



**CITY OF MANHATTAN BEACH
PARKS AND RECREATION COMMISSION**

Monday, March 25, 2024

4:00 PM

Location: City Council Chambers and Zoom

A G E N D A

A. CALL TO ORDER

B. PLEDGE TO THE FLAG

C. ROLL CALL

Commissioner Allen

Commissioner Komatinsky

Commissioner Zimbalist

Chair Doran

Commissioner McCarthy

Commissioner Windes

Commissioner Greenberg

D. APPROVAL OF MINUTES -

January 22, 2024

February 26, 2024

E. CEREMONIAL – none

F. AUDIENCE PARTICIPATION (3-Minute Limit) - The public may address the Commission regarding City business not on the agenda.

G. GENERAL BUSINESS

1. 24/0325.01 Begg Pool Modernization Study Findings and Conceptual Designs

2. 24/0226.01 Work Plan Items Discussion

a. Dog Parks & Community Parkettes

b. Explore Repurposing Pay 'n' Play Racquetball Land/Building

c. Sand Dune Park Master Plan (Nature Areas & Trails, Building)
- renderings and community input meeting recap

d. Explore Community Aquatics Facility

e. Donation Policy and Programs / LoveMB Discussion

f. Enhanced Holiday Events (Flags, Memorial Day, Fallen Soldier)

H. STAFF ITEMS

City Council Recap and Parks and Recreation Department Updates

I. COMMISSION ITEMS

Older Adult Program Update

School District Update

Student Update

J. ADJOURNMENT

If unable to attend in person, the Parks and Recreation Commission encourages the public to participate by submitting comments on agenda items or other subject matter within the jurisdiction of the Parks and Recreation Commission via email to both lrobb@manhattanbeach.gov and mleyman@manhattanbeach.gov, no later than 3:00 PM, on the day of the meeting.

Zoom Meeting Instructions:

If you plan to speak during the meeting, join via Zoom at 3:45 p.m. in order to request to be on the speakers list.

1. Join Zoom Meeting via the internet (download app if needed): Direct URL: <https://comb.zoom.us/j/93781041645>, Meeting ID: 937 8104 1645
Please name yourself to include the item(s) you wish to speak on, and your First & Last name. Example: G.1 – Jane Smith.
2. Join Zoom Meeting via Phone Application (download app if needed): Download Mobile Apps: <https://zoom.us/download>, Enter Meeting ID: 937 8104 1645
Please name yourself to include the item(s) you wish to speak on, and your First & Last name. Example: G.1 – Jane Smith.
3. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669-900-6833 or +1 346-248-7799. Meeting ID: 937 8104 1645.
Find your local number: <https://comb.zoom.us/j/93781041645>. Upon calling in, you will be “muted” until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it’s your turn to provide Public Comment.

Please Note - All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comment periods for which you have requested to speak.

The City strongly advises you of the following:

1. Download the Zoom app to your respective device well ahead of the meeting time. Visit <https://zoom.us/> for the download link. Please make sure you have downloaded the most recent version available.
2. Familiarize yourself with the Zoom application prior to the meeting.
3. Check the condition of all personal electronic equipment, internet and phone connections, and microphone/speaker functionality. The City is unable to support this equipment.
4. Join the meeting prior to the start time. Due to security or technical limitations, admittance to the meeting may not be possible after the meeting begins.
5. Every effort will be made to “rename” participants on Zoom as quickly as possible, so that phone numbers are hidden, however, phone numbers may be partially visible for a brief time.

**CITY OF MANHATTAN BEACH
PARKS AND RECREATION COMMISSION
Wednesday, January 22, 2024**

4:00 PM

**Location: City Hall - City Council Chambers / Hybrid (Virtual and in per-son) –
Instructions within Agenda**

MINUTES

A. CALL TO ORDER – Chair Doran called the meeting to order at 4:00 pm.

B. PLEDGE TO THE FLAG

C. ROLL CALL

Present: Allen, Chair Doran, Komatinsky, Windes, Greenberg, McCarthy

Others Present: Parks and Recreation Director Leyman, Mellissa McCollum, Sr. Management Analyst (SMA) Robb, Recording Secretary Lackow.

D. APPROVAL OF MINUTES – November 27, 2023 and December 20, 2023

It was moved and seconded (Komatinsky/Windes) to approve the minutes for both meetings, subject to two revisions for November 27, on page 3, last and second to last paragraphs from bottom: Change “Se” to “Regarding: (updated survey results)” and in the last paragraph, correct “McCollom” to read “McCollum”.

SMA Robb announced the motion passed - 6-0.

E. CEREMONIAL – None

F. AUDIENCE PARTICIPATION (3-Minute Limit) – None

G. GENERAL BUSINESS

1. 23/0123.02 Work Plan Items Discussion

a. Dog Parks & Community Parkettes

Commissioner Zimbalist announced that a community meeting is scheduled for March 23rd at Polliwog Park to receive public input on the dog park expansion project at Polliwog. The meeting is tentatively scheduled from 9-10 a.m. and renderings will be available.

b. Explore Repurposing Pay ‘n’ Play Racquetball Land/Building

Commissioner Windes reported that the committee work is still paused, awaiting City Council direction. Director Leyman informed that staff hopes to receive direction at the February 13th city council work plan meeting and the recommendation of the Parks and Recreation ad hoc committee at that meeting will be to demo the existing building and replace with a “futsal” court/facility.

c. Sand Dune Park master Plan (Nature Areas & Trails, Building)

Commissioner Zimbalist noted that on 12/22/23 the committee and staff met with DVD (David Voltz Design) and went over first version renderings; a site visit was held January 9th with staff who walked the full length of the park (DVD not present due to illness). Notes from the site visit were sent to DVD and a community outreach meeting at the park is scheduled for March 9, 9-11 a.m. The committee will schedule a meeting with DVD and go over the renderings and start planning for the community meeting. The committee will be heavily involved with publicizing the March community meeting and assisting with planning presentation details.

