed changes you are considering making to Ballona Creek. Crime and safety are my main concerns.

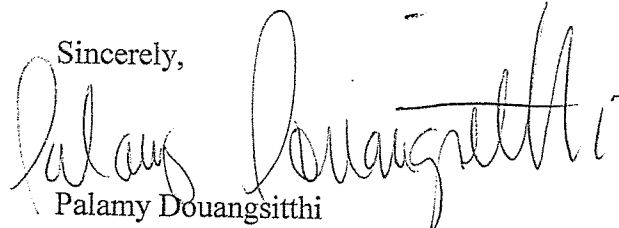
My home is about 2 blocks away from the creek, on the corner of Braddock and Jackson. Even though I don't live right along the creek, I am quite concerned for not only my family's safety, but also for my neighbors', especially the ones that are creek side.

It is well known that there are gang activities along and within the creek. Common sense tells me that by opening the "flood gates" (removing the buffers), your proposed plan will invite unsafe and criminal activities in to our community.

I appreciate you taking time to read my letter, and I hope you consider the views that matters the most...the [^]residence of Culver City. Thank you.

immediate

Sincerely,



Palamy Douangsitthi
10202 Braddock Dr.
(310) 838-4170



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AUG 19 2003

Culver City
Planning Division

August 17, 2003

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Re: Ballona Creek & Trail Focused Special Study

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We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy, in exchange for something we do not want or need! Although we are receptive to changes to Ballona Creek and the adjacent areas, our objective is that potential changes should only be considered after addressing the residents' concerns.

Sincerely,

Without full acquiescence of the Ballona Creek property owners, it would be unconscionable to approve the proposed plan. As it is now there is very little cleaning up debris and for graffiti removal? It is that this plan be rejected! MR. Evan



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August 17, 2003

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

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Sincerely,

Rohan G. Jambay
4531 Jambay



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August 17, 2003

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Re: Ballona Creek & Trail Focused Special Study

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Sincerely,

4531 Jasmine



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August 17, 2003

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Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Culver City
Planning Division

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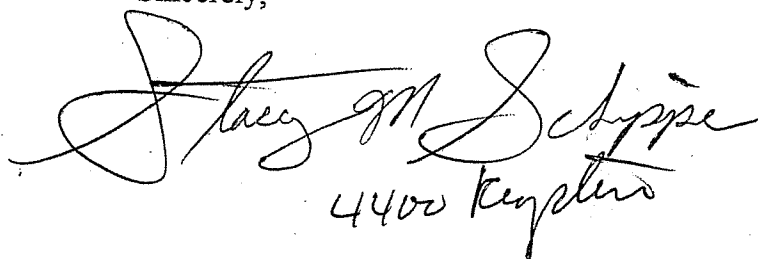
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Sincerely,


4400 Keystone



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August 17, 2003

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Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

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We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy, in exchange for something we do not want or need! Although we are receptive to changes to Ballona Creek and the adjacent areas, our objective is that potential changes should only be considered after addressing the residents' concerns.

Sincerely,

Dorothy M. Heller
Cheryl W. Heller
4514 Jasmine

August 17, 2003

RECEIVED

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

Re: Ballona Creek & Trail Focused Special Study

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Sincerely,

Ronald Hopkins
430 Jun



RECEIVED

August 17, 2003

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

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Sincerely,

Joyce A. Knott
4518 Jasm



RECEIVED

August 17, 2003

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

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Sincerely,

Phone

1-310-839-8032

Kenneth Lee Smith
4518 Jasmine Ave
Culver City - 90232



August 17, 2003

RECEIVED

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

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Sincerely,

Mark Newn
4529 Jun

RECEIVED

AUG 19 2003

Culver City
Planning Division

IMPORTANT

This letter is for all of the members of our City Council to read. Please do not support a 24 hour bicycle path. This partying zone along Ballona Creek would back up against my yard and my bedroom window.

Let me start by introducing myself, my name is Adrianna Rockwell and I am 13 years old. Yes, I know I am a child, so all the more reason to listen to my point of view on the subject. **What you are potentially doing to the creek is wrong!!!!** My reasons are as follows: ...

1. Theft, noise, vandalism, or damage to residents or others (such as pets). You see, if you put strangers down by the creek you will be putting us all into potential danger. Also, **you would increase the likelihood of theft, damage of property or even harm to the residents.** Your counter argument would probably be 'This is a safe community and the "strangers" would not be on your property. Yes, that is true, but I personally don't want to live in fear of being hurt, and I don't think you would either.
2. Lights, noises, loud music are also a big concern for all of us living in the Ballona creek area. Noises at night are particularly scary, especially for young children. Most people on Jackson, Revere, and Jasmine have dogs. With increased activity, the dogs would be driven mad (i.e. more loud barking) and so would we people. Also, it's very important for us growing kids to stay healthy, and sleep is a big factor in the health department. If we children don't get enough sleep, especially when school starts, we won't be able to do well in school, and reach our future goals.
3. Littering is among the last of many factors that can further ruin our creek and the areas that border it. Trash and debris could clog it up. As anybody with common sense knows, the creek runs into the ocean. If the people who are using our creek don't pick up after themselves -which people often don't do even when trash cans are available- garbage and leftover food will flow into the ocean and pollute it even more. This waste will also bring more bugs and a horrible odor. Think about the needs of the people living in front of the creek. After all **we are the ones who chose to live here in Culver City, we care about Culver City, and our needs and concerns should matter!!!!** Please care about us.

Thank you for your consideration.

Sincerely,

Adrianna Rockwell



RECEIVED

AUG 19 2003

Culver City
Planning Division

August 17, 2003

Susan Yun, Associate Planner
Culver City Planning Division
9770 Culver Blvd.
Culver City, CA 90232

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Sincerely,

Dany J. Wilson
4526 Jasmine Ave
Culver City, Ca 90232



Pg. 2

the fence.

I have lived here almost 25 years and have felt safe until about 8 years ago. One gang member who had been shot climbed over the fence and ended up laying in my brother-in-law's yard.

A few months ago 2 guys came over to the people's house by the creek and they were so scared, but their screaming made the 2 guys run away.

There have been many other incidents including 2 fires that I personally know of that originated from someone in the creek.

Both of these fires were at the end of my street.

The graffiti near our homes in the creek is very distressing because we know it's the work of gang members.

We feel that the homeowners should have the most and first consideration for their homes, safety and life and most importantly our children's safety.

You need to take our concerns seriously -
Don't ruin our homes and lives.

Sincerely,

Janice Weaner

4281 Jackson Ave

Calver City, CA 90232-3235

(310) 559-1175

8-15-2003

Dear Planning Commission and City Council

RECEIVED

AUG 19 2003

Guiver City
Planning Division

I live at 4281 Jackson Ave.

First, I would like to point out that I'm extremely disturbed by the outrageously lit area directly across from our dead end on Jackson Ave. The lights are coming from the newest commercial building on Jefferson Blvd. from an area called the colony.

This present condition is just unheard of for a residential area. When I drive home at night and see that area lit up so brightly, I often worry that there's some kind of emergency.

Secondly, I would like you to be aware of the frequent noise coming from this area. They make more noise than the adults & playing children make on a Saturday afternoon.

This commercial area should have a block wall to buffer the noise before it reaches the creek and residents on the other side.

I believe all commercial buildings automatically do their best to stop noise from reaching nearby homes.

Your proposed plans for La Ballona Creek I believe have serious potential for devaluing our homes and way of living.

During the last few years there have been many bad people including gang members getting over

Lorena L. Brown

4306 Jackson Avenue, #1
Culver City, California 90232

Home Phone 310-836-0536
Email loslorena@yahoo.com

RECEIVED

August 14, 2003

AUG 19 2003

Culver City
Planning Division

Susan Yun, Associate Planner
CULVER CITY PLANNING DIVISION
9770 Culver Boulevard
Culver City, California 90232

Dear Ms. Yun:

Please consider this letter my formal rejection of the changes to the Ballona Creek as proposed by the outcome of the Ballona Creek & Trail Focused Special Study.

I am currently renting the property that directly abuts the creek on the east side of Jackson Avenue. My two young daughters and I enjoy the lifestyle that living at the end of a dead end street provides. The traffic is virtually non-existent and we are attractive only to our neighbors and friends. With the current proposal to abolish the buffer zone between the creek sidewalk and my residence, my children would be within three feet of anyone utilizing the adjacent property. I consider this to be an unacceptable risk to my family's safety. I have no desire to live in a location where I cannot relax in my own home and garden.

While safety is my primary concern, I do have issues with the traffic/parking plan, the noise levels and the overall impact of bodies along the creek. Who will patrol? Who will monitor parking patterns? Who will make sure that the creek side areas are free of trash and undesirable activities?

Please take a hard look at the ramifications of this plan. Development is inevitable and growth is healthy if tempered by reason. The proposed modifications seem poorly thought out and unreasonable. It will be easier and more cost effective to address the concerns now than to try to run damage control later.


Sincerely,

Lorena L. Brown

Date: August 18, 2003

Fax to: Susan Yun, City of Culver City
(7 pages) Fax: 310-253-5721

Fax copy: Shelly Chagnon, City of Culver City
Fax: 310-253-6666

From: Jim Lamm, Ballona Creek Renaissance (BCR) 
Tel./fax: 310-839-6896; email: jim.lamm@ballonacreek.org (or jwlamm@aol.com)

Subject: Mitigated Negative Declaration [MND] and Initial Study for the
Ballona Creek and Trail Focused Special Study [BCTFSS] Strategic Plan
Prepared by Chambers Group, Inc., July 2003

Thanks again for the opportunity to review and comment on this important environmental document. As you know, my comments not only reflect my participation as part of the project team but also my participation as Co-Chair of the Ballona Creek Watershed Task Force, my 33-year experience living and raising a family close to Ballona Creek, directly related professional experience, and dialogue with many BCR participants, friends, and community members, including those whose homes and properties directly adjoin the creek.

Hopefully the following will be a helpful and constructive supplement to the written and oral comments received to date, including those associated with the well-attended August 13 Planning Commission meeting. In view of the city's August 19 deadline for public review of the MND, I am writing at this time in order to provide timely input for consideration as the consultant team updates the BCTFSS documents for City Council review and approval.

In general, I have not attempted edit the MND text, leaving that up to the Chambers Group based upon the aggregate of comments received and possible further related discussion. Also, comments made in one section might also apply to another, even without a specific cross-reference. Applicable comments previously submitted on May 19, 2003 also are included. On behalf of Ballona Creek Renaissance, I look forward to continued project assistance and stand ready to provide clarifications and further comments or details as appropriate.

General

1. Overall, the MND generally appears to be consistent with RRM Design Group's Draft Focused Special Study Strategic Plan with regard to both scope and the conceptual level of detail.

2. Based upon the information considered to date, I concur with the MND's general conclusions that potential environmental impacts will either be neutral or capable of mitigation. In fact, many elements are noted which would have a positive impact.
3. I agree that more detailed environmental analyses and other reviews would follow more appropriately at each stage. However, to the extent they are not addressed now, detailed concerns raised in this stage should be kept for consideration later at which times currently included ideas would be developed further, modified, deferred, or dropped.
4. A table of contents would make the document easier to read and utilize.
5. As previously suggested, it could be helpful to consider existing Culver City park/residential neighborhood interfaces to provide some context for looking at similar creek/residential issues (noise, trash, crime, etc.). Examples that come to mind include Carlson Park, with its Theater-in-the-Park, and Lindberg Park, with its extensive use day and night. Residents I know whose homes face both parks enjoy being there.

Page 7, Design Elements: Lighting

1. As noted in my review of the previous draft, bollard lighting is mentioned in several places. While it might be appropriate for trail use, I think further design study and dialogue is needed as we move forward. Other types of lighting might be appropriate in certain locations, such as under existing vehicular bridges (an easy and important place to enhance public safety) and at bike path entrances.
2. The guiding principle, in my view, would be to provide mostly path-directed, unobtrusive safety lighting that would not intrude into adjoining properties and that would be compatible with wildlife.
3. Important lighting characteristics would include environmental responsibility/ low energy usage (consider solar-powered), vandal-resistance, weather-resistance, low maintenance, attractive appearance, optimum quality of illumination, and low first cost/lifecycle cost. All these could help minimize negative environmental impact and, in fact, improve the environment.

Section III. Air Quality

1. While CEQA focuses on potential adverse impacts, the LA County Bicycle Coalition, the MTA, BCR, and others believe that an improved bike path and connections will eliminate some potential car trips and improve air quality, particularly as more employees commute by bicycle, skates, or walking.
2. As stated in previous comments based on observation and also on communication with trail users, many if not most, bike path users arrive at the creek on their bicycles, skates, or on foot,

rather than by car. An assessment of the need for parking facilities, and location and design considerations, could be a valuable part of an early implementation study.

3. Concerns have been raised by some that eliminating the low gates at trail entrances would lead to increased usage by two-stroke motorized bikes. While I concur with the need to keep such users off the trail both for noise and safety considerations, the low gates are a hazard, an inconvenience and an ADA-violating barrier to access by the vast majority of law-abiding citizens. Other existing trail entrances have no such barriers (the pedestrian bridge, Slausen, McConnell, and the beach bike path come to mind). Also, other successful urban trails do not have such barriers. Bollards (not necessarily including lights) are one entrance control feature common to many and are proposed by the consultant. Other measures and examples could be explored during the design phase.

Section IV. Biological Resources

1. Of course, many different kinds of birds can be seen at various times along Ballona Creek. The number and variety of wildlife should increase as the improvements are implemented. The proposed extensive use of appropriate native vegetation will help add needed biological diversity to the area.
2. Existing invasive and biologically adverse plants, such as arundo, should be removed.
3. Other considerations regarding vegetation removal and replacement include public safety with respect to fire, falling branches, visibility (crime prevention) and the like.
4. However, existing vegetation would need evaluation as to the pros and cons of retention or removal and related timing, perhaps on a case by case basis. For example, tall trees, such as eucalyptus, are homes to raptors. While more native tall trees such as cottonwoods or sycamores might be better for creek-side use, consideration of interim (or long term) co-existence might be necessary.
5. Since the draft strategic plan's Section 8.2-Landscape Guidelines encourages adjoining property owners to plant appropriate native vegetation, this potential expansion of the riparian corridor by private plantings (not property acquisition) could be noted as a potential added benefit. Such could be stimulated by Ballona Creek improvements or by other factors, including numerous articles in popular publications, Metropolitan Water District's promotion of native plants as a water conservation element, outreach by the Ballona Creek Watershed Task Force and related agencies and organizations, and public school curricula.

Section VI. Geology and Soils

1. Legitimate concern has been expressed about the poor condition of soils along the levee. In Phase I, it appears that this should be addressed to the extent required to help provide the soil and conditions necessary for successful plantings.

2. As noted before, strong consideration should be given to at least exploratory dialogue about the possible relocation underground of utilities along at least selected sections of the creek to reduce the need for truck access and to provide enhanced appearance. Soils and geology may be factors, although such a potential action likely would not happen until later phases.

Section VII. Hazards and Hazardous Materials

1. Valid concerns have been expressed that new landscaping and its related maintenance will result in significant levels of additional chemicals will infiltrate our soil and/or run off into Ballona Creek. Indeed, such runoff from private homes and other land uses in Culver City *and the entire 130-square mile watershed* is a major source of pollution entering the creek. The Ballona Creek Watershed Task Force and others are working to address the big picture, and the potential exists for each person reading this paper to reduce pollution by improvements to their own landscaping and household management and maintenance.
2. The implementation of new landscaping and irrigation should be based on best management practices, including environmentally safe and sound pest control and the like.
3. The use of native vegetation significantly reduces irrigation and maintenance needs.
4. Ideas to be explored further include the use of recycled water from West Basin Municipal Water District (Hyperion), local treatment plants, and/or filtered/treated creek water.

Section VIII. Hydrology and Water Quality

1. The above comments also pertain to this section.
2. Valid concerns also have been expressed about pet pollution resulting from increased trail usage by people walking their pets. However, this is a problem anywhere in the watershed, not just along the creek, where most pollution ends up. Similar to other trails, parks, and dog parks in other cities, the solution to this potential problem includes public education, the active participation of a related nonprofit group, such as Friends of Culver City Dog Park, and the provision of appropriate signs and facilities, such as doggy bag dispensers. Example sites too numerous to list include the Overland Avenue-East trail entrance and the Stevens Creek Trail in Mountain View, CA.
3. The plan states that flood protection levels would either be maintained or improved. Both the design team and the Technical Advisory Committee has the experience and knowledge that should allay concerns. Times have changed and a lot has been learned since the creek first was reconfigured into a concrete channel.
4. It also should be kept in mind that storm water within the channel does not constitute a flood, even if it covers the lower portions of trails. The channel is designed and will be designed to convey natural and urban runoff and storm water to the ocean. To protect people, the channel

is closed off during threatening or occurring storms and people are advised by signs and other means to stay out during those times. Most of the time, the channel is safe for use even along the water's edge.

5. Polluted water exists even in mountain lakes and streams and along many urban rivers, streams, and beaches. Water safety education is key to allowing such waterways to be scenic and recreational resources while promoting safe behavior.
6. Understandable concerns have been expressed about proposed rubber dams and their effect on flood protection, water flow and quality, future fish passage upstream beyond the estuary, use for boating and safety from drowning. LA County Public Works has installed 8 such dams along the San Gabriel River, with two more under construction. Although significantly different conditions exist, we can learn from those and other examples as this long-term potential improvement is considered in the future.
7. Recreational boating is considered a potential creek use by the Regional Water Quality Control Board. The areas behind proposed dams would lend themselves to small peddle-powered boats and such as found on the lake at LA's MacArthur Park and at Irvine County Regional Park. Such use, in appropriate places and at the appropriate time, could make the creek a more enjoyable place. Future design and environmental reviews would deal with related water quality, safety, and other issues. A likely prerequisite would be improvements to the creek water quality, reductions in trash, and public support.

Section XI. Noise, Operation Impacts, Section c.

1. As noted in my previous review, I believe it would be both prudent and realistic to assume that the early phase improvements will result in increased trail use. I personally believe that it can be shown that a range of possible trail use increase can be accommodated with less than significant impact. Or to put it a different way, it could be helpful to indicate what increase in trail usage can be handled with less than significant impact or without additional mitigation.
2. Urban noise pollution is a personal concern and has many sources. My subjective hunch is that the creek is not as susceptible to increased noise levels as might be imagined or perceived. Given the right atmospheric conditions, time of day, and other factors, freeway noise, the far off Manchester Avenue freight line, airplane and helicopter noise, street noise, over-amplified car stereos, leaf blowers and other power equipment in the neighborhood all can detract from the quality of life that we all experience.
3. The sound of people conversing or even calling to one another as they use public sidewalks, streets, parks, neighborhood yards—and the Ballona Creek Trail—is a normal part of life.
4. Construction noise issues are short-term and can be mitigated but not eliminated.

5. Ongoing sources of noise from business and other properties along the creek really are separate pre-existing issues, although related by location. The creek plan appears to offer significant potential for physical improvements that will do much to lessen the noise problem. These include : channel configuration changes, rougher surfaces, increased landscaping, the potential sound-wall at the Moldex-Metric, Inc. truck dock (other issues there notwithstanding), and the potential for increased communication and cooperation by all stakeholders, such as agencies, property owners, tenants, and trail users.
6. See above regarding the issue of motorized bikes, which should not be tolerated on the trail and which, in my opinion, are a problem on city streets, unless their noise is properly muffled.
7. Examples of other trails abutting front or back yards (a very typical condition) could be investigated further for lessons to be learned for our situation. While the settings may seem very different, most of the potential urban problem ingredients are there.
8. Despite one's best efforts, unexpected and unpleasant noise occasionally can happen anywhere.

Section XIII. Public Services.

1. In addition to the above comments and as noted before, an increase in law-abiding trail users can enhance security and lessen the need for additional policing, as attested to in detail by the Culver City Police Department at the August 13 Planning Commission meeting.
2. The well-tested CPTED approach (Crime Prevention Through Environmental Design), which also goes by other names, is recognized by most, if not all, police departments, including Culver City's. Hostile empty environments breed hostile empty-headed behavior. The proposed improvements should do much to increase the perception and reality of public safety. Many other cities, with all the same urban problems, have made and are expanding similar trail and waterway improvements, which in turn, are helping the revitalization of communities and neighborhoods.
3. Part of the current planning process has been to facilitate increased communication and cooperation among agencies, which will further enhance the situation rather than cause it to deteriorate.
4. Many good examples in adjoining City and County of Los Angeles indicate that fears of crime and trash and vandalism are out of proportion to reality. Good examples of physical and sociological improvements can be found on or near the creek at Slausen Avenue's Mar Vista Family Center which, with LAPD, also helped lead to significant improvements at the Mar Vista Gardens housing complex; at the community garden at Mesmer Avenue and Centinela Creek, in the Kenneth Hahn State Recreation Center in Baldwin Hills, and elsewhere.

5. Related projects in other cities (examples, photos, and web sites available on request) often feature significant community partnership with a responsible agency with regard to maintenance and operations. These can include Adopt-A-Creek or Adopt-A-Trail programs to facilitate community-based supplemental funding and volunteer service (with schools, service clubs, businesses, neighborhoods, and others) that extends the agencies' capabilities and encourages the sense of community pride and ownership that will help ensure a well-maintained, safe and attractive Ballona Creek & Trail for all.

Section XV. Transportation/Traffic. See above comments about potential increased trail usage, alternative commuting, and the like. People do use the creek and trail already for both commuting and recreation, and more would do so if it were in better condition and equipped with rest stops and restrooms, which could be located in highly visible areas next to major street crossings. With pre-dawn and evening accessibility, increased usage by law-abiding citizens would enhance rather than detract from safety. Night-time closures would appear to cause more problems than they solve. In any case, they would need very careful review by all affected stakeholders. People jog or bicycle or commute elsewhere during such hours and should be able to do so on Ballona Creek as well.

To the best of my ability and within the available time, the above comments reflect my current understanding of Ballona Creek and of the documents and issues before us and are not necessarily complete. As always, I remain available for further clarification or discussion.

Respectfully submitted,



Jim Lamm, President

Ballona Creek Renaissance

PO Box 1068, Culver City, CA 90232-1068

Tel./fax: 310-839-6896

jim.lamm@ballonacreek.org (or jwlamm@aol.com)

www.ballonacreek.org

Howard, Alexandra

From: Yun, Susan
Sent: Monday, August 18, 2003 11:42 AM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: Ballona Creek improvements

-----Original Message-----

From: Trina Lance [mailto:tlance@sennarigames.com]
Sent: Monday, August 18, 2003 11:45 AM
To: Yun, Susan
Subject: Ballona Creek improvements

I have looked at the proposed improvements for the creek and I think they will be a favorable addition to the already excellent quality of life in Culver City. I would also advise that the appropriate measures be taken to protect the privacy of those homes that may be in close proximity to new public areas.

Trina Lance
5441 Berryman Ave.
Culver City, CA 90230

8/18/2003

Jean A. Mills
4476 Jasmine Ave
Culver City, Ca. 90232
310-836-6426

City of Culver City
Susan Yun
Associate Planner/Project Manager
Planning Division

Via: FAX

Re: Ballona Creek and Trail Focused Special Study & Mitigated Negative Declaration

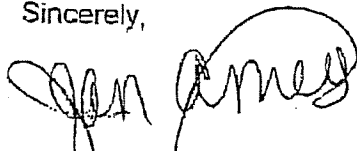
Dear Ms. Yun

I am a homeowner who lives directly adjacent to the current bike path/Ballona Creek area on Jasmine Ave. We have two bedrooms and a dining room that face the creek area; our second floor bedroom has a direct view of the creek area. I have the following concerns with the above-referenced study and mitigated negative declaration:

- Buffer area – the proposal to eliminate the current buffer area is unacceptable. In addition to using that area as garden space, I feel this buffer has protected our retaining wall and wood fence from graffiti. All along the bike path, the residences with fences at the current chain link fence are constantly tagged with graffiti.
- Noise – We moved to Jasmine Ave. due to the quiet and lack of traffic. I feel that neither the Study nor the mitigated negative declaration has adequately addressed noise mitigation measures.
- Access Points – I do not support any additional access points in residential areas due to an increase in traffic and safety issues with the children in the neighborhood.
- Maintenance – The on-going maintenance of the creek area is not addressed. In the community planning workshops it was made clear that the City would not maintain any aspect of the improvements – how will this be maintained? Who will maintain?
- Safety – We want the Culver City police to respond to any crime in the creek area.

Please have the study and the mitigated negative declaration revised to address this list of issues.

Sincerely,



Jean A. Mills

Howard, Alexandra

From: Janet Wilson [janetwwilson@comcast.net]
Sent: Monday, August 18, 2003 10:19 PM
To: Yun, Susan
Subject: BCreek

As a Culver city resident who lives very close to Ballona creek, I just want to say I wholly support the efforts to improve the Ballona Creek environment and support the Ballona Creek Strategic Plan by RRM Design Group.

janet wilson

--

----- < janetwwilson@comcast.net >
310.391.4646

Howard, Alexandra

From: KINU@aol.com

Sent: Monday, August 18, 2003 10:15 PM

To: Yun, Susan

Subject: Ballona Creek

Dear Ms Yun,

I am writing to you to add our voices to those actively supporting the proposed renovations and greening of the Ballona Creek area. The plans look wonderful, and we look forward very much to this splendid improvement to our community.

thank you for your hard work!

jonathan & yoko silk

8/19/2003

Steve and Eva Sheftel
4315 Jackson Avenue
Culver City, CA 90232

RECEIVED

AUG 18 2003

Culver City
Planning Division

August 17, 2003

Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232
Attention: Susan Yun, Associate Planner

I have lived in Culver City my entire life and my family has owned this property for over 43 years. A major portion of our property including the front and most of the sides and back face Ballona Creek. While growing up in this city, the flood control channel was always closed to the public. During the last twenty years, the channel was made available as a bike path. Crime increased commensurate with the additional access to the creek area. Significant problems over this time occurred in the areas of crime, fires, noise and light.

