

OPEN SPACE ELEMENT

INGLEWOOD GENERAL PLAN

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DECEMBER 1995

Prepared by
Community Development and Housing Department
City of Inglewood

One Manchester Boulevard
Inglewood, California 90301

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TABLE OF CONTENTS

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Purpose of the Open Space Element	1
Compatibility of Open Space Element with General Plan	2
Introduction	5

RECREATION FACILITIES / PARK LAND

Need for Parks	6
Inventory of Inglewood Parks	9
Analysis of Park Needs	14
Southwest Inglewood Area	16
Lockhaven Area	24
Miniparks	27
Goals and Policies to Provide Parks	29
Implementation and Funding	32

OPEN SPACE (Nonpark Sites)

Need for Open Space	38
Inventory of Open Space	39
Analysis of Open Space Preservation and Provision	47
Goal and Policies to Preserve and Provide Open Space	52
Implementation	54
References	55

DIAGRAMS

Diagram 1.	Vicinity Map	--
Diagram 2.	City Parks	10
Diagram 3.	Recreational Parks Showing Service Radii	15
Diagram 4.	Multiple-Unit Neighborhoods Outside Service Radii of Recreational Parks	17
Diagram 5.	Possible Park Sites for Southwest Inglewood Area	19
Diagram 6.	Possible Park Sites for Lockhaven Area	25
Diagram 7.	Open Space Sites	40

APPENDICES

Negative Declaration	57
City Council Resolution	58
1996 - 2006 AQUISITION PROGRAM	60

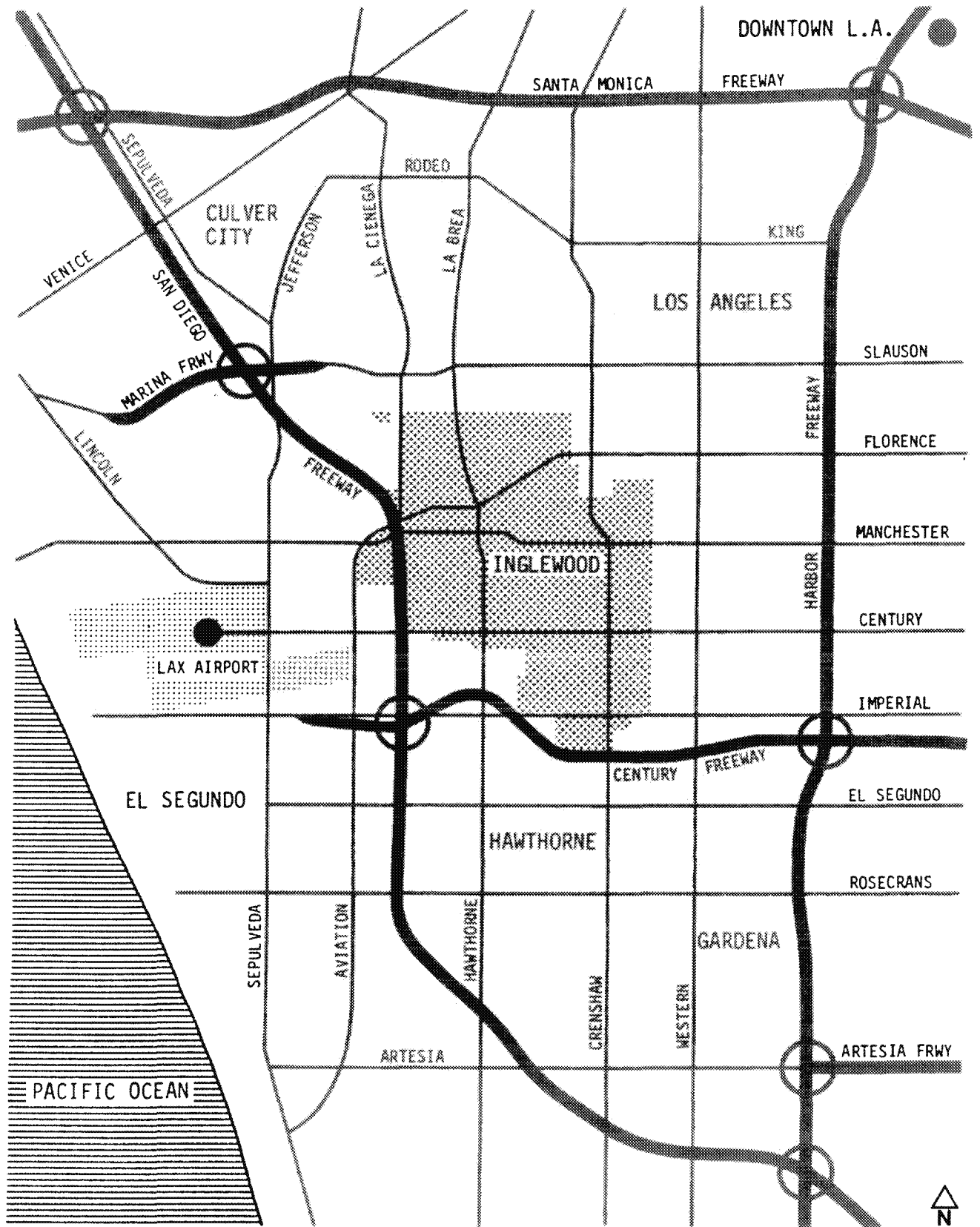


Diagram 1.

VICINITY MAP
 SHOWING FREEWAYS AND
 SELECTED REGIONAL ARTERIALS
 ——— 1 MILE

PURPOSE OF THE OPEN SPACE ELEMENT

The purpose of the Open Space Element is two-fold. First, it is a plan to address the current and future recreation needs of the community for park land and recreational facilities. Second, it is a plan for the conservation or creation of open spaces to mitigate the effects of the increasing urbanization of Inglewood.

Section 65302(e) of the California Government Code requires that an Open Space Element be prepared as one of seven mandatory elements of the Inglewood General Plan.

COMPATIBILITY OF OPEN SPACE ELEMENT WITH THE GENERAL PLAN

The policies and goals of the Open Space Element are directly associated with several of the General Plan elements and, if not directly related, they are compatible with the remaining elements. The relationships between the Open Space Element and the other six elements are discussed below.

1. LAND USE ELEMENT

The Land Use Element is the guide for long-range planning in the City of Inglewood upon which the preservation of existing uses and the development of new uses should occur. The Land Use Element and the Open Space Element are compatible and closely associated because both identify locations of existing and proposed parks and other open space uses. Furthermore, the Land Use Element's determination of future land uses in Inglewood is necessary to enable the identification of residential areas that are not adequately served by existing parks and need additional recreational facilities.

2. CIRCULATION ELEMENT

The Circulation Element identifies the primary arterial routes in the City of Inglewood. It also addresses the enhancement of streets and streetscapes with landscaped parkways and medians, in addition to classifying Inglewood's bicycle routes. Therefore, the Circulation Element and the Open Space Element are compatible and closely associated because both identify the utilization of streets as opportunities to improve available open space, in addition to offering access to recreational areas.

3. CONSERVATION ELEMENT

The purpose of the Conservation Element is to preserve, to protect, and to wisely develop and utilize natural resources. The Open Space Element identifies areas of open space and recreational land that are to be preserved and/or developed as a community resource. Therefore, both elements may identify the same areas for such conservation or utilization and, as a result, both elements are compatible.

4. HOUSING ELEMENT

The primary purpose of the Housing Element is to implement a comprehensive program to ensure that all citizens can be provided with decent and affordable housing. The Open Space Element is compatible with this program in that its purpose is to provide open space and recreation land for the residents of Inglewood and thereby enhance the residential environments promoted in the Housing Element.

5. NOISE ELEMENT

The Noise Element identifies sources of community noise and the areas in Inglewood that are affected by noise, and it establishes policies to mitigate community noise. Except for some play areas from which the sounds of children playing might add slightly to neighborhood noise levels during the day, parks and open spaces are generally land uses that do not generate noise and may even act as buffers between noise sources and noise sensitive areas. Therefore, the policies of the Noise Element and the Open Space Element are compatible.

6. SAFETY ELEMENT

The Safety Element identifies potential risks to the public safety and welfare and establishes policies to minimize such risks. In the capacity that the reduction of risks will benefit the users of park land and open space, the Safety Element and Open Space Element are compatible. Furthermore, the identification of areas of potential seismic hazard may affect the determination of future land uses including the possible maintenance of unbuilt land as open space where new development should be restricted.

INTRODUCTION

There are various types and uses of open space. However, the State of California guidelines for determining open space in the preparation of this Element list many possible conditions that are not applicable to Inglewood:

1. Open space to preserve wildlife and aquatic habitats including rivers, streams, beaches, shores and banks, and undeveloped watershed areas.
2. Open space to preserve forests, rangeland, agricultural land, and groundwater recharge basins.
3. Open space to preserve or create hiking trails, access routes to natural recreational areas (lakes, mountains), and fire breaks.

The City of Inglewood, being a fully developed and urbanized community that lacks any natural resource such as a lakeshore or riverbank, requires an Open Space Element that focuses on two basic types of open space. One is the traditional city park, providing either active or passive recreation. The second is nonpark open space that essentially provides visual relief from the increasing urbanization of Inglewood and its environs. Examples of this latter type can include public plazas, landscaped boulevards and even greenbelts between buildings on private property.

Inglewood also has several seismic fault traces crisscrossing the city. Where a fault traverses unbuilt land, the site can be identified and possibly utilized as either type of open space in lieu of being built upon. (Refer to the Safety Element of the Inglewood General Plan.)

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RECREATION FACILITIES / PARK LAND

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1. NEED FOR PARKS

There are various ways for a city to determine its need to provide park facilities. The two most common approaches are the sufficiency (amount of park land) for the population and the accessibility (distance to parks) for the residents.

Park/Population Ratio

Inglewood's 1973 Open Space and Parks Element recommended a standard of four acres of recreational park land per 1,000 residents. The City's much more ambitious Community Review Program prepared in 1972 recommended a standard of seven acres per 1,000 residents. These two standards would have required park land exceeding 350 acres and exceeding 600 acres, respectively, to satisfy Inglewood's 1970 Census population of 89,985. At that time, Inglewood had approximately 89 acres of parks, or about one acre per 1,000 residents. In the subsequent two decades, the population has increased to 109,602 (1990 Census), but park land has actually decreased by 3.7 acres with the closure of Simmons Park due to redevelopment activity and Imperial Village Park due to the construction of the Interstate Route 105 freeway. As a result, there is now only about 0.8 acre of park per 1,000 residents.