The Commission discussed. Commissioner Zimbalist clarified that the two ideas presented so far are over-lapping but at different levels of detail (preliminary plans included in agenda packet). The timeframe is only an estimate at this time – hopefully early 2025 for groundbreaking. Director Leyman explained that cost estimates will be based on community input and estimate in the CIP was basically a placeholder; likely the final costs will be greater than the CIP budget estimate.

Commissioner Windes opined that she felt having meaningful mockups at the March meeting will make a big difference and help a lot. Commissioner McCarthy feels that the renderings show a much more visually open and efficient layout which feels like a breath of fresh air. Commissioner Komatinsky offered to help Commissioner Zimbalist go door to door to inform about the outreach meeting. Ideas for publicizing were raised: going door to door, providing a flyer to the preschool next to the park etc.

d. Explore Community Aquatics Facility

Commissioner McCarthy gave an update, highlighting a couple meetings have been held, most recently on January 12th at which the survey results (1,400 respondents) and basic options were summarized and was well attended including the school district. Generally, the two pool option is preferred with some master swimmers as an exception who want a much larger pool for competitions. Most do not want a lot of “bells and whistles” but the basics for a lot of programming and a lot of support for local swim teams.

Next steps: upcoming public presentations:

February 27, 6-8:00 pm hybrid (zoom/in-person) community meeting in council chambers: (present survey and meeting input results and Q and A session-details to be worked out)

March 25, committee to present to the Parks and Recreation Commission

April 16: HMC to present to MB City Council (get council endorsement)

April 17: HMC to present to MBUSD (at a school board meeting).

e. Donation Policy and Programs / LoveMB Discussion

Commissioner Komatinsky reported that on February 6th the committee will be taking its concept to city council; otherwise building documents and a structure for

the foundation.

f. Enhanced Holiday Events (Flags, Memorial Day, Fallen Soldier)

Commissioner McCarthy noted that on January 16th they met with Gary McAuley and went through the document attached to the agenda for today, and will be going to city council for direction. She noted that on reports the two work items can be combined (Fallen soldier, Memorial Day)

g. Juneteenth update: Commissioner Windes reported that the committee recommendations were taken to council, which approved the committee's recommendations. The committee's work is now complete in obtaining council approval. She summarized the planned events and added that an anonymous donor has given \$45,000 (\$15,000 per each of three years). Responding to Commissioner Greenberg, Recreation Manager McCollum noted that after the inaugural celebration in 2024, this will be a staff item (no ad hoc committee) with staff working closely with this Commission as is routine for major programming. The staff lead going forward will be Kari Bell, who works with the older adult programming.

Commissioner McCarthy clarified that going forward, under the General Business portion of the agenda, the enhanced holiday events will not need to be itemized as on this agenda.

H. STAFF ITEMS

City Council Recap and Parks and Recreation Department Updates

The following were reported or announced by Manager McCollum:

- The "Return to Form" exhibit opening at MB Art Center is this Friday, 5 pm
- Joe Franklin is now Mayor and new Mayor Pro Tem is Amy Howorth.
- City Council gave direction for charging for recreational funds. Funds are set aside to replace field turf over time. The Marine field is replaced and looks amazing, staff will notify of a future ribbon-cutting.
- City Council approved the release of an RFP for utility box art work/wrapping.
- \$400k from Measure A (LA County) funds accumulated will be coming for Marine Avenue field improvement (thanks to Linda Robb for processing).
- February 13th: City Council will be considering the 2024-25 Work Plans for all city commissions and some department projects.

I. COMMISSION ITEMS

Older Adult Program update (McCarthy) At the last group meeting, two items were

discussed: 1) Results of a survey looking for programming preferences of older adults in the city's program; and 2) Older Adult holiday party: 225 meals served of which 165 were paid for; attendance was very good (older adults refers to anyone over 55 years). This is very positive with food and music and almost back to pre-Covid level.

Update: trees at Polliwog: had a short meeting with the City's Urban Forester: the plan is laid out and now the order is getting placed and trying to remove all trees and replaced before nesting season. Great collaboration with the community.

School District update (Komatinsky) – March 5 there will be a ballot measure for the renewal of the parcel tax. The campaign to support the measure is launched. If successful, will be able to retain 21 teachers.

Student update (Greenberg) Rules are now in place for grading at Mira Costa (approved by the school board) which is a positive thing and really helps those applying for college. Winter sports have started. ASB hosting winter formal and "Stadium Way" project funded by left over bond money, has finally started and will be completed by June. User groups will not be inhibited from access.

Commissioner Komatinsky asked about timeline for tree replacement at Polliwog: Commissioner McCarthy noted that Ernest Area is watching very closely. A report will be provided at a future meeting.