Crime problems include:

- A gang member who got shot while in the creek jumped over the fence onto Jackson.
- Earlier this year, gang members were jumping over the fence into the 4200 block of Jackson across the street from me. They were attempting to steal items from a neighbor's yard.
- Approximately 1½ years ago, city contractors cut and left open a portion of the fence along the bike path. This made it easier for someone to jump the second fence at our house and resulted in the theft of several of my tools. I closed the fence by tying wire to prevent more crime.
- The Los Angeles City Outfall Facility across the creek from us was broken into and damage was sustained.
- Approximately 1½ years ago, Culver City detectives were at Jackson's dead-end inquiring to see if anyone had seen a man who had accosted a woman in the creek.
- While working on my house, a woman walking on the bike path told me that there were several thefts at the apartment building located at the northwest corner of Overland and Ballona Creek.
- Another recent incident of which I am aware occurred about two minutes after my son left friends on Baldwin. He was around the corner from Baldwin on Jackson just one block from home. A gang of criminals viciously beat up his friends. One was a football star who was hurt so badly he lost control of his bowels while laying on the ground being brutally beaten. The other was beaten so badly that he needed hospitalization and extensive dental work. This occurred in broad daylight with no provocation of the out-of-area criminals from the victims. My son missed being a victim by no more than two minutes. Had my son been in the place of the football player, he would have been beaten to a greater extent not being as strongly built as the football player. This kind of incident could easily recur to any homeowners exposed to the creek. The creek provides means for easy access as well as rapid escape.
- Other creek incidents include graffiti, broken bottles, broken beer bottles, loitering, loud voices, beer drinking and gang member presence. I have reported many of these over the years. There have also been many more incidents than those I am describing here.

Fire problems include:

- Several years ago a neighbor reported a fire at the creek fence adjacent to my house.

- On January 1, 2003 the New Year shocked us with our house catching fire and sustaining significant damage. The fire came from the creek to our home. Apparently illegal fireworks being set off in the creek adjacent to our home landed on our roof and started the fire. Our neighbors have wood shake roofs which leaves them very susceptible to fires originating from the creek.

Noise problems include:

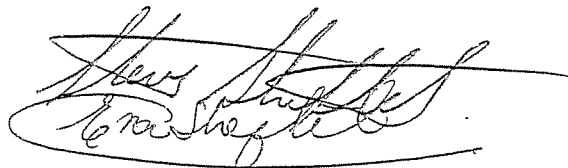
- The very recent remodeling of the commercial building across the creek from us (The Colony) directed a disproportionate amount of noise to our home. The lowering and redirecting of the parking lot as well as the addition of a small plaza caused this. I have had several meetings with city staff regarding the serious noise problems with this building. To date, not only has nothing been done but they refuse to so much as return my phone calls. This is not the level of responsiveness that I expect and need from my city. The city has clearly buried its head in the sand and refused to so much as acknowledge the serious noise problems concerning this property.
- Metric Moldex has a comprehensive manual to minimize noise emanating from their building and parking lots. Employees who fail to abide by the manual can be terminated. This has been extremely helpful in lowering the noise level from their building. It is imperative that The Colony property owners take similar steps to those taken by Metric Moldex.
- Newspaper articles have repeatedly referred to Ballona Creek as a conduit for noise. We strongly agree with that position.

Light problems include:

- I have met several times with the city regarding the bright lights on the side of The Colony building. They shine directly into many areas of our home including bedrooms, living room and front entry. As with the noise problems, the city refuses to return phone calls or show even the least concern about what is a serious problem.

The *Ballona Creek & Trail Focused Special Study* is also extremely flawed. I am in complete agreement with the problems pointed out by Dr. David Rockwell in his residents response to the city. In particular, I am extremely disturbed that the study has asked everybody in other parts of the city about their desires for development of the creek. My difficulty with this is that the problems created by using a flood control channel as anything else affects the adjacent residents disproportionately. That is, those of us adjacent to the creek are far more affected by the previously described problems than are other Culver City residents. All over many areas, including Culver City, the impact on affected residents was given first consideration. Two examples of this are: 1) the speed bump and traffic diversion project was completed without asking east Culver City residents their preference as to the fastest route to the 405 freeway. This was proper in that the speediest route was achieved by going through residential areas already suffering the consequences of too much traffic; 2) a possible through road near Culver Crest was prohibited due to the possible impact it would have on the Culver Crest residents. We strongly believe that the overriding and determining consideration when deciding whether to proceed with the portions of a project that negatively impact a neighborhood should be to omit those portions causing problems and in addition correct the existing conditions negatively impacting the neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steve Sheftel", written over a horizontal line.

Steve Sheftel
Eva Sheftel

August 08, 2001

Carol Schwab
City Attorney Office
9770 Culver Blvd.
Culver City, Ca 90232

Dear Carol,

We reside at 4315 Jackson Ave., and for the last six months we are been awoke out of our sleep by the Culver City Sanitation trucks making a pick up at 10121-10131 Jefferson Blvd. at approximately 5:00 A.M. The loud piercing noise is generated from the mechanical banging sound of the sanitation trucks which echoe and resonate noises from the Ballona Creek. This loud piercing noise we feel is in direct difference to the City Code of disturbing the peace.

We have made several complains and phone calls to the City Sanitation Department. We had a meeting with Pam Keyes, head of Sanitation, as well as a phone discussion with Jim Davis of Public Works, with no results. Today at 5:20 A.M. our family was seriously disturbed out of bed by a loud, piercing banging noise and called the Culver City Police Department in an attempt to find a remedy to disturbing the peace.

Please refer to the attached copy of the City of Culver City 's General Plan Land Use Element which identifies the noise echoing and resonating out of the 45 degree concrete slopes of the Ballona Creek.. This noise comes directly from the drum-like chamber to our second-story bedrooms.

This noise has and is creating a very serious disruptance to our family' sleeping schedule and ability to perform daily tasks due to this sleep disturbance.

This type of noise in this area clearly should be regulated to normal daytime business hours from 7:30 AM on. We hope this matter will be resolved as soon as possible and are looking forward to a response to this problem.

Sincerely,

Steve Sheftel

Eva Sheftel

Pearl Irene Adam

4311 Jackson Avenue
Culver City, CA 90232-3237

Fax: 310 836-9099

August 11, 2001

Carol Schwab, Esq.
City Attorney Office
9770 Culver Blvd.
Culver City, CA. 90232

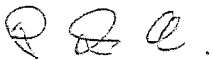
Dear Ms. Schwab:

The manner of the pick up at 10121-10131 Jefferson Blvd by the Culver City Sanitation Department trucks from 5 A.M. to 5:30 A.M. constitutes a public nuisance. There are loud clanging noises along with loud voices.

My husband, Hazrat M. Adam, a teacher, is frequently disturbed. He needs a full night's sleep. I have an unsatisfactory solution for my disturbance. I wear thick ear plugs. That should not be necessary. I am entitled to the quiet enjoyment of our home as well as any other resident of Culver City.

Mr. Adam is unable to tolerate ear plugs. We request that you take whatever action is legally necessary to defer the Sanitation Department's noise to a later hour.

Sincerely,



Pearl Irene Adam, JD.



OFFICE OF THE CITY ATTORNEY

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5660

FAX (310) 253-5664

CAROL A. SCHWAB
City Attorney

August 22, 2001

VIA U.S. MAIL

Steve & Eva Sheftel
4315 Jackson Avenue
Culver City, CA 90232

RE: Noise Complaint

Dear Mr & Ms. Sheftel:

With regard to your complaint of loud noises emanating from the location of 10121-10131 Jefferson Boulevard and purportedly caused by workers of the Culver City Sanitation Division, please be advised that I have discussed the matter with Damian Skinner, the Sanitation Manager. Mr. Skinner has stated that he has spoken with the Sanitation Workers who may have caused these disturbances, and he has given me assurances that he will monitor the situation so that no future disturbances occur. I trust that this outcome is satisfactory, and that you will call me if there are any further incidents.

If you have any comments, or if I may be of any further assistance with any other matter, please don't hesitate to call me at the above-listed number.

Very truly yours,

CAROL A. SCHWAB
CITY ATTORNEY

BY: 
DAVID M. MCCARTHY
DEPUTY CITY ATTORNEY

CC: James Davis, Public Works Director
Damian Skinner, Sanitation Manager

Steve & Eva Sheftel

4315 Jackson Ave
Culver City, Ca 90232
Phone 310-837-1315

February 12, 2002

Councilman Mr. Steve Rose
9770 Culver Blvd.
Culver City, Ca 90232

Dear Mr Rose,

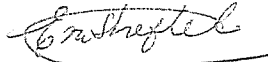
This letter is to follow up our telephone conversation regarding the remodeling and development at 10121-10131 Jefferson Blvd. We are enclosing a picture of the property before the remodeling which shows walls, landscaping, trees, facing the La Ballona Creek and our letters identifying a previous noise problem from this property. Also included the Culver City General Plan Land Use Element regarding excessive noise echoes and resonance impacting residents adjacent the La Ballona Creek.

Our concern is that this property had walls and trees to buffer the noise before this major remodeling, at this time however, the property plan as approved by the planning department shows only a 2 foot high retaining wall and an additional chain link fence which will buffer no noise from this commercial property abutting the La Ballona Creek. As you might be aware all of the other businesses west of this location to Overland have walls and landscaping on both sides of the wall to the creek. We look to the City to make appropriate decisions and adjustments in favor of maintaining the quality of living of this residential neighborhood.

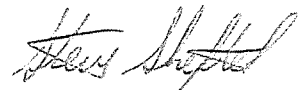
Your attention in this matter is greatly appreciated.

Sincerely,

Eva Sheftel



Steve Sheftel



cc. Carol Schwab, City Attorney
cc. Linda Tatum, Planning Manager
cc. Tess Nguyen, Project planner

Hazrat M. Adam
Pearl Irene Adam

Steven G. Sheftel
Eva L. Sheftel

4311 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310-838-0371
Fax: 310 836-9099

4315 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310 837-1315
Bus. 310 558-8117

July 14, 2002

Mr. Jeffrey Cohn
c/o The Colony
10113-10131 Jefferson Blvd.
Culver City, CA 90232

Mr. Efrain Alvarez, Architect
ARQUITALLER, Inc.
1440 Flower Street
Glendale, CA. 91201

Dear Sirs:

Re: The Colony

We are the owners of adjacent properties at the end of Jackson Avenue and within 300' of The Colony on Jefferson Blvd., all in Culver City. For months we have been bothered by the noise emanating from The Colony.

We are delighted with the construction of the building itself and we had hoped that as the project got further along that the noises would abate. Instead they became worse.

Because the ground level in the back was graded down 5' we hear noise that we have never heard previously, namely all of the traffic on Jefferson Blvd. It reverberates on the concrete walls lining Ballona Creek. We hear it **night and day**. Additionally the manner in which your parking at the rear of the building is being constructed means that we will hear all of vehicle noise in the parking lot.

We have two immediate issues to address. The first is the violation by The Colony of Culver City Municipal Code Section 37-44(3)c.(c). *All construction activity shall be prohibited except between the hours of 8A.M.-8P.M. M-F.* This past Friday, July 14, 2002, construction activity began with a resounding crash of metal a few minutes before 6 A.M. There are no exceptions to the noise code. We are entitled to our sleep, and this is merely one of many incidents.

Secondly we give notice of potential violation of Culver City Municipal Code Section 37-53.5A H. Landscaping. This covers prohibitions to non-residential property separated by a public alley or

Hazrat M. Adam
Pearl Irene Adam

Steven G. Sheftel
Eva L. Sheftel

4311 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310-838-0371
Fax: 310 836-9099

4315 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310 837-1315
Bus. 310 558-8117

street from residential property. That specifically is the situation of 4315 Jackson Avenue and the Colony on Jefferson Blvd. The former property is set back from Jackson Avenue and contiguous to the access road to the Pumping Station. Under this code section *features which enable occupants of non-residential property a view into residential property shall be designed and maintained to assume reasonable protection of privacy for residential zoned property.*

From The Colony's parking lot viewers can look directly into the windows of 4315 Jackson Avenue. This situation is untenable and must be remedied.

Sincerely,

Hazrat M. Adam

Pearl I. Adam

Steven G. Sheftel

Eva L. Sheftel

Hazrat M. Adam

Pearl I. Adam

Steven G. Sheftel

Eva L. Sheftel

Pearl Irene Adam

4311 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310 838-0371
Fax: 310 836-9099
E-Mail QAJAQHI@aol.com

February 12, 2002

Carol Schwab, Esq.
City Attorney Office
9770 Culver Blvd.
Culver City, CAA. 90232

Dear Ms. Schwab:

We have been watching with happy anticipation the improvements across Ballona Creek from our house at the end of Jackson Street. It is wonderful to have office buildings instead of factories being erected.

However, we have one concern. The builders tore down the former high wall which was a sound barrier and are now replacing that wall with only a very short one. Is it 3"? We have been told that a parking lot for the offices will be installed behind the very short wall.

Our concern is that noises from the lot will reverberate across the creek and destroy our tranquillity at the end of this cul-de-sac.

The Culver City General Plan, Land Use Element, adopted 1996, amended through 2000 explicitly states that issues that need to be addressed include "buffering the adjacent residents (of Ballona Creek) from noise echoes."

Please suggest to the builders of the parking lot that they reinstall a high retaining wall and also include replanting of tall trees that were removed. They deaden sound. It is much better for the builders to take preventative measures instead of handling complaints and lawsuits after the project is complete.

Again, we welcome the new project on Jefferson Avenue.

Sincerely,

Hazrat M. Adam

Pearl Irene Adam

LAND USE ELEMENT

Once a natural waterway, Ballona Creek's primary purpose is to serve as a flood-control channel. Consistent with many other such channels under the jurisdiction of the Los Angeles County Flood Control District and the U.S. Army Corps of Engineers, a bike path was included within the channel to provide recreation as a secondary purpose. The bike path begins in the McManus neighborhood near Syd Kronenthal Park and runs through and beyond the limits of Culver City to Marina Del Rey. Many residents of Culver City use Ballona Creek as a bike path or a jogging path. However, those who use it and those who live adjacent to it have serious concerns regarding the safety and aesthetics of the existing channel. The adjacent residential properties turn their backs with walls and hedges to the edges of the channel, creating a blind corridor. Issues voiced as community concerns that need to be addressed include:

- *Protection of the adjacent residents from use of the Creek as a crime corridor.* Yards that adjoin Ballona Creek are vulnerable to intruders.
- *Buffering the adjacent residents from noise echoes.* Vehicle noise from the San Diego Freeway and from unauthorized motorcycles on the bike path creates excessive noise echoes and impacts to residents adjacent to the channel.
- *Fragmentation of jurisdictional control.* The area of Ballona Creek west of the high school is considered most unsafe due to access from areas not under the jurisdiction of the Culver City Police Department. The City limits in this area cut randomly back and forth, following the historic centerline of the Creek. Under these existing conditions, some residents of Culver City are adjacent to the portions of the channel under the jurisdiction of the City of Los Angeles and its Police Department. Responsibility for police protection in these areas is often unclear and response time for Los Angeles Police is considerably longer than for Culver City Police.

- *Improvement of the general condition and appearance of the channel (and bike path).* Many improvements are needed to enhance user safety as well as the quality of the experience, such as landscaping of the amenities.
- *Increasing access and use potential.* Relatively long sections of the bike path have no visual access and no means of personal exit in case of an emergency situation, such as injury or crime.

The interim land use designation for Ballona Creek is open space (see Figure LU-23, *Ballona Creek Focused Special Study Area*), as represented on the Land Use Element Map.

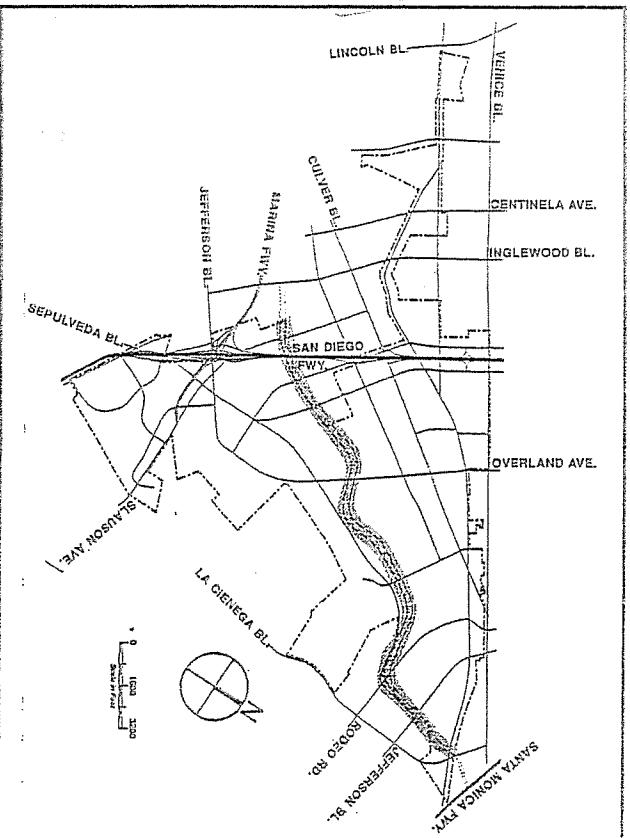
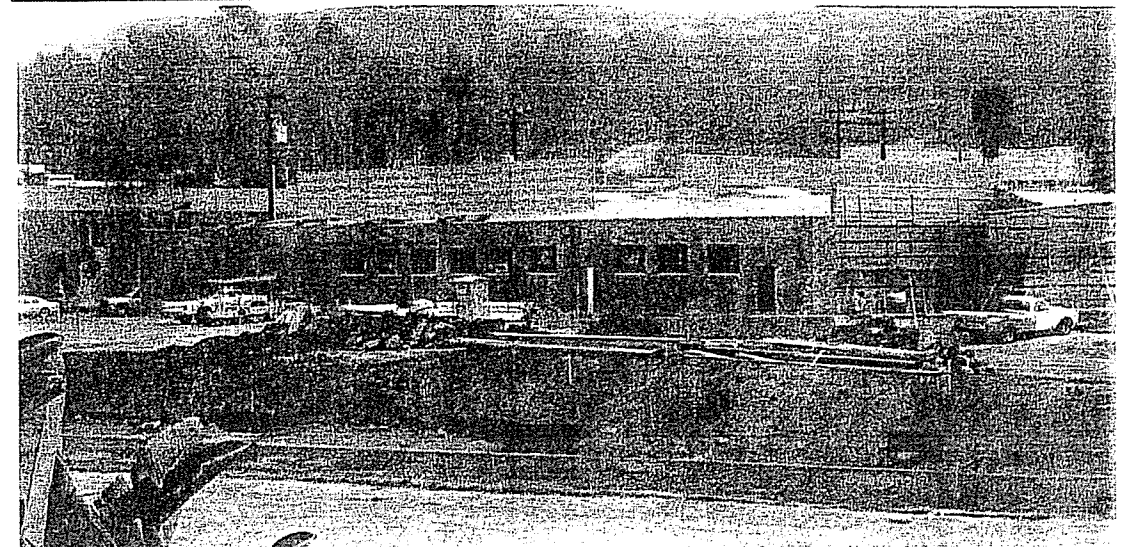
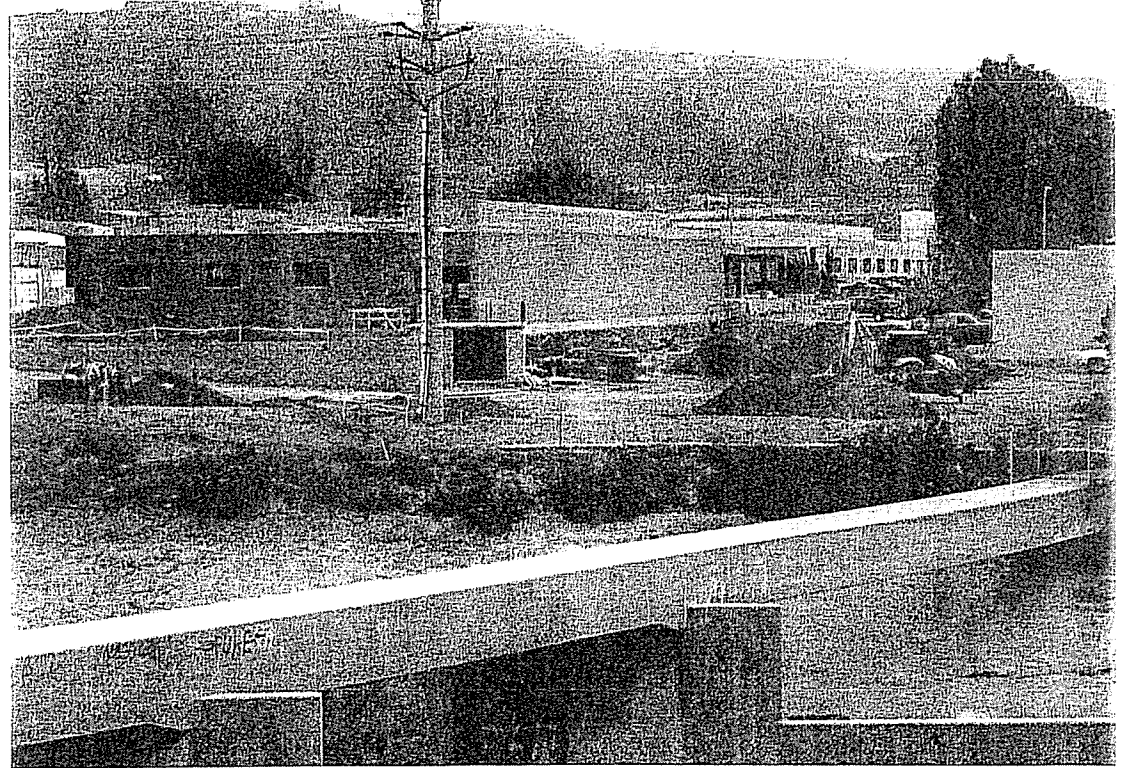
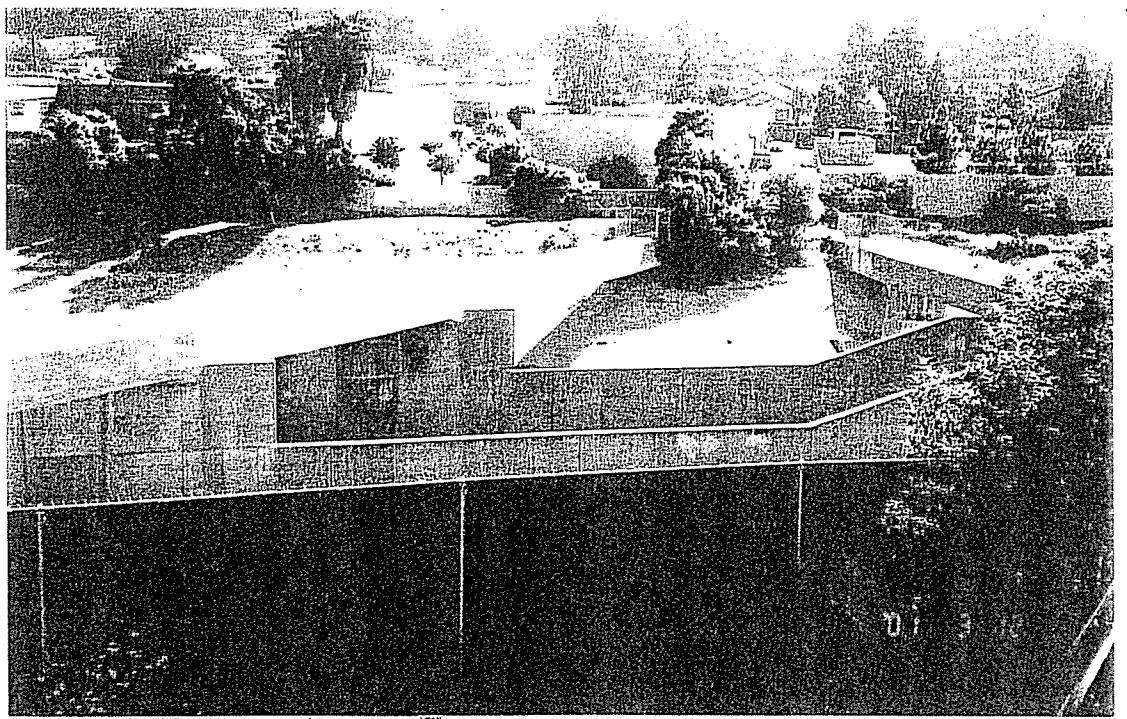


FIGURE LU-23
Ballona Creek Focused Special Study Area



October 30, 2002

Ms. Virginia M. Veadó, Senior Planner
Planning Division of Culver City
9770 Culver Blvd.
Culver City, CA 90232

Re: New Development located at or near 10000 Jefferson Blvd.

Dear Ms Veadó,

As nearby residents of the above referenced development we are writing concerning the Environmental Impact Study and the effect of the development on our properties located at 4315 and 4311 Jackson Avenue.

We understand that the EIS included the impact to Raintree residents although no consideration was given to our properties. Please be advised that our properties directly border the La Bollona Creek which has been identified as a conduit for excessive noise echoes which impacts residents adjacent to the channel. Additionally, we are concerned with a development which may use high intensity lighting that will affect our homes. Our homes view directly to this property and proper landscaping to buffer this property should be addressed.

