

AGENDA DESCRIPTION:

Consideration and possible action to review and approve the Ladera Linda Park Master Plan.

RECOMMENDED COUNCIL ACTION:

- (1) Review and approve the Ladera Linda Park Master Plan and direct Staff to proceed with developing an RFP for detailed construction drawings for the project.

FISCAL IMPACT: None.

| | |
|----------------------------------|-----|
| Amount Budgeted: | N/A |
| Additional Appropriation: | N/A |
| Account Number(s): | N/A |

ORIGINATED BY: Matt Waters, Senior Administrative Analyst 
REVIEWED BY: Cory Linder, Director of Recreation & Parks 
APPROVED BY: Doug Willmore, City Manager 

ATTACHED SUPPORTING DOCUMENTS:

- A. April 26, 2017, Public Workshop Minutes (page A-1)
- B. April 26, 2017, Workshop PowerPoint presentation (page B-1)
- C. Ladera Linda Master Plan Summary of Community Comments (page C-1)
- D. Correspondence received during Public Workshop comment period (April 26 – May 10, 2017) (page D-1)
- E. Ladera Linda Correspondence received after comment period (page E-1)
- F. October 18, 2016 City Council Ladera Linda Update Staff report (page F-1)
- G. Estimate of Probable Construction Costs (page G-1)

BACKGROUND AND DISCUSSION:

Ladera Linda Park has served the residents of Rancho Palos Verdes well since its opening in 1983, following a long tenure as an elementary school. Generations of residents and visitors enjoyed the site both as a school and as a park and community center. However, the pre-fabricated buildings and infrastructure of this community jewel are currently in poor condition. A 2013 Infrastructure Report Card prepared by SA Associates, an engineering firm hired to assess the current condition of existing public structures in the City, noted that the Ladera Linda Community Center received an

overall infrastructure score of “F” (FAIL). The report notes that Ladera Linda buildings are prefabricated, assembled-on-site interlocking metallic panel construction structures built in the 1960s. The report notes that “maintenance is no longer effective”, the buildings are “seismically questionable”, “not ADA compliant”, with “no ventilation and no operating heating/cooling system”, “no sprinkler system”, and notes the buildings are not energy efficient based on thermal infrared testing. The report also references concerns about lead-based paint and the presence of asbestos in floor and ceiling tiles and other building materials. The report includes the following recommendation for four of the five buildings:

Recommendation: (1) Given the potential costs associated with renovation, the cost of maintenance, and the fact that the building is an energy hog, a new facility might be a better investment. (2) The remediation of the building is unreasonable for the overall Return on Investment. (3) For the time being, at a minimum, seismic retrofitting should be considered.

For the fifth building, which consists of a classroom, two restrooms, and a janitors’ closet, the report recommends a seismic retrofitting along with renovation of the existing restrooms “at a minimum.” Based on that analysis, Staff recommended that the buildings be demolished and rebuilt in the Parks Master Plan Update that the City Council approved in 2015.

On September 1, 2015, the City Council directed Staff to issue a Request for Proposals (RFP) for the Ladera Linda Park Master Plan. Demolition of the existing buildings and the building of a new community center at Ladera Linda were part of the scope of the Parks Master Plan Update that was approved by City Council on October 6, 2015. On October 19, 2015, Staff issued RFPs to design firms for the creation of a Ladera Linda Parks Master Plan. Richard Fisher Associates (RFA), a firm that has completed well over a hundred park master plan and development projects, was selected by the City Council on June 6, 2016.

Following formal approval of the project, RFA began work on the Master Plan in early September 2016. Since that time, RFA has met with Staff, conducted preliminary site and document research, held several site visits, met with a variety of interested parties and other users of the facility, and co-hosted a community workshop at Ladera Linda on September 22, 2016, which was attended by over 80 people. A number of concerns about the process and the Master Plan project were raised, both at that workshop and in subsequent emails.

Due to these concerns, Staff presented a status update to the City Council on October 18, 2016 (Attachment F). After hearing a number of resident comments on issues ranging from the size of the new building, storage, traffic, safety concerns and a support for a “less is more” philosophy in park planning, the City Council unanimously voted to receive and file the update report. Based on feedback from residents and City Council, RFA and Staff proceeded with creating two alternative designs for Ladera Linda Park.

These two designs were presented to the public at a public workshop held on April 26, 2017, at the Ladera Linda Community Center (Attachments A & B). At that workshop, Staff and RFA presented a detailed comparison of the two designs and solicited public comments, questions, and concerns. Approximately 60 people attended the workshop.

Both designs embraced community and City Council feedback in the following ways:

- Reduced building square footage/footprint
- Maintain existing elements
- Low-key, neighborhood feel
- No gymnasium, pool, or dog park
- New community center, trails, nature room
- Constraints on usage
- Modest/restrained design scope
- Traffic/parking Impact
- Emphasis on crime and security

Concept A



Concept B



Both Concept A and B contain the same components. No recreation components were added that do not currently exist at Ladera Linda Community Center. Both plans also included grading to make the current separated three-tiered layout to the park flow more seamlessly.

The main differences between the two plans were the location of the Community Center building, the configuration of the parking lot, and the park entrance location. Plan A maintained the existing entrance drive way, featured a more central building location, and divided the parking lot into two main sections, one section located on the paddle tennis level and the other between the building and playground/turf area. Plan B shifted the park entrance driveway to Pirate Drive, located the building in the Northeast corner of the park on the paddle tennis level, and had one central parking lot.

The Recommended Concept: Concept A-1

Extensive public feedback and City Council direction informed the creation of the recommended concept below (Concept A-1). Many of the ideas and comments from the April 26th workshop and subsequent emails were incorporated into the final recommended design (Attachments C, D & E). The general feedback received from

residents was that Staff and RFA had been responsive to the local community's desires when putting together the recommended design.



Attachment C combines the responses received both at the April 26th workshop and in the subsequent two-week comment period. Concept A was the clearly-preferred option, with 22 favorable responses compared to five in favor of Concept B. Additionally, the Ladera Linda Homeowners Association met on April 27th and voted to support Concept A. The only other issues that registered over ten responses were: a) moving one or both basketball courts from the proposed paddle tennis level to the lower level of the park next to the playground equipment; and b) expanding parking to include spaces along Forrestal Drive.

The re-positioning of the basketball courts addressed potential noise impacts on residents to the west of the park while also accommodating families who want to use the courts and the playgrounds at the same time. Based on this feedback, Concept A was modified to accommodate the relocation of the basketball courts. This is not only a standard park design configuration, but it also helped minimize the impact on the adjacent turf area. The shift of the basketball courts necessitated a re-positioning of the butterfly garden and the addition of some additional landscaping to the west of the paddle tennis courts.