J. ADJOURNMENT

At 5:30 it was moved and seconded (Komatinsky/Windes) to adjourn to Monday, February 27th at 4:00 p.m. The motion passed unanimously with a voice vote.

**CITY OF MANHATTAN BEACH
PARKS AND RECREATION COMMISSION
Wednesday, February 26, 2024**

4:00 PM

**Location: City Hall - City Council Chambers / Hybrid (Virtual and in per-son) –
Instructions within Agenda**

MINUTES

- A. CALL TO ORDER** – Chair Doran called the meeting to order at 4:07 pm.
- B. PLEDGE TO THE FLAG**
- C. ROLL CALL**
Present: Allen, Chair Doran, Komatinsky, Windes, Greenberg, McCarthy
Others Present: Parks and Recreation Director Mark Leyman, Sr. Management Analyst (SMA) Mellissa McCollum, Sr. Management Analyst (SMA) Linda Robb, Recording Secretary Rosemary Lackow.
- D. APPROVAL OF MINUTES – None**
- E. CEREMONIAL – None**
- F. AUDIENCE PARTICIPATION (3-Minute Limit) – None**
- G. GENERAL BUSINESS**
1. 24/0226.01 Work Plan Items Discussion
- a. Dog Parks & Community Parkettes
Commissioner Zimbalist updated: a community meeting for review of first renderings is scheduled for March 23rd at Polliwog Park for the dog park expansion project. Public notification including postcard mailing will be done in advance.
- b. Explore Repurposing Pay ‘n’ Play Racquetball Land/Building
Commissioner Windes reported that council has approved the demolition of the existing building and installation of a new futsal court (square footage to be determined) at Marine Avenue Park. The project is being funded as a CIP (Capital Improvement Project) and Public Works is evaluating project costs.
- c. Sand Dune Park Master Plan (Nature Areas & Trails, Building)
Commissioner Zimbalist updated that the committee and design consultant are preparing for the March 9th community meeting (9-11:00 a.m.) including multiple

methods of public notification (report/email/social media/direct mailing). Mailing will be to 800 nearby homes; staff and committee are consulting with DVD (David Voltz Design) regarding presentation. Commissioner McCarthy suggested that a sandwich board type poster be placed in the park.

d. Explore Community Aquatics Facility

Commissioner McCarthy updated that committee/staff/HMC meetings continue to be held; the following future public meetings were highlighted:

Feb 27: 6-8 p.m. community meeting; residents within 1,000 ft radius park boundaries were notified.

HMC will process input received and provide in formal presentations for the following dates:

3/25 to the Parks and Recreation Commission; 4/16 to City Council and 4/17 to MBUSD Board.

For the April meetings, HMC expects to have rough cost estimates for two options: keep/renovate existing pool or build two new pools.

e. Donation Policy and Programs / LoveMB Discussion

Commissioner Komatinsky updated that after receiving project approval from city council in early February, the committee is moving forward vigorously, building documents and a structure for this legacy foundation.

f. Enhanced Holiday Events (Flags, Memorial Day, Fallen Soldier) (to be renamed (Flags, Memorial Day and Memorial to the Fallen)

Commissioner McCarthy updated that the committee continues to meet and research information for a number of topics and a location for the memorial is to be determined. On April 16, Director Leyman will present the committee's progress to city council.

H. STAFF ITEMS

Director Leyman reported that it appears that class registration for spring and summer camp will be very high based on today's activity which as the opening day, took in \$180,000. At the next meeting he will share data comparing last year to this year's revenue.

Polliwog tree planting project: Commissioner McCarthy reported that everything was ready including engagement with all affected groups, but, due to storms and very wet ground, the start has had to be suspended now until now after nesting

season which is between April and June.

New kiln in Live Oak Park: the construction for the installation of the new kiln started today. In the first phase there will be some impact which will be gauged week to week, but in the next phase, the ceramics studio will unfortunately need to be closed April 9 through mid-May. The open-lab ceramic classes are canceled and programming for alternative ceramics, once construction is complete, is being planned. The Director briefed regarding the specifics of the new kiln project (larger kiln and an awning).

I. COMMISSION ITEMS

Older Adult Program update (McCarthy) An in-depth survey of the city's older adults programming has been done; results show a very high satisfaction level; however there will be some tweaks such as how to improve a public crosswalk to enhance access/safety at Joslyn Center and how to spend money budgeted for publicity – and especially how to reach new people.

School District update (Komatinsky) – 1) On the March 5 ballot there will be a measure for the renewal of the 2018 parcel tax. It has been projected that if fails, job cuts close to 32 positions will be needed. 2) Wednesday the board will address what specific cuts will need to be made if it fails and overall the budget over the next few years is pessimistic due to complicated state regulations 3) Good news: the stadium way project improving access to the football field area has been started and is expected to be completed in time for June graduation. A small putting green in the area affected has been removed.

Commissioner Zimbalist noted that the stadium way project is not funded through the school's general fund, but from 2 past bond measures (C and EE), and emphasized that state bonding is a financing method that is different from the parcel tax. Commissioner Komatinsky clarified that bonds target capital improvements while parcel taxes support operations and the parcel tax revenue does not go to Sacramento – it stays with the local schools.

Student update (Greenberg) Spring sports have started. The boys varsity volleyball recently took first in a local varsity tournament and junior varsity took 9th place. Academically students will be working hard throughout March preparing for the AP's in April.