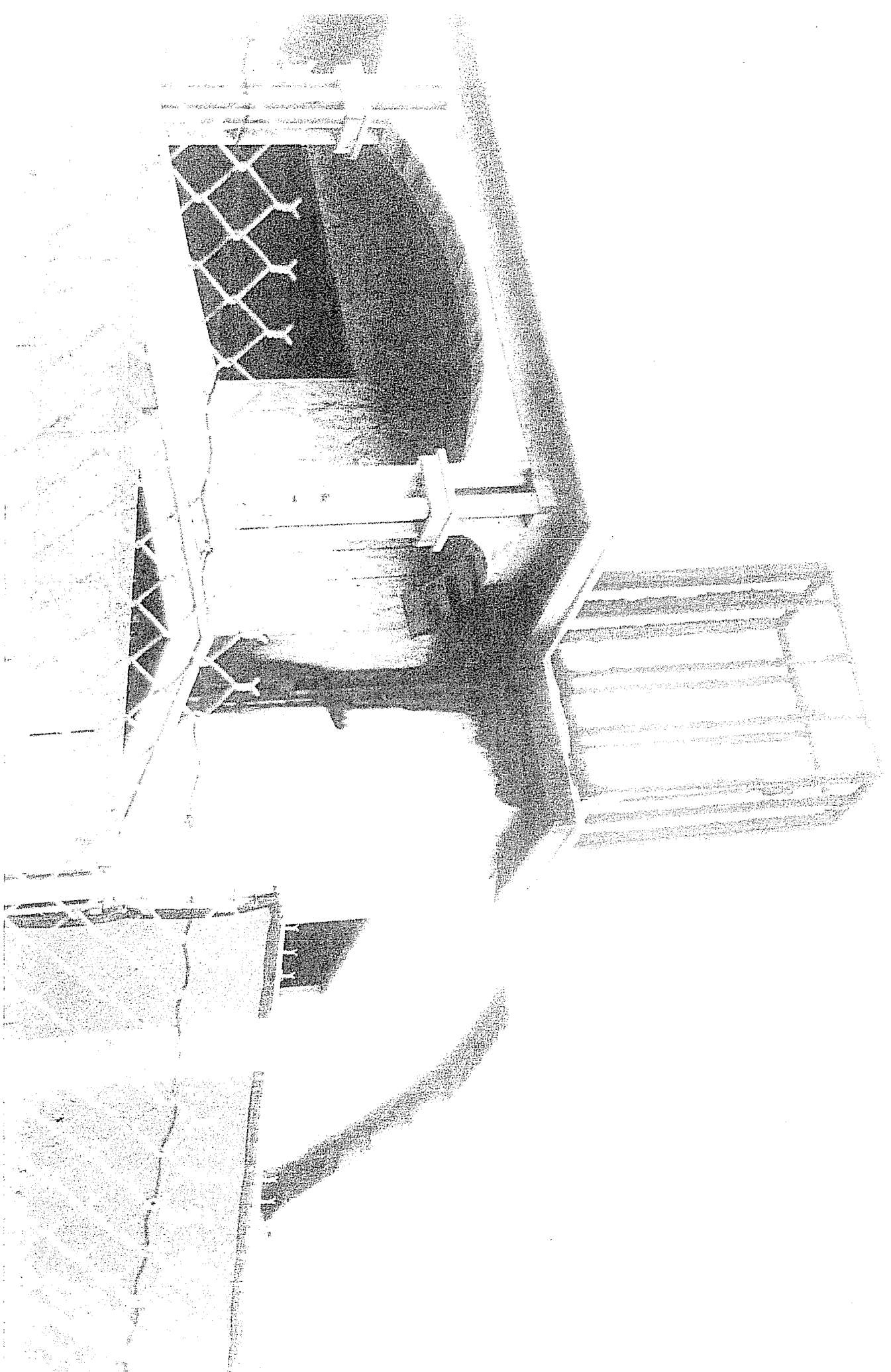
Recently a development at 10113-10131 (The Colony) has created the very problem which we are attempting to address in this correspondence. For your reference I am including herewith copies of our past correspondence regarding The Colony.

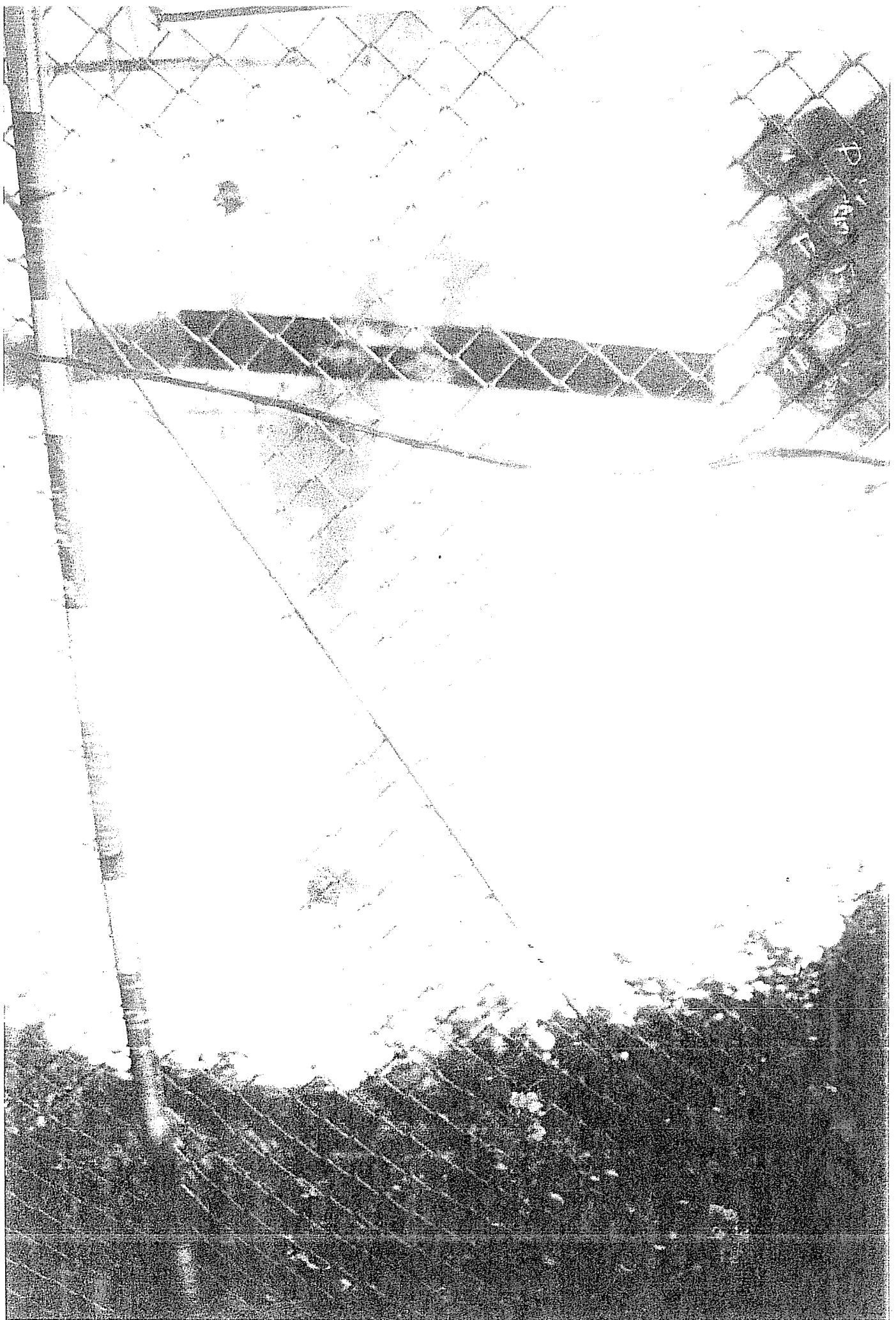
We request that all residential properties within the potential impact zone be addressed prior to any development of this property.

Sincerely,

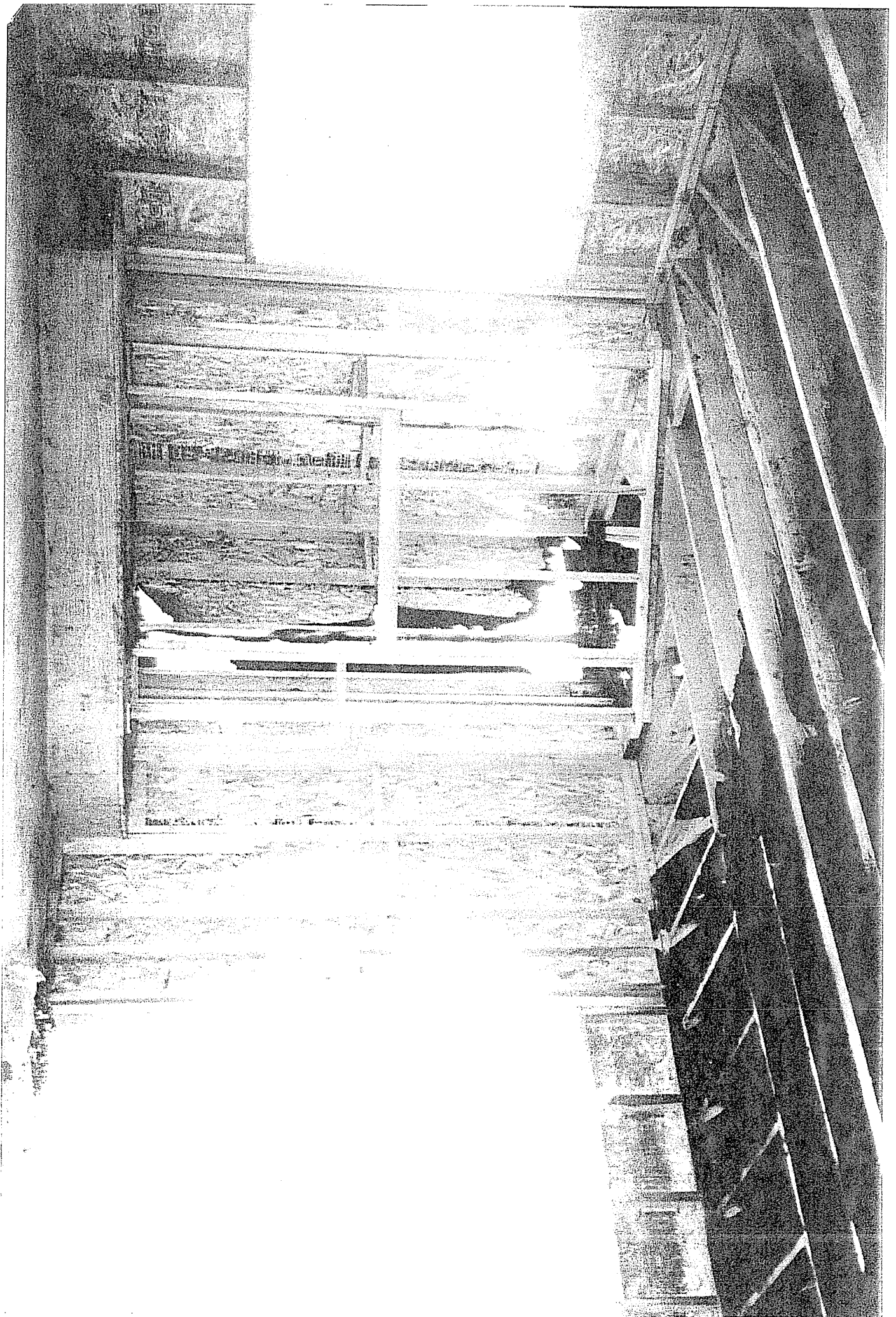
Hazrat Adam
4311 Jackson Avenue

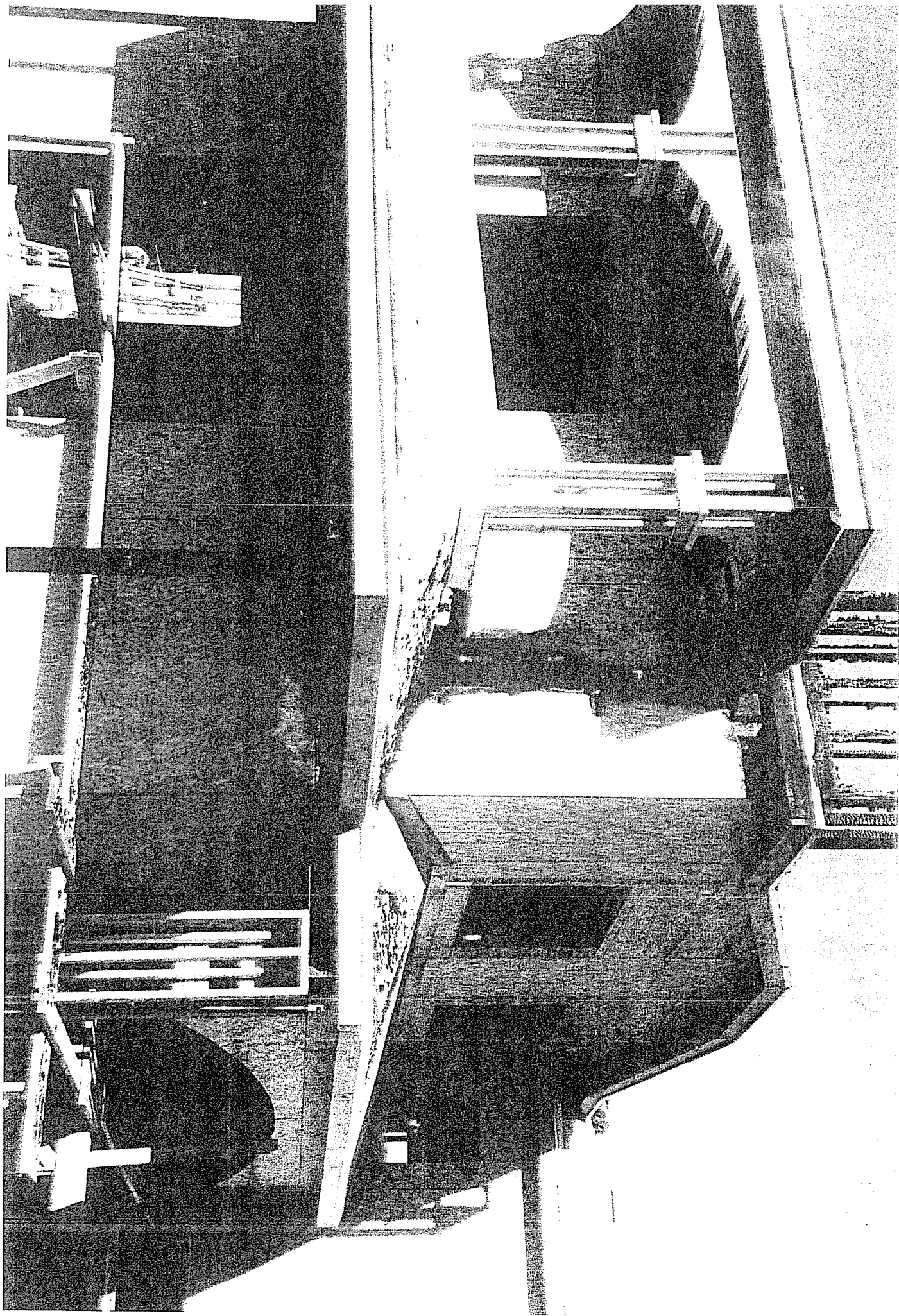
Steve & Eva Sheftel
4315 Jackson Avenue











Pearl Irene Adam

4311 Jackson Avenue
Culver City, CA 90232-3237

Fax: 310 836-9099

August 11, 2001

Carol Schwab, Esq.
City Attorney Office
9770 Culver Blvd.
Culver City, CA. 90232

Dear Ms. Schwab:

The manner of the pick up at 10121-10131 Jefferson Blvd by the Culver City Sanitation Department trucks from 5 A.M. to 5:30 A.M. constitutes a public nuisance. There are loud clanging noises along with loud voices.

My husband, Hazrat M. Adam, a teacher, is frequently disturbed. He needs a full night's sleep. I have an unsatisfactory solution for my disturbance. I wear thick ear plugs. That should not be necessary. I am entitled to the quiet enjoyment of our home as well as any other resident of Culver City.

Mr. Adam is unable to tolerate ear plugs. We request that you take whatever action is legally necessary to defer the Sanitation Department's noise to a later hour.

Sincerely,



Pearl Irene Adam, JD.



OFFICE OF THE CITY ATTORNEY

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5660

FAX (310) 253-5664

CAROL A. SCHWAB
City Attorney

August 22, 2001

VIA U.S. MAIL

Steve & Eva Sheftel
4315 Jackson Avenue
Culver City, CA 90232

RE: Noise Complaint

Dear Mr & Ms. Sheftel:

With regard to your complaint of loud noises emanating from the location of 10121-10131 Jefferson Boulevard and purportedly caused by workers of the Culver City Sanitation Division, please be advised that I have discussed the matter with Damian Skinner, the Sanitation Manager. Mr. Skinner has stated that he has spoken with the Sanitation Workers who may have caused these disturbances, and he has given me assurances that he will monitor the situation so that no future disturbances occur. I trust that this outcome is satisfactory, and that you will call me if there are any further incidents.

If you have any comments, or if I may be of any further assistance with any other matter, please don't hesitate to call me at the above-listed number.

Very truly yours,

CAROL A. SCHWAB
CITY ATTORNEY

BY: 
DAVID M. MCCARTHY
DEPUTY CITY ATTORNEY

CC: James Davis, Public Works Director
Damian Skinner, Sanitation Manager

Prior noise complaint at 5:30 AM 6/1/02
Called city atty. office

7/16/02 5:30 AM awoke by sonation truck
Called Heather Sker 12:00 left mess.

7/17/02 5:30 AM " " " "
Called Heather Sker 12:47 left mess.

7/18/02 " " " " " " Same

7/19/02 " " " " " "
Closed. Left mess. 8:10

7/23/02 " " " " " "

7/24/02 " " " " " " Talked to Heather Sker at 8:30 to resolve issue
" " " " " " SKIN'S PROD.

7/25/02 " " " " " "

Talked to Heather Sker, said she could not resolve issue. She talked and
tried however she could not tell other dept. heads what to do.?

7/25/02 talked to Mural Clark Sec. for Michael Thompson.

7/25/02 Dominion Skinner sonation Mugs called & said they would
bring trucks after 8:00 AM. Left Ph.# 253-6402

Hazrat M. Adam
Pearl Irene Adam

4311 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310-838-0371
Fax: 310 836-9099

Steven G. Sheftel
Eva L. Sheftel

4315 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310 837-1315
Bus. 310 558-8117

July 14, 2002

Mr. Jeffrey Cohn
c/o The Colony
10113-10131 Jefferson Blvd.
Culver City, CA 90232

Mr. Efrain Alvarez, Architect
ARQUITALLER, Inc.
1440 Flower Street
Glendale, CA. 91201

Dear Sirs:

Re: The Colony

We are the owners of adjacent properties at the end of Jackson Avenue and within 300' of The Colony on Jefferson Blvd., all in Culver City. For months we have been bothered by the noise emanating from The Colony.

We are delighted with the construction of the building itself and we had hoped that as the project got further along that the noises would abate. Instead they became worse.

Because the ground level in the back was graded down 5' we hear noise that we have never heard previously, namely all of the traffic on Jefferson Blvd. It reverberates on the concrete walls lining Ballona Creek. We hear it night and day. Additionally the manner in which your parking at the rear of the building is being constructed means that we will hear all of vehicle noise in the parking lot.

We have two immediate issues to address. The first is the violation by The Colony of Culver City Municipal Code Section 37-44(3)c.(c). *All construction activity shall be prohibited except between the hours of 8A.M.-8P.M. M-F.* This past Friday, July 14, 2002, construction activity began with a resounding crash of metal a few minutes before 6 A.M. There are no exceptions to the noise code. We are entitled to our sleep, and this is merely one of many incidents.

Secondly we give notice of potential violation of Culver City Municipal Code Section 37-53.5A H. Landscaping. This covers prohibitions to non-residential property separated by a public alley or

Hazrat M. Adam
Pearl Irene Adam

Steven G. Sheftel
Eva L. Sheftel

4311 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310-838-0371
Fax: 310 836-9099

4315 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310 837-1315
Bus. 310 558-8117

street from residential property. That specifically is the situation of 4315 Jackson Avenue and the Colony on Jefferson Blvd. The former property is set back from Jackson Avenue and contiguous to the access road to the Pumping Station. Under this code section *features which enable occupants of non-residential property a view into residential property shall be designed and maintained to assume reasonable protection of privacy for residential zoned property.*

From The Colony's parking lot viewers can look directly into the windows of 4315 Jackson Avenue. This situation is untenable and must be remedied.

Sincerely,

Hazrat M. Adam

Pearl I. Adam

Steven G. Sheftel

Eva L. Sheftel

Hazrat M. Adam Pearl I. Adam Steven G. Sheftel Eva L. Sheftel

Steve & Eva Sheftel

4315 Jackson Ave
Culver City, Ca 90232
Phone 310-837-1315

February 12, 2002

Councilman Mr. Steve Rose
9770 Culver Blvd.
Culver City, Ca 90232

Dear Mr Rose,

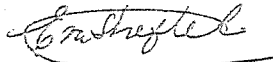
This letter is to follow up our telephone conversation regarding the remodeling and development at 10121-10131 Jefferson Blvd. We are enclosing a picture of the property before the remodeling which shows walls ,landscaping ,trees, facing the La Ballona Creek and our letters identifying a previous noise problem from this property. Also included the Culver City General Plan Land Use Element regarding excessive noise echoes and resonance impacting residents adjacent the La Ballona Creek.

Our concern is that this property had walls and trees to buffer the noise before this major remodeling, at this time however, the property plan as approved by the planning department shows only a 2 foot high retaining wall and an additional chain link fence which will buffer no noise from this commercial property abutting the La Ballona Creek. As you might be aware all of the other businesses west of this location to Overland have walls and landscaping on both sides of the wall to the creek. We look to the City to make appropriate decisions and adjustments in favor of maintaining the quality of living of this residential neighborhood.

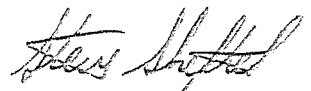
Your attention in this matter is greatly appreciated.

Sincerely,

Eva Sheftel



Steve Sheftel



cc. Carol Schwab, City Attorney
cc. Linda Tatum, Planning Manager
cc. Tess Nguyen, Project planner

Pearl Irene Adam

4311 Jackson Avenue
Culver City, CA 90232-3237
Tel. 310 838-0571
Fax: 310 836-9099
E-Mail QAJAQHI@aol.com

February 12, 2002

Carol Schwab, Esq.
City Attorney Office
9770 Culver Blvd.
Culver City, CAA. 90232

Dear Ms. Schwab:

We have been watching with happy anticipation the improvements across Ballona Creek from our house at the end of Jackson Street. It is wonderful to have office buildings instead of factories being erected.

However, we have one concern. The builders tore down the former high wall which was a sound barrier and are now replacing that wall with only a very short one. Is it 3"? We have been told that a parking lot for the offices will be installed behind the very short wall.

Our concern is that noises from the lot will reverberate across the creek and destroy our tranquility at the end of this cul-de-sac.

The Culver City General Plan, Land Use Element, adopted 1996, amended through 2000 explicitly states that issues that need to be addressed include "buffering the adjacent residents (of Ballona Creek) from noise echoes."

Please suggest to the builders of the parking lot that they reinstall a high retaining wall and also include replanting of tall trees that were removed. They deaden sound. It is much better for the builders to take preventative measures instead of handling complaints and lawsuits after the project is complete.

Again, we welcome the new project on Jefferson Avenue.

Sincerely,

Hazrat M. Adam

Pearl Irene Adam

Agency Name: CULVER CITY POLICE DEPARTMENT		ORI #: CA0191800	Report Date/Time: 8/6/2003 10:00:00 PM	OCA #: 03-005070
Incident Start Date/Time: 06/2003 10:00 PM	Day of Week: Wednesday	Report Type: INITIAL	Case Screening: <input type="checkbox"/> Serialized Property <input type="checkbox"/> Evidence Collected <input type="checkbox"/> PC 293 Sex Crime <input type="checkbox"/> CHP 180 <input type="checkbox"/> Hate Crime <input type="checkbox"/> Gang Related <input type="checkbox"/> Domestic Viol.	
Incident End Date/Time: 06/2003 10:17 PM	Internal Incident Status: ACTIVE		Total Loss \$ _____	
Incident Location: 90 BLOCK OF JEFFERSON BLVD. CULVER CITY, CA 90230-			Secondary Location: 4315 JACKSON AVE.	
Case Description: FICERSREPORT/NIGHTWATCH/D1/ROBERTSON			Reporting Area: RD 180	

Anal Code	UCR Code
	00
Incident Location:	

Person	Name:
Business	
Address (Street, Apt., City, State):	

Involved Type (Person):	VI
-------------------------	----

Relationship to Offender (Person):	DOB:	Age:	Sex:	Height:	Weight:	Injury Type:
						<input type="checkbox"/> Minor Injuries <input type="checkbox"/> Internal Injuries <input type="checkbox"/> Lacerations <input type="checkbox"/> Other Injuries
Occupation:	Ethnicity:	SSN:	License (#, Class, State):	Related Offense(s):		<input type="checkbox"/> Unconscious <input type="checkbox"/> Teeth Injury <input type="checkbox"/> Bone Injury <input type="checkbox"/> None

Suspect #1 Name (First, Middle, Last):	Phone:	Cell Phone:	Pager:
Address (Street, Apt., City, State, Zip):		Occupation:	Employer:

Suspect Forced Victim:	Primary Action:	Employer Address:	Employer Phone:
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Suspect/Offender:	Suspect Force:	DOB:	Age:	Sex:	Height:	Weight:	Build:	Complexion:	Eye Color:
Occupation:	Ethnicity:	SSN:	License (#, Class, State):	Related Offense(s):	Hair Color:	Hair Length:	Hair Style:		

Physical Description:	NCIC #:	State ID #:	Facial Hair:	Speech:	Teeth:
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Body Markings (Type, Location, Description):	Suspect Injured: <input type="checkbox"/> Suspect Arrested: <input type="checkbox"/> Additional Suspects: <input type="checkbox"/> Additional Persons: <input type="checkbox"/>
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Reporting Officer	ID #	Date	Reporting Officer Signature <i>[Signature]</i> Assisting Officer Signature <i>[Signature]</i> Reviewing Officer Signature <i>[Signature]</i>
Assisting Officer	ID#	Date	
Reviewing Officer	ID#	Date	

Unfilled out report involved several people yelling, loud angry voices and guard dogs barking at Colony Building.

Agency Name:	ORI #:	Report Date/Time:	OCA #:
VER CITY POLICE DEPARTMENT	CA0191800	8/6/2003 10:00:00 PM	03-005070

Narrative Title: NARRATIVE
 Date Entered: 8/6/2003 10:48:42 PM

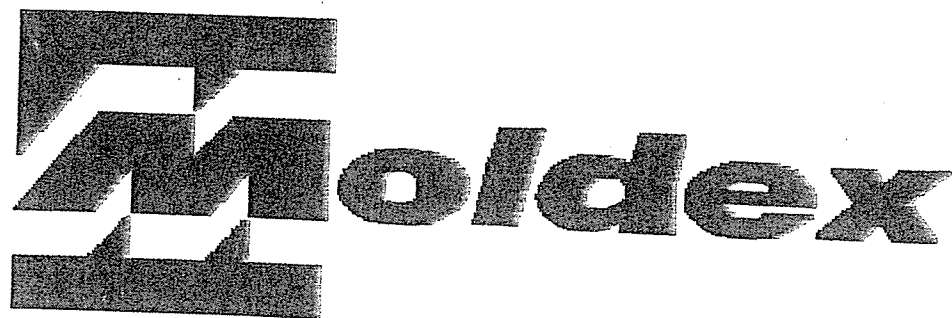
08-06-03, Steven Sheftel called the front desk at CCPD to report the following ongoing noise complaint.

Sheftel said that he resides at 4315 Jackson Ave., which is located at the end of the street and is close to the La Ballona Creek. There has been a ongoing complaint by Sheftel, and other neighbors who live in the surrounding area, regarding excessive noise originating from the businesses located on Jefferson Blvd., and directly across the creek from where they live. Sheftel stated the business district involved is known as the Colony.