Due to the lack of undeveloped or underutilized land in Inglewood, and due to the high cost of acquiring and clearing properties that are already developed and inhabited, the City of Inglewood may never achieve the standards advocated in 1972 and 1973. Instead,

the City of Inglewood should strive for a more realistic and achievable standard. As a minimum threshold, the City should re-establish the park/population ratio that existed in 1970 of one acre per 1,000 residents. However, implementing a policy that will provide a minimum quantity of park land means the City should carefully allocate its limited resources for any new park properties to those neighborhoods that are particularly deficient or have poor access to parks.

Park Accessibility

Various criteria may be used to evaluate whether a neighborhood is served by a park or has reasonable access to a park. The most commonly used factor is a radius distance from a park. However, this factor may be tempered by physical conditions that can lessen the accessibility, such as discontinuous streets between a neighborhood and a park, or the need to cross major arterial streets to reach a park.

The service radius distance should also vary depending on the size and the purpose of the park. Park users will travel a greater distance to reach a park that provides substantial recreational facilities (e.g. lighted softball fields) or community-wide facilities (e.g. rooms for public meetings). Smaller parks that primarily provide playground equipment for young children, picnic tables or possibly an open field for an impromptu neighborhood game of touch football will draw users from within a much smaller radius.

Any radius distances utilized are certainly arbitrary and would rarely reflect the maximum distances park users actually

travel to satisfy their recreational needs. However, such numbers can be used for comparative purposes to better identify neighborhoods that are conveniently accessible to one or more parks and those that lack such convenience.

For purposes of this Element, a one mile service radius will be applied to the City's largest park which exceeds fifty acres. A one-half mile radius will be applied to medium size parks, typically about ten acres; and a one-third mile radius will be used for small parks, typically about one to two acres in area. To relate these distances to the scale of the City, Inglewood is slightly more than three miles wide (east-to-west) and is under four miles north-to-south. Therefore, a one-half mile radius around a medium size park creates a one mile wide patronage area, or about one-third of the City's width.

2. INVENTORY OF INGLEWOOD PARKS

There are ten parks in the City of Inglewood in addition to the grounds of the Centinela Adobe which is maintained as an historic landmark and museum. Diagram 2 shows the locations of all Inglewood Parks. The address, size and facilities of each park are listed below.

ASHWOOD PARK 201 S. Ash Avenue
1.3 Acres

2 Playgrounds
2 Tennis Courts
2 Basketball Courts
1 Volleyball Court
2 Picnic Areas
1 Restroom/Recreation Office Building

CENTER PARK 3660 W. 111th Street
1.2 Acres

1 Playground
1 Playing Field

Park abuts Worthington Elementary School Playground

CENTINELA ADOBE 7634 Midfield Avenue
1.0 Acre

Museum and Cultural Center
Parking Lot

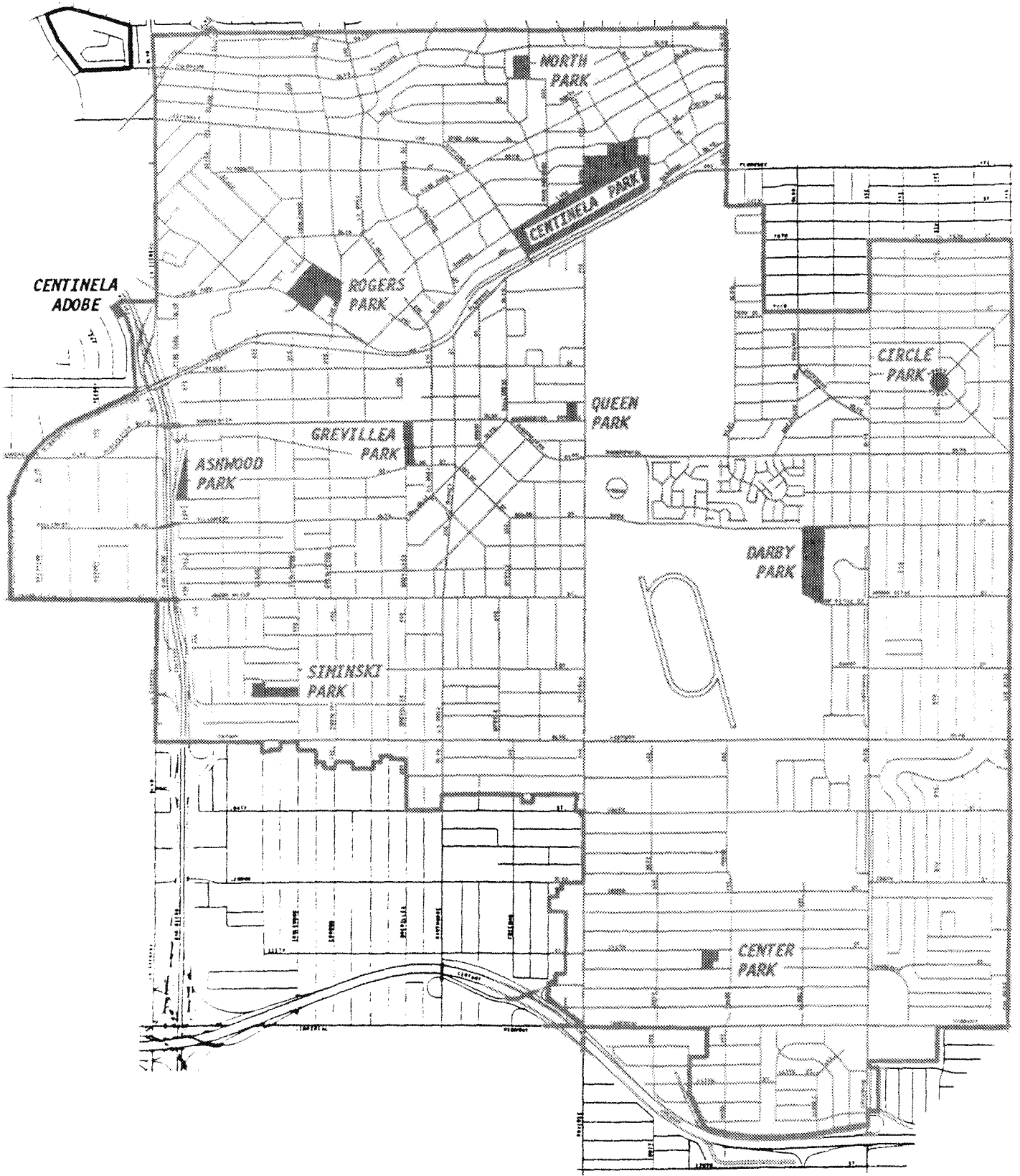


Diagram 2. INGLEWOOD CITY PARKS

CENTINELA PARK 700 E. Warren Lane
51 Acres

- 4 Playgrounds
- 8 Tennis Courts
- 2 Basketball Courts
- 3 Lighted Softball Fields
- 1 Lighted Playing Field (Football/Soccer)
- 1 Swimming Complex (2 Pools)
- 2 Wading Pools
- 3 Picnic Areas
- 6 Restroom Facilities
- 1 Outdoor Amphitheater
- 1 Community Playhouse
- 1 Multipurpose/Youth Scouting Facility
- Parking Lots

Park also contains the Veterans Memorial Auditorium Building
located at 330 Centinela Avenue

CIRCLE PARK 8300 Fifth Avenue
1.3 Acres

- No facilities
(May be used as an informal playing field)
-

DARBY PARK 3400 W. Arbor Vitae Street
14 Acres

- 2 Playgrounds
 - 2 Lighted Tennis Courts
 - 1 Paddle Tennis Court
 - 2 Basketball Courts
 - 3 Softball Fields (2 Lighted)
 - 1 Outdoor Handball Court
 - 2 Lighted Playing Fields (Football/Soccer)
 - 1 Wading Pool
 - 2 Picnic Areas
 - 2 Restroom Facilities
 - 20,900 Square Foot Multipurpose Recreation Building (including
gymnasium, handball courts, weight room, meeting rooms,
park office, kitchen)
 - Parking Lot
-

GREVILLEA PARK 231 S. Grevillea Avenue
1.5 Acres

No facilities

NORTH PARK 625 E. Hargrave Street
2.3 Acres

2 Playgrounds
3 Tennis Courts
1 Picnic Area

QUEEN PARK 652 E. Queen Street
1.1 Acres

1 Playground
1 Wading Pool
1 Picnic Area
1 Restroom/Recreation Office Building

ROGERS PARK 400 W. Beach Avenue
10 Acres

1 Playground
2 Lighted Tennis Courts
1 Basketball Court
2 Lighted Softball Fields
1 Lighted Playing Field (Football/Soccer)
1 Wading Pool
1 Picnic Area
1 Enclosed Outdoor Multipurpose Area (Preschool Area)
1 Restroom Facility
33,500 Square Foot Multipurpose Recreation Building (including
gymnasium, weight room, meeting rooms, park office,
kitchen)
Parking Lots

SIMINSKI PARK 9717 S. Inglewood Avenue
1.9 Acres

- 2 Playgrounds
 - 1 Picnic Area
 - 1 Patio (Picnic Area)
 - Senior Citizen/Preschool Community Center and Restrooms
 - Parking Lot
-

