

CITY OF MANHATTAN BEACH
MINUTES OF THE PARKS AND RECREATION COMMISSION
Virtual – Zoom meeting
April 26, 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, Nicholson, Weiner, Turkmany, Karger, McCarthy, and Cullen

Absent: None

C. APPROVAL OF MINUTES

Commissioner Karger moved to approve the March 22, 2021 minutes as written.

Commissioner Turkmany seconded the motion. The motion passed.

Ayes: Chair Greenberg, Nicholson, Weiner, Turkmany, Karger, McCarthy, and Cullen

Nays: None

Abstain: None

Absent: None

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

ADA Requirements – Ryan Heise, Building Official and Susan Yuzuki, Plan Check Engineer

Mr. Heise and Ms. Yuzuki reviewed general Americans with Disabilities Act (ADA) project requirements.

Parks and Recreation projects are subject to both ADA (Federal) and California Building Code. Both work to make the built environment better for people with disabilities. The basic requirement is that all construction in the project must be accessible. In addition, 20% of the construction budget must be added to the project to upgrade external areas that serve the construction. This may include path of travel, parking and restrooms. If a whole site can be brought to compliance for less than 20% of the construction budget, that is acceptable.

Play equipment, exercise equipment, swimming pools and nature trails all have specific accessibility requirements. Requirements must be checked and met for every project.

There is a distinction between outdoor developed areas, nature trails and hiking trails in terms of accessibility requirements. Ms. Yuzuki recommended referencing a publication called “Outdoor Developed Areas” published by the United States Access Board.

Mr. Heise explained that maintenance projects may be exempt, but many projects that may seem like minor maintenance will actually require upgrades. Any new work should be reviewed for compliance requirements. He stated that everything needs to be fully compliant but there are exceptions and those exceptions will be examined.

Ms. Yuzuki added that the way the ADA is written is that you need to provide the same level of services and activities to the disabled, that you offer for able-bodied people.

Commissioners Nicholson and Greenberg explained that the commission is looking to open up a wilderness area that was previously locked off. There is no plan to develop trails, no cost involved, only opening up currently locked gates, for people to enjoy the undeveloped area at their own risk. Ms. Yuzuki stated that as a local government agency, subject to Title 2 of the ADA, any programs provided to the public need to be accessible. A nature area open to the public would also need to be accessible to the disabled.

Mr. Heise added that Ms. Yuzuki is an access specialist and is educating the commission on requirements that are enforced in order to be issued a building permit. Some of the changes proposed would not need a building permit however, should be reviewed and approved by the City risk management and the legal teams. The City has a transition plan for making the City ADA compliant and uses it to determine upgrades to be made when a project is proposed to an area.

Ms. Yuzuki stated that an area can be part accessible nature trail and another part can be unimproved. The entire trail does not have to be accessible, but a portion of it does.

Regarding pool ADA requirements, Mr. Heise stated that designs and details would need to be reviewed with the designers. He reiterated that for all projects, everything needs to be fully compliant but there are exceptions, and those exceptions will be examined.

Commissioner Weiner pointed out that if you use the Sand Dune as an example, it's a 40 degree slope of sand that is not accessible. Adding an additional entrance would not change the purpose of the area. It is his hope that the same logic would apply to the nature areas.

Commissioner McCarthy offered that if the commission is to move forward with this project, there needs to be a deeper dive into the definitions of hiking and nature trails to see if there are any exceptions that can be made.

Commissioner McCarthy recommended that everyone watch the Academy Award nominated movie *Crip Camp*, about a camp for children with disabilities that paved the way for the ADA.

Commissioner Greenberg emphasized that the commission is not looking for ways to circumvent the requirements, but looking for solutions that will keep the projects in compliance and within a budget that City Council can approve, while moving forward with what the community has requested.

Discussion of 2021 Workplan Items:

Exploring Repurposing the Pay N Play Racquetball Courts– (Karger, Turkmany, Greenberg) Director Leyman reported that no comments have been received from the City Attorney on the agreement.

Commissioner Karger reported that the sub-committee has put together some ideas for use of the space but cannot move forward with anything until the City Attorney has reviewed the agreement. At this point, the tenant has been a long time partner and the City will work

collaboratively. If the tenant wants to renew, the issue of maintenance will be addressed. Director Leyman informed the commission that the City has received a payment from the tenant since the loosening of restrictions has allowed the courts to open up. There have not been any conversations regarding required maintenance with the tenant, to date. Director Leyman stated that he will speak with the tenant before the next meeting, but needs to hear from the City Attorney first. It is the tenant's option to renew but it is reasonable for the City to require that deferred maintenance be addressed before renewal.