Sheftel said the complaint about the noise has been an ongoing problem for the past 2 - 3 years. He said that there is an excessive amount of noise from vehicle traffic, vehicle horns, loud talking and yelling from employees including security guards, trash trucks, and noise from construction or work in general. The main complaint is that it is occurring at late hours of the night or early hours of the morning.

Sheftel believes that the reconstruction of the buildings and parking locations of the Colony are causing the noise to be amplified and directed into the area in which they live. He said that some of the buildings are unoccupied and the surrounding buildings have signs posted regarding a "Noise reduction program". Sheftel has been unsuccessful in his attempts to resolve this matter in the past and the problem is ongoing.

This report is for documentation purposes only.



Citizen Committee Meeting

Residents of Ballona Creek

and

Moldex-Metric, Inc.

Tuesday, March 18, 1997

6:30 p.m.

Table of Contents

Page 1 - 2	Proposed Actions to Curtail Noise
Page 3	Sketch of Moldex-Metric, Inc. Facilities
Page 4	Notice to Employees Regarding Noise Reduction Policy
Page 5 - 9	Biography - Jack E. Purcell, FASA/INCE/NCAC

Moldex-Metric Inc.

PROPOSED ACTIONS TO CURTAIL NOISE

Measures which shall be taken by Moldex Metric Inc. to reduce noise for the comfort of our neighbors of Ballona Creek.

INTERMITTENT NOISE CONTROLS

1. The baler was moved from outside 4625 Leahy Street to outside 4630 Leahy Street on December 21, 1996.
2. Hydraulic hand carts are being refitted with air pressured wheels to reduce noise.
3. The Company has implemented the following Noise Reduction Policy in a memo to employees (attached):
 - a. No employee shall shout, honk horns, rev car engines or talk in a loud voice, outside the buildings.
 - b. No employee shall play any musical instruments, tapes, cassettes, CD players or radios outside any building.
 - c. No employee shall gather near the property line bordering Ballona Creek.
 - d. No employee shall gather in the shaded area of the attached sketch from 6:00 p.m. to 9:00 a.m.
 - e. Parking cars shall not be permitted in the shaded areas for the 2nd and 3rd shift employees from 6:00 p.m. to 6:30 a.m., unless all other parking spaces are full.
4. Request the City of Culver City to pave Leahy Street from Jefferson Blvd. up to Ballona Creek. The road is currently in a poor condition, with potholes and cracked asphalt, that generates noise from hand carts.

CONTINUOUS NOISE CONTROLS

1. Moldex-Metric, Inc. has retained Purcell + Noppe + Assoc., acoustic consultants to evaluate noise sounds at its plant and in the neighborhood.
2. The acoustic consultants are evaluating noise from all exhaust systems on the roofs, as well as noise emanating through the doors of all buildings.
3. (a) The noise from the 150 horse power compressor situated outside 4641 Leahy Street is being investigated by the acoustic consultants, and we await their findings.
(b) In the interim and until recommendations are received, the 150 horse power compressor will not be running during the hours of 5:00 p.m. to 6:30 a.m.
4. The Metric 60 horse power compressor is being moved to inside a building which will be completed by May 1997.

Excerpt

5. Two large 18' high trees are proposed to be planted outside our property line adjacent to 4600 Leahy Street on the banks of Ballona Creek on City property, subject to City approval. This will also have a positive visual impact.
6. A warehouse building is proposed to be constructed between 4601 and 4625 Leahy Street which will have sound proof walls to reduce noise emanating from buildings number 4601, 4625, 4627 Leahy Street. The warehouse will house raw materials which will serve as additional insulation to prevent noise being transmitted outside the building. The intermittent impact noises generated by the Maintenance Department will also be dampened by the new building.

GENERAL

2nd and 3rd Shift Supervisors have been given pagers, the numbers will be given to the residents of Ballona Creek to page in the event of noise disturbances.

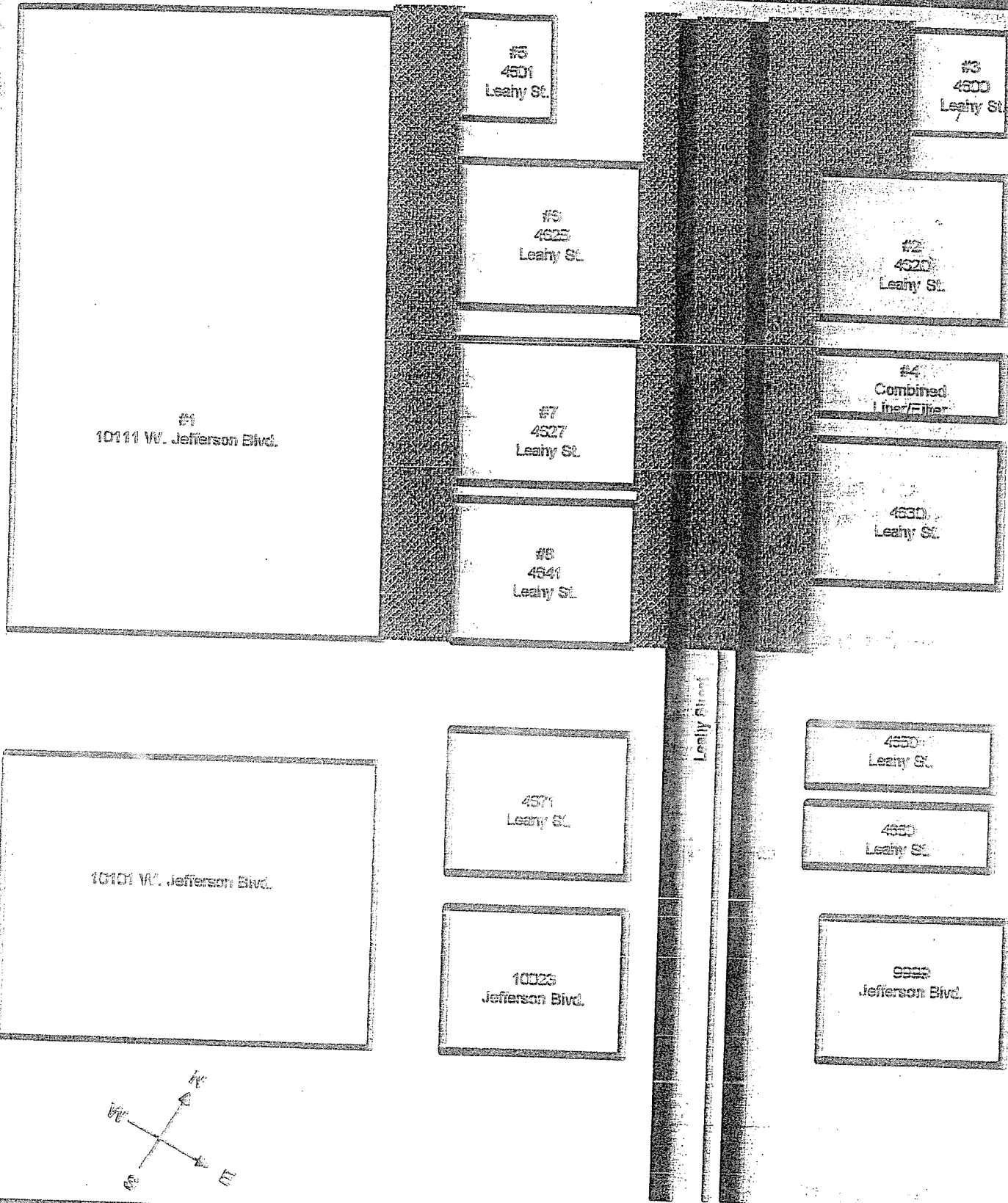
Pager # 2nd Shift - (310) 842-5295 Felipe Mancilla	- Between the hours of 6:00 p.m. - 11:30 p.m.
Pager # 3rd Shift - (310) 842-5291 Adriana Velazquez	- Between the hours of 11:30p.m. - 6:00 a.m.

The 2nd and 3rd Shift Supervisor will maintain a log of all complaints including results of investigation and action taken to curtail noise.

Molden/Metric will continue to take noise considerations into account as our manufacturing situation evolves.

REF = ~~FILED~~

837-6500 + 700



NOTICE

Effective immediately the following additions to our Noise Reduction Policy will be in effect:

1. No employee shall shout, honk horns, rev car engines or talk in a loud voice outside the buildings.
2. No employee shall play any musical instruments, tapes, cassettes, CD players or radios outside the buildings, which will disturb our neighbors.
3. No employee shall gather near the property line bordering Ballona Creek.
4. No employee shall gather in the shaded area in the attached sketch from 6:00 p.m. to 9:00 a.m.
5. Parking of cars shall not be permitted in the shaded areas from 6:00 p.m. to 6:30 a.m., unless all other parking spaces are full.

Any employee found in violation of the Noise Policy is subject to disciplinary action, including the termination of employment.

By Order:
- Moldex-Metric, Inc. -
- Metric Products, Inc. -

March 1997

PETITION

This petition is directed to the City Attorney of Culver City.

We, the undersigned, are residents of Culver City. We live in a normally quiet residential neighborhood on the northwest side of the Ballona Creek across from Moldex-Metric. Moldex-Metric is a manufacturing company located on Leahy Street just west of Jefferson Boulevard.

The peace of our homes, our lives, and our backyards are being disturbed by a multitude of inundating noises from machinery and personnel of that company. The sounds vary from an all invasive penetrating roar of a blower, the loud disturbing sound of a compressor or compressors, the piercing noise of a planer, the steady intermittent sound of a punch or press, clanging and banging, loud shouting and music. Other annoying sounds produced by machinery cannot be identified by us. These noises occur in varying degrees from the early morning hours, day and night, even on weekends. Moldex-Metric operates around the clock with most of its doors wide open.

For many months, numerous efforts have been made by us in person and by telephone to seek the cooperation of the management at Moldex-Metric to stop these noises. Many promises have been made and broken. Nothing has happened so far. The agitating noises from the blower, the compressor(s), and the clanging and banging must be stopped immediately. We can no longer tolerate these disturbances. Living on the northwest side of the Ballona Creek has become a very unpleasant experience, both day and night; especially for those of us who are retired or work out of our homes.

Many of us have lived in our homes for twenty and thirty years. Over the years, we have experienced a variety of noise problems from this same plant facility. In the past, we mostly had the cooperation of the management. Upon a complaint from us, the disturbing noises were abated in a reasonable time or reduced to a level no longer audible in our quiet residential area. In only one instance did we have to seek help from our City Attorney. The offending compressor was moved and soundproofed.

We are again seeking the help of the City Attorney to intervene so that these intolerable and inundating noises of varying degrees are swiftly and effectively eliminated. This will enable us to enjoy our homes and yards and live a peaceful and normal life once again.

September 9, 1994

Residents voice their complaints over noise

By Wendy Thomas

Nineteen residents from the 4200 block of Baldwin Avenue implored members of the Culver City City Council last Monday to spend a night in their neighborhood. With the constant hum of machinery emanating from Moldex-Metric Inc. just across Ballona Creek, the residents say the noise pollution in the area has steadily worsened over the last two years.

Council members postponed a discussion on the city's noise ordinance until March 24. Until then, city staff will gather additional information on Moldex-Metric's current attempts to curtail noise and its

plans to construct a soundproof machinery enclosure on its site at 10111 Jefferson Ave., said City Attorney Norman Herring.

The city will also further investigate other businesses that contribute to the vicinity's noise, including Regal Rents at 9925 Jefferson Ave.

Lisa Gunther, who lives on Baldwin Avenue, said the sounds of backup beepers, compressors and blowers from Moldex had been corroding her street's atmosphere since she moved to Culver City a year ago.

"I was looking for a place that was quiet, that was safe, that had charm and character," she said, "and I found Culver City to be my gold mine for all those things."

But Gunther's gold mine is losing its appeal. "If nothing is done with this issue," she said, "I'm projecting 10 years ahead...there's going to be a large change. People are not going to tolerate it any more, and they're going to move out."

Her neighbors agreed. While some residents complained of employees' relentless hollers, honks and loud music during late-night shift changes, many found the company's machinery to be especially offensive.

Jeffrey Lince called Ballona Creek a "megaphone" for noise and compared the sounds from Moldex to a 747 aircraft circling overhead and "a very large trash can being

dropped from a three-story building.

"There are a variety of noises," Lince added. "It's very hard to put our finger on it."

Although residents acknowledged Moldex's right to run a business, they faulted the company for not listening to their grievances. Since 1995, they said, complaints have been made and forgotten, made and forgotten.

But Herring asserted that the complaints have not been forgotten. In fact, he said he'd made more trips to Moldex than any other business in the city. The reason that residents aren't seeing dramatic changes is that

See "Noise" on page 3

Continued from page 1

it is a slow process, he said. A number of noise studies have been performed in the area, Herring said, and Moldex managers have made frequent concessions. What's more, architects started drafting a 64,000-square-foot soundproof enclosure for Moldex in February. Herring said, however, that while the city can take steps to dampen the noise, Baldwin residents will never experience complete silence. That possibility drew a number of the company's employees to the meeting.

that can provide for my family," Morales said through a Spanish translator, "and I would like the council to take into account that all the people there — we're just trying to provide for our families." Ana Rosa Sanchez, another Moldex employee, said she thought that some of the neighbors' grievances were exaggerated. She said management had directed workers not to talk or play loud music during shift changes, and she and her coworkers had complied with the ever-increasing demands.

And Moldex Manager

city staff was...
mation on Moldex-Metrix cur...
attempts to curtail noise and its

will go one extra mile when we can," he said. "We want to stay in Culver City... We want to continue to work with you and everybody else we can to reduce the noise."

Besides the company's six compressors being moved or soundproofed since 1995, certain machines no longer are operated between 6 p.m. and 7 a.m.

Residents, however, say that is not enough. Many have spent thousands of dollars installing double-paned windows in their homes, while

"We are at the sunset of our years and should be able to enjoy our home, our backyard, our front yard," said Singrid Schmitt, who added that she was often brought tears by the daily disturbance.

Revising the noise ordinance, however, may not be appropriate measure to deal with what seems to be an isolated problem, said Mayor Frank Wolkowitz.

A task force, headed by a neutral third party, is being organized to help deal with the Moldex-Metrix problem.

WE PAY CASH FOR LOTTERY WINNINGS & PERSONAL BY GETTING THEM



COUNCIL NOTES

Things That Go Bump in the Night: *Baldwin Residents Seek Relief from Industrial Noise*

By Marcia Torrey-Jay

Ballona Creek acts like a giant trumpet, carrying and magnifying the sound of the heavy industry located on its shores, often 24 hours a day, according to some local residents.

With a review of the city's sound ordinance up for discussion, the neighbors on Baldwin Avenue showed up in mass at Monday night's council meeting to say that they can't take the noise in their neighborhood anymore and they want the city to come up with some better way to measure and control sound than it has now.

Heading the list of offenders, according to testimony, is Moldex Metric, a manufacturing company located at Jefferson and Leahy right on Ballona Creek. Ironically, the company makes hearing and breathing protection devices for industrial use, and they often do it around the clock. The company employs 350, some of whom are also Culver City residents.

"It sounds like a 747 circling overhead but never landing," said Jeff Lintz, one of the Baldwin homeowners, referring to the giant blowers and compressors that are part of the manufacturing process. Lintz claimed that the problem has gotten increasingly worse.

Other neighbors, about 20 or so, talked about having to double-pane windows; add thousands of dollars of sound proofing; not being able to use their yards; fear of property values going down; and even the impact of the relentless noise on their health and peace of mind.

Another company cited by the residents is a party rental company called

Regal Rents. They punctuate the relentless manufacturing sounds with the clang of large tent poles dropping off trucks in the middle of the night, according to testimony.

Peter Niemiec, an attorney representing Moldex-Metric, said that while the company had added another large compressor to its equipment in 1995, it had been very responsive to the neighbors' complaints at the time, and had both moved the compressor away from the creek and enclosed it in a building.

"Moldex is committed to continue to reduce noise," Niemiec said, pointing out that the company currently has plans on the drawing board to enclose the last of its outdoor compressors.

City Attorney Norm Herring supports the contention that the company has been responsive to complaints.

"Every time we've gone to them with a problem, they've been very responsive. They've tried to do what they could," Herring said.

In a later interview, Herring said that the company is in the process of putting together a task force which will include neighborhood representatives, city officials, company officials and a knowledgeable facilitator.

Herring went on to point out that virtually all noise issues brought to the city are quickly and effectively resolved.

"Of the 2000 or so complaints we received last year, almost all of them were resolved right away. This one has been particularly persistent, but we keep trying," Herring said.

"It's sort of like sleeping with a grizzly bear, when it rolls over, you better roll

over too," he added.

The current debate about the sound ordinance itself hinges on how to quantify the noise and who will police the rules about it. Should the city move to numeric measurements to determine violations or stay with its current "reasonable person standard?"

Other enforcement problems include the ubiquitous leaf blowers which by law, can only be operated during certain hours. According to the code, however, the violator must be caught in the act in order to be penalized. By the time police arrive, for example, the culprit may be long gone.

Trying to measure pure tone noise is another complicated issue, since such measurements require the operation of expensive, sophisticated equipment that must be set up onsite. According to Herring, not only would that solution involve too much expense, training and police manpower, but a technology to segregate one sound from another in a decibel reading, that is currently unavailable.

Because of Councilman Albert Vera's absence, due to his recuperation from recent surgery, council postponed a vote on the issue pending Vera's return to active participation.

City Honors Supervisor Burke

City council issued a proclamation at last Monday night's meeting, naming February 24 Yvonne Brathwaite Burke Day.

End of Steve and Eva Sheftel Packet

Debbie Dinges
4455 Jasmine Ave.
Culver City, CA 90232

RECEIVED

AUG 18 2003

Culver City
Planning Division

Attn: Susan Yun
Associate Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232

Dear Ms. Yun,

I am writing to discuss my concerns and opposition to the proposed Ballona Creek development. I live across the street from the creek and have concerns with the noise and pedestrian traffic. I am not opposed to development, but clearly the planning committee is not addressing the valid concerns brought up by residents that live on the creek

There are plans to commence with the project WITHOUT ANY plan to pay for maintenance?

How specifically will the city pay for patrolling and who will do it?

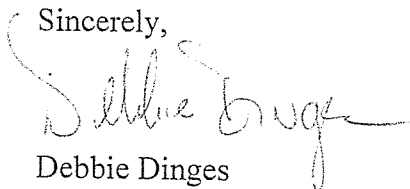
This seems particularly important since one home was recently burned from teens playing with firecrackers on the bike path. We are talking about more people on the path without any plans for patrolling!

Why would there be lighting on the path? Even a specially designed lighting system could not avoid shining into the yards and homes of the residents.

Why would the planning committee be opposed to having residents on the strategic planning committee?

It appears so far that this development has not been planned well and is not supported by many of the residents who will be affected by the changes the most. The city must address these concerns to go forward with any development along the creek.

Sincerely,



Debbie Dinges

4482 Jasmine Avenue
Culver City, CA 90232
(310) 815-8938
August 16, 2003

RECEIVED

AUG 18 2003

Culver City
Planning Division

City Planning Division
City of Culver City, City Hall
9770 Culver Blvd.
Culver City, CA 90232

Atten: Susan Yun, Associate Planner

Dear Ms. Yun,

I am against proceeding with the Ballona Creek Project **as outlined** in the Draft Strategic Plan that was put forth by the current Ballona Creek & Trail Focused Special Study Group and presented to the Planning Commission on Wednesday, August 13, 2003. My reasons are many and here are a few:

I do not want the buffer that exists behind my house to be taken away. Doing so would only aggravate existing safety, privacy, and noise concerns. The report acknowledges some of these concerns, but fails to detail them for everyone's review and fails to address them in a specific, concrete, and realistic manner.

Where has it been proven that you mitigate issues of crime, noise, safety, and quality of life by opening the bike path 24 hours, while widening it (enabling non-bike traffic and increased noise) and moving it closer to creek-side residents?

How does this special study group engender trust when: The leader of the group on the one hand personally reassured attending creek-side residents that the existing buffer -- which residents had specifically requested not be eliminated or reduced -- will not be tampered with, and then the leader specifically puts in the plan that this same buffer may be eliminated if "necessary"?

How can one have confidence in their claim that this plan is overwhelmingly balanced and supported when:

Alternatives recommended by creek-side residents were not included in subsequent focus meetings with other groups, were not written in the surveys to be voted on, and were not mentioned in the plan for your review. Is it fair to leave out details? Is it balanced not to provide suggested alternatives? Is it objective to give out more than 2 times the amount of green "yes" dots than red "no" dots for attendees to use in the voting process? Would we rewrite our voter pamphlets and conduct our elections in a similar manner?

Is it right --especially when proposed that finances may preclude the Culver City Police Dept. from protecting the area-- to have only a PR representative from the

Culver City Police Department unilaterally declare that this corridor is safe while basing his arguments on statistics and his personal opinion alone? Did he read the report? Has he read our letters? Did anyone from the department go out and canvass all the residents whose homes specifically butt up against the creek about their opinions and/or experiences with incidents reported or unreported before making such a premature and sweeping pronouncement?

At last Wednesday's meeting, August 13, Mr. Wardlow urged the planning commission to formally accept Phase One, there and then, ***prior to The August 19th deadline for public comments.*** He based his recommendation on his assertions that all Phases were proven to be overwhelmingly supported and that all concerns raised in Phase One had or would eventually have acceptable solutions. He further stated that Phase Two and Three did indeed require additional research, but implied that Phase One stood alone - unrelated to the other Phases - and had minor repercussions. ***Wrong! Please do not be fooled by this. Phase One, with all its many unasked and unanswered questions, once implemented, is then irrevocable, and permanently affects Culver City creek-side residents regardless of whether Phase Two or Three -or any other phase- ever gets implemented!***

Does that mean that the residents living along the Ballona Creek Flood Channel are against any changes? NO IT DOES NOT!

Of course, it is prudent and necessary to fix the infrastructure of the Ballona Creek area so that it continues to act as an effective and stable flood control waterway. I have no issue with, at the same time, enhancing it from eyesore to something more aesthetic. But that does not require the invasiveness nor the magnitude of this plan, and it does not excuse the bias and lack of rigor employed both in its methodology and unbalanced presentation.

This is an active and fragile flood control area in an earthquake prone state. Do we really want to encourage families, children, and teenagers to think of it as a local park to play in, eat in, and socialize in and access more easily unsupervised? Do we want to have inflatable dams that take 45 minutes to deflate? What happens if there is a flash rainstorm in the summer?

I am open to the prospect of well thought out murals that could reflect the wonderfully diverse community we have and the rich local history within our midst. Painting murals might not adversely affect the Flood Control Channel and may tie in nicely and complement our already ongoing La Ballona Festival that culminates in Veterans Park each year. ***But Blasting concrete, digging up ground and existing trees and roots to widen the bike path, while laying greenery that requires more watering and runoff, does indeed adversely affect this area. It DESTABILIZES the already unstable ground with the likely probability of very adverse consequences. Yet this is part of "Phase One"!***

Culver City's richest resource is its people. We have a talented and innovative Arts and Cultural Arts Community that has been invited to work on this Plan. We also have a talented group of residents - civil engineers, physicists, social workers, artists, among

the creek-side residents - who are among those inhabitants who would be most adversely impacted. **Why then were these residents not included when they offered to volunteer their time and professional expertise by asking to join this group?**

Do we need to be so invasive? We have many parks in Culver City that strive to diligently provide recreational activities for our wonderfully diverse community both young and old. To what extent will this plan as it stands now-- in researching it, developing it, maintaining it, and promoting it--DRAIN both FISCAL and Personnel RESOURCES away from these other areas. ?

I understand that there is a potential source of funds from the "Conservancy" to implement this plan. But it is painfully clear that the funds to maintain it, whether it is Phase one, two or three, will require an intricate and expensive web of legal negotiations and legal agreements encumbered upon Culver City Agencies and thus ultimately upon all the citizens of Culver City.

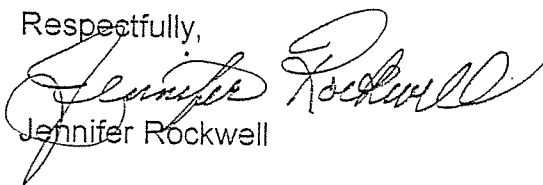
What control do we as a city potentially give up now or later when we have to accept funds from various outside entities whose vision may not match our city's own vision and needs?

Who will control this land? Why was this not thoroughly brought up? For example: What happens if in adding plant life, endangered wildlife inadvertently gets introduced to this area in "Phase One" of the plan? How would that effect both the flood control requirements and the legalities of continued homeownership of the existing residents? Where is the mention or the discussion of this subject in this report?

Everyone has put forth a great deal of time and energy on this plan. But by glossing over resident's questions and suggestions, and by failing to take the offer of volunteer help extended at these meetings by a number of creek-side residents who have relevant expertise and connections pertaining to these issues, the Ballona Creek and Trail Focused Special Study Group has done our Planning Commission a disservice, and undermined the well intentioned work put forth.

Thank you for taking the time to read this letter. It is a long one, and its presentation could not be made in the 3 minutes allotted to me at the meeting on August 13.

Respectfully,



Jennifer Rockwell

cc: Alan Corlin
Carol Gross
Jerry Fulwood
Steve Rose
Gary Silberger
Albert Vera

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AUG 18 2003

Culver City
Planning Division

2323 4th Street
No. 6
Santa Monica, CA 90405
August 15, 2003

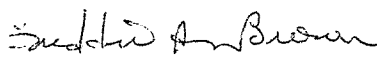
Susan Yun, Associate Planner
City Planning Division
City of Culver City – City Hall
9770 Culver Blvd.
Culver City, CA 90232

Dear Ms. Yun:

I am writing this letter regarding Ballona Creek, and to let you and others know that the residents near the Creek are very concerned about crime and safety. I am very concerned too. Approximately six months ago I was living with my daughter and her family at 4306 Jackson Avenue in Culver City. This is the very last house at the end of Jackson, and it backs onto the Creek. One evening I noticed that two young males were attempting to climb the back fence into our yard. I felt very threatened, particularly for the safety of my grandchildren. I started screaming, and the two intruders left. I think opening the Creek at night is ridiculous and dangerous.

Whatever you decide to do, the safety and security of the residents who live along the Creek should be your primary responsibility. Don't do anything to jeopardize my daughter and her family.