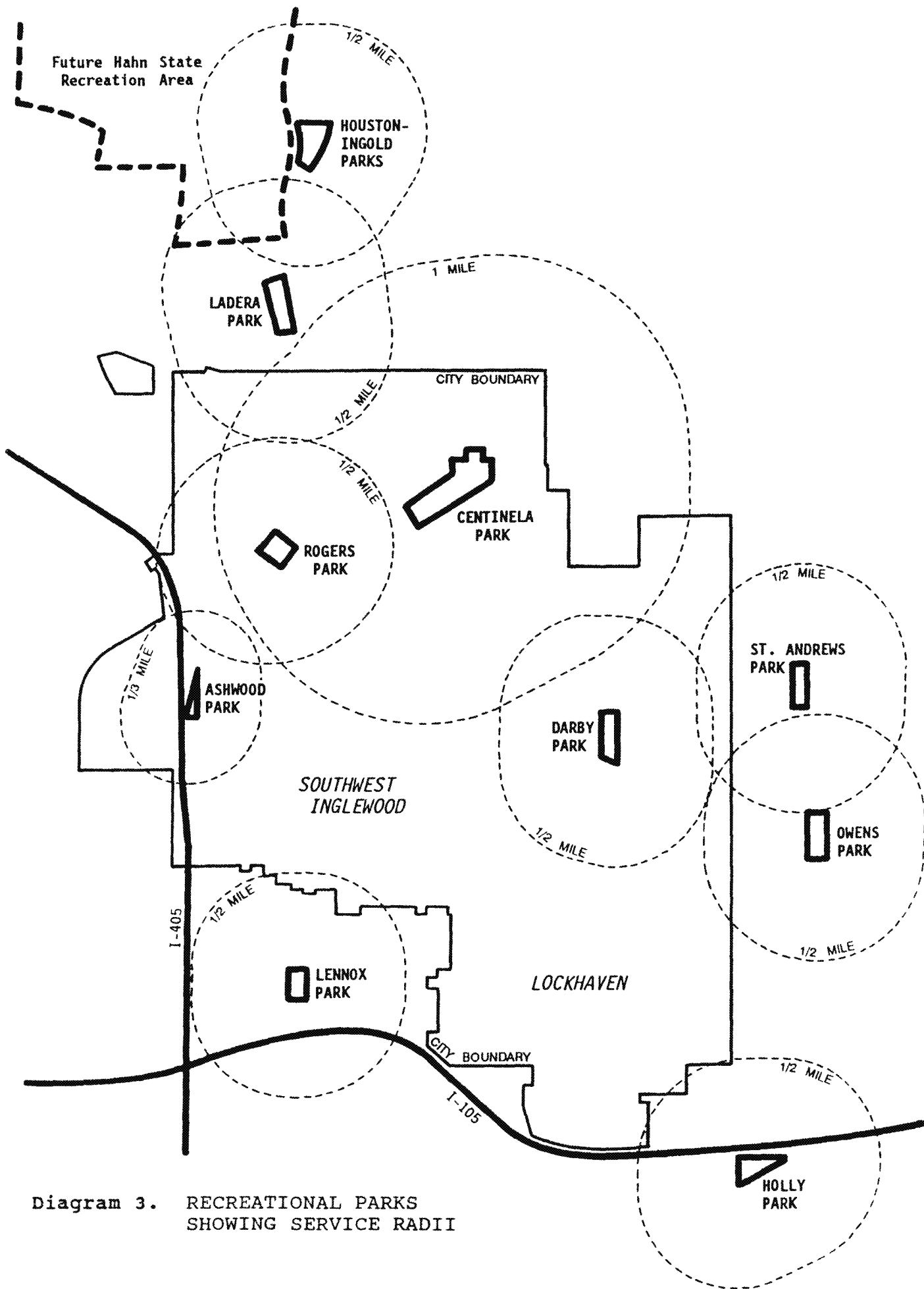
3. ANALYSIS OF PARK NEEDS

Inglewood's three largest parks, Centinela Park, Darby Park and Rogers Park, provide a full offering of recreational and community facilities. One small park, Ashwood Park, also offers an impressive array of athletic facilities for a site that is only 1.3 acres in size. At the other end of the spectrum, Circle Park and Grevillea Park have no recreational facilities; both are wholly "passive" recreational parks. In other words, they are places where one can stroll, relax, or picnic on the grass. Circle Park, lacking any trees, can be used as an informal playing field for such activities as touch football, frisbee tossing, kite flying, etc.

All the remaining small parks essentially offer playgrounds for young children and some picnic table areas, although North Park also has three tennis courts.

Diagram 3 shows the four major recreational parks in Inglewood and their respective service radii. Recognizing that park usage is not limited to the citizens of the same city, parks in adjacent jurisdictions can also offer recreational venues to Inglewood residents. Five neighboring parks in the cities of Hawthorne and Los Angeles and in the County of Los Angeles are included, in addition to the ultimate boundary proposed for the Kenneth Hahn State Recreation Area in the Baldwin Hills.

As revealed by this diagram, the northern and northeastern parts of Inglewood are adequately served by parks having recreational facilities; the southern and southwestern parts of Ingle-



wood are not served by comparable facilities. Applying the premise that neighborhoods of single family residences, typically having usable front and rear yards, are less in need of alternative recreational open space than are multiple-unit residential neighborhoods, Diagram 4 identifies the multiple-unit neighborhoods in Inglewood, based on current zoning, that are excluded from these recreational park service radii.

Two distinctly large areas of Inglewood, designated Southwest Inglewood and Lockhaven for purposes of this Element, can be identified in Diagram 4 as the areas that have the greatest need for new park and recreational facilities and that should be given priority in the planning, acquisition and development of land to resolve these park needs.

SOUTHWEST INGLEWOOD

The Southwest Inglewood area does have one park, 1.9 acre Siminski Park, that has no recreational facilities other than playground equipment for small children. It also contains a picnic area and a community center for senior citizen and preschool programs. Previously, the park had a few recreational facilities but they were removed due to the unique circumstances of the park's location.

Siminski Park is a long, narrow corridor of land bounded on both sides of its length by the rear yards of abutting residences. The park has one small frontage opening onto a public street and one very narrow walkway between residences providing pedestrian access to the opposite end of the park. In other words, the park is isolated and hidden from outside surveillance. A recent survey

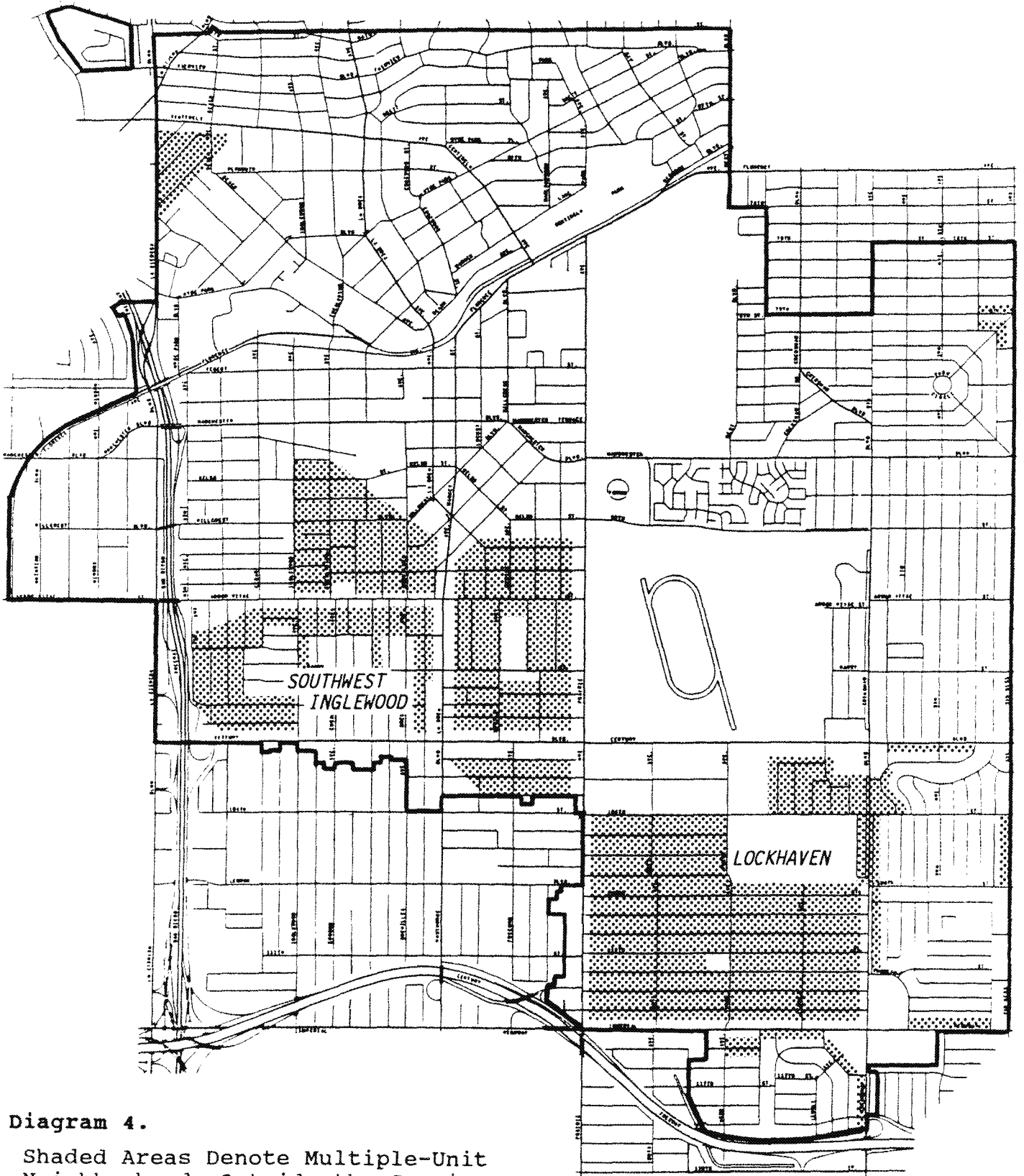


Diagram 4.

Shaded Areas Denote Multiple-Unit Neighborhoods Outside the Service Radii of Recreational Parks.
(Refer to Diagram 3.)

of area residents revealed that many were not even aware of what facilities are located within the park, and some were not certain that the park was open to the public. Also, the availability of recreational facilities, that attracted adolescents and young adults to this hidden park, had encouraged problems ranging from public nuisances to criminal activities. These facilities have been removed.

The two nearest parks that offer some recreational facilities are 1.3 acre Ashwood Park to the northwest and Lennox Park, a 5 acre County property one-half mile south of Century Boulevard, a major arterial highway.

