

**CITY OF MANHATTAN BEACH**  
**MINUTES OF THE PARKS AND RECREATION COMMISSION**  
Virtual – Zoom meeting  
February 22, 2021  
4:00 PM

CONTENTS

**A. CALL TO ORDER**

The meeting was called to order at 4:01 PM.

**B. ROLL CALL**

Present: Chair Greenberg, Weiner, Turkmany, Karger, Nicholson and Cullen

Absent: McCarthy\*

\*Commissioner McCarthy joined the meeting at 5:13 p.m.

**C. APPROVAL OF MINUTES**

The approval of the January minutes will be deferred to the March meeting as they were not posted to the web.

**D. CEREMONIAL**

None

**E. AUDIENCE PARTICIPATION (3-Minute Limit)**

Chair Greenberg opened the floor to audience participation. Seeing none, the floor was closed.

**F. GENERAL BUSINESS –**

Prior to discussing the workplan items, it was confirmed that there has been no word from LA County to allow events and large-scale gatherings. Consequently, it is not known whether or not the Summer Concerts in the Park will take place. Once approval is received there will be a 6-8 week lead time on events.

Discussion of 2021 Workplan Items:

**El Porto Family Park** (Greenberg, McCarthy, Turkmany) – Chair Greenberg reported that the ad-hoc committee met on-site with staff and noted that there are families, dog walkers and cyclists utilizing the area. There are two non-contiguous areas of the park. There is an ADA ramp and handicap parking available at 42<sup>nd</sup> St., near the beach café and swings. The group envisioned that one area could be used as an active play area with play equipment in sand, and the other area for passive enjoyment with picnic tables and shade. There is a possibility of adding a dog run along northern perimeter. Next steps on project: 1. Jessica/Michael to reach out to Ernest Area and Dana Murray. 2. Jessica to speak to Nate to draft conceptual designs. 3. Director Leyman will reach out to LA County to have a preliminary discussion on how to proceed. The current area is owned by the County and

maintained by the City. The land next to the area is owned by NRG.

**Nature Areas and Trails** – (Greenberg, McCarthy, Turkmany) The ad-hoc committee observed that the bottom of the dune is fenced off and behind that is inaccessible. The committee would like to explore removing the fencing along the eastern perimeter of Sand Dune Park. They are not recommending developing developed trails and have concerns about risk management and liability. The committee is recommending the following:

1. Remove fencing. If removal is not approved, open up some gates
2. Clearing of area around the fenced area. Perhaps this could be a Scout project
3. Installing benches or picnic tables, if appropriate in the space

Not a lot of development is being proposed. Commissioner Turkmany added that the committee is not looking to modify anything but more to allow more access to the area for exploration. Commissioner Nicholson asked if there was any concern with wildlife such as foxes and coyotes. He would like for it to be a point of awareness when conducting the due diligence on the project. Commissioner Cullen asked if there would be trails leading to the picnic tables. Chair Greenberg stated that the original thought is for no developed trails but that will be examined if it is decided to place picnic tables.

**Live Oak Park** – (Greenberg, McCarthy, Turkmany) Along the length of the park on the West, there is a fenced in, inaccessible area. Approximately 60-70% of the western perimeter is fenced off for seemingly no other reason than to keep people out. The recommendation is to eliminate the unnecessary fencing, open up the nature areas, and do some cleanup. Commissioner Weiner asked if the fencing is there due to the slope of the land being unsafe for walking. Commissioner Greenberg stated that the general feeling was that many of the fences were not there for safety. Potential liability would need to be reviewed by risk management and the City Attorney. It is likely that signage would be required to let people know that these are unmaintained nature areas. The idea is to give people more nature areas, which they asked for in the Parks Master Plan survey. Recreation Supervisor, Michael Hudak will research why the fencing was installed. Next steps will include cost estimates, risk management/legal review, and public outreach.

**Dog Parks and Community Parkettes** – (Weiner) Commissioner Weiner reported that the plan for this project is to document the areas to review, including the El Porto site identified earlier in the meeting; work on ownership issues of the proposed non-city-owned sites; and start looking at environmental impact issues for the various locations.

**Polliwog Park Enhancements** – (McCarthy, Karger) This includes the amphitheater pavilion, Community Garden and National Fitness Court (NFC).