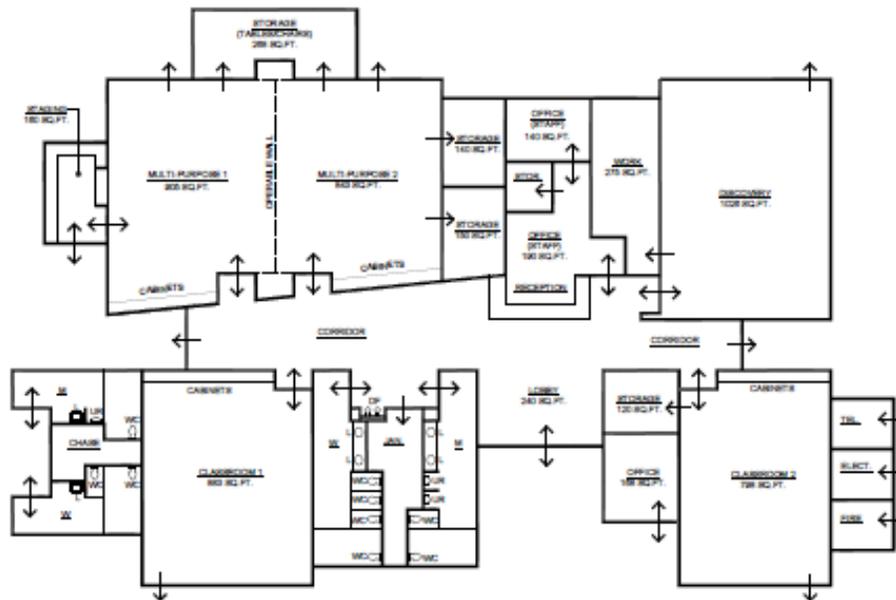
Forrestal Drive parking was not included in either Concept A or B, but due to the strong community response, a basic layout was included in the recommended design. While viewpoints were mixed, most speakers and respondents were in favor of having parking on Forrestal Drive to accommodate people accessing the Forrestal Reserve. Concerns were expressed that if parking is not allowed, Forrestal Reserve users will either take up parking spaces intended for park visitors, or simply park in neighborhoods adjacent to the park. The recommended design (A-1) includes 28 parking spaces located at the end of Forrestal Drive. A turn-around area for equestrian trailers is included. A gate is proposed at the end of Forrestal Drive to stop vehicular access into the Forrestal Reserve. Staff would be able to secure both the existing Forrestal Drive gate and the proposed gate at dusk to minimize possibility of un-permitted nighttime access.

Dozens of other comments and suggestions were made including community center views (pro and con), security cameras, shaded areas, lighting, and privacy concerns. Many of these concerns will be accommodated and addressed during the construction design phase of the project, if approved.

Below is a list of the recommended design's main components. The existing park has all of the same components; no additional recreation elements have been added.

- Community Center (same size and design in both layouts, approximately 9,100 Square Feet)
- Outdoor basketball courts (1 full court/1 half court)
- Children playground areas (Ages 2-5 and 5-12)
- Parking
- Outdoor Butterfly garden
- Turf areas
- Extensive Landscaping
- Walking trails
- Paddle Tennis Courts (existing)
- Separate storage building
- Drinking fountains, benches, picnic tables and other park amenities
- Trees for shade
- Perimeter fencing
- Two parking areas (65 total parking spaces)
- Walkways
- Park sign

Community Center Building: Recommended Design



As mentioned previously, the proposed community center was the same size (9,137 square feet) and same layout in both Concept A and Concept B. Based on community feedback, the building was significantly reduced in size from the current combined 13,500 square footage of the 5 buildings at Ladera Linda Park. The proposed building includes the following components:

- A 1,748-square-foot multi-purpose room which can be divided in half.
- Two classrooms, one 883 square feet and the other 798 square feet
- A 1,026-square-foot Discovery/Nature Room
- A drop-in office for Sheriff and Open Space personnel, and City Council
- Staff office
- Storage
- Restrooms
- Kitchen/staging area adjacent to multi-purpose room
- Lobby area and corridor space

The classrooms, multi-purpose room, and Discovery Room are approximately the same size as similar components at the current Ladera Linda Park layout. The building size is 700 square feet smaller than the Hesse Park Community Building, which is approximately 9,880 square feet.

The April 26th workshop included a lively discussion about views, with some residents wanting to maximize the building's views while others expressed concerns that impressive views might attract too much rental activity. The current building design takes a conservative approach to views, emphasizing the activities that will take place in the building, e.g. classes, HOA meetings, summer programs, etc. The exterior areas of

the park will feature greatly improved views, especially with the building moved to the east against the natural slope.

The overlay diagram below shows the size of the proposed building (in gray) compared to the size of the current size of the Ladera Linda set of buildings (in blue). Please note that this diagram does not show the new building's proposed location. The proposed new building is shown over the location of the site's current buildings.



Cost Estimate/Financial Information

The Ladera Linda Park and Community Center project was included in the 2015 Capital Improvement Plan (CIP) as an estimated \$7.2 million project. This estimate was created before the Ladera Linda Master Plan process commenced.

RFA's scope of work included generating a preliminary construction cost estimate (Attachment G). The estimate details 59 line items, including mobilization, demolition, building a community center, landscaping, grading, parking, fencing, playground and basketball courts construction, park amenities, lighting and signage. The construction project total is estimated at \$7,657,800. This does not include any contingency, nor does it include the cost of the construction drawings and community input stage (\$350,000), because that is already budgeted. The architect/engineers used to develop

the construction ready documents would be chosen through an RFP. The largest single item is the construction of the community center which is estimated at \$4,222,500. These figures are preliminary estimates and there are many variables which impact them. A more specific budget would be developed after construction drawings are completed and released for bid.

After speaking with several construction estimators and construction engineers, Staff believes that value engineering efforts can significantly lower the estimated cost during the construction document and bidding phase. In addition, there are a wide range of financing possibilities and opportunities to possibly minimize the City's financial impact.

- Staff believes that a number of grant funding opportunities from a variety of sources, including State and County grant programs, might be obtained. These could be grants from anything from playground equipment, to drought tolerant landscaping and pervious paving. We would recommend turning over every stone to research and apply for any grants that might apply to any aspect of this project.
- Staff recommends that the City Council should consider developing this project with a Public/Private Partnership model (P3). P3s are projects that are financed and developed by private development companies. The private company owns and maintains the building for a specific period of time during which time the building is leased back to the public agency for a lease period of 25-30 years. At the end of the lease period, ownership of the project is turned over to the public agency, and the City would own the asset outright for the rest of its useable life, typically another 20-30 years. A P3 is a viable option for a project even of this small size. Advantages of a P3 can mean a quicker construction and development schedule; a lower project cost (possibly by as much as 20%); and much lower upfront costs to the public agency. A lease payment for a project of this size could be as low as \$200,000/year for a 30 year lease term.
- Unencumbered Quimby funds of \$800,000 are also available and are restricted for use to Parks and Recreation facilities. Staff recommends that \$750,000 of those funds be applied to the construction costs of this project.

Phasing is sometimes considered in park projects. Staff has looked at phasing as an option but it doesn't appear to benefit this project and thus, Staff does not recommend phasing. The two natural phases of this project are (1) the Community Center building and (2) the exterior landscaping and park components. To build a building and have it surrounded by an undeveloped or non-landscaped park doesn't seem to give the community what it wants. Alternatively, to demolish the current dilapidated buildings and complete the exterior landscaping and park while leaving the Community Center to a later date also doesn't seem to give the community what it desires. Moreover, under this last scenario, constructing the Community Center after the exterior park improvements ends up turning much of the site into a construction zone and exterior improvements would need to be repaired or redone after the construction of the Community Center is complete. Doing the necessary grading and site prep to reshape the whole park into a unified, organic whole would be problematic in a phased construction approach. So, phasing doesn't appear to be a viable option for this project. In addition, as construction

costs continue to rise (The Turner Building Cost Index increased by 4.96% from the 2nd quarter of 2016 to the 2nd quarter of 2017), phasing this project would also likely translate to the City paying for increased construction costs down the road. Subsequent to City Council approval of the Master Plan or at the City Council's direction, Staff can bring back a more detailed budget for Ladera Linda, along with alternative and recommended financing approaches.

An additional \$61,000 for Forrestal Road parking improvements is listed as a separate item in Attachment G. This potential element is located outside of the park boundaries, but it is included for City Council consideration because of the potential impact on the adjacent park property. This project could be constructed using existing funds in the Public Works Department budget.