Because the Southwest Inglewood area contains no vacant sites suitable to create a park, any potential site will have to be created through the difficult and costly process of acquiring and clearing already developed property. The following sites, shown on Diagram 5, are evaluated for offering some potential of serving this park-deficient part of Inglewood while minimizing the number of privately owned properties that would have to be acquired:

1. Siminski Park. The existing park could be enlarged by the acquisition of the abutting residential properties. This would provide additional acreage to accommodate a full array of recreational facilities and would remove the conditions that hinder public visibility and surveillance of the park. The park could be enlarged by acquiring the thirteen residences on 97th Street on the north side of the park and/or the twenty-two residences on 98th Street on the south side. Acquiring properties on just one side would approximately

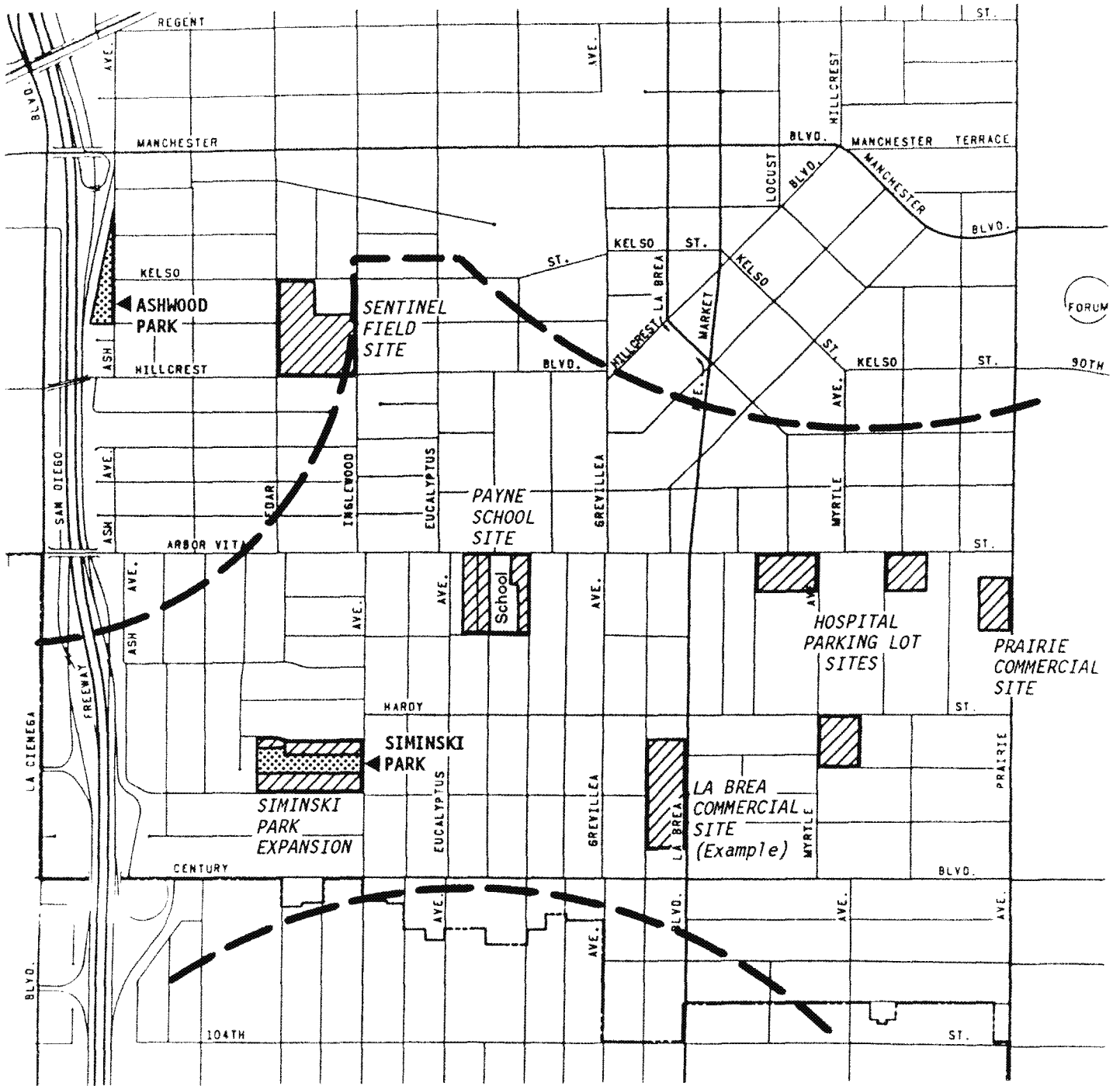


Diagram 5. POSSIBLE PARK SITES FOR SOUTHWEST INGLEWOOD AREA

double the park's size but would leave the abutting properties on the other side still vulnerable to park-related problems. Acquiring all properties on both sides would enlarge the park to nearly seven acres.

An additional shortcoming of enlarging Siminski Park into the recreational park to meet the needs of Southwest Inglewood is that it is located in the westernmost part of this park-deficient area. The most densely populated portion of this area, located east of La Brea Avenue, would range between being one-half mile and one mile distant from Siminski Park.

2. Sentinel Field. This 9.5 acre property is owned by the Inglewood Unified School District and contains a football field with bleachers, a baseball diamond, a small complex of portable classrooms used as a continuation high school, and a multi-story school district headquarters building. Theoretically, the football field, bleachers and the portable classrooms could be relocated to one of the other two high school sites, particularly Morningside High School which has unused land within its campus. The administrative building and related facilities occupy about 1.5 acres and could not be comparably relocated. The site's net 8 acres could be developed into a park, incorporating the baseball field as a joint-use facility with the school district.

There are significant shortcomings to this alternative. First, the Inglewood Unified School District has experienced student enrollment increases that exceed the capacity of many campuses. If the Sentinel Field property were cleared of the

football field, it is highly probable that this available land would be utilized to provide additional classroom facilities. Second, Sentinel Field is actually located outside the northwestern edge of the park-deficient area, only two blocks from an existing park. The development of Sentinel Field into a city park would mostly be redundant with the facilities available at Ashwood Park and would offer the least access to a park of any of these alternatives for most residents of the Southwest Inglewood area.

3. Payne Elementary School. This school property is the most centrally situated alternative in the Southwest Inglewood area. As described above, the needs of the Inglewood Unified School District would probably preclude the conversion of this campus into a park. Furthermore, Payne Elementary School occupies only three acres, one of the smaller campuses in the school district. As temporary classrooms have now occupied much of the small playground (less than one acre is left available for play), the school's site needs to be enlarged. There is a potential for abutting residences to be acquired, cleared and developed with recreational facilities, some of which could serve both as a public park during nonschool hours and as an extension of the school's playground and playing field during school hours. Fourteen residential units abut the campus to the east along South Fir Avenue. Their acquisition would provide about one acre of park/playground. To the west, there are 33 residences on both sides of Truro Avenue, all located on substandard size lots which, if

acquired along with the vacation of Truro Avenue, would provide 2.8 acres of new park/playground, for a potential total of 3.8 additional acres to complement the school's current one acre playground.

4. Centinela Hospital Parking Lots. The portion of the Southwest Inglewood area between La Brea Avenue and Prairie Avenue is the most densely developed and, for this reason, may have a greater need for open space than the remainder of the area. There is a total lack of any vacant or underutilized property within the residential neighborhoods east of La Brea Avenue, except for parking lots that serve the Centinela Hospital complex. By utilizing one of these parking lots, the number of residential units that would have to be acquired to create a park could be greatly reduced. The hospital parking spaces that would be lost could be replaced by constructing a parking structure on one or more of the remaining parking lots.

There are three parking lots that offer such potential for being developed into a park. One is on the west side of the 900 block of Myrtle Avenue. This is a 1.9 acre mid-block parking lot which, along with the acquisition of twenty adjoining residences along the south side of Arbor Vitae Street, would provide land for a 4.2 acre park that would be open on three sides to Larch Street, Arbor Vitae Street and Myrtle Avenue.

The second potential site would be the parking lot on the south side of the 500 block of Hardy Street. For example, if the eastern third of this 2.9 acre parking lot were utilized

for park purposes, in addition to acquiring fourteen abutting residences on 97th Street, there would be sufficient land for a 2.1 acre park open on three sides to Hardy Street, Flower Street and 97th Street. With the acquisition of more residential properties, a park on this city block could ultimately be as large as 6.1 acres.

The third parking lot site is on the east side of the 900 block of Flower Street. With the acquisition of nineteen abutting residential units, it could be developed into a three acre park open on two sides to Arbor Vitae Street and Flower Street.

The biggest shortcoming in utilizing a hospital parking lot is simply the cost to acquire abutting residential land and the cost to construct one or more parking structures to replace the parking spaces that would be lost with a park's development.

5. Vacant Commercial Lots. At the time of the adoption of this Element, there are several commercially-zoned vacant lots on La Brea Avenue and Prairie Avenue in the Southwest Inglewood area. The La Brea Avenue properties are vacant car sales lots of various sizes, the largest being about four acres. These properties are typically improved with sales offices and repair/service garages that would need to be removed. The Prairie Avenue properties are empty lots on the west side of the 800 block and the 900 block of this street. Each lot is generally about 0.4 acre in size; however, with the acquisition of some abutting commercial properties, two of these

lots could be consolidated into a two acre park.

A park located on South La Brea Avenue would be fairly centralized within the park-deficient Southwest Inglewood area and would be quite accessible to a large population, but would possibly require the acquisition and removal of some adjacent residences to create a park of a usable size. On the other hand, the Prairie Avenue sites have significant shortcomings. First, they could be made into a small park that opens only onto Prairie Avenue with poor access to the residential neighborhoods to the west. Second, Prairie Avenue is the eastern edge of the park-deficient area so any such park would be fairly remote from a substantial portion of the area's population.

LOCKHAVEN

The Lockhaven area encompasses one park, 1.2 acre Center Park, that has no facilities other than playground equipment for small children and one playing field. The park also abuts the comparably small playground of Worthington Elementary School. Depending upon where in Lockhaven one resides, the nearest recreational parks are Darby Park to the north or (L.A. County) Lennox Park to the west. Both are approximately one and one-half miles from Center Park.