Commissioner Windes announced Mira Costa senior Donne Ward (first name "Donnay") who is president of the Mira Costa Black Student Union, and a member of a group "Black Men in White Coats will be recognized as South Bay People Magazine's "2024 Face of the Future" in the April or May edition. Donner is aiming to attend UCLA or Howard University and plans to be a neurosurgeon. He will also program and will be the Mira Costa speaker at the inaugural Juneteenth event at Bruce's Beach.

J. ADJOURNMENT

At 4:50 it was moved and seconded (Zimbalist/Windes) to adjourn to Monday, March 25th at 4:00 p.m. The motion passed unanimously with a voice vote.

DRAFT

TO:

Parks and Recreation Commission

FROM:

Mark Leyman, Parks and Recreation Director
Melissa McCollum, Senior Recreation Manager

SUBJECT:

Consideration of Begg Pool Modernization Study Findings and Conceptual Designs
DISCUSS AND PROVIDE INPUT

RECOMMENDATION:

Staff recommends that the Parks and Recreation Commission discuss and provide input regarding the Begg Pool Modernization Study findings and conceptual designs.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action at this time. Once the City Council directs staff on this matter, future funding allocations may be required.

BACKGROUND:

The City operates Begg Pool as part of a long-standing Joint Use Agreement with the Manhattan Beach Unified School District (MBUSD), owner of the parcel. Originally built in the 1940s, the Begg Pool Facility located at 1402 N Peck Avenue has served the community for approximately 80 years. Twenty-five yards long, six lanes wide, and approximately four-feet deep, the pool hosts a variety of recreation programs and classes, including swim lessons, lap swim, swim team, water aerobics, summer camp programs, water safety classes, recreational water play, and required Manhattan Beach Middle School physical education swim classes. The Begg Pool Facility requires significant pool, mechanical, electrical, plumbing, locker room, and additional upgrades due to age and level of deterioration.

The City Council awarded a contract to HMC Group for Professional Architectural and Aquatic Preliminary Design Services for the Begg Pool Facility (Modernization Study) on August 1, 2023, and directed investigation of the following two options:

- Option 1 – Renovate the existing 25-yard shallow pool and support buildings at the current Begg site
- Option 2 – Design a new Aquatics Center which includes one 25-yard shallow pool, one 35-meter competition pool, and support buildings at the current Begg site

Key components of the Begg Pool Modernization Study include site analysis,

community engagement, needs assessment, conceptual design, and development of a Basis of Design Report (BODR) evaluating options, recommendations, and estimates of probable cost for the facility design, construction, operation, and site improvements.

DISCUSSION:

HMC will present Modernization Study findings and conceptual designs at the Parks and Recreation Commission Meeting on March 25, 2024.

Cost estimates are still under review and will be presented to the City Council at their meeting on April 16, 2024 and the Manhattan Beach Unified School District School Board on April 17, 2024.

PUBLIC OUTREACH:

True North Research conducted a statistically valid survey about Manhattan Beach residents' experiences, opinions, and priorities related to aquatics, Begg Pool, and a potential new Aquatics Center in 2022.

Community meetings with over 180 participants were held November 13, 2023 and February 27, 2024 to explore options for modernizing the Begg Pool facility. Additional input was gathered by consultants and staff in many individual and small group discussions with stakeholders and via a second survey in 2023 with over 1,400 responses. The Begg Pool project website is available at www.manhattanbeach.gov/BeggPoolProject.

ATTACHMENT:

1. PowerPoint Presentation



Begg Pool Modernization Study Findings and Conceptual Designs Parks and Recreation Commission

March 25, 2024



Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.

Study Summary

- Study
 - Started August 2023
 - Concludes April 2024
- Survey
 - October 2023 – January 2024
 - 1400+ Respondents
- Community Engagement #1
 - November 13, 2023
 - Approx. 80 people attended
- Community Engagement #2
 - February 27, 2024
 - Approx. 50 in-person/50 on Zoom



Community Engagement



Community Survey & First Meeting

Musts:

- More Water - Larger Pool/Pools
- Upgraded Bathrooms & Locker Rooms

Desires:

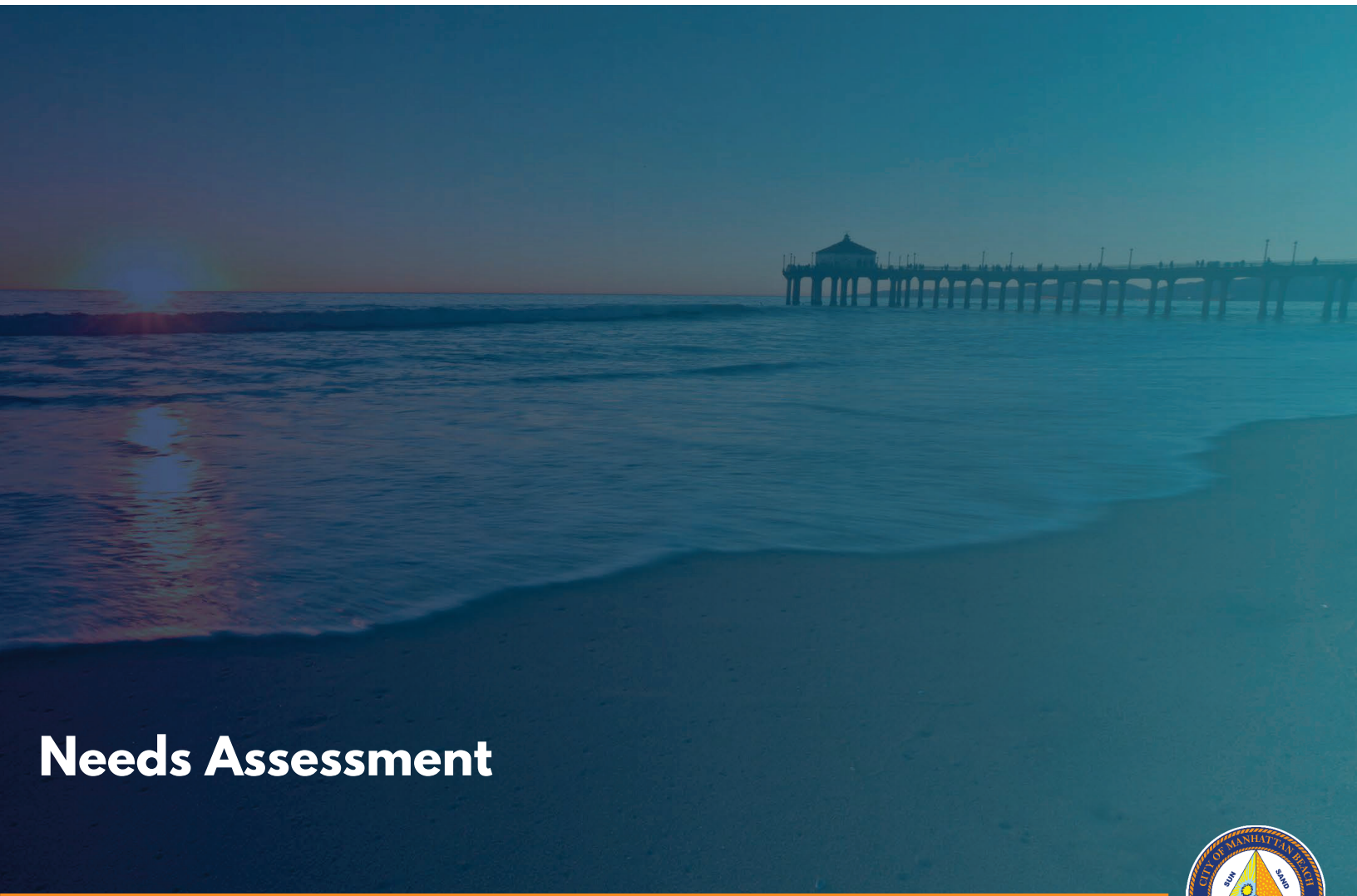
- Increased Pool Availability
- Increased Recreation
- Outdoor Showers & Other Deck Improvements
- More Seating & Shade
- Water Safety Training

Concerns:

- Pool Access During Construction
- Parking
- Neighborhood Impacts
- Funding

More Information on Survey and Community Engagement Findings can be found here:
www.manhattanbeach.gov/BeggPoolProject





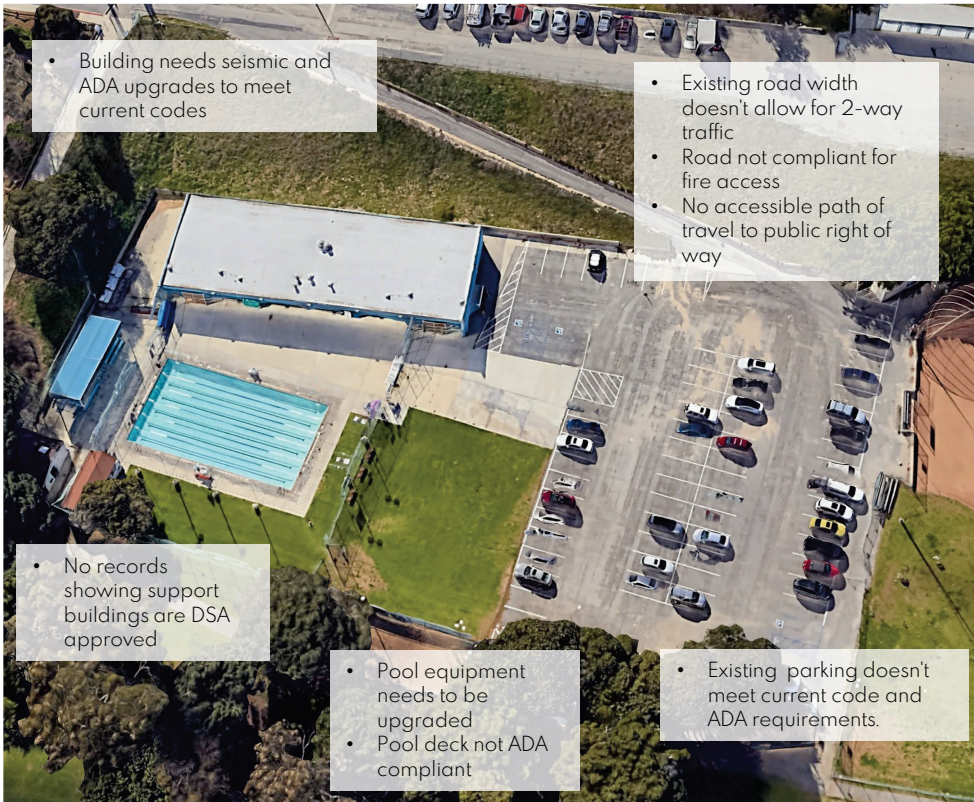
Needs Assessment

March 25, 2024



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Existing Conditions



Option 1:

- Modernize Existing Pool Building and Pool

Option 2:

- New Construction of Pool Building and Pool/Pools



Project Program Highlights

Site Program

Increased Pool Area
(Opt 2)

Flexible Deck Space

Bleacher & Terraced Seating

Lawn Area

Parking & Drop-Off Improvements

Comprehensive Site Upgrades

Building Program

Community Locker Rooms

Lifeguard & MBUSD Office Space

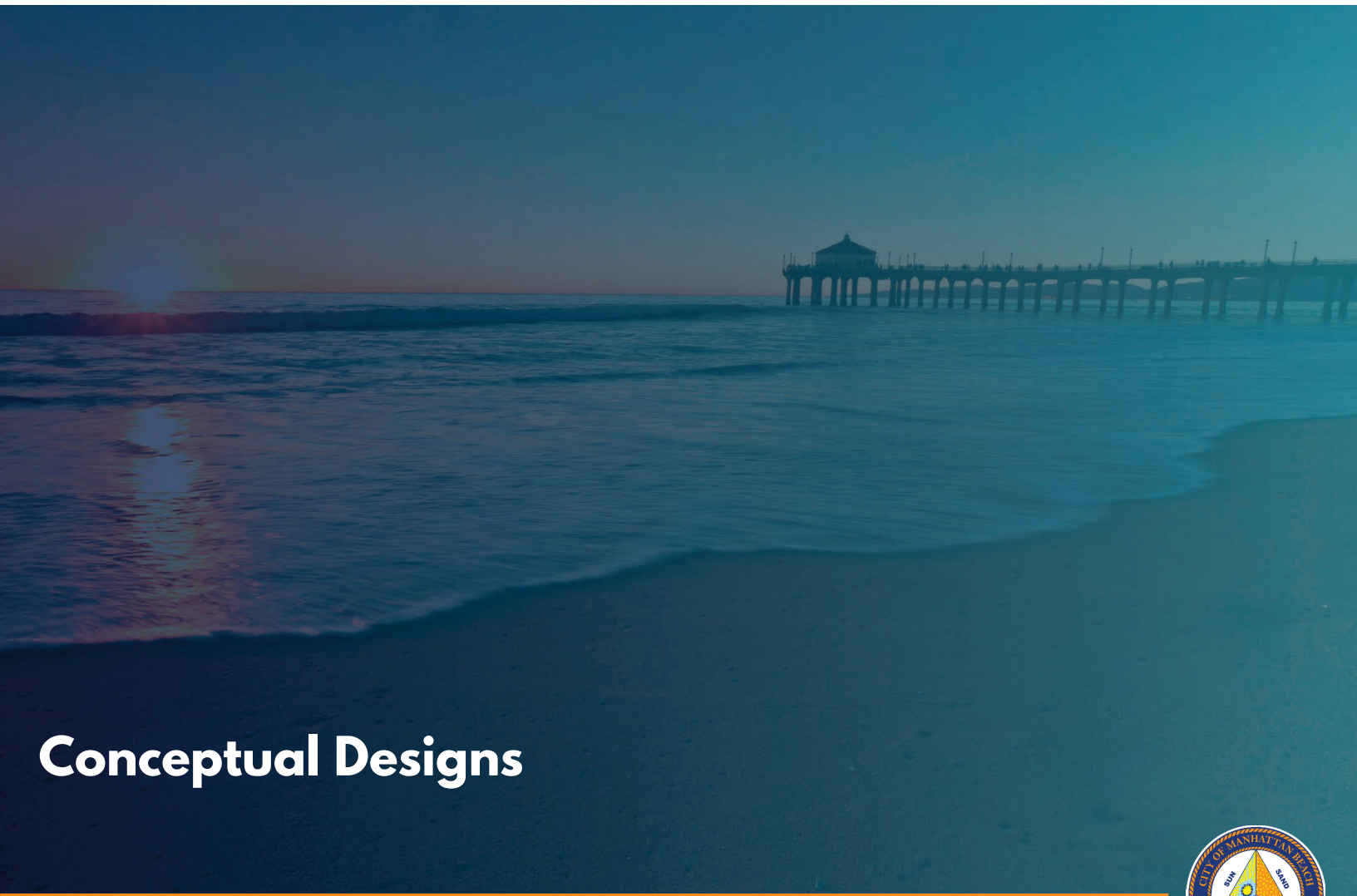
Flexible Training Space

Lobby & Check-In

Pool Support Space

Comprehensive Building Upgrades
(Opt 1)





Conceptual Designs

March 25, 2024



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Concept Inspiration



SWIMMING



WAVES



WATER



DUNES



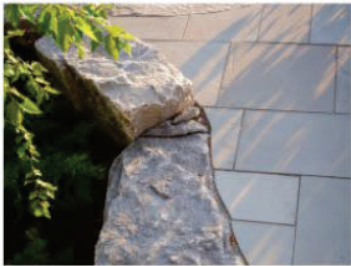
**REFLECTION OF
MANHATTAN
BEACH**



CITY OF
MANHATTAN BEACH

FINDINGS & CONCEPTUAL DESIGNS
MARCH 25, 2024

Site Design Vision



**BUILT ON
THE DUNES**



CITY OF
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FINDINGS & CONCEPTUAL DESIGNS
MARCH 25, 2024

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Site Design Landscape Approach