ADDITIONAL MASTER PLAN RELATED ISSUES:

City Council's "Less is More" Philosophy

The recommended design is intended to follow the City Council's emphasis on a "less is more" approach to park planning, which was established during the Parks Master Plan Update process which was approved in October 2015. The interior and exterior components closely mirror current uses on site. Large-scale recreation elements such as a pool, gym, dog park and skate park are not included. No elements that were opposed by the community during the Parks Master Plan process are included.

Below are the Parks Master Plan recommendations for Ladera Linda Park that helped guide this process.

2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS

Development of New Community Center

- Develop facilitated Master Plan and public outreach process for development of new Ladera Linda Park Community Center.
- Incorporate expanded Nature Center/Preserve Annex and Sheriff/Ranger drop-in office into Master Plan Process
- Upon completion of Master Plan Process, proceed with demolition of existing buildings and construction of new Community Center

Additional Enhancements: Recommendations below should be done in conjunction with Community Center development

- Pave access road between lower and middle parking lots
- Improve landscaping on existing multi-use playing field
- Upgrade surfacing of current asphalt play area.; Keep two basketball courts
- Transition to drought-tolerant landscaping where feasible
- Install interior paddle tennis fencing separating the two courts
- Replace current railroad tie stairs with concrete stairs

Staffing Levels

Ladera Linda Park is currently staffed by one part-time Staff member per shift who is overseen by a full-time Recreation Supervisor. The new building would likely increase staffing to two part-time Staff per shift with one full-time Supervisor. This is comparable to staffing levels at Hesse Park and the Point Vicente Interpretive Center (PVIC). A mix of Sheriff's personnel and 4 Open Space Management Staff would only use their office for periodic drop-in use, since the vast majority of their time will be spent performing public safety monitoring in the Nature Preserve. Open Space Staff and the Sheriff's Preserve deputies are already using existing office space for a drop-in office. The drop-in office could also be used by City Council members to meet with constituents. Several docents might stop by occasionally to lead a tour of the Discovery/Nature Center room or work on artifacts, just as they do now.

Alternative Storage Locations

Because of its large foot print and numerous rooms, Ladera Linda Park has been used as an informal storage and workplace area for many years by groups such as Las Candalistas and the Los Serenos Docents. The proposed new building does not include storage space for non-profits or community organizations. It is anticipated that appropriate storage for the Docents' artifacts and supplies will be established at PVIC. This location is much better suited for this purpose, since the Docent's activities are largely centered at PVIC. Las Candalistas has been notified and has graciously accepted that storage will not be available for their organization once the demolition/construction process begins.

Level of Activity

Many residents expressed a desire to keep the types of use and the levels of activities similar to current levels. Ladera Linda Park has been a community park since 1983 and will continue to be so. Below are some steps being taken to ensure that the Master Plan process is in line with Council's direction to be respectful of park impacts on adjacent neighbors while maintaining a low-key, community feel.

First, as mentioned before, the Master Plan will have no significant added elements: no pool, gym, skate park, or dog park. Second, there will be a significantly smaller community center footprint than currently exists, which will allow for more green space and safe areas for children to play outside. A nature center and Sheriff's and Open Space Management drop-in office are already on site and are being considered for the new site. There will still be classes, HOA meetings, summer camps and paddle tennis at Ladera Linda Park.

Third, park policies will be established during this process that will effectively manage the type and number of events that are allowed, as well as hours and noise levels. These policies will be created with extensive feedback from local residents who are both most knowledgeable of and most affected by park usage. Staff will coordinate usage

with AYSO and the Palos Verdes Peninsula Unified School District to mitigate parking and traffic impact during their busiest times.

Next Steps

Pending City Council approval of the Ladera Linda Park Master Plan, Staff would develop an RFP process for City Council review to identify and select a consultant to create construction-ready documents for this important community project. RFA estimates that the total project process, including the creation and approval of construction documents, pre-constructions, demolition and construction would take at least 18-24 months.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Choose not to approve the Ladera Linda Park Master Plan.
2. Provide direction to Staff regarding particular aspects of the Plan.

**City of Rancho Palos Verdes – Ladera Linda Park Master Plan
Public Workshop**

- Date:** Wednesday, April 26, 2017
- Time:** 6:00pm – 8:30pm
- Location:** Ladera Linda Park – 32201 Forrestal Dr., Rancho Palos Verdes, CA
- City Staff:** Recreation: Cory Linder, Dan Trautner, Matt Waters, Mona Dill, Nancie Silver & Mary Hirsch
- Consultant:** *Richard Fisher Associates:* Dick Fisher, Taylor Smith
Meyer and Associates: Randy Meyer
- Topic:** Requesting the input of the community members utilizing Ladera Linda Park regarding Concept A and Concept B
- Summary:** City staff began with an overview of events leading up to this point, including initial direction received from City Council and RFA's data gathering process, as well as last September's Public Workshop. Staff also did a quick overview of key design elements that are included (or excluded), as requested by the community and City Council. City Staff concluded by giving an outline of the next steps in the process once all input has been received from the community in regards to the two alternate concept plans. Dick Fisher presented both concept plans.

Community Comments / Questions / Concerns:

- Want to make sure new trees will be planted to replace those taken down.
- Really like that the two playgrounds are near each other. Possible to move basketball near play equipment?
- Will there be lighting in the park and, if so, how late will they be on? There will be low-level security lights on timers. Important for safety but not be disruptive to residents.
- Would like more picnic tables or a pad area for larger groups.
- What is kept in Storage Buildings? Is this enough space for emergency preparedness or will they need more? Storage can house emergency facility needs.
- What is the difference on Plans for # of parking spaces? Plan A – 65 / Plan B - 64
- Why does there have to be an additional ADA path separate from driveway?
- How much more driveway on Plan B than Plan A?
- Plan B crowds Paddle Tennis area
- Address parking on Forrestal – like the idea of parallel parking for trails – it should be included on the Plan
- Stairs will stay in tact but improve park accessibility
- Basketball courts adjacent to play areas would make more sense
- Better site distance to turn onto Forrestal
- ADA – Restroom has to be within 200 feet of play area???
- Geological impact – move as little dirt as possible
- Plan B Safety Issue - cars making 360 at Forrestal & Pirate
- ADA pedestrian access – will there be parking on Forrestal designated as Handicap?
- Will they be closing the ADA access at night? Overall security for the park when the building is at the back of the site. Who locks restroom at night? Secured perimeter?
- Parking – Not enough for events (Easter Egg hunt, movie nights, etc.) Hess Park has 110 parking spaces. Need to include parking on Forrestal in the Plan.
- Discovery room: planned field trips – where will buses park?
- City should open gates on Forrestal for special events & buses
- Opportunity to move gate to allow better parking on Forrestal
- Butterfly Garden should not be a priority. Is it caged? No.