Sincerely,


Freddie Ann Brown
310-396-5336

Mr. and Mrs. Charles A. Dailey
4504 Jasmine Avenue
Culver City, California 90232

RECEIVED

AUG 13 2003

Culver City
Planning Division

August 15, 2003

Culver City Planning Division
9770 Culver Blvd.
Culver City, Ca. 90232

Attn: Susan Yun, Associate Planner

Dear Susan,

I would like to take this opportunity to let you know that we are and have been very concerned with the changes that you are considering to the Ballona Creek area. My husband, Chuck, has attended many of your planning meetings, and from the very beginning of this process, we feel that the process has been far from fair. We support our neighbors and wish to express our concerns.

First, representation should have been given to the residents adjacent to the creek.

Second, the buffer area that now exists between our backyard and the bikepath/creek should remain in place. This buffer area may be small to you but provides us with a great deal of peace of mind and sense of security.

Third, as far as crime and safety, we believe the area should be closed at dusk just as other park areas of Culver City. There might not be a problem now, but once you make all of your improvements you might as well send out invitations. People can access the area now through the storm drains (usually smoking pot), you would just make it easier for them. And without the buffer area, access to our backyards would be as easy as hopping over a fence.

With Culver City going through so many positive changes – the new downtown area is wonderful – don't make this into a negative change. Please don't act hastily. Listen to our concerns.

Sincerely,

Carol + Chuck Dailey

Mr. and Mrs. Charles A. Dailey

August 15, 2003

Susan Yun
Associate Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232

RE: Ballona Creek Modifications

Dear Ms. Yun,

I purchased my home in Culver City in March of 1997. I chose Culver City for many reasons, but primarily due to its commitment to community. Not only did I believe that Culver City was committed to its residents in terms of its schools, and police and fire departments, but I also believed that there was a sincere commitment from the City Council to ensure that all residents' concerns would be heard, addressed and resolved.

While I continue to be staunch supporter of Culver City, its schools, police and fire departments and its residents in general, I have recently begun to question the commitment to the community from the City Council. Almost one year ago, I attended the first of a series of meetings regarding the potential modifications to the Ballona Creek flood control channel. At that meeting, there was attendance by almost every single family whose homes back up to the Ballona Creek. All of us made it abundantly clear that we were against modifications to the Ballona Creek flood control channel for various serious reasons that fell into four broad categories (i.e., Effective Flood Control; Quality of Life; Crime and Safety; and Flaws in the Study Process). It appeared evident that the only people in favor of such modifications were those who did not live remotely close to the creek and would not have to worry about crime, noise, etc. because they had the luxury of living somewhere else.

After that meeting, we continued to attend subsequent meetings on the topic that were held at various venues including the Veterans Memorial Park meeting room, people's homes and even City Council meetings. Each time that we met with members of the City Council. We were assured that the plans would not advance and that there was not even funding available for such an endeavor. Despite this information, we continued to show our commitment to ensuring that such a project would not move forward.


Since then, things have appeared to change. Not only does it appear that the City Council may in fact move forward with these plans, but it also appears that there is in fact funding for such a project. If the City of Culver City has miraculously identified additional funding, I have many suggestions for areas within our great city that could benefit, including the schools who I am sure could use the extra funds to advance their programs.

We, the property owners/residents of Jasmine Avenue whose homes back up directly to the creek, remain committed to our position. We do not support any modifications to the Ballona Creek flood control channel. We do not support putting our children's lives and safety at risk. We do not support opening up a venue for loitering, crime, excessive noise or theft. Simply put:

WE DO NOT SUPPORT ANY MODIFICATIONS TO THE BALLONA CREEK FLOOD CONTROL CHANNEL.

Thank you for your support.

Sincerely,



Jill Nordquist
4470 Jasmine Avenue
Culver City, CA 90232
(310) 252-5490

RECEIVED

AUG 18 2003

Culver City
Planning Division

August 15, 2003

Susan Yun
Associate Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232

RE: Ballona Creek Modifications

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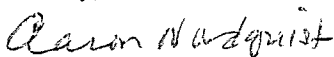
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WE DO NOT SUPPORT ANY MODIFICATIONS TO THE BALLONA CREEK FLOOD CONTROL CHANNEL.

Thank you for your support.

Sincerely,



Aaron Nordquist
4470 Jasmine Avenue
Culver City, CA 90232
(310) 252-5490

CULVER CITY PLANNING DIV.
9770 CULVER BLVD.
CULVER CITY, CA. 90232

AUG. 14, 2003

RECEIVED

ATTN: SUSAN YUN, ASSOCIATE PLANNER

AUG 15 2003

Culver City
Planning Division

I am against all modifications
to the Ballona Creek flood control channel.

As bad as it is now without police
and security patrols or a curfew, it
will become worse with the new plan.

Installing lights will invite more "night
people" increasing noise (motorized vehicles
racing, dogs barking all night, bike path users
shouting loudly). criminals will have a
good look to pick their victims!

Crime and safety issues should be a primary
issue to consider. What kind of protection
will ^{be} implemented to the users and residents
of the bike path?

Please reconsider that these changes to
Ballona Creek will significantly threaten
the safety and quality of life of residents
who live along the creek. Thank you.

Yours truly,
Herbert Uyeda

Herbert Uyeda
4446 Jasmine Ave.
Culver City, CA 90232-3429

RECEIVED

AUG 15 2003

Culver City
Planning Division

August 12, 2003

Culver City Planning Division
9770 Culver Boulevard
Culver City, CA. 90232

Attn: Susan Yun, Associate Planner

As a homeowner next to Ballona Creek for nearly 25 years, I have seen drastic changes come about on Duquesne Avenue. The street is overcome with heavy traffic all day long but more so on weekdays that we can hardly get out of our driveway especially during the morning and evening hours.

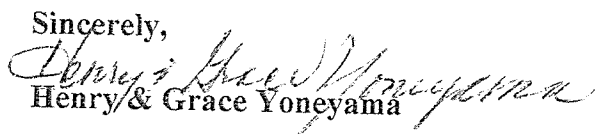
With the opening of the bike path, which starts across the street from my front yard, the bikers are always parking, unloading with bikes, and upon their return from their rides sit and dump their trash (including bottles, cans, and repair parts) on the lawn and curbing. This isn't the only problem, the public walking their dogs always seem to stop by next to Ballona Creek to do their thing, which is on my lawn. Having to pick up after these public nuisances is our pet peeve when we don't even own a dog.

Our wooden fencing alongside the boundary of Ballona Creek was burnt down by some kids playing with firecrackers on the bridge. It nearly burnt 75% of the fencing and nearly burnt my patio. I called the City regarding the brush growth on the other of the fencing and was told that it was't their responsibility but of the CCC and that they were working around the next bend and should be coming my way to clear up the brush. This has been over 6 years and nothing has happened. The repairs to my fencing which cost us \$2,400 to which we had to have done on our own.

With some of the incidents mentioned above as well as numerous other minor incidents caused by traffic, public access, accessive noise and crime factors already existing, we were definitely against any modifications to Ballona Creek flood control channel.

Thank you for giving us the opportunity to give some feedback at this time.

Sincerely,


Henry & Grace Yoneyama

Cc: Mayor Alan Corlin, Mr. Steve Rose, Mr. Gary Silbiger, Ms. Carol Gross, Mr. Albert Vera

RECEIVED

AUG 14 2003

Culver City
Planning Division

Keith Jones
4455 Jasmine Ave.
Culver City, CA 90232

Attn: Susan Yun
Associate Planner
Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232

Dear Ms. Yun,

I am writing to discuss my concerns and opposition to the proposed Ballona Creek development. I live across the street from the creek and have concerns with the noise and pedestrian traffic. I am not opposed to development, but clearly the planning committee is not addressing the valid concerns brought up by residents that live on the creek

How will the city pay for maintenance?

How specifically will the city pay for patrolling and who will do it?

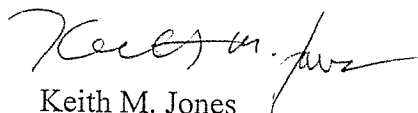
This seems particularly important since one home was recently burned from teens playing with firecrackers on the bike path. We are talking about more people on the path without any plans for patrolling!

Why would there be lighting on the path? This would shine directly into the yards and homes of the residents?

Why would the planning committee be opposed to having residents on the strategic planning committee?

From what I read on the website, the city has no business letting a small group of people ram-rod a project that is not planned well and not supported by the residents who will be affected by the changes the most.

Sincerely,


Keith M. Jones



H. C. Campbell
4488 Jasmine Avenue
Culver City, CA 90232-5729

RECEIVED

AUG 14 2003

Culver City
Planning Division

Aug. 13 003

ATT. SUSAN YUN;

The purpose of this letter
is to Register my dissent Re The
STRATEGIC Plan involving a myriad of
major changes directly behind my property
at the above address.

We bought in here almost 11 years
ago — the concept was a home —
quiet, peaceful. Your proposal with
massive changes would abort our way of
life and probably deflate our property
investment.

Without Cataloguing each individual
"negative" improvement I wish to
Record a hard "No" on this
whole scheme

Thank You

Chloe Campbell

RECEIVED

AUG 14 2003

Culver City
Planning Division

NINA PEARLSON LEUNG
4538 Jasmine Avenue
Culver City, CA 90232
(310) 839-3401 FAX (310) 839-3480

August 11, 2003

Culver City Planning Division
Attn: Susan Yun, Associate Planner
9770 Culver Blvd.
Culver City, CA 90232

Re: Strategic Plan/Ballona Creek
Public Review Period Ending August 19, 2003

Dear Ms. Yun:

I am writing, as a resident and property owner of property adjoining the Ballona Creek flood control channel, to voice my concerns regarding the recommendations for proposed changes along the Creek.

I attended the three "workshops" as well as several other meetings with you and various City representatives concerning the Ballona Creek & Trail Focused Special Study. It appeared to me that the invitees to the workshops consisting of interested groups (environmental and recreational) and property owners limited to those whose property actually adjoined the Creek. Many of my neighbors had no knowledge of the workshops or proposed changes until very recently and I would imagine there are many who still are not aware. The voting method used at these workshops, upon which further project direction was based, was biased. There was no opportunity to oppose the overall study proposals. (The choices being moderate to aggressive changes.) The number of items one could vote in favor of was greater than those one could oppose.

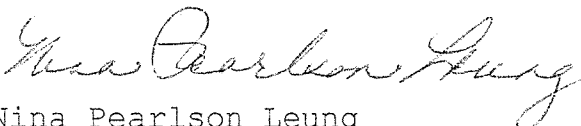
The Plan does not adequately address the issues of noise, crime and safety, property buffers and quality of life for area residents. These issues have been raised again and again and no satisfactory safeguards have been put into place. The question as to how these issues will be addressed has not even been

answered. Some issues have been temporarily "tabled" to satisfy the residents but they are still part of the overall plan.

Further still are the problems of maintenance and operations. The City has clearly stated it will not be responsible for any maintenance or cleanup. A recreational site, such as the one being proposed, requires much regular cleanup from trash alone. It has also been mentioned that some entity other than the Culver City Police would be responsible for crime prevention and safety. The City must take responsibility for both maintenance and operations if the project is allowed to proceed.

I feel very strongly that unless an integrated plan addressing all issues and encompassing of phases of changes is clearly defined, no implementation should be undertaken and, therefore, I am against all modifications to the Ballona Creek flood control channel.

Sincerely,

A handwritten signature in cursive script, reading "Nina Pearlson Leung".

Nina Pearlson Leung

Cc: Alan Corbin, Mayor
Steve Rose, City Council Member
Carol Gross, City Council Member
Gary Silbiger, City Council Member
Albert Vera, City Council Member

Yun, Susan

From: PATSYFLAN@aol.com
Sent: Wednesday, August 13, 2003 3:53 PM
To: Yun, Susan
Subject: Ballona Creek Plans

Susan,

Attached is a copy of my letter to Susan Deen regarding the Ballona Creek Plans. Please pass on my support as I am not able to be at the meeting this evening. Thank you. Patsy Flanigan

08/13/2003

Susan Deen, Chair
Cultural Affairs Commission
City of Culver City

This is to express my support of the concept of the Ballona Creek & Trail Development Plans. While this is an ambitious project, with potential downsides, it is clear to me that the concept is a very positive one for Culver City.

It is my hope that you who are so closely involved in these plans, will have the vision and courage to create something wonderful for our community that future generations will enjoy, and thank you for.

Best wishes to you. Patsy Flanigan, 9514 Jefferson Blvd., Culver City, CA 90232

Yun, Susan

From: Dikeman, Clark
Sent: Wednesday, August 13, 2003 3:27 PM
To: Yun, Susan
Subject: Re: Ballona Creek Renaissance

To: Planning Commission
From: Pam Schulz Culver City residents: 10954 Rhoda Way (Lindberg Park)
Clark Dikeman
Re: Ballona Renaissance Project

We would both like to declare our support for this project. We believe the creek to be a valuable potential resource for recreation. We believe that the safety and fiscal issues can be adequately addressed, and that the project should proceed.
Thank you.

08/13/2003

Yun, Susan

From: CathieFlan@aol.com

Sent: Wednesday, August 13, 2003 3:35 PM

To: Yun, Susan

Subject: Ballona Creek & Trail Study

Sheila Thomas, Chairman
Planning Commission

Re: Ballona Creek & Trail Focused Special Study:

I urge you to go forward and support the next phase of this visionary and "quality of life" enhancing project for our community here in Culver City. Everyone I have talked with about this can't wait for it to be implemented.

Cathie Flanigan
Culver City Business Employer and Bike Rider

08/13/2003

Yun, Susan

From: ted giwoff [martinited@yahoo.com]
Sent: Wednesday, August 13, 2003 3:34 PM
To: Yun, Susan
Subject: Ballona

I live near Ballona Creek just west of Culver City and am interested in supporting any development that is ecologically sound keeps as much stuff out of the water as possible.

We have seen needles, animal waste and just about anything you can imagine floating toward the bay. I have contributed to BCR because they seem to want to develop the area with native plants, recreation and other improvements for the residents of Culver City. We live close enough to attend the Tuesday Market on main street and at one time had a financial interest in the Culver Hotel. Things are really looking nice in that area these days. Hopefully you will consider the further development along the Creek. You are in a unique position to not only create more recreational area that is greatly needed but also to help cleanup the waterway and restore some of the original beauty of the area. Thank you for your consideration.

Ted Giwoff
4926 1/2 McConnell Ave.
310-3054105

Do you Yahoo!?
SBC Yahoo! DSL - Now only \$29.95 per month!

Yun, Susan

From: quagmeyr [quagmeyr@pacbell.net]
Sent: Wednesday, August 13, 2003 8:08 AM
To: Yun, Susan
Subject: Ballona Creek

I won't be able to go to the meeting tonight, but would like to express my support for the plans to improve the Ballona Creek bike path. I am a resident of Culver City and my family and I use the path almost daily. Obviously issues of flood control, safety and pollution need to be addressed. But I have to believe that aesthetic improvements would be supported by most residents--especially those living near the creek--for the simple reason that improved appearance and amenities would enhance property values in the surrounding neighborhoods. The concerns about vandalism and gang activity are really separate from the question of what improvements to the path should be made. Indeed, crime in and around the bike path is a present and ongoing problem that must be addressed in any event.

Culver City is doing a great job of making itself a destination for its own residents as well as for people outside of the town. We have a beautiful downtown that just keeps getting better. Other parts of the city are being restored and improved. The bike path cuts through the heart of Culver City. We can treat it like an alleyway, or we can seize the opportunity to make it another jewel in Culver City's crown. I for one support the latter.

Have a great day,
Kimberly Meyer
10721 Hepburn Cir.
Culver City, CA 90232

"There are two ways to live your life.
One is as though nothing is a miracle.
The other is as though everything is a miracle."
Albert Einstein (1879-1955)

08/13/2003

Yun, Susan

From: K4alder@aol.com
Sent: Wednesday, August 13, 2003 6:33 AM
To: Yun, Susan
Cc: jim.lamm@ballonacreek.org
Subject: Ballona Creek Support

Dear Susan:

As I will be unable to attend the Planning Commission meeting on Wednesday night, I want to express my enthusiastic support for the draft Ballona Creek Strategic Plan by RRM Design Group. As a science teacher at the Culver City Middle School right next to Ballona Creek, I have enjoyed helping our students learn about our world and their environment through hands-on activities outside the classroom and in the community-service learning. I also have been able to seek and secure grant funding to supplement our service learning efforts.

As a Ballona Creek Renaissance Board member, I have really experienced a seamless connectivity between education and the renaissance of the creek. Recently our students have learned about water quality in creekside sampling and analysis facilitated by Santa Monica Baykeeper. Many of my students and their parents joined me as we planted native trees and shrubs next to the creek at Sepulveda as part of the County's Earth Day project.

Susan, it certainly was good to meet you at the Urban Streams Workshop earlier this year in San Luis Obispo and to monitor the progress of the focused special study. I commend you for your good work and recommend it to the Planning Commission.

It's a great start that I'm sure will keep evolving as it moves forward.

Kay Alderson
Culver City Middle School Science Teacher
Ballona Creek Renaissance Board Member

Yun, Susan

From: Barry Tunick [The_Puzzlemaker@msn.com]

Sent: Wednesday, August 13, 2003 12:03 PM

To: Yun, Susan

Subject: Fw: Ballona Creek

Please accept and proceed with the findings of the committees researching this project.

I have attended their meetings, and have been impressed with their thoroughness, impartiality and inclusivity.

Sincerely,
=Barry Tunick (310) 838-8048

08/13/2003

RECEIVED

AUG 13 2003

Culver City
Planning Division

Louise Weaver

August 8, 2003

Culver City Council
Culver City Hall
Culver City, CA. 90232

Dear Council Member:

Re: Ballona Creek & your new plan:

I have lived on Jackson Avenue since 1946. Your first consideration must be flooding. Many people will have forgotten the Baldwin Hills Reservoir disaster where the creek flooded, the reservoir was wiped out and properties were damaged. Also a school girl was drowned one year on her way to school when the creek's water rose suddenly.

Your plan will encourage people to use the creek and some may similarly drown in rain storms.

**Your plan does not follow common sense.-----
Additionally the house at the dead end of the street burned from mischief and we had a gang person shot from the creek at my son's house.**

Bright lights, car traffic and noise are disturbing people. Why don't you listen to the people who live here. We are the ones who matter.

Sincerely,

Louise Weaver
Louise Weaver

RECEIVED

AUG 13 2003

Culver City
Planning Division

John Weaver

+301 Jackson Avenue
Culver City, CA. 90232-3237
310 838 2598

August 8, 2003

Culver City Council
Culver City Hall
Culver City, CA. 90232

Dear Council Members:

Re: Proposed changes to Ballona Creek and the bike path

I am against all modifications to the Ballona Creek Flood Control District.

The following are my reasons but first, please note that I am a life long resident of Culver City. I was born and raised on Jackson Avenue.

1. NOISE and LIGHTS from the COLONY, the new industrial complex across the creek from the end of Jackson Avenue already bother me. Making changes in the creek to have more people there will make it worse.
2. I fear for my PERSONAL SAFETY. Several years ago a gang member who was shot pounded on my door asking for help! I called the police to help him but I really don't want either gang members or the police at my door. Recently there has been more shooting in the creek. *It is ominous.* If you get more people in the creek, there will only be more trouble.

YOUR PLAN FOR THE CREEK IS LUDICROUS & MUST BE ABOLISHED!

Sincerely,

John Weaver
John Weaver

Koby Cohen

4530 Jasmine Ave., Culver City, CA 90232

(310) 487-8747

August 7, 2003

City of Culver City
Planning Division
9770 Culver Blvd.
Culver City, CA 90232

RE: **Mitigated Negative Declaration and Initial Study for the Ballona Creek and Trail
Focused Special Study Strategic Plan**

I have read the *Mitigated Negative Declaration and Initial Study for the Ballona Creek and Trail Focused Special Study Strategic Plan* (Plan) and would like to offer the following:

SUMMARY:

1. The Plan provides adequate coverage of issues. However, instead of addressing the issues in depth, the Plan is:
 - a. Providing conflicting statements (as in the case of landscape and vegetation);
 - b. Making recommendations to address the issues in the next phases and therefore the issues are not address during the implementation of Phase I
 - c. Providing vague qualitative and not quantitative assessment and justification in such way to support the conclusions.
2. A full Environmental Impact Report should be prepare to provide quantitative assessment of issues such as air quality, hazards and hazardous material, hydrology and water quality, noise and public services
3. Phase I of the project should not be implemented until the following issues are adequately addressed:
 - Public safety and police protection, who will ensure public safety?
 - Facilities and landscape maintenance, who will maintain the new facilities?
 - Increased trash and pollution and their impact on water quality and wildlife habitat
 - City liability issues due to accidents along Ballona Creek
 - Increase noise along Ballona Creek, and the impact on residents due to the removal of a buffer zone for noise between the proposed new recreation area residential homes
 - The soil next to Ballona Creek is unstable due to high groundwater table elevation. The effect of new construction on houses along Ballona Creek needs to be investigated.

SEPCIFIC COMMENTS:

1. The final determination based on the initial evaluation should not be that A MITIGATED NEGATIVE DECLARATION (MND) would be prepared. The appropriate determination based on the initial evaluation should be: The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The initial study supports the determination that an ENVIRONMENTAL IMPACT REPORT (EIR) is necessary as follows:

- Section III. AIR QUALITY. The project will have significant impact on air quality. As stated in the objective of the study, the City's goal is to increase "access and use potential." With increased access, more motorized vehicles will be coming to the area, and therefore air pollution will increase. Also, by removing the low chain-link fence at entrance points, two-stroke motorized bikes will be used much more than they are being used now, and they will have a significant impact on air quality. The Plan does not address these issues; instead the issues are simply dismissed with a statement that only locals will use the trail. But after participating in the workshop, it is evident that most of the people that will use the trail will not be locals. Therefore, the vehicles' emissions will be much higher than what is cited in the Plan, and an EIR is required to address the potential impact on air quality in more detail.
- Section VII. HAZARDS AND HAZARDOUS MATERIALS. The project may have significant impact due to the use of chemicals for landscaping. The Plan attempts to address this issue by saying that the same chemicals are used at a nearby school ground. However, the Plan is wrong, since the amount of chemicals used will be substantially larger than the amounts used at the school. The Plan did not estimate the amount of chemicals that will be used, compared to the amount of chemicals being used now. The plan just provides qualitative and not quantitative statements. It should be fairly easy to determine the amount of chemicals that will be used based on current used and standard landscape practices. Therefore, a full EIR should be required to further address this issue.
- Section VIII. HYDROLOGY AND WATER QUALITY. This is one of the more significant areas that the Plan failed to address. The new use of chemicals for landscaping will increase harmful loading of Volatile Organic Compounds (VOCs) in the creek and eventually in the ocean. Water runoff from the irrigation system will carry soil particles, trash, and landscaping chemicals into the creek, and will significantly degrade water quality in the creek and the ocean. People's use of the area will increase the amount of food items, paper, plastic, and trash generated. All this trash will degrade water quality in the creek and the ocean. People will bring pets with them to walk along the creek. From personal experience, I know that not everyone picks up after his or her dogs. Dog and

animal droppings are significant producers of E-coli bacteria and other harmful bacteria. E-coli bacteria are responsible for bacteriological contamination of waterways and the ocean. Beaches are frequently being closed due to high levels of bacteria in the water. The plan did not address the fact that currently many dog droppings are already along the creek, and with increased use this problem will significantly increase. The Plan also did not address the quantity of VOCs that are going to be released into the water, nor did it address the loading of solids and other trash resulting from the increase in human activities. As before, only qualitative statements are made where quantitative assessment should be made. It should be easy to determine the amount of trash being removed from the Ballona Creek at this time, and then project future amount of trash and pollution. Therefore an EIR must be prepared to address this issue.

- Section XI. NOISE. This issue is not addressed adequately. Although noise measurements were made, these measurements are not representative of future noise. They simply represent the current background level. There is no mitigation proposed to decrease noise levels in the long term. The Plan actually ignores the long-term effect of noise. All that is proposed is a wrought iron fence. This type of fence is not effective in mitigating noise. Plants and vegetation will take years to grow before they can mitigate noise. And when the plants are grown to the point that they can affect noise mitigation, they will create fire and safety hazards. Also, there is no buffer zone to mitigate noise. If fact, the existing buffer zone is going to be reduced. The fact that the use of motorized bikes is going to increase significantly (motorized bikes are being used now, and this fact was not addressed in the Plan). All these actions will increase the noise significantly above the background level. This is not addressed in the Plan, and an EIR is needed.
- Section XII. PUBLIC SERVICES. As stated in the Plan, there is confusion regarding the important issue of who is going to provide police protection along the creek (Pg. 32). The Culver City Police Department has already stated that they do not have sufficient personnel to patrol the new path and respond to crime events. The City, therefore, will be liable and responsible for crime events along the creek, which are under the City jurisdiction. The creek is identified in the City Strategic Plan as a "crime corridor," and the proposed increases in "access and use" will increase the potential for crime as well. The City should not proceed with the changes to the creek, since the Plan did not address this issue adequately, and an EIR should be developed. **NO PLAN AND NONE OF THE PHASES SHOULD BE CONSIDERED UNLESS THE POLICE DEPARTMENT MAKES A FIRM COMMITMENT TO PROTECT PUBLIC SAFETY ALONG THE CREEK.** Also, maintenance of the irrigation system and landscaping (trees and vegetations) is not addressed adequately. Currently the City does not have the staff or the financial resources to embark on such maintenance mission. **NO PLAN AND NONE OF THE PHASES SHOULD BE CONSIDERED UNLESS A FIRM COMMITMENT IS MADE BY THE CITY**

OR ANY OTHER ENTITY TO MAINTAIN THE NEW FACILITIES AND LANDSCAPING.