The following three locations shown on Diagram 6 are the most probable sites for a larger recreational park to serve Lockhaven and are evaluated for their potential development:

1. Center Park. The existing park may be enlarged by acquiring abutting residential properties. The park could be enlarged to any size, up to a maximum of 5.5 acres if it were to occupy

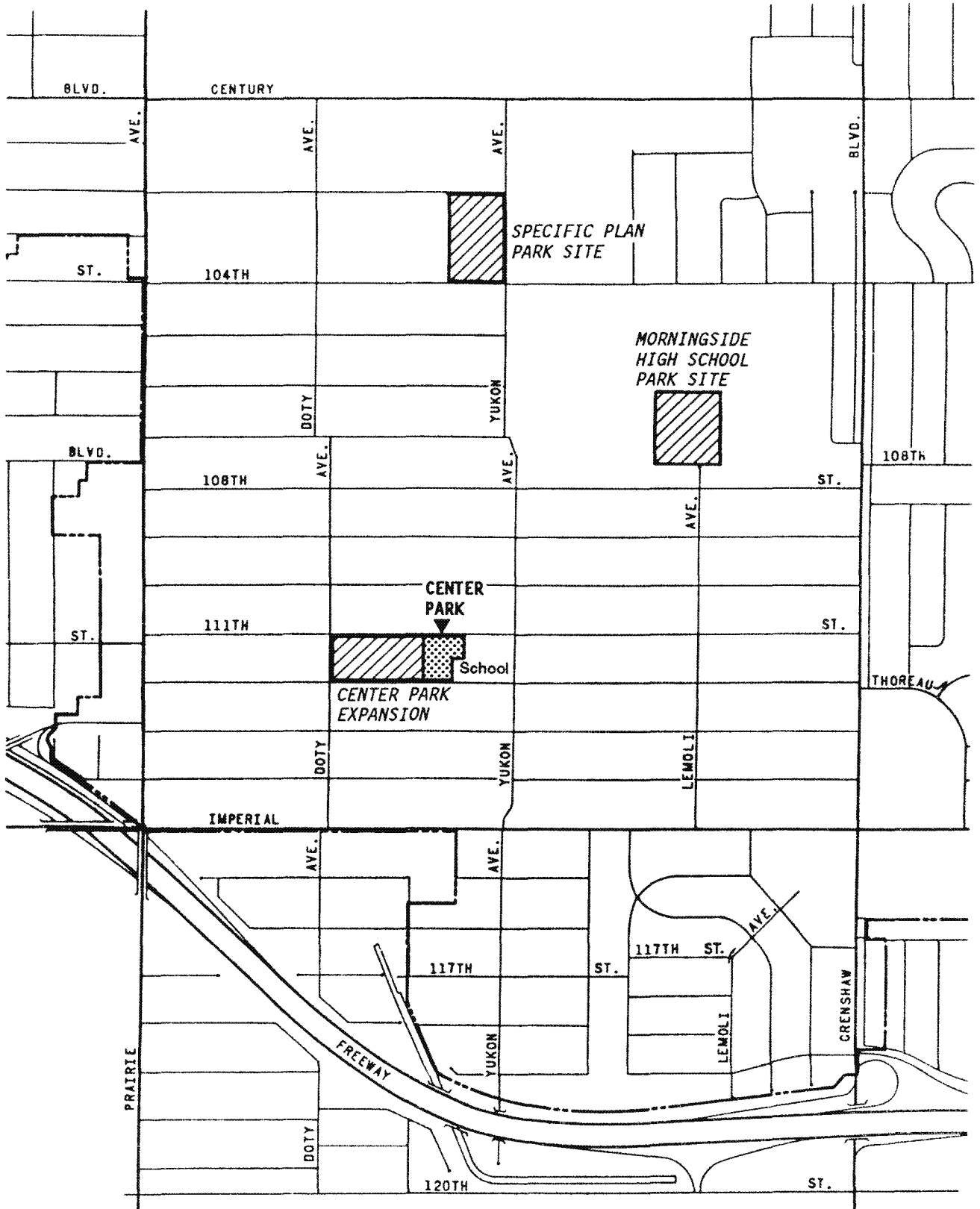


Diagram 6. POSSIBLE PARK SITES FOR LOCKHAVEN AREA

the remainder of the city block on which it is located. However, this ultimate design would require the acquisition of as many as forty residential units. The main advantages of expanding Center Park into a larger recreational park are its centralized location within the Lockhaven area, thereby being easily accessible to the largest number of residents, and its adjacency to the elementary school which could permit its possible joint use with the school's playground. The shortcoming of this location would be its significant cost in acquiring dwelling units and relocating residents.

2. Specific Plan Site. The Inglewood International Business Park Specific Plan, adopted in 1993, establishes policies and standards for the conversion of the currently residential city blocks between 102nd Street and 104th Street to nonresidential uses. A recreational park is one of the nonresidential uses allowed by the Plan. The most functional location for a park within the Specific Plan area is at the northwest corner of 104th Street and Yukon Avenue, a site potentially as large as seven acres if extended to 102nd Street.

This particular location has several advantages as a potential park site. First, as it is the most distant Specific Plan property from the arterial streets of Century Boulevard and Prairie Avenue, it is not a prime site for commercial development. Second, being situated along Yukon Avenue, it is located on the central street serving the Lockhaven area to the south. Third, the property can be acquired with funds allocated for the removal of noise-

impacted residences in accordance with the policy of the adopted Specific Plan. Its shortcoming, when compared to Center Park, is that it is located on the northern edge of the Lockhaven area, approximately one mile from the southern portions of this residential neighborhood.

3. Morningside High School. The Inglewood Unified School District owns a 68 acre site between 104th Street and 108th Street, east of Yukon Avenue, that contains three abutting campuses for Morningside High School, Monroe Junior High School and Woodworth Elementary School. Within the center of this site are approximately five to six acres of unused open land that could potentially be developed as a park with access from the north end of Lemoli Avenue.

This location is closer to the center of the Lockhaven area than is the Specific Plan site and is, therefore, more accessible to a greater number of residents. However, this potential park would be hidden behind residences along the north side of 108th Street, possibly creating surveillance and enforcement problems similar to those of Siminski Park. This condition could be ameliorated with the acquisition of some or all of the dozen residential units that separate this park site from fronting directly onto 108th Street.

MINI-PARKS

A mini-park is a very small park often developed on a single vacant lot in the midst of a residential neighborhood. Because of its small size, a mini-park cannot provide much more than play-

ground equipment for small children and some benches or picnic tables. Such facilities as restrooms are not provided.

The need for mini-parks in Inglewood has not been established. They are most valuable in very high density urban environments where apartment and tenement buildings occupy all ground area and a vacant lot, improved as a small park, provides the only neighborhood open space. Inglewood neighborhoods with their suburban style of residential lots, often having front and/or rear yards available for play, do not have a comparable need for mini-parks. The City of Inglewood experimented with a mini-park on 111th street in the 1970's and 1980's. The experiment revealed that it was rarely used except as a place to walk one's pet dog. It was also a source of complaints from adjacent residents whose homes had been entered by trespassers or burglars jumping the park's property line walls. For these reasons, the park was removed and the site was sold for residential development.

Mini-parks, particularly on midblock sites, will not be a useful means of meeting some of the park land needs in Inglewood.

4. GOAL AND POLICIES TO PROVIDE PARKS

The primary goal of the Open Space Element is to provide recreational park facilities for all residents in Inglewood. The preceding evaluation of specific potential park sites is intended to identify and focus upon those areas within Inglewood that are particularly park deficient and to reveal the physical problems that confront the City in correcting these deficiencies.

However, the selection of these sites for evaluation shall not preclude additional alternative sites from being identified in the future and shall not preclude park expansions and improvements from occurring in other areas of Inglewood. For example, Queen Park could be enlarged to better serve its neighborhood, and the Morningside Park neighborhood around Circle Park is fairly distant from any park with active recreational facilities.

Park Land Acquisition

During the 1990's, Inglewood's population has been estimated by the California Department of Finance to be increasing an average of about one thousand residents per year. Therefore, by the year 2000, Inglewood's population should approach 120,000. This projected population can be used as the basis for determining park needs.

Using the minimum threshold of one acre of park per 1000 residents, as discussed on page 7, the City of Inglewood will need to have 120 acres of park land by the end of the century. With a current inventory of 85.6 acres (excluding the Centinela Adobe), there will be an immediate deficiency of 34.4 acres of park land. If Inglewood's 1973 goal of 4 acres per 1000 residents were

applied--which is also the standard used by the County of Los Angeles--the resulting need for 480 acres would mean a deficit of 394 acres, a physically and fiscally unachievable goal.

Comparison of Park Criteria in Local Cities

<u>City</u>	<u>1994 Pop.</u>	<u>Current Park Acres</u>	<u>General Plan Goal</u>
Inglewood	113,623	0.8 ac./1000 pop.	1 ac./1000 pop.
Hawthorne	74,438	0.5 ac./1000 pop.	1.5 ac./1000 pop.
Beverly Hills	32,592	2.5 ac./1000 pop.	maintain existing
Culver City	39,470	2.3 ac./1000 pop.	4 ac./1000 pop.
Torrance	136,747	4.2 ac./1000 pop.	10 ac./1000 pop.

Most communities have a goal greater than Inglewood's minimum threshold of one acre per thousand residents, as shown above on this sampling of other cities. However, acquiring an additional 34.4 acres of land to satisfy even this minimum standard will be a monumental task for the City of Inglewood. This Element has identified the definite need for larger recreational parks to serve both the Southwest Inglewood area and the Lockhaven area. Assuming that the best case scenarios for each of these park-deficient areas will result in the acquisition of two approximately seven-acre parks, there will still be a deficiency of over twenty acres for the community as a whole.

In other words, while the development of a recreational park within each of these two areas must constitute the highest priority in park land acquisition by the City of Inglewood, the acquisition of additional park land, possibly utilizing some of the alternative sites discussed for these two areas, is also critical to overcome the park deficit. Therefore, the following shall be the policies

of the City of Inglewood regarding the provision of recreational park land:

Policy 1. The highest priority shall be the provision of two recreational parks, that should each be five acres or more in size, to be located within the park deficient areas defined herein as the Southwest Inglewood area and the Lockhaven area.

Policy 2. Additional municipal park land shall be acquired to provide a minimum city-wide total of one acre per 1000 residents. Based on the current acreage and the anticipated population at the end of this decade, there is an immediate park deficiency of 34 acres.

Policy 3. Upon satisfying Policy 1, subsequent additional park acreage shall be acquired and developed in areas and neighborhoods that are underserved or distant from existing parks.

Policy 4. Upon satisfying the minimum park standard of one acre per 1000 residents, the City of Inglewood shall pursue any opportunities that could provide additional park acreage to surpass this minimum standard.

Policy 5. The provision of additional park land shall be balanced with the continued maintenance and improvement of existing parks and recreational facilities in Inglewood.

Policy 6. The specific uses and design of any new park shall be the responsibility of the Parks and Code Enforcement Department and the Recreation and Community Services Department. All parks shall be designed to be fully accessible to persons with physical disabilities.