**City of Rancho Palos Verdes – Ladera Linda Park Master Plan
Public Workshop**

- Parking – move gate up Forrestal with steps going up to access that area
- Building orientation is not taking advantage of views
- Lights on parking and walking paths – can be programmed to turn off at a set time
- Are costs similar? Cost projection will be done on final concept.
- Cost out renovating buildings? Did not receive request from Council to do so.
- Is there a cap? No.
- Building is too big and too much is being spent on amenities not needed.
- Building layout needs to be changed so that there are no alcoves for people to hide from security/patrol
- Butterfly garden a waste of space – replace with picnic tables with large paved area
- Do not want large groups convening here
- I like butterfly gardens – native plants that attract butterflies with bench to enjoy peacefulness and be able to sit & read or chat with a friend
- Security – Will the entire park be locked down? Is there a curfew? Security cameras?
- Mediterranean HOA - likes parking options and appreciates LL issues with AYSO. But we feel there are a lot of people that have compromised desires for pool, gyms, etc. Need usable community space (cub scouts) for ALL HOA's to use
- Seaview HOA – don't do anything at all! Construction for a year is not needed. Nobody uses this facility.
- Scale of interior to building compared to current – classrooms
- Great improvement! Really listened to what we said we wanted.
- Like Plan A – due to entrance; not maximizing traffic at Pirate; building location better; less driveway eating up spaces
- Keep access to upper LL fields
- Will port-a-potty remain for accessible from both sides of park? No.
- Plan B – may increase traffic onto Pirate and parking in Pirate neighborhood
- Great job! Up-scaling building and park is needed. Agree with Concept A
- Extend comment period by a week? Make it 2 weeks from today 5/10
- Concerns of view from building. Would like to see coastline from inside of building or put in more windows on ocean side.
- Plan B – is building at higher elevation? Yes but no windows facing ocean.
- Consolidating play equipment nice but basketball court near so it's not spread out.
- Appreciate that RFA heard us and got a good consensus of community. Doesn't make sense to move basketball courts. Parking!!!!
- Too many corners on building – save money by straightening walls.
- Rotate building on Concept A by 90 degrees
- Wouldn't mind views of ocean but don't want to look into lower neighborhood and respect privacy of homes. Hence meandering sidewalk is pushed back near equipment
- Add address on comment cards to put weight on comments from residents.
- Mayor Campbell - include neighborhood on comment cards
- Would like high resolution online
- Butterfly garden – plants that will draw in butterflies. Programatic – kids can help plant. Can be formalized as well
- Acoustics of basketball courts to Seaview at current Plan A/B location. Maybe only do one court. Not currently a lot of noise. No cheering just hear ball bouncing.
- Will multipurpose room still be available to groups that currently use it? Yes.
- Possible to put large soil berm south of basketball court to block noise?

Prepared By: Richard Fisher Associates

Date Prepared: 4/26/2017

Ladera Linda Park Master Plan Public Workshop



April 26, 2017

Introductions:

Recreation Staff:

- **Cory Linder: Director**
- **Dan Trautner: Deputy Director**
- **Matt Waters: Senior Administrative Analyst**
- **Mona Dill: Recreation Program Supervisor**
- **Nancie Silver: Recreation Program Supervisor**
- **Mary Hirsch: Admin Staff Assistant**

Public Works Staff

- **Ron Dragoo: Principal Engineer**

Consultant: Richard Fisher Associates (RFA)

- **Richard Fisher: Principal & Project Manager**
- **Jim Collison: Associate/Senior Designer**
- **Randy Meyer: Architect, Meyer & Associates**
- **Taylor Smith: Executive Assistant**

Ladera Linda Park Master Plan

Workshop Outline

- Presentation of two designs
- Public comments, questions, & concerns
- Workshop responses will be key component for creation of final recommended design
- All public responses will be included in upcoming report to City Council

Ladera Linda Park Master Plan Background

City Council Parks Master Plan Direction

- “Less is More” approach to park planning
- Preserve General Character of Parks
- Maintain Character of Neighborhoods Around Parks
- Improve Overall Maintenance and Condition of existing parks and open space.
- Proceed with Ladera Linda Park Master Plan for new building and park design

Ladera Linda Park Master Plan Background

Master Plan Process

Consultant Selected

- Richard Fisher Associates: Approved by Council in June 2016.

Information Gathering Phase

- RFA doing preliminary research and meetings with staff, HOAs and interested parties.

Public Workshop

- September 22 at Ladera Linda-80 attendees

City Council Mtg

- October 18 Update of project status, report on September 22 Public Workshop presented.

Alternative Designs Created

- RFA created two alternative designs for Ladera Linda Park

Ladera Linda Park Master Plan

Current Designs

Both reflect community and Council feedback:

- Reduced building square footage/footprint
- Maintain existing elements
- Low-key, neighborhood feel
- No gymnasium, pool, or dog park
- New community center, trails, nature room
- Constraints on usage
- Modest/restrained design scope
- Traffic/parking Impact
- Crime and Security Impact

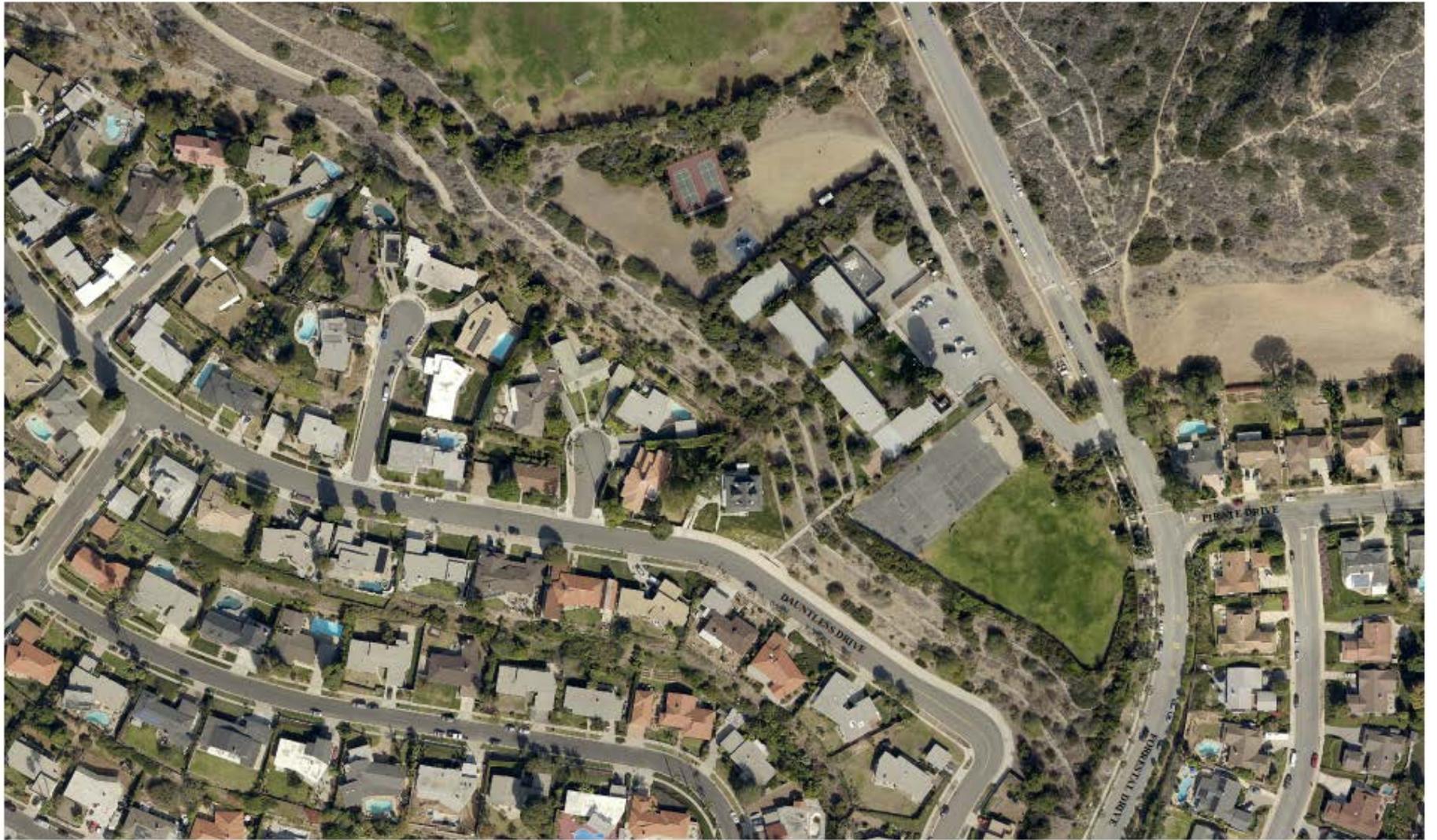
Ladera Linda Park Master Plan Process

Next Steps

- Ten day public comment period—ends May 5:
email mattw@rpvca.gov
- Recommended design option created-- incorporating responses from workshop and public comment period
- Recommended design option presented to Council--meeting date to be determined
- If approved, the process for construction documents, pre-construction, demolition and construction is estimated to be at least 18-24 months.