NFC - Sr. Recreation Manager (SRM) Vincent stated that staff will handle the NFC portion and reach out to the neighbors near Polliwog to get some feedback and would like to have some community outreach at a commission meeting within the next two months. 20% of the total project costs are required to be spent on ADA upgrades. This project is a priority for the Polliwog Park enhancements because the City already owns the equipment. Commissioner Greenberg asked if the current fitness equipment at Polliwog could be relocated. SRM Vincent stated that some of the equipment is in disrepair but any pieces in safe, working order may be considered for relocation.

Community Garden – SRM Vincent reported that the garden is connected to the Peck Reservoir Project because the contractor is using the immediate area for staging. The area

will not be available until 2022 for improvements. Commissioner Greenberg wants to ensure that we don't miss our window on the Community Garden and know when to approach Public Works to make sure it gets done. SRM Vincent suggested a Gantt chart to get all the timelines in place. She also mentioned that City Council has directed staff to explore artificial turf at Begg Field, which will be another item to discuss with the contractor, along with the Community Garden. If turfing is to be installed, it may mean that seating would be installed in the area currently being considered for the community garden.

**Sand Dune Park Building-** Commissioner Nicholson and SRM Vincent met at Sand Dune Park and found two locations that could accommodate an approximately 25'x16' structure. One is a concrete pad on the west side of the park near some picnic tables. The other location is about 10 feet north of the existing building. One consideration is to clean up the existing structure in order to utilize the bathrooms and storage space, and then install a prefab building. Commissioner Nicholson found a company called Studio Shed that has ready to plug in prefab 14' X26' buildings for about \$45,000, not including transport or installation. Commissioner Greenberg recommended checking to see if the current structure restrooms are ADA compliant. Commissioner Weiner recommended a City inspection of the building to see if it can be renovated. SRM Vincent stated that the challenge is the foundation, design, and getting everything through plan check. The goal is to keep the project under \$100,000.

**Exploring Repurposing the Pay N Play Racquetball Courts-** (Karger, Turkmany) Commissioner Karger reported that the current agreement expires December 31, 2021 and is currently being reviewed by the City Attorney. There is an option to renew for 2 consecutive 10 year terms. Commissioner Turkmany mentioned there may be other avenues for ending the contract. Commissioner Weiner mentioned that the owner is responsible for the maintenance and condition of the building. As such, the City should prepare a report of necessary maintenance for the owner to consider. Chair Greenberg added that there may be a question on how the revenues are calculated for lease payments. Commissioner Karger stated that it is in the City Attorney's hands to examine the options and timelines for notification. Commissioner Weiner stated that the six month notification deadline is coming up in June. Chair Greenberg stated that there is another strategy, which is to wait for the tenant to renew and if the deadline is missed, then it is cancelled.

**Explore acquiring Armory land** – (Greenberg, McCarthy) Chair Greenberg reported that he had met with Director Leyman. Outreach may be as simple as drafting a letter from the Mayor and following up annually. Directory Leyman is reaching out to Public Works to get the appropriate contact person for the armory, in order to initiate a conversation.

**Exploring the feasibility of developing an aquatics center** – (McCarthy, Weiner, Cullen) Commissioner Weiner reported that there was a meeting at the El Segundo pool with Director Leyman, SRM Vincent, Recreation Program Supervisor Jesus Sandoval, Commissioner McCarthy, the Athletics Director for the DaVinci School and a staff member from El Segundo. They toured the impressive facility and received information on operations. They discussed how the City worked with DaVinci and how they split time. After the tour, there was a follow up with Matt Wunder, director of DaVinci School who gave information on financing. Commissioner McCarthy reported that there were many entities involved. The pool opened in March 2019 at a cost of \$13.8M to build, not including the land. This was built as part of a larger project so the locker rooms are built into the gymnasium space. The budget increased from \$9M due to change of the project scope along the way. Wiseburn School District (WSD) owns the facility and the City of El Segundo

operates it under a joint-use agreement, which is working smoothly. The facility is used by schools, City, clubs and community. WSD entered into an \$87M bond, a private citizen purchased land and was then reimbursed by the bond funds. They also received \$58M in State Charter school funds to finance the larger project. The ad-hoc committee gathered information on lessons learned and obtained many contacts to speak with. The project started with the bond issue in 2010. The groundbreaking was in 2017, and the construction was finished in 2019.

The ad-hoc committee will consider the idea of partnering with a neighboring city and the Beach Cities Health District (BCHD). BCHD is looking for an aquatics facility location and is considering a location at Aviation Blvd. and Manhattan Beach Blvd. Next steps: set up a call with BCHD, follow up with Sherry Kramer regarding funding issues for the El Segundo pool, talk about and understand more about timelines.