5. IMPLEMENTATION AND FUNDING

The implementation of these policies is a formidable task confronting the City of Inglewood to achieve its goal for park land. There is virtually no opportunity remaining in Inglewood for the donation or dedication of land for parks. New park land must be purchased.

The City and its redevelopment agency have the legal authority to acquire properties for such public use purposes as parks. The land can be purchased from property owners after negotiations and property appraisals for fair market value. In the event a property owner's recalcitrance to sell would prevent the necessary consolidation of lots into a functional park site, the City would be able to acquire the property through eminent domain procedures.

While the City has the authority to purchase property, the obstacle to implementation will be funding such needed acquisitions. There are several possible funding sources, all of which have significant limitations:

1. CITY GENERAL FUND. Approximately one quarter of the annual City budget consists of general fund revenues generated by property taxes, business taxes and other State subventions. These funds are typically committed to the costs of day-to-day municipal operations and, while such funds may be used for park purposes, City budget constraints would permit--at best--a very minor allocation of these funds that could only complement some other major funding source.
2. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS. The City of Inglewood receives an annual entitlement of approximately \$2 million

from the U.S. Department of Housing and Urban Development (HUD) through the federal Community Development Block Grant program (CDBG). Federal regulations require that the grant be used primarily to benefit low- and moderate-income persons but a portion of it may be used to remove conditions of slum and blight within the community.

The use of CDBG funds is restricted to neighborhoods (based on Census data) where a majority of the residents are in low- or moderate-income households. CDBG funds could be used to acquire park property if the park will be located within such a neighborhood but, if properties to be acquired are currently occupied by low- or moderate-income families, additional funds must be expended to provide replacement housing units elsewhere in the community in addition to providing relocation payments to the families. As a result, the utilization of CDBG funds for park acquisition can be quite costly. Since the CDBG program currently funds a variety of other City services and projects that might otherwise not be provided due to limited City general fund resources, the use of CDBG funds to acquire park land would require a redirection of City policies and a corresponding reduction of these services and projects.

3. TAX INCREMENT REDEVELOPMENT FUNDS. Once a major source of funding for cities to implement major capital improvement programs, tax increment revenue from redevelopment projects has been greatly reduced. This is a result of the 1978 taxation limitations of "Proposition 13" and other legally

mandated set-aside revenue allocations for schools, affordable housing units, etc. As a result, these diminished redevelopment funds must now be primarily applied to land purchases and clearances that can result in new development projects that will, in turn, generate additional tax revenue. The acquisition of park land not only does not generate any new revenue, it removes property from the tax rolls. Therefore, any utilization of tax increment redevelopment funds for park acquisition will necessarily be so limited as to only complement some other major funding source.

4. AIRCRAFT NOISE MITIGATION FUNDS. The City of Inglewood participates in a noise mitigation program to remove and/or sound-insulate residences located below the flight path for aircraft landing at Los Angeles International Airport. Funds for the acquisition of noise-impacted residences are mutually provided by the Federal Aviation Administration and the Los Angeles City Department of Airports. Property acquired with these funds may be used for park purposes although the purpose of this program limits any such park site to being within noise-impacted neighborhoods. Land for a possible park in the Inglewood International Business Park Specific Plan area to serve the Lockhaven neighborhood could be acquired utilizing this funding source.

5. FEDERAL AND STATE PROGRAM GRANTS. Government programs that can provide some grant funding may be available to acquire open space for park use or to improve park property, especially programs for tree planting or youth employment. The lack of

any open space that could be acquired and preserved may limit the utility of most acquisition grant programs in Inglewood.

6. QUIMBY ACT REVENUES. State law allows a city to require that new subdivisions dedicate their share of land needed for park use based on the anticipated population within the subdivision, as determined by the number of residential units to be built. For small subdivisions that are unable to dedicate park land, in lieu fees may be paid into a city fund until sufficient funds from the various subdivisions have accumulated for the city to purchase park land. While the Potrero site constitutes the only likely remaining location in Inglewood for a possible subdivision of land into residential lots, the requirement for in lieu fees may also be exacted from condominium subdivisions. Inglewood has not required Quimby Act park fees from condominium subdividers so as to not burden the development or conversion of residential units that would be affordable and available for individual ownership in a city where the majority of residents are renters. (Refer to the Housing Element of the Inglewood General Plan.)
7. TAX OVERRIDE. Revenue for the development and operation of parks may be generated by a tax imposed on the assessed valuation of property in Inglewood. However, such a tax must be approved by a two-thirds majority of the voters of Inglewood. Such local tax overrides have rarely been approved in California and the few approvals are usually to increase revenue for public schools or police protection. The City of Inglewood cannot rely on a local park tax to increase its park land.

Achieving a two-thirds majority is improbable since many voters reside in neighborhoods that are not park deficient and would be unlikely to favor additional taxation for parks outside their neighborhoods.

8. MUNICIPAL BONDS AND ASSESSMENT DISTRICTS. There are several additional methods similar to the tax override by which properties can be taxed to generate revenue for the purchase and/or development of park facilities. The City of Inglewood can issue general obligation bonds which would be secured and paid off with property tax revenue from all properties.

A variation of this is the Mello-Roos Community Facilities Tax which allows the City to create a specifically defined district around a park site, theoretically taxing those property owners who would most benefit from a new park. A special tax formula would be established, such as imposing a higher assessment for properties nearer the park, to pay off the bonds.

Finally, the City of Inglewood can establish an assessment district whereby properties that would benefit from the new park would be annually assessed and taxed. This assessment revenue would not be used to retire bonds but would be placed into a fund until sufficient assessment revenue has been accumulated to purchase the park property.

All of these methods require a two-thirds approval by Inglewood voters which, as explained for the tax override, would be unlikely to occur in the foreseeable future.

Since there are no simple means to fund property acquisitions for parks, the City of Inglewood must establish a comprehensive acquisition program to utilize a combination of funding sources. The program should set annual goals that identify the monies to be expended, the sources of these funds and the specific properties to be purchased. To implement Policies 1 to 4, most park sites will need to be acquired and enlarged in annual, incremental steps.

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OPEN SPACE (Nonpark Sites)

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1. NEED FOR OPEN SPACE

Unlike park land, other types of open space cannot be as readily quantified. Open space is as much a concept and visual experience as it is a measure of unbuilt land. In an environment as extremely developed as Lower Manhattan in New York City, where the occasional plaza, building setback or street parkway offer needed visual relief from the massive blocks of buildings, open space is easily comprehended. However, in Inglewood where virtually all residential buildings and many commercial and industrial buildings have their own landscaped setbacks, the need for preserving or providing community open space may be less apparent. Nonetheless, various types of open space are vital to retain and enhance the "suburban" qualities of Inglewood even as the city continues to redevelop in response to the demands of an increasing population and the increasing urbanization of the greater Los Angeles region.

These desired suburban qualities include relatively low density neighborhoods (e.g. low profile structures, open yard areas and separation between buildings) and a verdant cityscape due to abundant landscaping, particularly with large plantings of trees. While the scale of structures will certainly increase in the future, the remaining attributes can be maintained through the preservation and provision of open space.

2. INVENTORY OF OPEN SPACE









What may constitute open space can vary greatly in different communities. For purposes of this Element, the following provide nonpark open space--be it usable or merely visual--for the Inglewood community. Specific sites that provide open space are shown on Diagram 7.

A. CENTINELA ADOBE. The Centinela Adobe site is a one acre parcel of land containing a restored adobe structure, originally built about 1834, that was the residence of the early rancho era families in this area. The Adobe is now maintained as a museum by the City of Inglewood Department of Parks and Code Enforcement and the Historical Society of Centinela Valley. The 1887 clapboard land sales office used by Daniel Freeman, founder of Inglewood, has also been moved onto the landscaped Adobe grounds as part of the museum. Unfortunately, the Adobe site contains the only surviving historic buildings from Inglewood's early years. Other potentially significant buildings such as the Freeman mansion and the old Santa Fe Depot have been razed.

B. SCHOOL PLAYGROUNDS. There are thirteen Inglewood Unified School District (I.U.S.D.) elementary schools and one Los Angeles Unified School District elementary school within the City of Inglewood, in addition to four I.U.S.D. secondary schools. Most of the elementary schools and one junior high school have paved playgrounds with little or no grass play fields. With the exception of the jointly used Center Park/Worthington School playground, all school properties are fully enclosed by fences and public access is restricted by the school district. The I.U.S.D. permits the Ingle-



Diagram 7. OPEN SPACE SITES

- | | | | | | |
|--|----------|---|---------------------------------------|---|----------|
|  | PARKS |  | HOLLYWOOD PARK AND FORUM PARKING LOTS | | |
|  | SCHOOLS |  | POTRERO SITE |  | ADOBE |
|  | CEMETERY |  | CIVIC CENTER |  | RAILROAD |

wood Department of Recreation to conduct some supervised after-school programs on many of the campuses. These programs are generally limited to a few hours following classes on weekdays during the school year, to complement the working hours of the children's parents. Otherwise, the school playgrounds are not accessible for recreational or other possible open space uses other than being publicly visible open areas behind locked chainlink fences.

C. CEMETERY. The Inglewood Park Cemetery provides nearly three hundred acres of rolling lawns and trees that are publicly visible along a half mile length of Prairie Avenue. While assured to remain for many years as landscaped open space, the purpose of a cemetery and the community's expectation that its sanctity will be maintained precludes it from being used for any other open space purposes.

D. PLAZAS AND GARDENS. Occasionally the entrances and forecourts of commercial buildings, offices, hotels and churches are developed with open plazas or landscaped gardens for pedestrians and passing motorists to enjoy. As a general rule, property developers are reluctant to put much land into such a non-revenue-generating use. Therefore, if a plaza is made significantly larger than a typical building setback from the street, it is probably located before a large structure or within a major complex of buildings that can afford to set aside such additional open space.

With increasing redevelopment activity in Inglewood causing the removal of older, small structures and their replacement with larger facilities, plazas and gardens on private property can be a

source of additional open space.

Public plazas and gardens are also provided at some government facilities, most notably the landscaped lawn south of the Inglewood City Hall and plazas located north of City Hall and at the Municipal Court Building.

E. BUILDING SETBACKS. While not readily apparent as a form of open space, building setbacks actually provide the largest amount of open, unbuilt land in Inglewood's residential neighborhoods and are a major factor in preserving this community's relatively low urban density. For a typical 5000 square-foot lot in the R-1 (single family) Zone, at least 2600 square feet (52 percent of the lot) must be maintained as open front, side and rear yards.