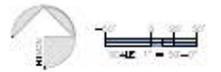
Ladera Linda Park Master Plan

RFA Presentation



LADERA LINDA COMMUNITY PARK - EXISTING SITE CONDITIONS

CITY OF RANCHO PALOS VERDES APRIL 2017





LADERA LINDA COMMUNITY PARK - CONCEPT A

CITY OF RANCHO PALOS VERDES APRIL 2017



B10



LADERA LINDA COMMUNITY PARK - CONCEPT B

CITY OF RANCHO PALOS VERDES APRIL 2017



Overlay of proposed 9,100 sf building diagram over existing building area footprint



Ladera Linda Buildings Square Footage with Landscape Area



NAD: 1803_StatePlane_California_V_FIPS_0405_Feet
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The information on this map is for reference only and may not be up-to-date. Please contact the City for more information.

Questions



| LADERA LINDA PARK MASTER PLAN COMMUNITY COMMENTS TO CONCEPTS A & B | | | |
|---|---|---------------------|---------------|
| Respondant | Comments from Community | Number of Responses | Comments |
| 3,6,8,11,12,1 3,15,16,24,2 5,28,30,34,3 6,40,46,47,5 2,54,55,56 | Support Concept A | 22 | #8 LLHOA Pres |
| 1,7,8,15,24,2 5,28,30,34,3 7,47,51,55,5 9,63 | Move one or both Basketball Courts to be in vicinity of Playgrounds | 17 | #8 LLHOA Pres |
| 1,5,8,10,15,1 6,18,25,28,4 7,63 | Expand Parking to include Spaces along Forrestal Dr | 13 | #8 LLHOA Pres |
| 1,5,11,15,16, 34,63 | Views from within the new Community Center should be emphasized, including the rotation of the building | 7 | |
| 5,21,29,45,63 | Support Concept B | 5 | |
| 1,8,12,51 | Keep Vehicular Entrance in the Existing Location | 4 | #8 LLHOA Pres |
| 1, 8,34,36 | Keep Butterfly Garden; (perhaps call it" Native Flower Garden") | 4 | #8 LLHOA Pres |
| 1,15,25,45 | Remove Existing Wood Stairway to upper AYSO Fields | 4 | |
| 2,8,12 | Views from within the new Community Center should not be emphasized or cause the rotation of the building | 3 | #8 LLHOA Pres |
| 8,10,16 | Construct Stairway from Forrestal Parking into the Park | 3 | #8 LLHOA Pres |
| 23,26,38 | Parking Area to accommodate Horse Trailers | 3 | |
| 23,26,38 | Water Trough / Drinking Fountain for Riders / Hikers | 3 | |
| 5,11,24 | Encourage Seating Orientation to Ocean along Meandering Pathway | 3 | |
| 14,16,28 | Security Cameras should be installed throughout the Park | 3 | |
| 37,51 | Make two full size Basketball Courts | 2 | |
| 20,50 | Move Basketball Courts away from pad edge | 2 | |
| 1,30 | Create general purpose paved surfacing next to Full Court | 2 | |
| 49,51 | Too much Parking proposed | 2 | |
| 5,16 | Multi-purpose Room should be larger | 2 | |
| 2,41 | Object to second Entrance for Pedestrian ADA Access | 2 | |

| <i>Respondant</i> | <i>Comments from Community</i> | <i>Number of Responses</i> | <i>Comments</i> |
|-------------------|--|----------------------------|-----------------|
| 25,50 | Maintain Privacy for SeaView Backyards | 2 | |
| 56,64 | Keep everything just as it is | 2 | |
| 49 | No Parking along Forrestal Dr | 1 | |
| 8 | Add 2nd Gate across Forrestal at the rear of the 40 parking spaces | 1 | #8 LLHOA Pres |
| 16 | Move Gate on Forrestal to beyond proposed parking spaces | 1 | |
| 8 | Use Forrestal Dr for Bus Parking | 1 | #8 LLHOA Pres |
| 58 | Use Forrestal Dr for Horse Trailer Parking | 1 | |
| 1 | Community Center should be larger to meet 40 yr needs | 1 | |
| 39 | Community Center room for Birthday parties and retirement dinners | 1 | |
| 11 | Question size of proposed Community Center | 1 | |
| 14 | Security Lighting should be dimmed at night | 1 | |
| 21 | Install Minimum Security Lighting | 1 | |
| 60 | Delete Basketball Courts totally and add more Paddle Tennis Courts | 1 | |
| 36 | Keep Playgrounds away from Stairs to Sea View | 1 | |
| 10 | Create Soil Barrier between Basketball Courts and Seaview | 1 | |
| 15 | Want large children's playground | 1 | |
| 29 | Include Picnic Facilities near Playgrounds | 1 | |
| 37 | Add more Picnic Facilities along Meandering Pathway | 1 | |
| 1 | Create family / small group Picnic Area where Basketball Courts are indicated | 1 | |
| 1 | Approximate 70 Parking Spaces is only sufficient if parking spaces also on Forrestal Dr. | 1 | |
| 23 | Shaded Picnic Tables | 1 | |
| 11 | Add Shade Structures | 1 | |
| 15 | Add Shaded Areas in the Park | 1 | |
| 21 | Replace All Trees in the Park | 1 | |
| 1 | Add Fitness Stations to Perimeter Walkway | 1 | |
| 63 | Make Perimeter Pathway wide enough for 2-way traffic | 1 | |
| 16 | Make larger kitchen in Community Center | 1 | |
| 49 | Externally-accessible restrooms should only be Single-occupancy units | 1 | |
| 23 | Tie Up Area in Parking Lot for Horses | 1 | |
| 2 | Assure City staff has views of all park activities | 1 | |
| 2 | No Activities such as Parties and Social Events in the new Community Center | 1 | |
| 2 | Security was not Addressed | 1 | |