**PMP Project Cost Estimates: P&R Maintenance and Replacement Budgeting** – (Weiner, McCarthy) Commissioner Weiner reported that not much has progressed with this but he is working with SRM Vincent and reiterated that all projects should be kept on this list and he will keep track of progress on all projects. SRM Vincent reported that a document has been created listing locations of amenities in all parks. Staff will be working with Public Works to develop potential costs and schedule for maintenance, and possibly reassigning some of Public Works maintenance funds to specific projects.

**Donation Policy and Programs** – (Turkmany, Karger) Commissioner Turkmany reported that no action has been taken as it has not gone back to City Council. The committee is waiting for some direction on the Military Wall. Management Analyst, Linda Robb reported that she and Director Leyman had met with Civil Engineer, Gil Gamboa to discuss construction of the Military Recognition Wall. He will be speaking with Ish Medrano, retired civil engineer and designer of the Veterans Memorial, to gain some insight on method and materials used. The policy is approved. It is the Military Wall and paver programs that need to be developed and implemented. She informed the commission that four bench donations had been installed but the program is currently on hold until more locations are identified and pricing can be established. Recreation Supervisor Michael Hudak’s team has recently completed an inventory of park amenities and will be identifying those that can be replaced. SRM Vincent mentioned that the El Segundo pool had a nice donor paver display and will share images.

## G. STAFF ITEMS

SRM Vincent presented the following:

An update was given on recent City Council actions.

Department project updates:

Polliwog Park Playground Replacement- Director Leyman has identified additional funding sources and the project is at 90% plan check. Construction is expected to be complete by the end of year, 2021.

The Parks and Recreation Department has been working closely with the Downtown Business Association, Chamber of Commerce and the North End Business Improvement District to develop the Local Love campaign to encourage people to shop, dine and support local businesses.

Programs: Rec and Youth programs childcare will continue. Lap swimming will continue at

the pool and will be expanding to include water polo and masters swim, on March 1<sup>st</sup>. Spring registration will begin March 22<sup>nd</sup>. Registration for summer camps will be available during summer registration instead of spring registration this year due to COVID and the related uncertainty regarding program protocols.

Adult sports are now allowed to practice only, but no games. LA County moved to match the state reopening matrix for youth sports, so baseball games may be starting soon. SRM Vincent will be meeting with MBUSD to discuss operations on school fields, the pool and Mira Costa tennis courts. Chair Greenberg asked if the subject of pool use during school hours would be addressed. SRM Vincent replied that the subject of pool use during school hours would be raised, along with the potential dog park at Voorhees and Rowell. Chair Greenberg asked about the Ladera area at Grandview Elementary. The school district has identified the area as a 6U field and has plans for a grass field.

The pickleball program has been expanded at Manhattan Heights as a pilot program and seems to be working very well.

The Parks and Recreation Communication Team won an award of excellence for the Healthy at Home program, from the California Park & Recreation Society.

#### **H. COMMISSION ITEMS**

Older Adult Program update – Commissioner McCarthy reported that people have been complimenting the new surfacing at upper Polliwog Park play area, but the rubber fill is getting everywhere. SRM Vincent reminded the commission that one of the items in the Parks Master Plan is to look at all the areas with the rubber fill and replace with another type of surfacing.

Older Adults are looking for more benches, especially at Polliwog Park.

Commissioner McCarthy sent a memo to City Council regarding the Senior Grams. She has not heard anything back yet but will try again.

Student update – Commissioner Cullen reported on testing. The February ACT testing happened in person, in Orange County. The March 13<sup>th</sup> SATs were cancelled in all of California. AP tests will be offered in May and June, with the May tests possibly offered in person. National Honor Society community service project deadline is in a month or two.

School district update - Chair Greenberg reported that reopening of schools sounds encouraging. Grades 3-5 coming back on campus March 1, secondary high needs students will be coming back on campus 4 days a week. Grades 7-12 are targeting a return after Spring Break to start back on campus in some sort of model. Some high school sports have been cleared for competition against one school at a time. Indoor sports are still not allowed.

Chair Greenberg thanked staff for being responsive and opening up Live Oak Field for community use. He mentioned that he has not seen anyone setting up pickle ball courts on the basketball courts, although it is allowed.

#### **I. ADJOURNMENT**

Commissioner Cullen moved to adjourn. Commissioner Weiner seconded the motion. The motion passed.

Ayes: Greenberg, Weiner, McCarthy, Turkmany, Karger, Nicholson and Cullen  
Nays: None  
Abstain: None  
Absent: None

The meeting was adjourned at 5:56 pm to Monday, March 22, 2021.