For a typical 8000 square-foot lot in the R-3 Zone, Inglewood's most common multiple-unit zone, about 54 percent of the site must be maintained as open setbacks. While the amount of open space resulting from perimeter setbacks is proportionately less for larger sites, this is often compensated with more interior courtyards and clearances between separate buildings on the same lot.

Setbacks on commercial or industrial properties are less significant than in residential zones, as they are usually required along just street frontages. Most open areas on nonresidential properties have been provided to satisfy needs for parking lots or truck loading areas.

F. PARKING LOTS. Although often viewed as an expanse of asphalt, parking lots can provide a major source of visual open space. Most notable, in Inglewood, is the huge 120 acre parking

lot for the Hollywood Park race track and card casino. The neighboring Forum sports facility has a 21 acre parking lot. Other large parking lots can be found at the two neighboring shopping centers located at Imperial Highway and Crenshaw Boulevard.

Parking lots, even for small businesses, can be landscaped with trees and shrubs in planters and along the parking lot edges to soften their appearance from being an expanse of pavement and to contribute to the verdant appearance of the streetscape. Trees also shade the paved surface of a parking lot thereby significantly reducing the heat that can be reflected and radiated from a sun-exposed lot.

G. PUBLIC STREETS. There are over 185 miles of public streets in Inglewood, whose rights-of-way constitute about one-fourth of the city's total territory, which is the vast majority of public open space within Inglewood. In some quiet residential neighborhoods, the street might occasionally be used by children for a ball game and certainly for riding bicycles. However, in most circumstances, the paved roadway is limited to automobile traffic and curbside parking. Nonetheless, there are many opportunities to enhance street edges with parkway trees and median landscaping which will greatly increase the value of streets as a visual open space resource.

A further elaboration on street parkway and median landscaping is provided in the Circulation Element of the Inglewood General Plan including maps that identify major streets that are already landscaped and those that have the potential to be improved with street trees and median landscaping. The Circulation Element also

addresses other issues that may adversely affect the street as an open visual environment including commercial signs, utility poles and overhead lines, and billboards.

H. RAILROAD RIGHT-OF-WAY. A 3.3 mile length of rail right-of-way historically built and used by the Santa Fe Railroad but now owned by the Los Angeles County Metropolitan Transportation Authority (MTA) runs in an approximately northeast-to-southwest route across Inglewood just north of and often paralleling Florence Avenue. While the width of the right-of-way varies slightly west of La Brea Avenue, it is fifty feet wide along most of its length.

The MTA is studying possible alternative future uses for this right-of-way including the development of a regional light rail transit line and possible mixed commercial and/or residential uses around proposed transit stations. Portions of the right-of-way not used for transit purposes may be retained as open space. A half mile length of the right-of-way abuts Centinela Park and could easily be incorporated into the park. Regardless of the various possible uses, the MTA is proposing to develop a bikeway along the entire right-of-way within and outside of Inglewood.

I. EARTHQUAKE FAULT ZONES. There are various areas in Inglewood that are known earthquake fault zones as shown in the Safety Element of the Inglewood General Plan. Generally, these areas were not set aside for their higher seismic risk nor excluded from being built upon. However, one of these areas known as the Potrero site has been utilized only as an oil field for the past decades, and it is still relatively vacant.

The trace of the Potrero Fault (part of the Newport-Inglewood

Fault System) crosses the eastern side of this site, creating a sloping escarpment. On the upper part of the escarpment is Darby Park. As an area of increased seismic hazard, the escarpment should not be built upon and should remain as some form of open space, either as a private greenbelt or play area within any future development on the site, or possibly as an addition to abutting Darby Park.

Part of this escarpment also extends southward along the east edge of the Hollywood Park property adjacent to the stables and exercise track. In the event the stable area is removed for new development at some time in the future, consideration should be given to also retaining this portion of the escarpment as open space.

Except where an earthquake fault crosses Centinela Park, all other areas of fault traces are so completely subdivided and built up as to preclude any probability of reverting them into open space.

J. BALDWIN HILLS. Within the City of Inglewood there are no remaining unbuilt open spaces. The 37 acre Potrero oil field described above constitutes the largest, relatively vacant site in this city. However, just north of Inglewood are the Baldwin Hills which are partially developed with residential neighborhoods, oil production fields and scattered areas of remaining chaparral. The State of California, along with the County of Los Angeles, proposes to acquire most of the remaining unbuilt acreage to enlarge the Kenneth Hahn State Recreation Area. Many of the oil wells will be abandoned or consolidated into specified areas to free up more land

for this regional park, which ultimately should total about 1300 acres (two square miles). Certain areas within the park will be developed with recreational facilities but significant areas will remain in, or be restored to, their natural state.

3. ANALYSIS OF OPEN SPACE PRESERVATION AND PROVISION

Nonpark open space cannot be quantitatively evaluated as can recreational park land. In a community as urbanized and fully built out as is Inglewood, being deficient in parks and open space, the basic criterion for how much open space should be preserved or provided is essentially "the more the better." The opportunities to provide new open space will be limited so that whenever an opportunity does arise, it should be considered.

A. CENTINELA ADOBE. The Centinela Adobe was placed on the National Register of Historic Places in 1974 and is owned and maintained by the City of Inglewood. The Adobe and its landscaped grounds will continue to be available as a public museum and open space. No additional programs or policies are necessary to preserve this open space resource.

B. SCHOOL PLAYGROUNDS. While school grounds will remain a form of visual open space, usually viewed through chainlink fences, the use of additional school properties for other open space and recreational purposes is problematic. As discussed earlier in this document, financial and physical limitations prevent the Inglewood Unified School District from readily enlarging its inventory of playgrounds. However, in concert with the City Department of Recreation, the mutual utilization of existing playgrounds could be possibly expanded to include additional times not currently used. Preservation of school playgrounds as a form of open space will be a function of the future needs and plans of the school district.

C. CEMETERY. The Inglewood Park Cemetery is certain to remain as landscaped open space for many decades if not centuries.

The cemetery's last addition occurred in 1988 when it acquired and demolished a neighboring vacant orphanage. It is improbable that there will be any further increase in open space as this most recent cemetery addition is intended for new mausoleum structures, and no other abutting land is available for acquisition without the removal of adjacent single family homes. Additionally, any future cemetery expansion will require voter approval in Inglewood.

Despite the certainty of the continued existence of the cemetery, it is possible that its visual benefit to the community could be lost. The cemetery is bounded on three sides by public streets, but along two streets the property and its landscaping are hidden by mausoleum structures and tall masonry walls. Only along Prairie Avenue does a chainlink fence allow the public to see into the vast interior of the cemetery. It is desirable for the community to see the retention of an open fence here because if it were ever replaced by an opaque wall, Inglewood would lose a valuable source of visual open space.

D. PLAZAS AND GARDENS. Within an urban environment, open plazas and gardens are an important source of open space. Through the appropriate review of plans by the City of Inglewood and by its redevelopment agency, additional plazas and gardens can be provided for large new developments, and existing open plazas can be saved from being enclosed or built upon.

E. BUILDING SETBACKS. For the foreseeable future, there will be requirements for buildings, particularly residential structures, to be located certain minimum distances from public streets, from adjacent property lines, and from other structures. During the

past decade, the City of Inglewood increased residential front and side yard setback requirements and began requiring an individual outdoor patio or balcony for each new dwelling unit, which further adds to the amount of on-site open space. It is important how these required open space allocations are developed, whether they are empty, paved and/or inaccessible or whether they are landscaped, visible and accessible. Assurance that residential and nonresidential setback open space is well utilized and improved for the community's benefit can be accomplished through the appropriate review of plans by the City of Inglewood and through the continued enforcement of property maintenance laws and regulations.

F. PARKING LOTS. Within the foreseeable future, parking lots will continue to be a necessary component of personal transportation needs so they are not an endangered source of urban open space. What is critical for the community is the quality of visual open space they offer, particularly regarding the provision and maintenance of landscaping. Through the appropriate review of plans by the City of Inglewood and its redevelopment agency, parking lots can be designed to accommodate substantial quantities of low-maintenance trees and shrubs without adversely affecting the utilization of the lots for parking vehicles.

G. PUBLIC STREETS. Public streets will easily remain the source of most public open space within Inglewood. Therefore, the incremental enhancement of streets with parkway trees, median landscaping and the removal of visual clutter including utility poles, obsolete building signs, billboards, etc. can be implemented as part of municipal capital improvement projects and/or required

as part of individual private property developments when they are approved by the City. The improvement of city streetscapes is further addressed in the Circulation Element of the Inglewood General Plan.

H. RAILROAD RIGHT-OF-WAY. The Metropolitan Transportation Authority (MTA) has jurisdiction over the future utilization of the railroad right-of-way that crosses Inglewood. The primary responsibility of the MTA is to develop a regional public transportation system throughout Los Angeles County and, for this purpose, the MTA acquired the right-of-way from Santa Fe Railroad. However, the MTA also acknowledges there are other possible uses for this unique linear strip of land that runs uninterrupted for approximately fourteen miles from south Los Angeles through Inglewood to the South Bay area.

The MTA plans to construct a bikeway along the right-of-way regardless of alternative uses. This will assure that those portions of the right-of-way not used for transit purposes cannot be fully sold off for private development and lost as potential open space. Since the MTA is also encouraging intense commercial and residential development centered around proposed light rail station sites, the maintenance of any remaining right-of-way as open space will be particularly valuable where there will be increased urban density.

The City of Inglewood has established specific zoning regulations for the right-of-way whereby the City can review and regulate any non-transit uses of the right-of-way. In this manner, the City can ensure the optimal utilization of the right-of-way as an open

space resource.

I. EARTHQUAKE FAULT ZONES. The only remaining vacant land located on one of the earthquake fault traces that cross Inglewood is the Potrero property on 90th Street east of the Hollywood Park parking lot. The fault manifests itself as an escarpment along the east side of the Potrero site. The escarpment also extends southward into the Hollywood Park horse stable area.

The scrutiny of a development site now required by environmental laws will probably preclude building on this seismic escarpment. In the event a development is proposed for the Potrero site or the rear area of Hollywood Park is proposed for a different use, the City of Inglewood should condition the approval of any future building plans to maintain the escarpment as some form of open space, either as a private greenbelt or play area within a private development or possibly as an addition to neighboring Darby Park.