| Respondant | Comments from Community | Number of Responses | Comments |
|-------------------|--|----------------------------|-----------------|
| 2 | Create Handicapped Parking on Forrestal to support Pedestrian ADA Access | 1 | |
| 6 | Support Concept A or B | 1 | |
| 8 | Create Picnic Area for Small Groups of 15 or less | 1 | #8 LLHOA Pres |
| 3 | Keep Concrete Stairway from Seaview Neighborhood below | 1 | |
| 4 | Not getting a useful Community Center Bldg for the cost; needs Kitchen, rooms are too small; should be designed to serve the wider community | 1 | |
| 8 | Support Community Center Floor Plan as indicated | 1 | #8 LLHOA Pres |
| 8 | Concerns about Security around the Community Center; recessed Entrances | 1 | #8 LLHOA Pres |
| 5 | Question purpose of Large Storage Building; clearly state what is to be stored in bldg | 1 | |
| 23 | Bike Rack | 1 | |
| 5 | Want Noise Analysis to be a part of the presentation to the City Council | 1 | |
| 5 | Want Sq Ft calculations / comparison of amenities between Concepts A & B | 1 | |
| 7 | Want access to the Basketball Courts during park construction | 1 | |
| 8 | Use Native Plants in the Planting Design | 1 | #8 LLHOA Pres |
| 8 | Keep Open Turf Area small as indicated | 1 | #8 LLHOA Pres |
| 11 | Select Park Trees which won't block views | 1 | |
| 17 | Add TrailHead Facility to Park MP | 1 | |
| 18 | Add Emergency Preparedness Storage Unit to Rear Parking Lot in Park MP | 1 | |
| 20 | Add Children's Day Care Nursery and Senior Drop-Off Center at Community Center | 1 | |
| 27 | Create Exciting Playgrounds for 2-5 and 5-12 that are different than other RPV playgrounds | 1 | |
| 40 | Keep Tot Lot near Paddle Tennis Courts | 1 | |
| 28 | Add additional restrooms next to Playgrounds | 1 | |
| 36 | Move Trash Bin Enclosure to the Forrestal side of the Park | 1 | |
| 37 | Add Handball Court | 1 | |
| 37 | Swap locations of Paddle Tennis Courts / Basketball Courts with Parking Lot | 1 | |
| 37 | No need to add Asphalt General Play Surfacing | 1 | |
| 37 | Install Black Vinyl-coated Fencing | 1 | |
| 46 | Keep vegetation along Forrestal for resident's privacy | 1 | |
| 49 | Don't remove taller vegetation along Sea View edge of park | 1 | |
| 54 | Keep Open Turf Area as close to current size as possible | 1 | |
| 54 | Keep Community Center out of sight from both side neighborhoods | 1 | |
| 61 | Add sink in Discovery Room | 1 | |

| | | General Comments Not Specific to LLCP MP | |
|---------|---|---|---|
| 9,32,59 | Imperative to have a Stop Sign before the Cross Walk at southbound Forrestral @ Pirate | | 3 |
| 9,32 | Must have a traffic signal light @ Forrestral / PV South | | 2 |
| 1 | Find location for Community Pool and Gymnasium | | 1 |
| 2 | Mitigate ongoing Traffic, Parking and Noise from AYSO Soccer Fields and Preserve Trails | | 1 |
| | | | |

Matt Waters

From: Danielle <danielle.thom@gmail.com>
Sent: Monday, May 01, 2017 12:58 PM
To: Matt Waters
Subject: In favor of park

Hello

My name is Danielle Thom and I am a resident of Rancho Palos Verdes and am in support of the City's plan to redevelop Ladera Linda park with new equipment and trails!

Thank you so much for the consideration to families with kids that enjoy heading to the park with the kids but would really love to enjoy more of the views and a safe walking area

Thank you

Danielle Thom

26 Avenida de Azalea RPV

Matt Waters

From: Susan Wilcox <swilcox@pvplc.org>
Sent: Thursday, April 27, 2017 12:46 PM
To: Matt Waters
Subject: Ladera Linda - Master Plan

Hi Matt,

I think the two plans look really good. I like the way the landscaping has been taken into consideration and that there are setbacks so that our neighbors in Seaview won't feel overlooked or invaded. Really nicely done.

I'm one of the proponents to have the building provide something NEW that it doesn't yet do.

With that in mind, the two smaller rooms would be ideal to use regularly for (1) a day-care nursery on one side, and (2) for a senior drop-off center on the other side. Our community is starting to really need both services, and there are many residents who are overwhelmed with a spouse with Alzheimer's and don't have the resources to provide daily, in-home care but need some relief. This kind of service, though, would likely need to have a larger number of handicapped restrooms in order to accommodate a group of 20 or so seniors, most of whom would be in wheelchairs. I don't know if there's still any way to take this into consideration, but I think it would provide a much-needed benefit, stay within the guidelines of SUPER QUIET and community-service (people are not going to come 20 miles for this type of thing), so it seems worth re-iterating. I also think the nursery day-care center would benefit from smaller-scale restrooms.

In case you are able to take into consideration, I wanted to share the ideas with you directly.

Susan Wilcox
3670 Vigilance Drive

Matt Waters

From: Minas Yerelian <yerelian@gmail.com>
Sent: Thursday, April 27, 2017 4:54 AM
To: Matt Waters
Subject: Ladera Linda

Good presentation

KEEP RURAL SEMI RURAL ATMOSPHERE. Be mindful of keeping all parks RURAL

1- Noise effect on the neighbors.

2- Basket court and all sport activity must be moved to the rt side away from the residential area closer to forestall and move the building to the left to make sure of no noise impact.

3- Plan B is better use of real estate (Wilson park).

4- (Trees) replace all trees and more.

5- Minimum lightning.

6- The lowest maintenance possible (less \$) NATURAL (let the grass and wild plants grow and die seasonally that is RURAL.

Good job.

Thank you

Minas Yerelian

Sent from my iPad

Matt Waters

From: SunshineRPV@aol.com
Sent: Monday, May 01, 2017 10:15 AM
To: Matt Waters; Doug Willmore; Michael Throne; Cory Linder; Ara Mihranian
Cc: CC
Subject: Ladera Linda and other proposed park improvements

April 30, 2017

MEMO

FROM: SUNSHINE, the Palos Verdes Loop Trail Project Archivist
TO: Matt Waters, Analyst, RPV City Manager, Director of Public Works, Director of Rec. & Parks, Director of Community Development
RE: How the Ladera Linda Community Center/Park is not an island

Ladera Linda Park is both a destination and a trail head. It is also a “pit stop” along the Palos Verdes Loop Trail. As such, the changes in the infrastructure should accommodate all three types of visitors.

In RPV’s currently adopted TRAILS NETWORK PLAN (TNP) (1984), implementation programs are listed along with assignment of “Responsible Parties”. (Pages 49 and 50.) The Leisure Services Dept. (now called the Recreation and Parks Dept.) was given the task of drafting an update of the TNP. City Council approved “Phase One” in 1990 which did not include an update of the Implementation Programs/Responsible Parties list. It is still the responsibility of the Public Works Dept. to supply and maintain “sufficient support facilities”. It is still the responsibility of the City Manager to incorporate the appropriate funding in the City’s Budget.

Both of the Ladera Linda Concepts as currently presented do not provide a clearly designated “trail head” facility. I am envisioning a “comfort station” a lot like the one which is in between the parking lot at the end of La Rotunda Drive and the trail across the Trump Golf Course to the California Coastal Trail.

As a Facilities Designer, my suggestion for a CONCEPT C is the two parking lot version of CONCEPT A with the entrance aligned at Pirate Drive as shown in CONCEPT B. Keep the storage facility per Concept A and make the storage facility in Concept B the trail head “comfort station”.

The Palos Verdes Loop Trail Project’s Mission is to preserve and enhance a 26 mile off-road and unpaved pathway around the Palos Verdes Peninsula and the Peninsula Wheel Trails Network which connects destinations by large and small loops for as many different trail users as is feasible. Consider the trail connection from Forrestal Drive to the “comfort station” at Ladera Linda Park. Given that the Palos Verdes Loop Trail is TYPE 1 along Forrestal Drive and is TYPE 4 up to the “quarry bowl”, some Lawyer gets to decide which “TYPE” the connecting trail should be.

Other than the site specific comments, all of the above should be considered in conjunction with any improvement plans for any of the other parks which are trail accessible.

Matt Waters

From: Madeline Ryan <pvpasofino@yahoo.com>
Sent: Monday, May 08, 2017 9:47 AM
To: Matt Waters
Subject: Ladera Linda and other proposed park improvements

Hello Matt

As an equestrian who has enjoyed riding and hiking in Forrestal over the years, I have the following requests:

A parking area that would accommodate horse trailers for the loading and unloading of horses.

Shaded picnic tables, some that could accommodate a wheel chair would be nice.

Trash receptacles.

A tie rail for horses in the parking lot area, but not too close to picnic tables.

A water trough/fountain for horses, dogs and hikers.