- Section XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Unlike the impression conveyed in the Plan, the project will have a significant impact on the environment and wildlife species habitat. The Plan did not address the fact that the increase in people traffic, noise, trash, and pollution will drive animals and wildlife away from the creek, and will, therefore, impact them significantly. The plan states that only a "slight" increase in runoff and chemical pollution will occur. However this is just a qualitative statement. There are no facts behind it; there were no water-quality measurements, nor was there an assessment of the quantities of chemicals and trash that will be dumped in the creek. This type of assessment can be easily done. As was stated before, just find out how many tons of trash is being removed from the creek on an annual basis based on current use. Then estimate the amount of trash in the creek based on future use. The future amount of trash and pollutants will be significantly larger.
2. Another issue that is not addressed is the liability of the City. As stated in the Plan (Pgs. 21 and 22, Section H and I), the creek is in a 100-year flood plain. Is the City is going to create a recreation area that will attract people to this danger zone? What if people that come during the summer keep coming during the winter without realizing the danger in the area? How the City is going to control the use of the creek in the winter rainy season? Adults and several children have already accidentally drowned in the creek, and what is the City doing about it? The City is increasing the use of the creek, and regrettably, more accidents will occur. Especially, since the use of two-strokes motorized bikes is going to increase substantially as well. A study should be made to compare the current accidents rate in relation to present use with the future accident rate in relation to future use. Since the accident rate will be greater, how is the City going to defend it self against court cases blaming the City for accidents? The simple fact is that number of accidents along the creek will not increase if the proposed "increase access and use" does not occur.
 3. The soil next to Ballona Creek is unstable due to high groundwater table elevation. Homeowner along Jasmine Ave. found out that 35-foot deep foundations are required to stabilize his house prior to making an addition. Soil stability issues are not address in the Plan, and the effect of new construction on houses along Ballona Creek needs to be investigated.

I appreciate the opportunity to submit my comments. If you have any questions, please contact me at (310) 487-8747.

Sincerely,



Koby Cohen

Letter Re: Mitigated Negative Declaration
August 7, 2003
Page 5

Cc: City Council
Planning Commission



SCIENCE • THEATER • ART • RECREATION

August 13, 2003

Chair Sheila Thomas and Members of the Planning Commission
Culver City Hall
9770 Culver Boulevard
Culver City, CA 90232 – 0507

SUBJECT: Ballona Creek and Trail DRAFT Focused Special Study
and Strategic Plan ("Plan")

Selected

as

a

Model

Program

for

the

Country

By

to

With

House

and

the

U.S.

Department

of

Education

Dear Chair Thomas and Commissioners:

Please accept this correspondence on behalf of the Board of Directors and families served by STAR Education Inc., and the STAR ECO Station, located at 10101 West Jefferson Boulevard, Culver City.

I recognize and appreciate the leadership role the City is taking in long-range planning, design and mitigation analysis for potential improvements to the Ballona Creek corridor through Culver City. I understand reactions are mixed regarding the proposed Plan, some more and some less supportive of continued review and analysis of the Plan before you. This division of interests makes your role even more critical and challenging and reinforces my belief that it is only through your proactive efforts that improvements to the Ballona Creek and Trail can be considered with the best interests of Culver City residents and businesspersons in mind.

I have been advised that the Plan presented to you for consideration this evening is conceptual in nature and that further evaluation, analysis and public discussion must take place before significant improvements and/or changes to the configuration of the creek channel could take place. It is precisely because approval of the DRAFT Focused Study and Strategic Plan will facilitate additional study, that I offer my organization's general support this evening. In addition, I would like to take this opportunity to comment more specifically on one proposed project feature in this draft document.

The proposed feature in question is the "Pearson Street Overlook and Pedestrian Access" ("Overlook"), discussed on pages 69, 80-81 and illustrated in the "Concept Plan Sheet 2: Central Reach Figure 7-3." The conceptual plan identifies this proposed feature as, *"....an overlook at the end of Pearson Street that would include a small rest stop and trail access point with seating, a drinking fountain and creek viewing areas. Additionally, a new sidewalk along Pearson Street would provide safe pedestrian access from Jefferson Boulevard to the South Trail."* This concept is consistent with a general idea for an "outdoor classroom" I presented to the project consultant during initial project interviews. My idea was, and remains, to create an improved, landscaped area/pad at the end of this

public street, where small groups of employees and visitors could to come to learn about the Ballona Creek Watershed, about water conservation and to enjoy the Creek in general.

This Overlook was ranked by those attending the three public workshops as one of the most favored amenities proposed. Yet, Figure 7-3 identifies it as one of approximately a dozen features that "could be controversial." Why? I believe it is because of concerns expressed by a fellow tenant and neighbor, Moldex-Metric, Inc ("Moldex").

Moldex is a long-time manufacturing use located at Pearson and the Creek. It is one of the more significant industrial uses and financial contributors to City. Paraphrasing from a portion of a letter they sent to the project consultant in January of this year, Moldex's loading dock faces Pearson; is vital to their operation with trucks continually backing into this dock during business hours. They have advised the dock cannot be relocated. As of January, Moldex noted that while they were willing to discuss possible options including constructing a sidewalk for delineated pedestrian use, they could not endorse the proposed Overlook if their business operation would be impacted and the safety of the children and all visitors that might access the Overlook, could be assured.

We have many things in common with our neighbor. STAR is also a significant contributor to the City, to its quality of life. We also share a concern for safety. My business is not manufacturing, it's educating and nurturing children and families. The safety of pedestrians – children and adults alike, is also, always of paramount concern to me. However, I differ from Moldex regarding my view as to who is best suited to decide how public streets can and shall be safety used.

Recently, Moldex concluded, apparently prior to the input of the City's traffic design and safety professionals that the proposed Overlook and trail access feature should be eliminated from further consideration and literally removed the Plan at this time. I believe it to be premature for in addition to the project consultant team's continued recommendation that this feature be included in the Plan, the following information has come to my attention within the last week:

- Mr. Max Paetzold, City Traffic Engineer has advised that a design to provide safe access for pedestrians from Jefferson to the Creek and accommodate Moldex's business operations could be prepared. (In addition, he noted that drainage and parking of vehicles and cargo trailers on Pearson Street are issues that could be addressed by such a plan)
- Lt. Dave Tankenson, the Culver City Police Department's representative to the Ballona Creek and Trail project has advised that his Department views current and proposed use of Pearson Street from the perspective of hazard and enforcement. He advised the Police Department does not view Pearson Street any differently than any other public street in Culver City and that the Police Department would not oppose installation of a sidewalk or increased pedestrian use of Pearson.

I also understand the City is in the position to unilaterally prohibit future construction of amenities at this the terminus of the public right-of-way until and unless it is completely satisfied with analysis, design and input because Pearson is a public street.

Chair and Commissioners
August 13, 2003
Page 3

Two other brief points: 1) I understand future analysis could result in recommended restrictions on hours/days of access and/or on use of the Overlook as proposed or modified.; and 2) Moldex recently raised an idea originally suggested by STAR in a brain-storming discussion earlier this year. They suggested discussions be initiated with the property owner on the west side of Pearson regarding potential pedestrian access through private property – through internal spaces of this newly redeveloped property referred to as “the Colony.” I will be happy to contact the property owner in this regard.

Like Moldex, STAR is a property tenant. The potential opportunities afforded by redesign and aesthetic improvement/use of the Ballona Creek and Trail will long outlast either of us. I am willing to entrust further design and safety analysis of the proposed Pearson Street Overlook and Pedestrian Access to the appropriate City professionals, and will defer to their conclusions regarding public street use, creek access and general pedestrian safety.

I ask the Commission act affirmatively this evening in order that the DRAFT Plan and related environmental document, including the Pearson Street Overlook and Pedestrian Access, can be forwarded to the City Council for consideration.

Sincerely,



Katya Bozzi, Executive Director

Cc: Chairman and Members of the STAR Board of Directors
Ms. Susan Yun, Project Manager, Planning Division, Community Development Department
Mr. Max Paetzold, Traffic Engineer, Department of Public Works
Lt. Dave Tankenson, Culver City Police Department

Yun, Susan

From: suech eh@aol.com
Sent: Tuesday, August 12, 2003 6:39 AM
To: susan.yun@culver city.org
Cc: suech eh@aol.com
Subject: from citizen unable to attend Wed. meeting

Dear Ms. Thomas: As a parent who has actively worked with the teachers at the Culver City Middle School in order to use Ballona Creek and its environs for instructing the students about the importance of wetland areas, I ask that the Commission vote to support the Ballona Creek and Trail Draft Strategic Plan. As a biologist who enjoys walking along the Creek, I ask that you vote to preserve and revitalize this unique region.

Sue Chehrenegar

Yun, Susan

From: JWLamm@aol.com
Sent: Tuesday, August 12, 2003 5:48 PM
To: dinosaur@earthlink.net
Cc: Yun, Susan
Subject: Re: LBC & T [La Ballona Creek & Trail]

Adele and Henry:

Thanks for your support and encouragement to Culver City's important Ballona Creek planning effort, in which Ballona Creek Renaissance and others are participating. With your permission, I am copying the City's Project Manager Susan Yun so she can share your message with the commissions, council and staff.

Sincerely,
Jim Lamm
Ballona Creek Renaissance

In a message dated 08/12/2003 5:10:20 PM Pacific Daylight Time, dinosaur@earthlink.net writes:

Subj: **LBC & T**
Date: 08/12/2003 5:10:20 PM Pacific Daylight Time
From: dinosaur@earthlink.net (Adele Siegel)
To: jwlamm@aol.com

Jim,

We encourage The Friends of La Ballona Creek & Trail to Draft a Strategic Plan to get approval from the commissioners and their continuing support in molding an environmental concept for essential needs.

Sincerely,
Adele & Henry Siegel

[long-time Culver City Residents]

08/13/2003

Yun, Susan

From: Howard Hackett [hhackett@juno.com]
Sent: Tuesday, August 12, 2003 10:02 PM
To: Yun, Susan
Subject: BALLONA CREEK TRAILS

Susan,

This is for the Planning Commission.

I am a bicycle advocate. Work the plan. It will enhance Culver City in many ways. Here are a few:

1. If the bike path is enhanced, bikers and walkers will have a reason to visit CC to shop, eat, etc.
Now there is nothing attractive along the way to make them want to visit.
2. I feel safer in my neighborhood when I have walkers and bikers around. They become my eyes and ears.
3. Ballona Creek is the only East-West Class1 bike trail on the west side. People can go a lot of miles without the fear of being hit by the auto on the Creek.
4. Baldwin Hills Regional Park is close by. Safe walking and biking trails are important IF we are to get folks out of their autos. The beach is close too. Also Playa Vista's new freshwater marsh.
5. Less auto traffic means less pollution and smog, therefore improving the environment.
6. Safety is not an issue. The facts are, that bringing in more people will not increase crime. Believe the police. Something that happened in 1986 is not a rash of crime.

Lastly (on my short list). Open up more access points, not close them. We need safe streets to the bike path from all points in the city. As of now, only Slauson qualifies, but the street is 2 blocks long? With more points maybe more folks would be enticed to walk ride instead of getting in the car to go places.

Thank You,

Howard Hackett
Los Angeles County Bicycle Coalition
5208 Etheldo Ave
Culver City, CA 90230
310 391-1272

08/13/2003

Yun, Susan

From: Cliff Damavandi [cliff@inspiredventures.com]

Sent: Tuesday, August 12, 2003 11:36 AM

To: Yun, Susan

Subject: Ballona Creek & Community Members

Susan,

I am the owner of the building located at 9599 Jefferson Blvd (corner of Jefferson & Duquesne) which abutts Ballona Creek. I was very, very excited to hear about the long and short term improvements to Ballona Creek, including a new active bike/walking trail, enhanced landscaping and damed up ponds.

I do not beleive there will be any problems with such improvements. If anything, it will bring the community closer together and add a tremendous attraction to the newly beautified City of Culver City. Examples of positive activity should be more closely sited. I think the bike path along the Santa Monica Coast has done nothing but great things for Santa Monica. I use it on a regualr basis and always look forward to finding new locations to bike and rollerbalde.

With regards to the concern of flooding, I don;'t see that as a threat or reson to not improve Ballona Creek. We live in a part of the world where earthquakes happen and that hasn't prevented people from building and moving on with life. The possibility of a flood shoudl not be used as an excuse. People will not be effected in my opinion because most everybody is afraid of rain in LA and the trail wouldn't be used at that time. Plus the development of the Creek will not take away from it's original function.

Money and maitainence are issues that are real, but time and energy is spent on the benfits of the project than the money and manpower will become a reality. There are many agency that I am sure would help the cause not to mention building owners like myself.

I hope you find this email encouraging and realize that there are property owners that see the big advantage to improving Ballona Creek. Feel free to contact me to discuss further.

Best,
Cliff

Cliff Damavandi ☺ Inspired Ventures LLC
12121 Wilshire Blvd, Suite 512 LA CA 90025 ■ voice: 310.442.9210 x204 ■ fax: 310.442.9241

08/12/2003

**CULVER CITY RESIDENTS'
RESPONSE TO:**

***BALLONA CREEK AND TRAIL
FOCUSED SPECIAL STUDY***

DRAFT STRATEGIC PLAN

**Dated
July 18, 2003**

**Prepared by
David Rockwell, Ph. D.
Culver City, CA 90232**

**Report Date
August 9, 2003**

**HAND DEL. TO SUSAN YLIN
ON 8/12/03**

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1.0 Introduction

The California State Coastal Conservancy has awarded a grant to the City of Culver City to perform the Ballona Creek & Trail Focused Special Study (hereinafter referred to as the Study). The purpose of the Study is to determine the potential for enhancing the use of Ballona Creek as a recreation resource while recognizing its function as a flood protection channel. A *Draft Strategic Plan* (hereinafter referred to as the Plan) containing the recommendations of the Study team is available for review at <http://www.culvercity.org/citygov/planning/bjd.pdf>.

We are a group of Culver City neighbors who are concerned about the recommendations made in the Plan. Our concerns are summarized in this report, and they fall into four broad categories:

1. Effective Flood Control
2. Quality of Life
3. Crime and Safety
4. Flaws in the Study Process

We have written the present report to serve as a companion to the Plan, providing some balance to the overall process. Our intent is to stimulate an objective assessment of the Plan's recommendations.

Before we begin, however, it is necessary to define some of the terms that were used during the Study to identify various classes of changes that were considered for the Creek; these classes of changes will be discussed throughout the remainder of this report. The first class of changes was introduced at the second of three Community Workshops, when Keith Gurney, the Study leader, presented a number of optional concepts for potential changes to the Creek. There were three options for each of seven different demonstration areas at specific locations along the Creek. The three classes of options were denoted as *cosmetic*, *selective enhancement*, and *transformative*, and they represented, respectively, successively more aggressive changes to the Creek. At the third and final workshop, Mr. Gurney described a new baseline plan called the *Refined Plan*, which was reported to have resulted from consideration of the preferences expressed by attendees to the second workshop.

1.1 Residents' Conclusions

The authors of this report have participated in the Study process both as participants and observers. Having read the Plan as well as the related Mitigated Negative Declaration (MND) report, we have reached the following conclusions about the Plan and the process that produced the Plan.

1. **The Study process was flawed, and these flaws reduce the credibility of some of the most important conclusions of the Plan.** In particular, the principal argument put forth in the Plan for proceeding with the Creek changes is that a majority of attendees at the second Community Workshop voted in favor of such changes. However, as is detailed in Section 4 below (see page 7), the voting process at that workshop was biased to such a degree as to preclude any other outcome.

2. **It is unacceptable that the Study team did not include at least one resident who lives adjacent to the Creek.** The quality of life of the Creek-side residents will be degraded by any changes to the Creek. Having such a resident as part of the study team is the only way to guarantee that the "wishful thinking" that has characterized much of the Study would not occur, and to ensure that the perspectives of the creek-side residents would be given their proper weighting, thereby producing a more objective set of final recommendations.
3. **The Plan falls short in not detailing specific solutions to residents' concerns.** The Plan does a good job in acknowledging the concerns that the residents have consistently identified in connection with the Creek changes. However, as of the present time there has been no real progress in defining specific, concrete approaches for addressing these concerns, and some of the concerns have simply been dismissed altogether. Instead, the Plan simply attempts to reassure us that the project will not proceed unless solutions are found. In other words, the attitude of the Plan is, "Trust us, we will take care of you!" Trust must be earned. Based on the flaws in Study process, we do not feel that such trust is justified. Moreover, based on the City's poor record of responding to residents concerns, such as excessive noise (see Section 3.1 below), we also find it difficult to trust the City.
4. The Plan and the MND report readily admit that many significant details of the proposed Creek transitions have yet to be finalized. Major examples include:
 - a) The need for detailed hydrological studies to determine the impact of any changes on the ability of the Creek to continue functioning as an effective storm drain.
 - b) The fact that no viable operations and maintenance plan exists for the Creek changes, primarily due to severe budget constraints.
 - c) The fact that the funding available to the Study was not sufficient to support a comprehensive study of the noise issues associated with the planned changes.

Nevertheless, exhibiting an attitude of "damn the torpedoes, full speed ahead," the Plan recommends proceeding with the first phase of the changes in the expectation that these major unresolved issues will somehow be dealt with, thereby allowing the subsequent phases to be implemented. **We feel very strongly that, unless an integrated and coherent plan that encompasses all phases of the changes can be clearly defined, no implementation should be undertaken.** This way we avoid any permanent negative consequences of the "wishful thinking" that is evident in so much of the Plan and MND.

5. **Implementing a project such as that envisioned by the Study must not proceed on the basis of wishful thinking, but should only proceed on the basis of rigorous and balanced analysis of the potential consequences of any proposed changes.** The Study had \$ 170,000 and the resources of a multi-disciplinary team of professionals to address the major issues associated with the proposed changes, while we residents have only our personal energy and commitment to maintain our quality of life. Hence, the burden of

proof must lie with the Study to prove that the proposed changes will not degrade our quality of life, rather than placing the burden of proof on the residents to show they will. If additional study funds are required to develop this proof, the funds should be acquired, or else the entire study process should be terminated.

1.2 Residents' Recommendations

Having carefully reviewed the material contained in this report, we make the following recommendations:

- The Plan does not succeed in making a credible case for continuing to pursue any changes to the Creek. Accordingly, the entire process should be terminated.
- As was stated above, we feel very strongly that no implementation of any portion of the Creek changes should be undertaken unless and until an integrated and coherent plan that encompasses realistic and specific solutions throughout all phases of the changes can be clearly defined.

We conclude this section by simply stating that we do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy, in exchange for something we do not want or need! Although we are receptive to changes to Ballona Creek and the adjacent areas, our objective is that potential changes should only be considered after addressing the residents' concerns.

The body of this report begins in Section 2 with some background information about our residents' group and a summary of some of our activities. We continue in Section 3 with a discussion of several salient examples of where the Study has essentially ignored our concerns, or recommended changes that will actually make matters worse than they are at present. Section 4 reviews the flaws in the Study process, including a summary of the ways in which the voting process, which has played such an important role in justifying the Study findings, was biased in such a way as to slant the vote in favor of the approaches championed by the Study team and their collaborators. Section 5 concludes this report with a brief summary, while the appendices contain a supporting document and some supplemental information.

2.0 Background

Most of us have attended all three of the Community Workshops sponsored by the Study. Following the second workshop, we grew increasingly concerned about the directions being taken by the Study team. In response, we developed a multi-faceted action plan with the objective being to take whatever actions we could to prevent the Study team from recommending changes to the Creek that would destroy our quality of life.

The first action was to compose a petition itemizing our concerns, and then to circulate the petition around our neighborhoods to determine whether other residents shared our concerns. Our petition appears in Appendix A.

We found that our petition resonated with almost everyone we approached. We quickly accumulated signatures from 77 households, corresponding to approximately 154 voters, with a signature rate of nearly 100 %.

The second action was to meet with City representatives, present them with the petition, and then launch a dialog that, hopefully, would lead to a plan for the Creek that was more acceptable. This Residents' meeting occurred on January 14, 2003, and the list of attendees is included in Appendix B. The meeting succeeded in establishing the desired dialog. The residents clearly and coherently reviewed the issues, using the petition as an outline. As the meeting progressed, we had the impression that the most problematic aspects of the plans were being dropped, and we concluded the meeting by talking quite cooperatively about such items as the style of fencing, colors, etc. Our impression at that point was that Keith Gurney, the Study leader, had moved from favoring the most aggressive "transformative" changes to minimal cosmetic changes, and this impression was mirrored in a tremendous change in our attitude, from opposition to cooperation. As the meeting closed, we all felt very positive about the meeting and believed we had reached a compromise: change is ok, as long as it is minimal.

Unfortunately, these feelings of having been heard were abruptly ended at the third Community Workshop on January 30, 2003. Keith Gurney began the workshop by announcing that the transformative plan was now the baseline, according to the voting at the second workshop. Keith's assertion that the attendees at the second workshop favored the transformative option was particularly aggravating, given that the voting process set up by the Study team was biased to favor yes votes on the various options that were proposed as Creek changes. See Section 4.1 for a detailed discussion of the manner in which the voting was biased.

Our response to the third workshop was to re-commit ourselves to making our concerns known and, if possible, incorporated into the main thrust of the Study. To this end, we continued our dialog with the City staff, and we had a second Residents' meeting on June 26, 2003. Attendees at this meeting are also listed in Appendix B. At this most recent meeting, we were pleased to find out that some of the most objectionable aspects of the earlier plans had been eliminated. However, other issues remain unresolved, so we intend to maintain a presence in the Study process, including the final hearings and City Council vote.

3.0 Our Concerns

We have employed a number of means to convey our concerns to the Study team and to the City. We have consistently attended the workshops, we have provided the city with our petition that clearly elucidates our concerns (see Appendix A), several of us have expressed our concerns by speaking out at City Council meetings, and we have discussed our concerns during personal meetings with many of the City Council members.

Many of our concerns have been formally recognized by their being embodied into Chapter 5 of the Plan, and we want to register our appreciation for this action by the Study team. However, being mentioned in the Plan does not ensure that these concerns will be adequately addressed. Several examples of the concerns that have not been adequately addressed are provided in Section 3.2, but first we present Section 3.1, which is devoted entirely to one of the most important concerns, noise. We have chosen to place special emphasis on

noise, because the associated history of how the City has, or more accurately has *not*, dealt with this issue is highly relevant to this discussion.

3.1 Noise

One of the principal concerns among residents is the potential increase in noise levels that will inevitably arise if the objectives of the Study are realized, specifically if the Creek and its banks are opened up for increased public usage. Of course, this issue is widely recognized as one that must be properly dealt with if any changes to the Creek are to be successfully implemented; in fact, noise is specifically identified on page 53 of the Plan. However, as with several other aspects of the Study, **simply recognizing that a potential problem exists does not necessarily mean that it will be properly addressed.**

The basic problem arises from the simple fact that there is essentially no buffer to protect the homes along the creek from the noise. It has been recognized for years that noise is particularly bothersome along the Creek, due to the sloping concrete banks that act as a megaphone to magnify the noise. The Culver City General Plan and the Plan produced by the Study both explicitly recognize the noise problem, stating that one objective of the Study is to devise a means for "buffering the adjacent residents from noise echoes."

As attendees at all three of the Community Workshops sponsored by the Study, we can testify that the question of noise was almost totally ignored during the three workshops. It was not until much later, in May, 2003, that any baseline noise measurements were made. Moreover, given that the Mitigated Negative Declaration (MND) report does not mention any available analysis that quantifies the long-term impact of the Creek changes on ambient noise, one can only assume such analysis has not been done.

Our opinion is that, in fact, many aspects of the Plan's "refined concept plan" will actually aggravate the noise problem. We are particularly concerned about these noise issues, because of the City's historical lack of attention to complaints about excess noise. For example, residents on Baldwin Avenue were forced to endure serious noise levels during a multi-year effort to get the City to enforce noise statutes against the Moldex-Metric Inc., located just across the Creek from the those residents. Another example exists at the end of Jackson Avenue, where residents have sent a series of letters to the City in a still-unsuccessful attempt to have the City force a reduction in severe noise levels that originate in the commercial area across the Creek from their home. These types of historical problems might soon become more common due to the fact that the present municipal budget crisis has induced the City to release a Community Survey, which identifies "noise code enforcement" as an area that might be subject to budget cuts.

3.2 Concerns That Have Been Aggravated or Inadequately Addressed

Buffer. Item 3 in our list of concerns (see Appendix A) states, "There must be a buffer between the individual residences along the Creek and the 'new and improved' portion (i.e. the 'linear park')." The buffer is required as protection against increases in crime or noise. Page 45 of the Plan shows that the Culver City General Plan is totally consistent with this concern. However, **the Study team ignored this concern by recommending the total elimination of the tiny**

buffer area that presently exists between the bike path and the rear boundary of many of the residential properties. Specifically, page 80 of the Plan notes that at various locations along the north bank, there is a narrow strip of land between the rear fences of the residences and the chain-link fence that runs along the edge of the bike path. This narrow strip of land is presently the only buffer between the bike path and the rear yards of the residences. Hence, it is indeed shocking to read the recommendation on page 80 that this tiny buffer should be totally eliminated, thereby extending the public-access area up to the immediate edge of the residential properties.

The existence of an adequate buffer is also mentioned on page 57 of the Plan, where the recommended mitigation of this lack of a buffer is simply to move the north-bank trail further from the residences and to lower it slightly relative to its existing elevation. This recommendation is totally inadequate. Moving the trail 15 or 20 feet farther from the residences and lowering it 5 feet will not significantly affect the noise intensity. Our recommended mitigation approach is to close the north-bank trail to the general public (an access road must remain for utility and maintenance vehicles, however) and to open a new trail on the south bank.

This buffer issue is one specific example of the fatal inconsistencies that exist within the Plan. On the one hand, the Plan agrees that a buffer is required to protect residences along the creek, and then recommends on page 57 that the trail be moved farther from the residences in an inadequate attempt to respond to this requirement. On the other hand, on page 80 the Plan states that the only buffer that presently exists along the bike path should be removed. This inconsistency is ludicrous. Either enlarge the buffer, or do nothing. But under no circumstances should the buffer be eliminated! Do not bring people closer to the residences!

Crime and Safety. First we repeat that eliminating the minimal buffer that exists between the bike path and some of the residences, as is advocated on page 80 of the Plan, clearly ignores our concern about potential increases in crime and additional risks to the safety of our families. But the Plan also ignores other manifestations of our concerns. For example, item 10 of our petition states that the trail should be closed at night. On page 55 of the plan, the recommended mitigation for our concerns about crime and safety is not to close the trails, but to provide additional lighting at the main entrances. On page 57, the Plan further recommends incorporating low-level lighting and call boxes on the trails. We do not agree that simply installing additional lighting and call boxes will significantly reduce the potential for increased criminal activity.

This concern regarding crime and safety is aggravated by the fact that no definite operations and maintenance plan for the Creek has yet been devised. In fact, according to City staff with whom this issue has been discussed, consideration is even being given to having some "entity" other than the Culver City Police Department being responsible for controlling crime and ensuring safety. We don't like this idea! For many of us, one of the most attractive aspects of Culver City that encouraged us to live here is the availability of a serious, no-nonsense police department. We do not want to trust our safety to some "rent-a-cop" replacements!