Explore acquiring Armory land – (Greenberg, McCarthy) Chair Greenberg spoke with a National Guard representative and was told that some armories are being considered for closure but Manhattan Beach is not currently on the list. A letter has been drafted indicating the City's desire to acquire the land if it were to become available. Director Leyman will be reviewing the letter with the City Manager and other necessary reviewers.

Exploring the feasibility of developing an aquatics center – (McCarthy, Weiner, Cullen)

Commissioner McCarthy reported that the subcommittee visited the Redondo Union High School pool and found that it was designed specifically for high school use and not intended for large competitions. It is not classified as a community pool but is open to the public on a limited basis.

The subcommittee met with Beach Cities Health District (BCHD) and found that they have studied the issue but haven't yet done any real design. The Aviation Track site was brought up as a possible location. BCHD is looking for a partner. The City should consider talking to Redondo Beach about partnering and including BCHD. It is worth pursuing a joint venture with Hermosa, Redondo and BCHD at the Aviation site. Director Leyman recommended to start by asking the City Manager to reach out to the City Manager of Redondo Beach to find out the best person to work with.

The subcommittee had a tour of the new Torrance Aquatic center, which has been open for about three years. The facility was designed to accommodate the four high schools in the district. It is designated as a competitive facility so the coaches are the lifeguards. The facility is empty much of the time. It is well designed and cost \$13,000,000 to build.

Commissioner McCarthy feels that the committee has gathered a lot of data on pools, but needs to meet to get a handle on the Begg and Village sites. Senior Recreation Manager (SRM) Vincent stated that Finance Director, Steve Charelian, is the best person to talk to and he may be available in June when the budget process winds down. Commissioner McCarthy is working to set meetings with Jesus Sandoval, Aquatics Supervisor, and Dawnalyn Murakawa-Leopard from Manhattan Beach Unified School District (MBUSD). Director Leyman stated that it is time to set realistic timelines for each workplan item to present to City Council.

PMP Project Cost Estimates: P&R Maintenance and Replacement Budgeting – (Weiner, McCarthy) Commissioner Weiner feels that this document will rely on the information from every other work plan item. It needs to include, project scope, possible venues, future maintenance requirements and funding sources, which can be presented to the City Council. At this point, there is not enough information from the subcommittees to put into the document. He suggested that the June meeting be used to start consolidating information.

SRM Vincent reported that she has had some discussions with Public Works about placing stickers in the restrooms with a QR code to report issues. Unfortunately, a QR code cannot link directly to the service request form itself so the new strategy is to put up stickers

advertising the GoReach app for people to download and report. She reported that staff does park rounds daily and reports issues, supervisors conduct monthly inspections and submit service requests. Public Works is short staffed and is dealing with the service requests as best they can.

Donation Policy and Programs – (Turkmany, Karger)

Commissioner Turkmany reported that we are still waiting for input from the City Attorney regarding language for a legacy donation program. Management Analyst Robb reported that the City Amenity Donation Catalog will be added to Energov and is on a short hold. There is a major upgrade to the system scheduled to be installed in June and the administrators do not want to add any new permit processes prior to the installation. The park bench inventory and prioritization has been completed and she will begin contacting those on the waitlist shortly. Regarding the Memorial Wall, she is still waiting for contact information for a vendor.

El Porto Family Park (Greenberg, McCarthy, Turkmany) – Chair Greenberg reported that three conceptual designs were received for park equipment. They look great but are more expensive than anticipated. SRM Vincent reminded the commission to keep in mind that 20% would need to be added for ADA and a separate designer will need to be hired to design the project to go out to bid. The next ad-hoc committee meeting will be to discuss next steps. Director Leyman reported that he has spoken with the LA County property asset manager and looped in the Director of Beaches and Harbors. Overall, the response was positive. Director Leyman posed the idea of the County turning the land over to the City, to the LA County representative and it is a potential request. The other option is that the County retains ownership of the land and the City maintains and manages it. He reminded the commission that any decision made by the commission and City need to be approved by the County to move forward. Chair Greenberg stated that requesting ownership would likely extend the timeline.