Access to restrooms.

Signs that would say, "Pick up after your dog/horse"

A bike rack.

At present, to trailer horses into Forrestal, one must make arrangements with the City of RPV so that an employee will have the gate unlocked on a specific date and at a specific time. That has worked in the past, but not without glitches, so what would work better is if the trailer could pull into a second parking area north of the Ladera Linda Center, unload and ride from there; eliminating the need to make special arrangements, be out of the way of other trail users and unload on dirt/decomposed granite instead of asphalt.

The improved area would also be inviting to the equestrians who ride in from Portuguese Bend and Rolling Hills.

Thank you for considering equestrians needs and reminding the populace that equestrians were a part of the development of RPV, RH and RHE and their presence remain today with the CC's designation of 'Q' Districts, of which there are four in RPV.

Appreciatively,

Madeline Ryan
28328 Palos Verdes Drive East
RPV (Q District)

"May the Trails be with you..." Madeline

Matt Waters

From: Benoit Hochedez <hochedez@gmail.com>
Sent: Tuesday, May 02, 2017 10:35 AM
To: Matt Waters
Subject: Comments on Ladera Linda Master Plan

Hi Matt,

First things first, thank you for all the hard work you guys have put into this project. It's very much appreciated. I attended the workshop last week and I think overall your team and the architects have done a good job. As a matter of fact, we went from a relatively large number of neighbors wanting no change at all to only 2-3 of them with that opinion after the 2 options were presented (note, we were always in favor of a complete redo).

Here are my wife and I comments (note that we have a 5yo kid, and in Mediterranean so this will be our go-to park for years to come) :

- **we like plan A, mostly because** it seems to offer more usable space of the park grounds. Moreover I understand and agree with the concerns of the LL residents who don't want the park entrance in front of Pirate Drive
- **Parking** : I think the 30-40 spots along Forrestal that were mentioned during the workshop should be included in the scope of the current project. My main concern here is that hikers and AYSO users will park at the LL park making the parking situation an issue all over again.
- **Staircase from LL park to lower soccer field** : it should be eliminated (in Plan A) to alleviate the potential issue of the LL park parking lot being used for hours at time by soccer fields users.
- **Basket ball courts** : I do think both basketball courts should be build next to the playground area so that kids around 8-12 can play there while their younger siblings play on the playgrounds. I like the idea of having a half court and a full court.
- **Kids Playground** : make sure it's extensive enough (with interesting equipment) to be "competitive" with what San Pedro has done at the Bogdanovich rec center. People are mostly moving and buying houses in PV to raise their kids here. A nice playground is a HUGE asset.
- **Shaded area** around the park, especially next to the playground
- **Building** : I'm okay with the size, and think it should at the very least be visually appealing, architecturally speaking. Moreover, as discussed during the workshop, I do agree we should try to maximize the ocean views from the multi purpose room of the building. If turning the building 90 degrees counter clockwise is not an option, I'd agree that maybe it can be redesigned so try to create at least a large view room.

I hope we can get the ball moving on the park ASAP.

Thank you,

Benoit Hochedez
3505 Coolheights Dr
Rancho Palos Verdes, CA 90275

Matt Waters

From: Charles Agnew <cvagnew@cox.net>
Sent: Thursday, April 27, 2017 5:44 PM
To: Matt Waters
Cc: Cory Linder; Daniel Trautner; Mona Dill; susanbrooks01@yahoo.com; Brian Campbell; Jerry Duhovic@hotmail.com; Ken Dyda; Anthony Misetich
Subject: Comments on Ladera Linda Park Master Plan



LADERA LINDA PARK MASTER PLAN

PUBLIC WORKSHOP

April 26, 2017

COMMENT CARD

Please write down and submit your comments regarding the proposed Ladera Linda Park designs.

If you wish more time for submitting comments this evening, please indicate your thoughts and forward them to the City prior to the end of the day on **May 5th**. You may also share this opportunity with your neighbors who were not able to attend this evening's meeting.

Comments can be sent by email to Mattw@rpvca.gov

Thank you for the work you have done. It's starting to come together

My name is Charles Agnew. I live at 32261 Phantom Dr. I am a 46 year resident of Ladera Linda.

Plan - My choice between the two plans is plan A because:

- Minimizes confusion at Pirate and takes the traffic away from our neighborhood.
- Less park space taken up by concrete roadway.
- Allows parking at paddle tennis courts and has a better location for Community Center Building.

Parking

- Include Parking along Forrestal in plan.
- Move gate up Forrestal beyond the parking.
- Provide right angle parking along Forrestal.
- Provide stairway from parking down to park.
- Parking is for access to trails and for major events at the Park when onsite parking is not enough.

Security

- Have security cameras that record most of the park area.
- Have signs that point out the use of security camera.
- Consider not having the park gated.
 - Gates don't look good.
 - Who is going to lock up every night?
 - Is the park empty when you lock up?

Views & Building

- Rotate building 90 degrees and have plenty of windows to capture the view (the storage for tables/chairs needs to be elsewhere).
- Don't move building next to Seaview bluff area where people can look into back yards.
- Increase the size of the multipurpose room to be at least as big as the existing multipurpose room.
- Kitchen. The staging area looks very small. There should be at least two sinks, at least two stove for warming, multiple tables for food, etc.
- What happened to a Sheriff drop by room?
- This is the neighborhood emergency preparedness center. What facilities are required for such a purpose?

Basketball Courts

- Consider moving them to lower the lower field where they are now.
- This provides access to jungle gyms where brothers and sisters are playing.
- Reduces the noise to Seaview residents.

- You can reduce the soccer area.

Benches

- Be sure to provide benches near Jungle gyms for parents to sit.

Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 11:21 AM
To: SunshineRPV@aol.com
Cc: Matt Waters
Subject: contact info

Hi Sunshine,

Just left you a vm, but here's my contact information if your friends and neighbors want to contact me regarding the Ladera Linda Park Master Plan.

By email: mattw@rpvca.gov

By phone: 310-544-5218

In Person: Best to call or email me to arrange for a time-happy to meet with anyone and I have blow-ups of the park design proposals.

Website: Go to <http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan> to see the park design proposal, building configuration and other documents.

You can also go the City's main webpage then go to City Departments> Recreation and Parks>Park Projects>Ladera Linda Park Master Plan.

Hope this is helpful.

Please remember that all comments must be received by May 10!

Thanks,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



Matt Waters

From: Cory Linder
Sent: Monday, May 01, 2017 10:20 AM
To: Matt Waters; Daniel Trautner; Mona Dill; Nancie Silver; Katie Lozano; Mary Hirsch
Subject: FW: Ladera Linda and other proposed park improvements

FYI

From: SunshineRPV@aol.com [mailto:SunshineRPV@aol.com]
Sent: Monday, May 01, 2017 10:15 AM
To: Matt Waters <MattW@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; Michael Throne <MichaelT@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>; Ara Mhramian <AraM@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Ladera Linda and other proposed park improvements

April 30, 2017

MEMO

FROM: SUNSHINE, the Palos Verdes Loop Trail Project Archivist
TO: Matt Waters, Analyst, RPV City Manager, Director of Public Works, Director of Rec. & Parks, Director of Community Development
RE: How the Ladera Linda Community Center/Park is not an island

Ladera Linda Park is both a destination and a trail head. It is also a “pit stop” along the Palos Verdes Loop Trail. As such, the changes in the infrastructure should accommodate all three types of visitors.