Quality of Life: Lighting. Item 5 of our petition states that we do not want any new lighting shining into our homes at night. The response provided on page 57 of the Plan says, "...design guidelines have been developed to address this very issue...." Design guidelines are not sufficient; what is required are enforceable laws against intrusive lighting. One of the existing commercial buildings directly across from the end of Jackson Avenue has installed lighting on the sides of the building to illuminate the adjacent parking area. Unfortunately, these wall-mounted lights also throw excessive amounts of light into the residential areas on Jackson. Despite numerous complaints by one of the Jackson residents to the City over a period of many months, the lights remain as bright as ever. This history does not generate confidence that "design guidelines" are adequate to ensure that new lighting does not intrude into our lives every night.

4.0 Flawed Study Process

A critical element in the Study process was the challenge of determining how the residents of Culver City felt about the prospect of upgrading the Ballona Creek area. To their credit, the Study team conducted a series of three Community Planning Workshops. Among the objectives of the workshops were the following:

1. To ask residents what features they particularly wanted or did not want in the final Creek, and
2. To expose the residents to a number of options and have them rate the options.

While the objectives were excellent, unfortunately the execution of the Study process was severely flawed. The most egregious flaw was the fact that the process was biased in favor of the most aggressive changes. The validity of this charge is supported by a number of facts that are listed below. Additional flaws included the lack of a residents' representative on the Study team, and several statements about one specific neighborhood, the Jasmine Avenue area, that are based on a grossly inadequate population sample size and at least one trick question in the Study's "report card" questionnaire. The details regarding these issues are provided in the remainder of this section.

4.1 Biased Voting Process

At the second workshop, attendees were asked to vote on a number of options that the Study team had developed. There were three options for each of seven different demonstration areas at specific locations along the Creek. The three options were denoted as *cosmetic*, *selective enhancement*, and *transformative*, and they represented, respectively, successively more aggressive changes to the Creek. Each of the 21 options was represented by a drawing that was displayed on the wall of the meeting room.

Attendees were given a number of small green and red tape dots, and they were asked to vote by sticking the green dots on the drawings of options they liked, and by sticking the red dots on the drawings of options they did not like. Each attendee was also given a single large red dot and a single large green dot, and they were asked to use these large dots to vote on only one overall concept, using the large green dot for the concept they liked the most, and the large red dot for the overall concept they liked the least. Appendix B of the Plan summarizes the outcome of the voting, and the results are also available at the following URL

At the beginning of the third workshop, Keith Gurney announced that voters at the second workshop had selected the most aggressive, or *transformative*, changes to the Creek (this is also stated on page 43 of the Plan). He went on to state that, as a consequence of the voting, the transformative option was now the baseline approach.

As summarized above, it might *appear* that the voting process was fair and unbiased, but such is not the case, as will now be documented.

Bias in Favor of Yes Votes

The most egregious element of the biased voting process was the fact that attendees were given seven small green "yes" dots, but only three small red "no" dots. No justification was provided at the workshop for the difference in numbers of dots. Nevertheless, the summary on page 41 of the Plan substantiates our claim of bias by admitting the fact that the numbers of green and red dots differed (without quantifying the difference!). The Plan further states that the different numbers of allowed "yes" and "no" votes was justified "in the interest of keep (*sic*) the meeting on a positive note...."

Given that there were more than twice as many allowed green "yes" votes as red "no" votes, it is not at all surprising that the vote count recorded more yes votes than no votes. What is surprising, however, is that the total of "yes" votes outnumbered the total of "no" votes by only about 35 to 40 %, which is relatively insignificant when one considers that the total number of *possible* "yes" votes was more than twice the number of "no" votes.

Given the inherent bias in how the voting process was set up, it is difficult to determine with any certainty how the vote might have gone if the voters had been given an equal number of possible "yes" and "no" votes. However, this much is certain: it is grossly unjustified to interpret the voting at the second workshop as a strong endorsement of any of the proposed plans.

The bias in favor of "yes" votes was also evident in a second aspect of the voting process: there was no control over the voting process. Consequently, people could vote several times for options they particularly liked. Of course, they could also vote several times for options they did not like, but with fewer "no" votes allowed, it is obvious that this trade favors the "yes" side of the issues.

Bias in Voters' Choices

Given that so few "no" votes were allowed, there was no equitable approach provided for voters who might have wanted to vote "none of the above." Not voting at all would not effectively register the negative message, because there was no process for counting such "non-votes." The only way for one's votes to count was to place the tape dots on one of the drawings representing the 21 options. If the Study had been less biased, they would have hung up a blank piece of paper where voters could have indicated that they did not approve of any of the options.

Bias in Not Providing Opposing Viewpoints

At no time were voters given an opportunity to hear cogent presentations by those who might have opposed any of the options. This is contrary to general voting practice in the state of California, where voters are provided a *Voters' Pamphlet* that, among other functions, provides voters with information to use in deciding how to vote on any propositions that might be on the ballot. In particular, the *Pamphlet* typically contains arguments in favor of and opposed to the propositions as well as rebuttals to those arguments.

The transformation of Ballona Creek will profoundly affect the quality of life of many Culver City residents, particularly those who live along the Creek. Given the potential impact of these proposed changes, it is incumbent upon those responsible for the voting process to provide voters with opposing viewpoints on the issues at hand. The Study team ignored this responsibility.

4.2 Lack of Residents' Representative on the Study Team

At the first Residents' meeting with the City on January 14, 2003, one of the recommendations made was to allow a creek-side resident to join the Study team. In fact, two of the concerned residents have degrees in civil engineering, one of which has a Ph.D. in that discipline. The Study team never responded to this suggestion.

4.3 The "Report Card"

At the first Residents' meeting, one element of the petition presented to the City was the following suggestion:

The City or the study team needs to commission some serious studies that directly interface with individual residents. For example, they should develop an in-depth survey that will be administered by unbiased professionals, and then use the survey to determine exactly how residents feel about all individual aspects of the proposed changes.

The response to this suggestion was the "report card" questionnaire that the Study team distributed to attendees at the third Community Workshop. The questionnaire and a summary of the responses comprise Appendix C of the Plan; they are also available at the following URL:

[http://www.culvercity.org/citygov/planning/Report Card Survey Results.pdf](http://www.culvercity.org/citygov/planning/Report%20Card%20Survey%20Results.pdf)

The report card asks a number of relevant questions, although in several cases the format of the questions asked exhibits some of the same bias that was discussed earlier in this section. Rather than focus on the questions, we feel it is more interesting to focus on Section V of the Summary.

Section V on page 12 of Appendix C of the Plan highlights the responses to the questionnaire attributed to people who live in the Jasmine area. No other specific Culver City neighborhood is given special attention in the Summary, and the Study team declined to provide any explanation for why the Jasmine area was selected for special attention. We assume the reason is that many of us who participated in the January 14 Residents' meeting live on Jasmine Avenue along the Creek.

Section V begins with the conclusion that the Jasmine residents who responded to the questionnaire were actually rather positive about the Refined Concept plans. Another conclusion is that the Jasmine residents are divided on several of the questions.

We will now respond to Section V. First, to their credit, the authors openly admit that only 10 people who filled out a report card indicated they lived in the "Jasmine area." This raises the question, how did the Study team define "Jasmine area?" Was this strictly people who had Jasmine addresses, or did it include people who live on nearby streets? For people who actually live on Jasmine, are they on the Creek side of the street? Are they on the portion of Jasmine that actually backs onto the creek, or on other portions of Jasmine further north that don't actually contact the Creek?

Another related question is, if the authors were particularly concerned about Jasmine responses, why didn't they try to increase the total number of Jasmine residents polled in order to yield results that were of greater statistical significance? They knew many of us live on Jasmine. Moreover, we had given them a petition at the January Residents' meeting, explaining that we had obtained signatures from 77 households (representing approximately 154 voters). Why didn't the Study leader contact one of us, explain they were focusing on Jasmine and wanted to be sure they had as many names as possible, and ask whether we could provide them with some names. It turns out that our petition included 23 households on the Creek side of Jasmine, representing approximately 46 voters, all of whom are very concerned about the impact of the Creek plans on their quality of life. Instead, no such attempt was made; the authors proceeded with only 10 names, and with as few as 8 responding to some of the questions.

Yet another problem with Section V is its reference to question #15 in the questionnaire, *Should there be more police presence even if it requires more access for emergency personnel to get to the Creek Corridor?* To appreciate the problem with this question, one must first know that at the first Community Workshop, the two issues of police presence and more neighborhood access to the Creek were immediately highlighted by residents as high-priority issues. One wonders, then, why these two issues were combined in an "either-or" trick question. If the police decide additional access is required to fulfill their mission, it is certainly possible to provide that access along the Creek, but to block the access with a locking gate that only the police or other City emergency personnel could unlock. The requirement for more police presence need not necessarily open up more Creek access that is also available to the general public.

4.4 The Study Self-Rating

In closing this Section, we note that the Plan presents some opposing opinions regarding the fairness of the study process and the degree to which the results received public approval. It is appropriate for us to comment on those opposing opinions.

On pages 1 and 2 of Appendix B of the Plan, it is stated that the "Report Card" results indicate a favorable rating of the Refined Plan. While the questionnaire upon which this conclusion is based is clearly less biased than the voting at the second workshop was, our charge of a biased study process is still supported by several facts. First, once again there was no

attempt to present workshop attendees with cogent opposing viewpoints about the shortcomings of the Refined Plan. Second, no opposing plans were presented to attendees; only the refined plan "approved" by the biased vote of the second workshop was presented. Third, the Study team still has not responded to our suggestion that one of our neighbors, several of whom have appropriate technical credentials, be added to the Study team to provide a much-needed balancing perspective.

On page 12 of Appendix B, 66 attendees to the third workshop responded to the question of how fair the study process had been, and of those respondents, 92% felt that the process has been open and fair. We believe that this response would have been much more negative if the attendees had been exposed to the above facts about how the voting had been biased.

5.0 Summary / Conclusion

This report has been written to provide some balance to the *Draft Strategic Plan* that was produced by the Ballona Creek & Trail Focused Special Study. Our intent is to stimulate an objective assessment of the Plan's recommendations.

As is carefully documented in this report, the Study process was severely flawed, and these flaws reduce the credibility of some of the most important conclusions of the Plan. The Plan suffers from not providing specific detailed solutions to most of the residents' concerns about proposed changes to the Creek. Another problem with the Study is that it has avoided the difficult task of defining an integrated and coherent plan that encompasses all phases of the changes envisioned, choosing instead to recommend proceeding with cosmetic changes under the illusion that the most difficult challenges will somehow be successfully solved in the future. In addition, the Plan proceeds too much along a path of wishful thinking, rather than on the basis of rigorous and balanced analysis of the potential consequences of any proposed changes. Given the significant staffing and financial resources that have been made available to the Study team, the burden of proof must lie with the Study to prove that the proposed changes will not degrade the residents' quality of life, rather than placing the burden of proof on the residents to show the changes will.

We have had numerous discussions with the leader of the Study team as well as a number of people representing Culver City. These discussions have led to a general recognition of our concerns about the Creek project, as indicated by the explicit inclusion of these concerns within the body of the Plan, and we appreciate this action by the Study team. However, based on a thorough reading of the Plan and the MND, it is clear that many of our concerns have not been addressed, and some issues will actually be aggravated if the recommendations of the Plan are implemented!

In summation, the Plan fails to make a credible case for proceeding with changes contemplated for the Creek, despite that fact that these changes will profoundly affect many Culver City residents, particularly those who live along the Creek.

Accordingly, to preserve the basic flood-control capability of the Creek, and also to maintain the basic quality of life of Creek-side residents, we strongly recommend that the entire Ballona Creek project should be immediately terminated.

Appendix A: Petition

PETITION

Ballona Creek Special Study

The California State Coastal Conservancy has awarded a grant to the City of Culver City to perform the Ballona Creek & Trail Focused Special Study (information about this study is available at <http://www.culvercity.org/citygov/planning/bctfss.html>). The purpose of this study is to determine the potential for enhancing the use of Ballona Creek as a recreation resource while recognizing its function as a flood protection channel.

We represent a group of Culver City neighbors who are concerned with the directions being taken by the study team. Our concerns are summarized on the following pages, and they fall into four broad categories:

- Effective Flood Control
- Quality of Life
- Crime and Safety
- Flaws in the Study Process

Specific concerns include increases in noise, pollution, and trash and debris in our neighborhoods, a potential increase in crime, and a significant negative impact on property values. Despite assurances given by the study team, we also remain concerned about increased motor vehicle and pedestrian traffic in our neighborhoods.

We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy in exchange for something we do not want or need!

OBJECTIVE

Although we are receptive to improvements in Ballona Creek and the adjacent areas, our objective is that potential improvements should only be considered after addressing the neighbors' concerns.

Please sign below to indicate you share our concerns and support our objective.

OUR CONCERNS

EFFECTIVE FLOOD CONTROL

1. The primary function of Ballona creek is as a flood control channel. Will the renovated Creek area still be able to accommodate a 100-year flood with a high tide? How will the study team support their conclusions about this important issue?

QUALITY OF LIFE

2. We are critically concerned about maintaining the existing peaceful and quiet environment in our neighborhoods.
3. There must be a buffer between the individual residences along the Creek and the "new and improved" public portion (i.e. the "linear park").
4. We do not want any increases in noise levels. Aside from the explicit statement on the Study's web site about buffering neighbors from noise echoes, it is not clear that the study has actually quantified the issue of noise. How will the proposed renovations to the Creek affect the noise environment? How will the study team be able to quantify for residents how significant any increases in noise levels might be?
5. We do not want any new lighting shining into our homes at night. Given item 10 below, stating that the creek should be closed at night, lighting should not be necessary, so lighting should be eliminated from all proposed plans.
6. We are concerned that these changes to the Creek will negatively affect the present trend in our neighborhoods to upgrade and renovate the homes. This will negatively affect the market values of our homes.
7. The City is not rigorously enforcing some of its existing laws regarding such issues as excessive noise. How can they assure us that they will do better when enforcing restrictions on usage or other aspects of the renovated Creek?
8. We don't feel that the Creek should be under consideration in this age of budget overruns. Linwood Howe Elementary School doesn't even have a DARE officer anymore. Maintaining a strong DARE program is much more beneficial to our neighborhoods than renovating the Creek and therefore should be a higher priority.
9. If the renovations are as nice as the proponents say, it will inevitably generate a gross increase in bicycle and pedestrian traffic. Despite assurances by Keith Gurney and his study team that there will be no new traffic in the neighborhoods, where will the people who constitute this gross increase in traffic park their cars?

CRIME, SAFETY

10. For safety reasons, the Creek should only be open from sunrise to sunset; 24/7 access should not be allowed.
11. How will the study team convince us that the renovated Creek will not lead to increased crime, vandalism, or home invasion/robbery? We are also concerned about malicious mischief, gangs, graffiti, etc. Who will patrol the Creek? How will budget shortfalls affect the rigor of the anti-crime patrols along the creek?
12. The increased traffic along the Creek will inevitably lead to people looking into residences and streets that, like Jackson, end at the Creek. In addition to the obvious impact on privacy in these residences, this added attention to our streets and neighborhoods might generate useful information to potential criminals about which residences are presently vacant (i.e. the vehicles that are normally present in front of the residences are gone, during vacations for example).

FLAWED STUDY PROCESS

13. We are not allowed sufficient detail in our voting at the Community Workshops. We are simply given three complex choices for each of the targeted renovation areas and asked to vote on each one. This is analogous to buying an option package for a new car, when one is often required to buy several options that are not wanted in order to get one that is wanted. In the case of car sales, the sole purpose of this type of packaging is to get consumers to buy options they really don't want. Voting on La Ballona should not be like buying a new car. The study team should break down each renovation choice into its basic elements (elevation of the bike path, presence or type of lighting, no access during the night, etc.) and let us vote on those individual elements.
14. The City or the study team needs to commission some serious studies that directly interface with individual residents. For example, they should develop an in-depth survey that will be administered by unbiased professionals, and then use the survey to determine exactly how residents feel about all individual aspects of the proposed changes. The survey should also explore whether this project is of sufficiently high priority as it is presently receiving.
15. Who knows whether the attendees at the Community Workshops are all residents of Culver City? Why should this issue, which so significantly affects those of us who live along the Creek, or more generally all residents of Culver City, be put to a vote by non-residents?

Appendix B: Attendees at Residents' Meetings

Meeting date: January 14, 2003

1. Hazrat Adam
2. Koby Cohen
3. Susan Evans
4. Jason Frand
5. Lois Frand
6. Rosie Gonzalez
7. Carol Gross
8. Keith Gurney
9. Mary Kay Gurney
10. Nina Leung
11. Brian Murphy
12. David Rockwell
13. Jennifer Rockwell
14. Gunter Schmitt
15. Eva Sheftel
16. Steve Sheftel
17. Brigitte Stroetzel
18. Gert Stroetzel
19. Mike Thompson
20. Mark Wardlaw
21. Ron Wiertzema
22. Susan Yun

Meeting date: June 26, 2003

1. Koby Cohen
2. Carol Gross
3. Barbara Honig
4. Brian Murphy
5. Kathy Murphy
6. David Rockwell
7. Eva Sheftel
8. Steve Sheftel
9. Albert Vera
10. Mark Wardlaw
11. Ron Wiertzema
12. Susan Yun

PETITION

Ballona Creek Special Study

The California State Coastal Conservancy has awarded a grant to the City of Culver City to perform the Ballona Creek & Trail Focused Special Study (information about this study is available at <http://www.culvercity.org/citygov/planning/bctfss.html>). The purpose of this study is to determine the potential for enhancing the use of Ballona Creek as a recreation resource while recognizing its function as a flood protection channel.

We represent a group of Culver City neighbors who are concerned with the directions being taken by the study team. Our concerns are summarized on the following pages, and they fall into four broad categories:

- Effective Flood Control
- Quality of Life
- Crime and Safety
- Flaws in the Study Process

Specific concerns include increases in noise, pollution, and trash and debris in our neighborhoods, a potential increase in crime, and a significant negative impact on property values. Despite assurances given by the study team, we also remain concerned about increased motor vehicle and pedestrian traffic in our neighborhoods.

We do not want to sacrifice our existing quality of life, the peaceful and quiet environment, and the relative safety we presently enjoy in exchange for something we do not want or need!

OBJECTIVE

Although we are receptive to improvements in Ballona Creek and the adjacent areas, our objective is that potential improvements should only be considered after addressing the neighbors' concerns.

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EFFECTIVE FLOOD CONTROL

1. The primary function of Ballona creek is as a flood control channel. Will the renovated Creek area still be able to accommodate a 100-year flood with a high tide? How will the study team support their conclusions about this important issue?

QUALITY OF LIFE

2. We are critically concerned about maintaining the existing peaceful and quiet environment in our neighborhoods. / *but are we? Hoods.*
3. There must be a buffer between the individual residences along the Creek and the "new and improved" public portion (i.e. the "linear park"). *what? as new*
4. *people, parking, too close.* We do not want any increases in noise levels. Aside from the explicit statement on the Study's web site about buffering neighbors from noise echoes, it is not clear that the study has actually quantified the issue of noise. How will the proposed renovations to the Creek affect the noise environment? How will the study team be able to quantify for residents how significant any increases in noise levels might be? *How quantify noise changes.*
5. We do not want any new lighting shining into our homes at night. Given item 10 below, stating that the creek should be closed at night, lighting should not be necessary, so lighting should be eliminated from all proposed plans.
6. We are concerned that these changes to the Creek will negatively affect the present trend in our neighborhoods to upgrade and renovate the homes. This will negatively affect the market values of our homes.
7. The City is not rigorously enforcing some of its existing laws regarding such issues as excessive noise. How can they assure us that they will do better when enforcing restrictions on usage or other aspects of the renovated Creek?
8. We don't feel that the Creek should be under consideration in this age of budget overruns. Linwood Howe Elementary School doesn't even have a DARE officer anymore. Maintaining a strong DARE program is much more beneficial to our neighborhoods than renovating the Creek and therefore should be a higher priority.
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14. The City or the study team needs to commission some serious studies that directly interface with individual residents. For example, they should develop an in-depth survey that will be administered by unbiased professionals, and then use the survey to determine exactly how residents feel about all individual aspects of the proposed changes. The survey should also explore whether this project is of sufficiently high priority as it is presently receiving.
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Jan 14, 2003
Creek Meeting

Name	Address	Phone	email
Koby Cohen	4530 Jasmine Ave.	310-487-8747	KCOHEN@MSN.CO
Brian Murphy	4498 Jasmine	310-836-5090	jb_murphy4 @earthlink.net
Ron Wiertzema	4534 Jasmine	310-839-0918	
Nina Leung	4538 JASMINE	310-839-3401	NPLEUNG@ PACBELL.NET
David Rockwell	4482 Jasmine	(310) 815-8938	dauidrockwe. @earthlink.net
Gunter Schmitt	4274 Baldwin	310-838-6446	
GERT STROETZEL	4282 BALDWIN	310-839-2096	
BRIGITTE STROETZEL	4282 BALDWIN	310-839-2096	
Hazrat Adam	4311 Jackson	838 0371	
ROSIE GONZALEZ	4305 JACKSON AVE	837-4296	FIGHTONSC@AOL.
Eva Sheftel	4315 Jackson Ave	837-1315	
STEVE SHEFTEL	4315 Jackson Av.	"	
Susan Yun	Planning		
Mike Thompson	CAO	(310) 253-6000	
Lois + Jason Frand	4412 Jasmine	310-838-4636	
MAZL WAPDLAW	Com. Dev.	253-5706	
SUSAN FJAWS	COM. Dev.	253-5700	

Page 1 of 1
Yun, Susan

From: Walter Lamb [walter.lamb@usa.net]

Sent: Monday, August 11, 2003 4:40 PM

To: Robinson, Pam; Chagnon, Shelly; Yun, Susan; jim.lamm@ballonacreek.org; Rogers, Don; Wardlaw, Mark; Evans, Susan

Cc: JWLamm@aol.com

Subject: Support for Ballona Creek Plan

Dear City Officials:

I am unable to attend the scheduled meetings to discuss the plan for the Ballona Creek. However, I would like to express to you my support for the Coastal Conservancy funded draft plan being presented by the Ballona Creek Renaissance. A community's riparian areas speak volumes about the community itself and my wife and I feel strongly that any improvements that can be made to the creek area will greatly benefit the residents of Culver City.

Best Regards,

Walter Lamb
4201 Duquesne Ave
Culver City, CA 90232

08/13/2003

Yun, Susan

From: Fazblake@aol.com
Sent: Monday, August 11, 2003 4:58 PM
To: Yun, Susan
Cc: JWLamm@aol.com
Subject: BC&TFSS

Hello Susan Yun- Please throw your vote and voice towards empowering this wonderful plan to move forward..Ballona Creek is a true natural resource and recreational resource for Culver City and its watershed communities! Thank you. I hope to see a positive "flow" to the discussions this tuesday nite. Lucy Blake-Elahi

08/12/2003

Yun, Susan

From: Arlene Hopkins [arlenehopkins@adelphia.net]
Sent: Monday, August 11, 2003 4:20 PM
To: Robinson, Pam; Chagnon, Shelly; Yun, Susan
Cc: Jim.Lamm@ballonacreek.org; Rogers, Don; Wardlaw, Mark; Evans, Susan; bainemead@comcast.com
Subject: FW: Comments Requested for Ballona Creek & Trail Plans

*To: Culver City Staff, Commissioners, and Council Members
c/o: Susan Yun, BCTFSS Project Manager/Planning; Pam Robinson, Cultural Affairs; and Shelly Chagnon, Parks & Recreation*

As a Westside resident, I have enjoyed shopping and visiting friends and associates in your ever-improving community.

I am particularly impressed with the vision that Culver City is showing with regard to Ballona Creek and the plans that are developing. As your commissions and city council consider how to proceed, I strongly encourage you to stay on course and approve the recommended concept plan, perhaps even strengthening its environmental aspects and including the Ballona Gateway Alternative Concept as part of the preferred long range vision.

The positive vision shown will do much to put Culver City at the forefront of cities as we all seek to develop more sustainable and livable communities on the Westside.

*Arlene Hopkins, Architect
Santa Monica*

08/12/2003

Pearl Irene Adam

4311 Jackson Avenue
Culver City, CA 90232-3237

Fax: 310 836-9099

August 11, 2001

Carol Schwab, Esq.
City Attorney Office
9770 Culver Blvd.
Culver City, CA. 90232

Dear Ms. Schwab:

The manner of the pick up at 10121-10131 Jefferson Blvd by the Culver City Sanitation Department trucks from 5 A.M. to 5:30 A.M. constitutes a public nuisance. There are loud clanging noises along with loud voices.

My husband, Hazrat M. Adam, a teacher, is frequently disturbed. He needs a full night's sleep. I have an unsatisfactory solution for my disturbance. I wear thick ear plugs. That should not be necessary. I am entitled to the quiet enjoyment of our home as well as any other resident of Culver City.

Mr. Adam is unable to tolerate ear plugs. We request that you take whatever action is legally necessary to defer the Sanitation Department's noise to a later hour.

Sincerely,



Pearl Irene Adam, JD.

HAZRAT M. ADAM

RECEIVED

4311 Jackson Avenue
Culver City, CA. 90232-3237
310 836-9099
QAJAQHI@aol.com

AUG 07 2003

Culver City
Planning Division

August 6, 2003

Culver City Council
Culver City Hall
Culver City, CA. 90232

Dear Council Members:

Re: Ballona Creek Draft Strategic Plan.

I vehemently oppose the Draft Strategic Plan for the following reasons:

- 1) The Plan does not guarantee an effective **flood control** to accommodate very severe flooding, which as residents on the North bank of the creek is our foremost concern. Therefore, one or two creek -side homeowners *must* be included in the study team.
- 2) We are already plagued with **noise pollution**. The most recent source of noise pollution is from motorized scooters running at odd hours on the bike path. Any upgrading of the creek of any sort whatsoever will attract more people resulting in further degradation to our small city atmosphere.
- 3) The City has done practically nothing to reduce the **light pollution** emanating from Industrial Complexes on the South bank of the creek, despite our letters and personal visits to the City Administration. The response so far has been zero.
- 4) I am still **flabbergasted by the voting process** at the workshop I attended. Attendees from within and without Culver City were handed more green spot stickers (positive) and fewer red spot stickers (negative). My wife asked for an equal number of red spots and was denied them! Also there was no control over how many times a person with green spots voted! The chips were distributed haphazardly in a crowd of people. And no provision was made for anyone to vote against all three options on the wall chart. **This was not a democratic voting process. Throw out the results!**
- 5) In the last few years I have become fearful of my own **personal safety!** Several times I have had to call the police about gunshots nearby from the creek. Finally I had just returned home on a 14 hour flight from Wellington, New Zealand to Los Angeles on New Year's Eve of 2002. **Because I was so tired I slept through the Culver City Fire**

Department extinguishing a fire at my next door neighbor's house caused by a firebomb thrown from the creek! Neither the police nor firemen cared to awaken us. We could have burned to death!