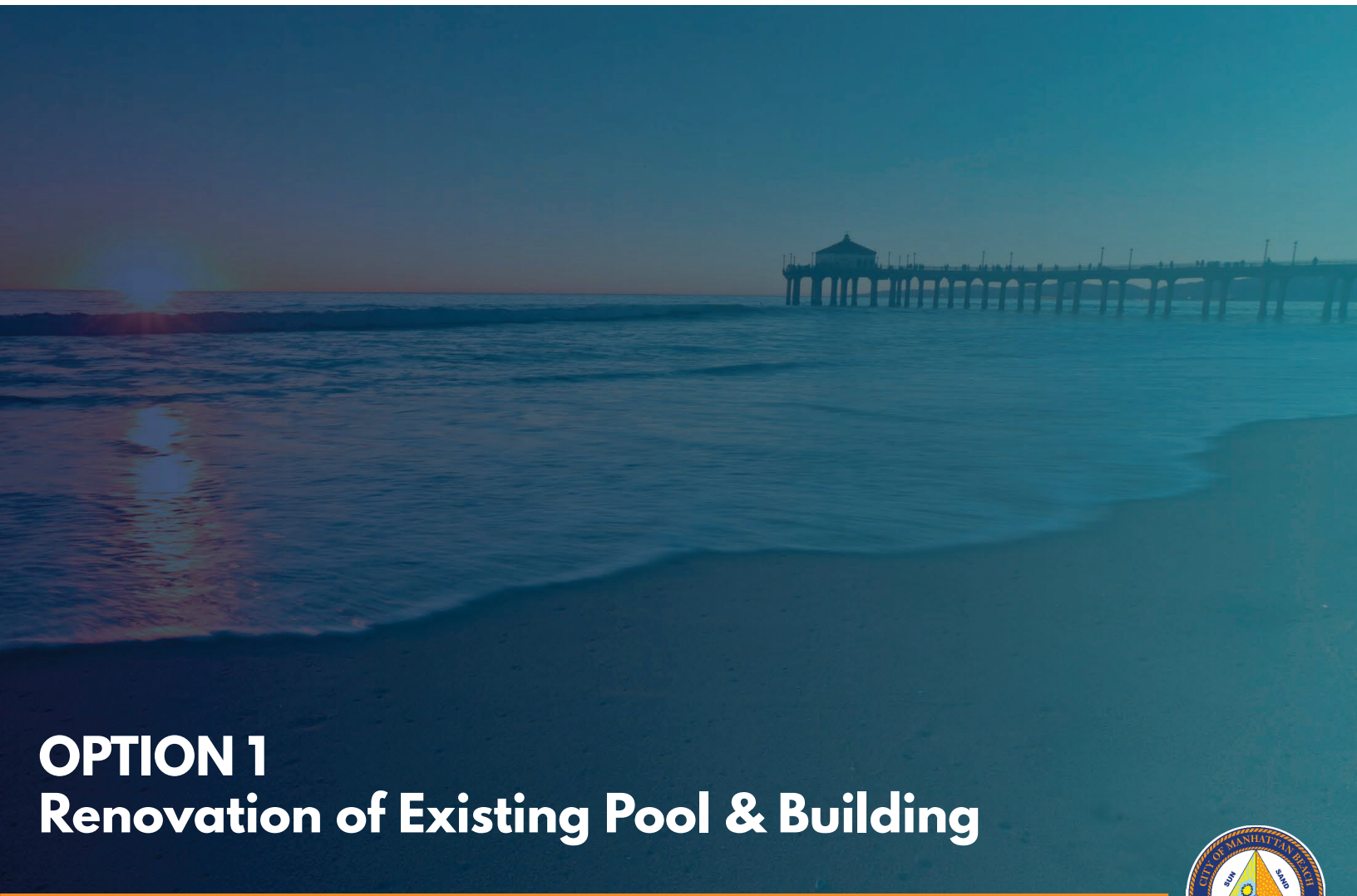
Coastal



native - climate adaptive - low maintenance - seasonal



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OPTION 1

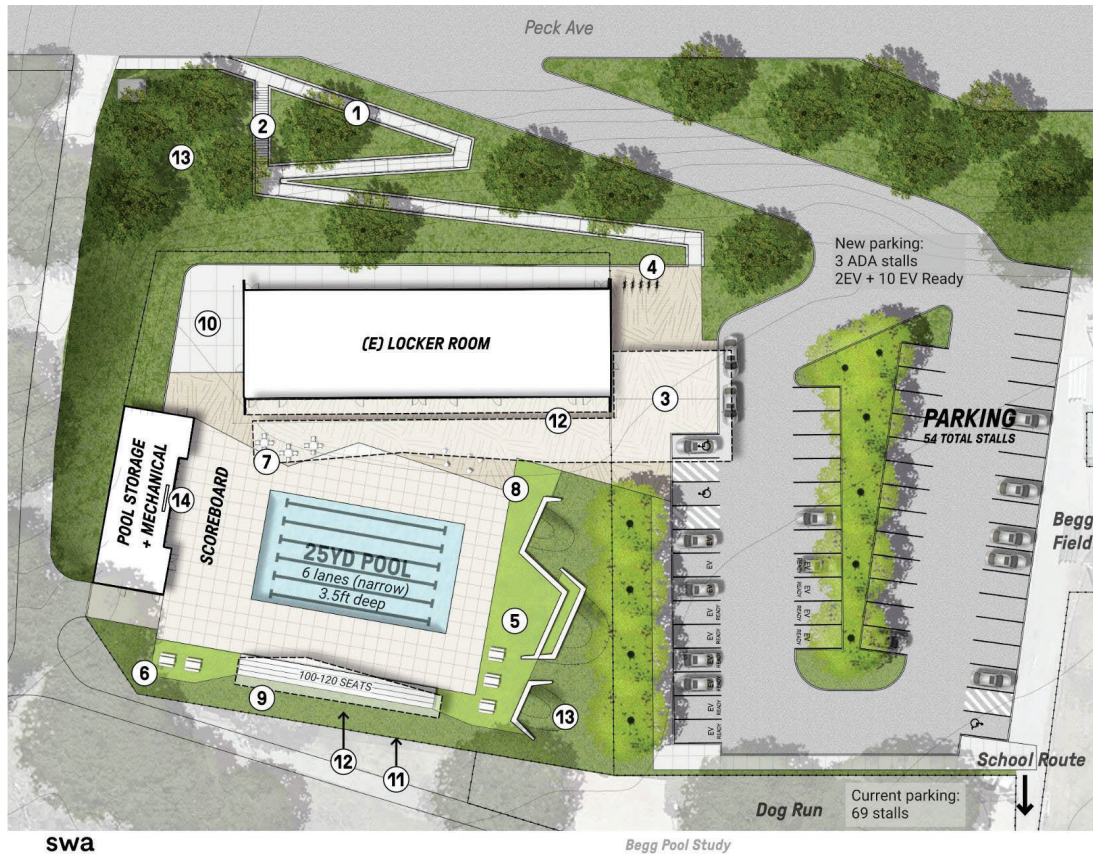
Renovation of Existing Pool & Building

March 25, 2024



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Site Plan Option 1



SITE PROGRAM OPTION 1

LEGEND

- ① Accessible Ramp
- ② Entry Stairs
- ③ Entry Plaza
- ④ Bike Parking
- ⑤ Huddle
Flexible Lawn + Seating
- ⑥ Picnic Area
- ⑦ Pool Deck Seating
- ⑧ Artificial Turf
- ⑨ Bleachers
- ⑩ Outdoor Storage
- ⑪ Perimeter Fence
- ⑫ Shade Canopy
- ⑬ Planting Area
- ⑭ Outdoor Showers (11)

swa

Begg Pool Study



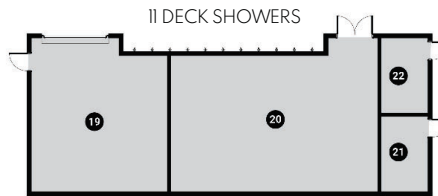
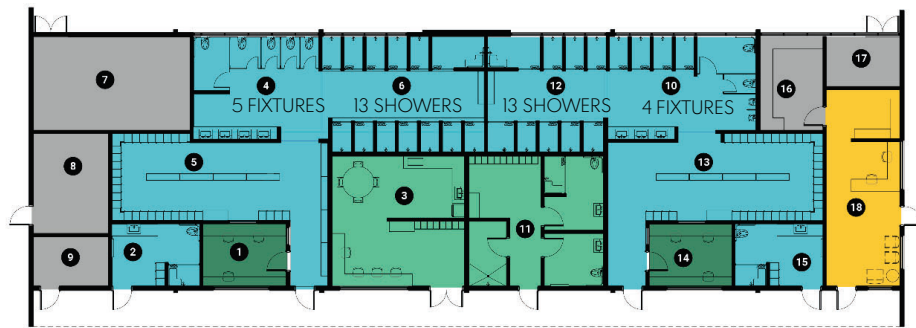
CITY OF
MANHATTAN BEACH

FINDINGS & CONCEPTUAL DESIGNS
MARCH 25, 2024

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Floor Plan – Option 1

OPTION 1



MAIN BUILDING

1 STAFF OFFICE #1	(SF) 135	10 MEN'S RESTROOM	(SF) 330
2 FAMILY DRESSING #1	140	11 STAFF DRESSING	450
3 BREAKROOM	435	12 MEN'S SHOWERS	400
4 WOMEN'S RESTROOM	330	13 MEN'S LOCKERS	520
5 WOMEN'S LOCKERS	515	14 STAFF OFFICE #2	135
6 SHOWERS	440	15 FAMILY DRESSING #2	140
7 MECHANICAL	375	16 STORAGE	150
8 ELECTRICAL	190	17 DATA	95
9 CUSTODIAL	95	18 LOBBY / CHECK-IN	365

MECHANICAL

19 POOL STORAGE	(SF) 505	21 POOL CHEMICAL	(SF) 90
20 POOL MECHANICAL	625	22 POOL CHEMICAL #2	115

LEGEND

- RESTROOM/LOCKERS
- FACULTY OFFICES
- ADMINISTRATION
- BUILDING SERVICES
- POOL EQUIPMENT
- COMMON SPACE



CITY OF
MANHATTAN BEACH

FINDINGS & CONCEPTUAL DESIGNS
MARCH 25, 2024

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Design Concept Imagery Option 1



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Design Concept Imagery Option 1



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Design Concept Imagery Option 1



Design Concept Imagery Option 1



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