J. BALDWIN HILLS. The acquisition and development of the Kenneth Hahn State Recreation Area is the responsibility of the State of California and the County of Los Angeles. The northern part of this regional park has already been acquired and subsequent additions will assure the maintenance of this open space north of Inglewood.

4. GOAL AND POLICIES TO PRESERVE AND PROVIDE OPEN SPACE

The second goal of the Open Space Element, after providing recreational park facilities, is to provide additional types of open space and to preserve existing open space resources. Unlike the list of policies established to provide recreational park land, which tend to be interrelated and can be prioritized, the types of alternative open space discussed in the preceding section are quite varied and are not necessarily affected by each other. Therefore, the following shall be the policies of the City of Inglewood regarding the provision of open space, but they are not ranked to establish any priority:

Policy 1. The City of Inglewood and its redevelopment agency, in reviewing and approving development plans, shall require the provision of landscaped plazas and gardens when possible, and the provision of landscaping within building setbacks and parking lots.

Policy 2. The Inglewood Department of Recreation shall pursue opportunities that may arise with the Inglewood Unified School District to mutually utilize school playgrounds for public recreation, particularly in neighborhoods deficient in local park land.

Policy 3. The City of Inglewood shall implement public works projects to improve streetscapes including the planting of parkway trees, the provision of landscaped street medians and the undergrounding of utility lines. The City shall also implement regulations and programs to reduce visual clutter along city streets resulting from obsolete signs, billboards,

poor property maintenance, graffiti, etc.

Policy 4. The City of Inglewood shall encourage Inglewood Park Cemetery to maintain an open-work fence along Prairie Avenue to preserve the view of the cemetery's extensive landscaping as seen from the public street.

Policy 5. Future development plans for the railroad right-of-way and abutting properties shall include the utilization and improvement of part or all of the right-of-way as landscaped open space.

Policy 6. Future building upon identified earthquake fault traces should be limited and, where possible, such areas should be maintained as open space.

5. IMPLEMENTATION

The implementation of these six policies is generally not dependent upon the availability of funding as are the earlier policies for acquiring new park land. The one exception is the improvement of parkways and street medians, including the undergrounding of utility lines. These can be implemented as components of other future public works capital improvement projects along Inglewood streets. However, developers of adjacent private property may be required to also provide parkway improvements including the installation of street trees.

Otherwise, these policies can be applied through the normal course of daily City government operations including the review of plans and the issuance of various permits. Policy 6, limiting development upon identified earthquake fault traces, may require the adoption of local criteria to fairly apply and enforce such limitations in addition to relying on State restrictions.

REFERENCES

City of Inglewood

Department of Parks and Code Enforcement

Department of Recreation and Community Services

Department of Community Development and Housing

Engineering Department

Inglewood Unified School District

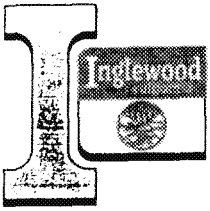
County of Los Angeles

Department of Parks and Recreation

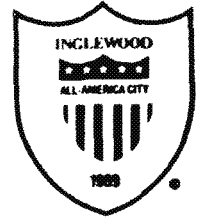
State of California

Department of Parks and Recreation

APPENDICES



CITY OF INGLEWOOD CALIFORNIA
ONE MANCHESTER BOULEVARD / INGLEWOOD, CALIFORNIA 90301-1750
FAX (310) 412-5188



NEGATIVE DECLARATION

Prepared in accordance with California Administrative Code Section 15000 ff, and the Inglewood City Council Resolution No. 6631, the following Negative Declaration is made. This Declaration is documentation that, when final, no Environmental Impact Report is required for the specific project.

Project Title (& No.) Revised Open Space Element of the Inglewood General Plan

Location Applicable City-wide

Project Sponsor City of Inglewood

Address One Manchester Boulevard, Inglewood, CA 90301

Agency Contact William Barnett, Associate Planner Telephone (310) 412-5230

Project Description:

Revised Open Space Element to supersede previously adopted Open Space and Parks Element, in conformance with State general plan guidelines. Purpose of Element is to evaluate park and open space facilities and to identify areas in need of park space.

Reasons for Issuance:

1. The Element is in compliance with State general plan guidelines.
2. The Element identifies areas of open space to facilitate their maintenance and thereby protect the community environment.
3. The Element identifies areas that are deficient in parkland to enable the City to establish policies and programs to provide additional parkland that will improve the community's residential environment. Any future parkland acquisition and development will require a separate environmental review specific to that site.

Findings:

It has been determined that the proposed project will have no significant adverse impact upon the environment.

Signature *X Parcels*

Title Planning Manager

Date June 5, 1995

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RESOLUTION NO. 95-99

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF INGLEWOOD, CALIFORNIA, AMENDING
THE INGLEWOOD GENERAL PLAN BY ADOPTING
A REVISED OPEN SPACE ELEMENT

WHEREAS, Section 65302(e) of the Government Code of the State of California requires the inclusion of an Open Space Element in the General Plan; and

WHEREAS, on August 16, 1995, the Planning Commission of the City of Inglewood, California, conducted a legally noticed public hearing to consider the approval of an Open Space Element to supersede the Open Space and Parks Element adopted in 1973; and

WHEREAS, the Planning Commission adopted Resolution No. 1075 approving and recommending approval of the revised Open Space Element to the Inglewood City Council and reciting certain findings and determinations therefor; and

WHEREAS, the City Council of the City of Inglewood has now concluded a legally noticed public hearing to consider the recommendations of the Planning Commission and any reports and testimony presented; and

WHEREAS, the City Council concurs with the findings, determinations and recommendations of the Planning Commission;

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

SECTION 1. The City Council hereby approves the Open Space Element specified herein to be an amendment to the General Plan of the City of Inglewood, superseding and replacing the previously approved 1973 Open Space and Parks Element.

SECTION 2. A specific ten year implementation plan, entitled "1996-2006 Acquisition Program" is a necessary complement to this Element and is hereby added thereto as an appendix. This appendix may be hereafter amended without the concurrent amendment of the Open Space Element.

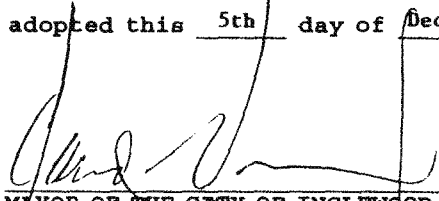
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SECTION 3. A review of the amendment has resulted in the determination that there will be no resultant significant adverse impact upon the environment and therefore a Negative Declaration stating this shall be filed with the County of Los Angeles.

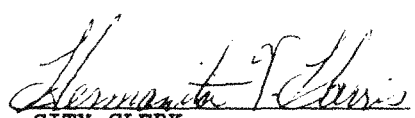
SECTION 4. The Director of Community Development and Housing is hereby instructed to file with the City Clerk a copy of the amendment to the comprehensive General Plan as approved by the City Council and set forth in Section 1 of this resolution. Upon the filing of the amendment with the City Clerk, the revised Open Space Element shall become and thereafter be a part of the Inglewood General Plan heretofore approved and adopted.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and, thenceforth and thereafter, the same shall be in full force and effect.

Passed, approved and adopted this 5th day of December, 1995.


MAYOR OF THE CITY OF INGLEWOOD, CALIFORNIA

ATTEST:


CITY CLERK

(SEAL)

1996 - 2006 ACQUISITION PROGRAM

The City of Inglewood shall pursue the acquisition of two new parks for the two identified park-deficient areas as the highest priority of all future park improvement programs.

LOCKHAVEN. The City shall acquire the most easterly properties in the Inglewood International Business Park Specific Plan area south of 102nd Street to create a park not less than seven acres in area, open on three sides to 102nd Street, Yukon Avenue and 104th Street. This park site shall be incrementally acquired utilizing airport noise mitigation funds, as such funding becomes available, until the seven acre site is created. The time needed to complete the park acquisition shall be determined by the availability of these funds with the first incremental property acquisitions occurring the first year such funds are available.

This future park site is deemed to be the best option for the Lockhaven area for the following reasons:

1. The City is already committed to acquiring and removing residences at this site and funds for such acquisition will be available without the need to utilize scarce Block Grant funds.
2. This site has the potential to be eventually enlarged to 36 acres which would create a large park in southern Inglewood to complement Centinela Park that serves northern Inglewood. The addition of 36 acres of park land will exactly satisfy the immediate goal of providing one acre of park land per 1,000 residents. No other sites have the potential for such later enlargement.
3. A park in the Specific Plan area will serve as a land use buffer between the industrial properties north of 102nd Street and the residential properties south of 104th Street.
4. No alternative park site is deemed acceptable:
 - A. Because of the potential need for the enlargement of public school facilities in future years, the development of a park within the Morningside High School campus may only result in a temporary solution to provide park land.

- B. Expanding Center Park will require the acquisition of forty residences without the ability to utilize airport noise mitigation funds.

SOUTHWEST INGLEWOOD. The City shall acquire the approximately four acre automobile dealership facility at 1129 to 1237 South La Brea Avenue utilizing Block Grant funds, General Fund revenue, and any other applicable funding source to be annually budgeted and set aside until sufficient funds are available to purchase the site. Upon such acquisition, the City shall then incrementally acquire all the remaining small ownership parcels between this automobile dealership site and Hardy Street to the north, prior to the year 2006.

This future park site is deemed to be the best option for the Southwest Inglewood area for the following reasons:

1. A 5.4 acre park open on three sides to La Brea Avenue, Hardy Street and Maple Street will be created in a very central location for the Southwest Inglewood area, particularly in serving the parkless, higher density neighborhood east of La Brea Avenue.
2. Only four residential properties will need to be acquired.
3. The creation of a large landscaped open space, near Inglewood's southern entrance along one of the City's primary arterial streets, will enhance the image of the community and particularly of a commercial area developed with automobile repair garages and used car lots that is otherwise devoid of visual amenities.

Alternative Site: In the event that the acquisition of the La Brea Avenue automobile dealership site is infeasible, the alternative park site shall be the enlargement of Siminski Park to seven acres by the incremental acquisition of all abutting residential properties along 97th Street and 98th Street during this ten year acquisition program using Block Grant funds and other available funds. This site is deemed the lesser alternative to the La Brea site as it will require the acquisition of 35 residences and the park is distant to the neighborhood east of La Brea Avenue.