For all of these reasons I AM VIOLENTLY OPPOSED TO ANY UPGRADING OF BALLONA CREEK. Any upgrade will further decrease our quality of life.

Culver City currently enjoys a reputation as a peaceful small city. Let us keep it that way.

Sincerely,

Hazrat M. Adam

RECEIVED

JUL 30 2003

Culver City
Planning Division

East Culver City Neighborhood Alliance

P. O. Box 192
Culver City, CA 90232

July 29, 2003

VIA FACSIMILE (310) 253-5721 AND U.S. MAIL

Culver City Planning Division
Attn: Mark Wardlaw and Susan Yun
9770 Culver Blvd.
Culver City, CA 90232

RE: Ballona Creek and Trail Special Study

Dear Mark and Susan:

We are writing to express some questions and concerns about the Ballona Creek and Trail Special Study. These comments reflect the opinions of almost all of the approximately 35 attendees at the regular July meeting of the ECCNA.

Before we launch into comments about risks and problems, though, please be assured that we are very excited and optimistic about the overall project and enthusiastically support the beautification and revitalization of Ballona Creek. Some portions of the project appear to have substantial impacts on Syd Kronenthal Park and our neighborhood generally, though, and we want to be sure our concerns are heard and addressed.

First, we are concerned about the lack of outreach to our neighborhood to date and the process for the remainder of the project. We were told by some at the meeting that other neighborhoods and organizations have had substantially more input into this process already and that changes have already been made to the draft plans to reflect their input. By contrast, we have tried with little success to schedule a meeting in our neighborhood to learn more about this project. Twice the Ballona Creek Renaissance Project representatives cancelled and, for the last three meetings in a row, City staff has been unavailable to attend.

July 27th was the first time we saw the plans, but there was no one available to explain them or answer questions. Even without benefit of that explanation, though, it was clear that this project could have dramatic impacts – both positive and negative – on our neighborhood. *We would definitely like to be involved in the planning process.* Yet, we are told that this project will go to the Planning Commission, and perhaps to the Council as well, before any presentation can be made to ECCNA at one of our regularly scheduled monthly meetings.

Culver City Planning Division
Mark Wardlaw and Susan Yun
July 29, 2003

Is there any reason this project needs to be heard by the Planning Commission and City Council before a meeting can be had held in our neighborhood? We would like the opportunity to express our input before the formal hearings, as apparently others have had.

In addition, in the future, we request that all residents immediately adjacent to the creek and the park be given notice of all meetings and hearings on this project. We also request that the ECCNA (in care of the above address) be given notice as well as copies of meeting materials. ✓ I would also personally like to get notice at my home address (3440 Cattaraugus Ave., Culver City 90232). Thank you in advance for your efforts.

Second, we have some questions and concerns about some of the features as they were described in the Draft Focused Special Study.

A. The Pedestrian Bridge at Syd Kronenthal Park

This element of the project is by far the most troubling. We are concerned about:

Crime and Safety:

We would like to see the impacts on crime analyzed and addressed. This should include gang activities and graffiti. As you probably know, there is a significant graffiti problem in the creek and it is noticeably worse on the south side of the creek. We have also been told that crime rates are substantially higher – and response times longer – on the other side of the bridge. How would that affect our neighborhood?

We would also like to know what the Culver City Police Department's comments are concerning this bridge and what its impact would be on neighborhood safety, both in ordinary times and in times of emergency or crisis. (Many of us still remember what a fine job the police department did to keep us safe during the Los Angeles riots and wonder how a bridge like this would have impacted their efforts.)

We would like to know whether the bridge would be open at night or would it have restricted hours. Will there be lighting? Security? Can it be closed if/when desired?

Who will be responsible for enforcement, emergency response and patrol of the bridge and rest area?

Parking and Traffic:

As you know, Syd Kronenthal Park is not a regional park; it is a neighborhood park. We do not want that to change, nor do we want it to be *treated* as a regional park (even if it isn't designated a regional park). We would like some assurances that Kronenthal Park will not become an access point or parking location for non-residents wishing to access Ballona Creek.

We are especially concerned that the parking at Kronenthal Park not be used as a "park and ride" site for those from outside the neighborhood who want access to the creek. Parking is already in short supply at the park and we do not want our quiet residential streets used as the access route to the creek.

What is the overall parking/traffic plan for this project? Where are those visiting the creek expected to park? What parking is being provided? Have you solicited input (a study) from our Traffic Engineer?

Cost and Maintenance:

Who will pay for these improvements? Who will be responsible for maintaining them? Who will provide security, staffing, etc.?

Who will be responsible for making changes if there are problems with the initial project or implementation? Who will have the authority to make changes?

Who will pay for the added maintenance to our parks that will occur as a result of increased traffic going to and from the Creek Trails?

Project Details

Will there be concessions? Vendors of any kind? Bathrooms at the rest stop? Access for the disabled? Where?

General Questions

Perhaps most importantly, is this bridge really necessary? How does this bridge fit into the plans for the Baldwin Hills Park? Why is it needed when there is a bridge planned for the Hayden Tract, just a few hundred yards away? What does it accomplish that access points on each side of the creek (without a bridge) would not? Would this bridge give the residents of this neighborhood access to facilities or resources they would not otherwise have access to? Is there some benefit to

Culver City Planning Division
Mark Wardlaw and Susan Yun
July 29, 2003

Culver City in giving non-residents access to one of our neighborhood parks?

If the bridge is built and it has negative impacts on our neighborhood, will Culver City have the authority to make changes? What recourse will we have? Could the bridge then be closed or torn down?

B. The Inflatable Dam

Many of the concerns about the inflatable dam had to do with flooding. What analysis will be done to determine the risk of flooding with these inflatable dams? Who will analyze these issues? When will that analysis take place? What do the dams look like? How do they work? How long do they take to deflate?

Will it affect our ability to get insurance for our homes? Will we now be considered residing in a flood zone, requiring expensive flood insurance?

Who will have control or jurisdiction over the operation of these dams?

Will there be any dams east of this neighborhood? If not, what will be done to prevent the accumulation of trash and other pollution from all the uses and activities upstream from us?

With the increased water levels, what will be done avoid accidents or drowning? What will be done to prevent children from getting in the water? Who will be responsible for emergency response to the creek? Where/how will there be access for emergency services?

Will boats be allowed on the water?

C. Other Issues

Why is there no "enhanced landscaping" adjacent to this residential neighborhood, as there is at **every other** neighborhood in the project? Can this be added?

Why is there no enhanced landscaping along the north side of the creek adjacent to the Hayden Tract? Can this be added?

If the homeowners directly abutting the creek want a buffer, can one be provided? Will there be funding available to assist them in building fences or landscaping to protect their privacy?

Culver City Planning Division
Mark Wardlaw and Susan Yun
July 29, 2003

Could you please provide copies of this letter both to the staff working on this project, as well as any committees or commissions who are scheduled to discuss this project?

Thank you for your time and attention to these issues. We look forward to hearing back from someone as soon as possible!

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandra Levin', written over the printed name.

Sandra Levin
for the East Culver City Neighborhood Alliance

Howard, Alexandra

From: Yun, Susan
Sent: Wednesday, August 20, 2003 10:46 AM
To: Chagnon, Shelly; Howard, Alexandra
Subject: FW: BCTFSS report

-----Original Message-----

From: Bobbi Gold [mailto:bobbi.gold@worldnet.att.net]
Sent: Thursday, July 24, 2003 10:07 PM
To: Yun, Susan
Subject: BCTFSS report

Hi, Susan-

Here are my comments about the BCTFSS draft report:

In general, I think the proposed projects are good and will dramatically improve the appearance of the creek.

I have two criticisms:

(1) I oppose the dams because I think they will seriously affect the downstream ecology while filling and refilling after each storm.

(2) I understand that the consultant has proposed guard rails similar to those on the Overland Avenue bridge. I opposed them because they will make it impossible to see the creek clearly. The advantage of the current loose rails is that you can see between them and observe what is going on in the creek. That will be impossible with the suggested new style, especially when looking at an angle, which most people do when riding bikes.

Bobbi Gold
5929 Stoneview Drive
CC 90232

CITY OF LOS ANGELES COMMENTS ON THE BCTFSS AND THE MND

Hey Shelly,

A couple of thoughts and observations based on the plan and the MND.

The Western Reach has three projects that are in the City of Los Angeles' jurisdiction and in our District.

One is the Tributary Trail which is an added trail connection. I am not sure how this one is going to be done and exactly where it would be. Is this project still in the Refined Concept Plan.

Then there is the Culver Drive project, which according to the maps is going to require the removal of fencing, enhancing the streetscape and landscaping and creating a stronger trail connection. When I looked at the map, I noticed that it looks like they are beautifying the existing connection but not changing it substantially. Is that correct?

Lastly, there is the Slauson Park project. I noticed that it says that they are adding a trail connection and they are pretty definite about where it is going to go. I don't know where they exactly want to add the connection. I see the existing street end plaza. Is that where they want to have the connection? The other concern I have is its proximity to the Mar Vista Gardens. While I think there has been a substantial increase in security in that area, I am a little concerned about what could happen if we make the access easier into that area from the bike path. I raised the concern with the consultant but I am not sure if they mentioned it to the City.

Lastly, I know that the MND addresses parking but I am concerned that there will be more people who will visit the demonstration projects and a strain on those nearby communities. For example, in the Slauson Park project area, the street is already in a very dense area with little excess parking. There is a new project being built immediately next to the area where they want to add the trail. I am not sure how that might change the environment in that area.

I had this questions mounting for tomorrow's meeting so I apologize for laying them all out right now but those are my basic thoughts.

Thanks!

Sandi

Sandi Sawa
Field Deputy
Councilwoman Cindy Miscikowski
7166 West Manchester Avenue
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 fax

I was very pleased that I was able to have a tour of the Ballona Creek Trail. Although I have walked down it a few times, I was able to really appreciate its potential after the tour.

It was clear that with public and private support, the trail can be lined with greenery and connected by a very well designed bridge to another part of our community. As a public school teacher, I have long known that murals are far less likely to be targets of graffiti than bare walls. The trail was a good example of that, with two beautiful murals that were virtually untouched.

It was also clear that with no interest from the public or private sector, the trail, in many parts, is filled with brown plants. Such dried plants are both an eye sore and a fire hazard. It was also evident that in the sections where there are no murals, graffiti is often present.

Please continue to show interest in the trail. Its potential is too great to waste.

*Michael Stivers
Culver City resident*

**LIST OF AUTHORS OF PUBLIC COMMENT CARDS SUBMITTED AT THE NOVEMBER 12,
2003 PLANNING COMMISSION MEETING ON THE DRAFT BALLONA CREEK AND TRAIL
FOCUSED SPECIAL STUDY AND
DRAFT MITIGATED NEGATIVE DECLARATION**

Author

Kay Alderson
Koby Cohen
Debbie Dinges
Paul V. Ferrazzi
Joshua Green - Jefferson Investments
Jody Hall Esser
Joyce Knott
Kenneth L. Knott
Nina Leung
Jackie McCain
Jill Nordquist
Bill Reid
David Rockwell
Jennifer Rockwell
Steve Sheftel
June Walden
Ineke Wiertzema
Ron Wiertzema
Marta Zaragoza

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6 Ballona Creek

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☒ Written comments; I do not wish to speak.

Ballona Creek

Name: KAY Alderson
Address: 1326 Pacific St
San Francisco
Phone Number: (510) 452-0463

Comments: Yes! We need a vision. As a
teacher in Culver City, owner of
property in Culver City, bike rider
at Ballona Creek, I have a great
interest

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: KOBY COHEN
Address: 4530 Jasmine Ave.
Culver City
Phone Number: (310) 487 8747

Comments: Recommend the city Council NOT to receive
and file the Ballona Creek and Trail
focused study.

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/02

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Debbie Dinaes
Address: 4455 Jasmine Ave
CC
Phone Number: (310) 815-9279

Comments: Crime, Noise, Community Security
all a problem with the recently
proposed plan. I am Not a creekside resident

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: PAUL V. FERRAZZI
Address: 4209 JACKSON AVE.
CULVER CITY, CA 90232
Phone Number: (310) 558-1970

Comments: _____

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: JOSHUA GREEN / JEFFERSON INVESTMENTS
Address: 525 BROADWAY 10119 JEFFERSON
SANTA MONICA CULVER CITY
Phone Number: (310) 399-9798

Comments: AS OWNERS OF "THE COLONY" DEVELOPMENT ON JEFFERSON -
IN SUPPORT OF BALLONA CREEK & TRAIL
SPECIFICALLY IN SUPPORT OF THE PEARSON ST
OVERLOOK & SIDEWALKS FROM JEFFERSON DOWN
PEARSON TO THE OVERLOOK.
PEARSON IS A CITY STREET NOT THE PRIVATE LOADING
AREA FOR MOLDEX

Please Print Legibly

THANK YOU.

YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: JODY HALL ESSER
Address: 10101 W. JEFFERSON Blvd
Phone Number: (310) 645-8331

Comments: _____

Please Print Legibly

THANK YOU.

YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☐ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Joyce Knott
Address: 4518 JASMINE AVE
CULVER CITY CA 90232
Phone Number: (310) 839-8032

Comments: JUNK IT

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☐ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: KEONETH L. KNOTT
Address: 4518 JASMINE AVE
CULVER CITY, 90232
Phone Number: (310) 839-8032

Comments: JUNK the whole thing

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☐ I would like to verbally address the Planning Commission.
☒ Written comments; I do not wish to speak.

Name: NINA LEUNG
Address: 4538 JASMINE AVE
CULVER CITY, CA 90232
Phone Number: (310) 839-3401

Comments: NOISE SAFETY - MAINTENANCE - LETTED ON FILE
STRONGLY AGAINST FOCUS STUDY

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

DATE: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☐

- [☒] I would like to verbally address the Planning Commission.
[☐] Written comments; I do not wish to speak.

NAME: JACKIE MCCAIN
ADDRESS: 4135 LAFAYETTE PL
C.C.
PHONE NUMBER: () _____

COMMENTS: _____

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Jill Nordquist
Address: _____

Phone Number: (510) 559-0960

Comments: I would like to speak regarding the
Ballina Creek Flood Control Channel Study.

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: BILL REID
Address: 5215 SEPULVEDA 23C

CULVER CITY
Phone Number: (310) 397-1831

Comments: _____

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: David Rockwell
Address: 4482 Jasmine Ave
Culver City 90232
Phone Number: 819 815-8938

Comments: The BCTFSS is still inadequate
and should be ~~not~~ rejected

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Jennifer Rockwell
Address: 4482 Jasmine Ave
Culver City, Ca 90232
Phone Number: (310) 815-8938

Comments: Reject this plan - insufficient & inconsistent
evidence etc.

Please Print Legibly

THANK YOU.
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WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Steve Sheffel

Address: 4315 Jackson Ave

Culver City, Ca. 90232

Phone Number: (310) 837-1315

Comments: The study did not address the residents concerns.

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER Ballona Creek

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: June Walden

Address: 11013 Ocean Dr CC 90230

Phone Number: (310) 839-3410

Comments: Yes Yes We need a vision

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

☐ I would like to verbally address the Planning Commission.

☒ Written comments; I do not wish to speak.

Name: INKE WIERTZEMA

Address: 4534 JASMINE

CULVER CITY CA

Phone Number: (310) 839 0918

Comments: Against Focus study on Balboa creek

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11-12-03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☒

☒ I would like to verbally address the Planning Commission.

☐ Written comments; I do not wish to speak.

Name: RON WIERTZEMA

Address: 4534 JASMINE AV.

CULVER CITY

Phone Number: (310) 839 0918

Comments: Against THE Focus Study

Please Print Legibly

THANK YOU.
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CITY OF CULVER CITY
PLANNING COMMISSION

Date: 11/12/03

Please Print Legibly

AGENDA ITEM
NUMBER 6

FOR ☐
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Marta Zaragoza
Address: PO Box 192

Phone Number: () _____

Comments: _____

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

LIST OF AUTHORS OF PUBLIC COMMENT CARDS SUBMITTED AT THE AUGUST 13,
2003 PLANNING COMMISSION MEETING ON THE DRAFT BALLONA CREEK AND TRAIL
FOCUSED SPECIAL STUDY AND
DRAFT MITIGATED NEGATIVE DECLARATION

Author

Hazrat Adam
Jim Berland
Koby Cohen
C. Deen
Faz Elahi
Bobbi Gold
Howard Hackett
Jody Hall Esser
Jim Lamm
Sandi Levin
Jackie McCain
David Rockwell
Jennifer Rockwell
Amy Rosenstein
Gerald Sallus
Mim Shapiro
Steve Sheftel
Selvendra Thurairajah
Gordon Vosburg
Jeanette Vosburg
June Walden
Elizabeth Watson, Attorney for Moldex-Metric
Ron Wiertzema

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/03

Please Print Legibly

AGENDA ITEM
NUMBER 4

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Hazrat Adam
Address: 4311 Jackson Ave
Culver City
Phone Number: (310) 836 9049
Comments: Personal Safety
Quality of life
Excessive Noise
Lights from the Colony

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/03

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NUMBER 4

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Jim Berland
Address: 3330 Sherburne Dr.
Phone Number: 319 558 8353
Comments: _____

Please Print Legibly

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CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8-13-03

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AGENDA ITEM
NUMBER _____

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Koby Cohen

Address: 4530 Jasmine Ave.

Culver City CA 90232

Phone Number: (36) 487-8727

Comments: See attached letter to the City's

Planning Division

Please Print Legibly

THANK YOU.

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CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/03

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AGENDA ITEM
NUMBER CTUBK

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: CHARLES DOWD

Address: 1201 RIGGS

CC

Phone Number: (310) 555-1015

Comments: See ATTACHED

Please Print Legibly

THANK YOU.

YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: AUG 13 2003

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AGENDA ITEM
NUMBER _____

BALLONA CREEK

FOR ☒
AGAINST ☐

- ☐ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name:
Address:

EZ ELER

Phone Number: (323) 276 0626

Comments:

I GIVE MY TIME TO MR LAMM

Please Print Legibly

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WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/03

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AGENDA ITEM
NUMBER 4

FOR ☒ generally
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name:
Address:

Bobbi Gold

5929 Stoneview Dr CC 90232

Phone Number: (310) 837-3661

Comments:

Please Print Legibly

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CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/03

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AGENDA ITEM
NUMBER 4

FOR ☒ ¹
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name:

Howard Hockett (Los Angeles County Bicycle Coalition)

Address:

5208 Ethelwood Ave
Culver City

Phone Number:

(310) 391-1272

Comments:

Please Print Legibly

THANK YOU.
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WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
CITY COUNCIL

Meeting Date:

8/13

AGENDA ITEM
NUMBER

4

FOR
AGAINST

X


**PLEASE
PRINT**

[X]
[]

- I would like to verbally address the City Council.
Written comments; I do not wish to speak.

NAME:

Jody Hall Esser

ADDRESS:

10101 W Jefferson Blvd

Phone number :

Representing :

COMMENTS:

THANK YOU.
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CITY OF CULVER CITY
CITY COUNCIL

Meeting Date: 8/13/03

AGENDA ITEM
NUMBER 4

FOR
AGAINST

X

PLEASE

[X]
[]

I would like to verbally address the City Council.
Written comments; I do not wish to speak.

PRINT

NAME:

ADDRESS:

Phone number :

Representing :

COMMENTS:

AM LAMM
10916 BRADDOCK DR CC 90230
310-839-6896
SELF
(EXCEPT FOR AM NEEDED)
CLARIFICATIONS RE: BCR ROLE

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
CITY COUNCIL

Meeting Date: 8/13/03

AGENDA ITEM
NUMBER 4

FOR
AGAINST

PLEASE

[X]
[]

I would like to verbally address the City Council.
Written comments; I do not wish to speak.

PRINT

NAME:

ADDRESS:

Phone number :

Representing :

COMMENTS:

Sandi Levin
3440 Cattaraugus
Cc 90230

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION
DATE: 8-13-03

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AGENDA ITEM
NUMBER 4

FOR
AGAINST

1
0

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

NAME:

ADDRESS:

PHONE NUMBER:

COMMENTS:

JACKIE MCCAIN
4135 LA FAYETTE PL
CC 90232
(310) 838-6941

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION
Date: 8/13/03

Please Print Legibly

AGENDA ITEM
NUMBER _____

FOR ☐
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name:

Address:

Phone Number: ()

Comments:

David Rockwell
4482 Jasmine
C.C.
815-8938

Please Print Legibly

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WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/03

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AGENDA ITEM
NUMBER _____

FOR ☐
AGAINST ☒

☒ I would like to verbally address the Planning Commission.

☐ Written comments; I do not wish to speak.

Name:

Jennifer Rockwell

Address:

4482 Talmont Ave

Culver City

Phone Number:

(714) 815 8938

Comments:

I am against ~~the~~ The Ballone
reek plan as outlined

Please Print Legibly

THANK YOU.

YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

WRITTEN COMMENTS ONLY

CITY OF CULVER CITY
CITY COUNCIL

✍ PLEASE PRINT ✍

✍ PLEASE PRINT ✍

Meeting Date: 8/13/03 FOR X
AGENDA ITEM NUMBER: BALLONA CREEK IMPROVEMENTS AGAINST

☒ Written comments; I do not wish to speak.

NAME: AMY ROSENSTEIN
ADDRESS: 4900 OVERLAND AVE. #325
PHONE NUMBER: 310-837-5718
REPRESENTING:

COMMENTS: (Please print below)

I AM FOR THE IMPROVEMENT CONCEPT OF
BALLONA CREEK. I LIVE IN A COMPLEX NEXT
TO THE CREEK & FREQUENTLY USE THE
BIKE PATH. I WOULD LOVE TO SEE IT IMPROVED
WITH MORE LANDSCAPING TO MAKE IT MORE SCENIC.
I THINK IT WOULD BE A VALUABLE ASSET TO THE CITY,
AND WOULD HELP IMPROVE PROPERTY VALUES
ALONG THE CREEK. TAKE FOR EXAMPLE THE VALUE OF
THE RESIDENCES ALONG THE VENICE CANALS. ALSO
AREAS ADJACENT TO LAKES IN SEATTLE ARE MORE
SOUGHT AFTER. WATER FEATURES ARE AN ASSET
WHEN THEY ARE WELL-DEVELOPED. MORE USE, MORE
PEOPLE CAN IMPROVE SAFETY. PLEASE APPROVE
THE PLAN. BY THE WAY I AM A RESIDENTIAL ARCHITECT.
THANK YOU. YOUR INPUT WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: _____

Please Print Legibly

AGENDA ITEM
NUMBER _____

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: GERALD SALLUS
Address: 5004 HAINBONS RD
CULVER CITY CA 90230
Phone Number: (310) 5592536

Comments: I WISH TO SPEAK ON Ballona Creek tidal Fringe
Study

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/12/03

Please Print Legibly

AGENDA ITEM
NUMBER _____

FOR ☒
AGAINST ☐

- ☐ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: MIM SHAPIRO
Address: 5922 WRIGHTCREST DR.
C.C. 90230
Phone Number: (310) 838-3366

Comments: I am in favor of adoption of this study.
I wish to cede my time to Jim Lamm

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/02

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AGENDA ITEM
NUMBER 4

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Steve Shoffel
Address: 4315 Jackson Ave
Culver City, Ca. 90232
Phone Number: (310) 837-1315

Comments:

The residents needs have not been met. Pearson st over/ack
bleeding DICK NOISE FROM METRIC MOLDEN. OR
more noise concerns to our home.

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: AUG 13 12002

Please Print Legibly

AGENDA ITEM
NUMBER _____

FOR ☐
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: SELVENDRA THURAIRAJAH
Address: MOLDEN - METRIC INC, 10111 W JEFFERSON BLVD
CULVER CITY CA 90232
Phone Number: (310) 837-6500 EXT 800

Comments: Access to the creek via Pearson - UNSAFE.

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8-13-03

Please Print Legibly

AGENDA ITEM
NUMBER _____

Ballona Creek

FOR ☒
AGAINST ☐

- ☐ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: _____

Address: _____

Phone Number: _____

Comments: _____

Please Print Legibly

Gordon Vosburg
#11924 W. Weekharten Bl.
LOS ANGELES, CA 90066
(310) 391-8056
I would like to feed my love
to you home.

THANK YOU.

YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 9-13-03

Please Print Legibly

AGENDA ITEM
NUMBER _____

Ballona Creek & Trail

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: _____

Address: _____

Phone Number: _____

Comments: _____

Please Print Legibly

Jeanette Vosburg
11924 W. Weekharten Bl.
L.A. CA 90066
(310) 636-3518
According to studies I have read trail users
are attracted to areas that combine
city activities with natural experiences.
Enhancing urban wildlife habitat
from Balduin Hills to the ocean could
attract visitors with money to spend.

THANK YOU.

YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8-13-03

Please Print Legibly

AGENDA ITEM
NUMBER _____

FOR ☒
AGAINST ☐

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: June Walden
Address: 11013 Ocean Dr
Culver City Ca 90230
Phone Number: (310) 839-3410

Comments: The only downside I know is maintenance - and that
issue I'm sure it will be resolved before any actions
are actually taken. Replacing a cement island against
a landscaped green way no contest - greenway
improvements only

Please Print Legibly

THANK YOU.
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CITY OF CULVER CITY
PLANNING COMMISSION

Date: Aug. 13, 2003

Please Print Legibly

AGENDA ITEM
NUMBER 4

FOR ☒
AGAINST ☐

with proposed
revision

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: Elizabeth Watson, attorney for Moldex-Metric
Address: 1900 Avenue of the Stars #2000
Los Angeles CA 90067
Phone Number: (310) 201-7489

Comments: _____

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

CITY OF CULVER CITY
PLANNING COMMISSION

Date: 8/13/57

Please Print Legibly

AGENDA ITEM
NUMBER 1

FOR ☐
AGAINST ☒

- ☒ I would like to verbally address the Planning Commission.
☐ Written comments; I do not wish to speak.

Name: RON WERTZ

Address: 4534 JASMINE

21112 10th

Phone Number: (310) 829 0918

Comments: speak to BALLONA CREEK AND TRAIL

APPROVED STUDY

Please Print Legibly

THANK YOU.
YOUR INPUT, VERBAL OR WRITTEN,
WILL BECOME A PART OF THE PUBLIC RECORD.