Nature Areas and Trails – (Greenberg, McCarthy, Turkmany) Chair Greenberg stated that the focus is on opening the gates to the Sand Dune wilderness area. The next step is to meet with Lt. Harrod and the City Risk Manager on April 27th. The ADA information received tonight will help inform next steps.

Dog Parks and Community Parkettes – (Weiner) SRM Vincent reported that she and Mark had met with Ms. Murakawa-Leopard of MBUSD to discuss the Rowell and Voorhees site. Ms. Murakawa-Leopard will take it back to see if there is interest from MBUSD. SRM Vincent will schedule a follow up meeting. In addition to exploring new locations, Commissioner Weiner will be looking at ways to enhance other sites.

Polliwog Park Enhancements – (McCarthy, Karger) SRM Vincent stated that the user groups would also like to turf MBMS in addition to Begg Field. Staff is looking into funding options for the \$2,500,000 project. User groups may potentially fund up to \$2,000,000. MBUSD seems to be interested.

NFC Fitness Equipment – SRM Vincent reported that staff met on site with Ryan Heise and Engineer, Gil Gamboa and it looks like we'll be able to move forward with this site using the funds allocated with the same timeline as the lower Polliwog playground replacement. Commissioner Turkmany asked why the project is moving to Polliwog. Director Leyman responded that there is a significant cost savings to installing in Polliwog Park due to the amount of ADA upgrades required at the previous site.

Sand Dune Park Building- SRM Vincent and Recreation Supervisor, Michael Hudak met

with a company that builds prefab buildings and talked through the challenges and feasibility of the site. The cost works out to about \$175/ft², not including architecture fee or design work. The total project cost would be between \$500,000 and \$1,000,000. Next steps are to think about the scope of the project and see if there is appetite to move forward.

Commissioner Nicholson stated that a main decision is whether to demo the existing structure and put a prefab building in its place. Alternatively, the existing structure, including restrooms, can stay and a basic office space can be installed with electricity but no plumbing. This alternative would require extensive upgrades to the existing facility but would be the less costly option.

G. STAFF ITEMS

Director Leyman gave the following updates on recent City Council actions including the items related to the Parks and Recreation Department.

City Hall has reopened by appointment only.

City Council would like to resume in-person meetings. Current social distancing requirements will require that the meetings would take place Joslyn Center with only 5 members of the public allowed inside. The first in-person meeting could be as soon as May 18th. The main challenges are technology and managing the number of people who can attend.

Scramble crosswalks have been installed on Manhattan Beach Boulevard at Highland and Manhattan avenues.

The Art Center is now open from 10-5, Friday - Sunday. Current exhibition is Architecture of Touch.

Special Events tentative dates:

International Surf Festival & 6-Man Tournament 7/30-7/31

MBO Volleyball Tournament 8/19-8/22

Concerts in the Park – possible abbreviated series in August. Focus on event access points and assigned seating.

In general the current protocols require controlled access points, assigned seating and reduced attendance capacity. Hoping that the protocols will change because the current criteria is unrealistic for the concerts.

SRM Vincent gave the following updates:

The mandate to wear face covering during youth and adult sports has been lifted, but it is still highly recommended that they be worn during play.

The swim program is at capacity. Registration for summer camps begins next Monday, May 3rd. Adult softball and kickball leagues have restarted.

An internal subcommittee has been formed to discuss tennis protocols.

The department is aiming to open up picnic pads and facilities for reservations beginning May 3rd, for use after June 1st.

H. COMMISSION ITEMS

Older Adult Program update – Commissioner McCarthy reported that the Senior Advisory Committee met and are gradually starting to reopen but it is difficult, with many challenges. The committee is working closely with the fundraising group for the scout house and are

starting a new fundraising campaign.

Director Leyman will follow up with the City Clerk's office regarding the recognition for the groups delivering the senior grams.

Student update – Commissioner Cullen reported that school is back on campus 5 days a week on an alternating stacked schedule. Last he heard, 60% of students are back in person and about 40% stayed at home. No handouts are allowed and there are plastic barriers between the desks. Sports restrictions are loosening.

MBUSD update – Chair Greenberg – Dr. Dale, Principal of Mira Costa High School and Dr. Matthews, MBUSD Superintendent, will be retiring. Several indoor sports are now running. Parents and limited spectators will be allowed to watch indoor sports.

I. **ADJOURNMENT**

Commissioner Nicholson moved to adjourn. Commissioner Cullen 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 6:09 pm to Monday, May 24, 2021.