In RPV’s currently adopted TRAILS NETWORK PLAN (TNP) (1984), implementation programs are listed along with assignment of “Responsible Parties”. (Pages 49 and 50.) The Leisure Services Dept. (now called the Recreation and Parks Dept.) was given the task of drafting an update of the TNP. City Council approved “Phase One” in 1990 which did not include an update of the Implementation Programs/Responsible Parties list. It is still the responsibility of the Public Works Dept. to supply and maintain “sufficient support facilities”. It is still the responsibility of the City Manager to incorporate the appropriate funding in the City’s Budget.

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Loop Trail is TYPE 1 along Forrestal Drive and is TYPE 4 up to the “quarry bowl”, some Lawyer gets to decide which “TYPE” the connecting trail should be.

Other than the site specific comments, all of the above should be considered in conjunction with any improvement plans for any of the other parks which are trail accessible.

Matt Waters

From: Erika Barber <nbarber310@cox.net>
Sent: Wednesday, April 26, 2017 9:38 PM
To: Matt Waters
Cc: Duhovic, Jerry
Subject: Good job

Hi and kudos to all the city staff who made the LL Master Plan presentation tonight. I live at 4004 Stalwart in the Seaview area. My 2 children went to Ladera Linda through their elementary education. It was such a wonderful little school. Now I take my grandchildren to the playgrounds and they love it but it is definitely time for some "over hauling" of the premises.

I actually like both plans but my big concern is the parking. It was mentioned that the gate on Forrestal beyond the present entrance should be opened for special events so people could park there. I agree with that. I would hate to live on Pirate and have people park in front of my house constantly.

I am on the Board of our Seaview Residents Association and our Emergency Preparedness chairmen are looking for a place to put a fairly large container for emergency supplies for our neighborhood. 'Is there a possibility for something like that in the upper triangular storage area?

I know this meeting was about the LL master plan but don't the "contaminated" soccer fields fall under Ladera Linda as well? I'm actually glad it was not brought up as it would have opened a new "can of worms" but can you tell me what is happening with that?

Anyway....good and productive meeting but there is a lot more work to be done. I certainly appreciate all the time city staff put into this. Thank you.

Jerry....good to see you and congratulations on becoming mayor.

Erika Barber
4004 Stalwart Drive
RPV
310-377-7291
Nbarber310@cox.net

Matt Waters

From: jessica <jessboop@cox.net>
Sent: Wednesday, May 10, 2017 1:14 PM
To: Matt Waters; CC
Subject: Ladera Linda

I'm sort of coming in late on this, however, I'm wondering who the City is doing this for; the neighbors, the public???

Since Terrenea and the Trump Development have moved into the neighborhood, and, more housing, we who live here have had definitely more traffic, more break-ins, more traffic accidents, more vandalism..and more trash. Palos Verdes used to be open space land with a small number of housing communities, and beautiful. One could see over the land forever to the ocean, Catalina, and scrub and wildflowers. There was wildlife, there was very little traffic.

So, I ask, who is this Ladera Linda Development for????

If you must have some form of Recreational Development, then I suppose, it should be small! Who will manager this facility? Who will care for the grounds, etc. Who will care for the security of this park and the neighbors and the neighborhoods that adjoin the park? Who is paying for this? Who will monitor this area. Are there lights that will bother the neighborhood (our beautiful stars at night that we can no longer see due to development!)? Will there be security guards? Who will manage the flow of traffic into and out of these streets.

One very important point: Palos Verdes Drive South is the only main one lane in each direction artery into and out of this now much more crowded area. Emergency vehicles have to push to the side (where are the sides?) any vehicles, bicycles, etc. to get in and around for an emergency, slowing down their travel!. Traffic in and out of communities is already difficult. People get lost, do not know where they are going and make u turns at entrances to communities, thereby causing backups and sometimes accidents. Who will monitor the traffic safety??? We are already stretched..there is no room for road expansion, yet we seem to be encouraging more growth!!!

I suppose you will do what you must, however, why don't you just maintain what is at Ladera Linda (which I understand is in need) and build your Recreational site at City Hall!!!!!!

Discouraged,

Jessica Meyer
PBC

Matt Waters

From: SW J <swjaquez@gmail.com>
Sent: Monday, May 01, 2017 10:52 AM
To: Matt Waters
Subject: Ladera Linda Master Plan Comment

Dear Mr. Waters,

After attending the latest Ladera Linda Master Plan Workshop on April 26th and viewing both concept designs, I believe Concept A better maximize the use of the property while taking into consideration the various community comments to date. I do, however, have a few comments/changes to Concept A that I feel would better enhance the use of the property. These are:

1. **Ensure Existing Privacy Of Seaview Homes.** I live in the Seaview Community in a home directly below the Ladera Linda Park. As such, maintaining our existing privacy is crucial and we want to ensure that the design creates a wide and high enough landscape buffer along the Park's property line so that individuals enjoying the Park are not provided an easy opportunity to look down into our backyard and bedrooms.
2. **Move Basketball Courts Closer to Play Areas.** As a number of community members mentioned at the Workshop, moving the basketball courts closer to the Play Areas will allow parents/guardians to better watch both younger and older children at play. There is plenty of open green space surrounding the Play Areas in Concept A to relocate the basketball courts. Indeed, the basketball courts might sit nicely at the Southeastern point of the park (so long as both the courts and Play Areas are within eyesight of each other). The current design location of the basketball courts in Concept A could then be used for a peaceful and shaded sitting area. Possibly even with a small water feature? This could be conducive to attracting butterflies to the nearby proposed Butterfly Garden.
3. **Remove or Restrict Access To AYSO Fields To Conserve Limited Parking.** Given the limited parking, we should remove or restrict direct access to the nearby AYSO fields (i.e., via the two existing staircases). Direct access will only encourage visitors to the AYSO fields to park in the limited spaces leaving those who have come to enjoy the park with little to no parking. If AYSO (or hikers for the nearby trails) need additional parking, the City should consider adding designated parking at the top of Forrestal Drive.

Thank you for your consideration and a big "Thank You" to all at the City and the design team for helping revive our local community park.

Best,
Sean Jaquez
32214 Valor Place

Matt Waters

From: Melody Colbert <melcolbert@aol.com>
Sent: Wednesday, May 10, 2017 2:28 PM
To: Matt Waters; Matt Waters
Cc: cmoneil@aol.com
Subject: Ladera Linda Master Plan
Attachments: LadLindaPVPHA.pdf

Please see attached Comment from Palos Verdes Peninsula Horsemen's Association.

Matt Waters

From: Chris Lyndquist <clynd12@gmail.com>
Sent: Thursday, April 27, 2017 1:07 PM
To: Matt Waters
Subject: Ladera Linda Park comments

Hello Matt,

I apologize for not being able to attend the planning meeting regarding Ladera Linda. I would like to express a strong interest on behalf of not only myself, but on my many friends and fellow parents from the LL area in building a quality, modern, FUN playground on the site. I believe a new playground is not only desperately needed at LL, but is also part of the plan. I really hope whoever is in charge of deciding on the play structures to be put in to take a look at some of the more popular parks in the area before purchasing equipment. Take a look at the new park going up at Ernie Howlett. It is exactly what we need at LL. It is modern/exciting/high-end looking, and has tons of play value. It is a park with play structures that will be useful for not only 3-5 year olds (think:Ryan Park or Hesse Park) but for kids up to tweens to have fun and get exercise on. Another local park that is popular with a larger age range of kids is Rocketship park. The kids love the new tightline equipment and the very large merry-go-round that can actually spin!! (think: Hesse park's sad, broken spinner-for-one.)

There are some great options out there to build playgrounds that appeal to kids of all ages. Please don't build another typical RPV park with equipment that is essentially stairs leading to a bridge that leads to a slide. Boring!!!!

Thanks for your time,
Chris Lyndquist

Matt Waters

From: City of Rancho Palos Verdes <listserv@civicplus.com>
Sent: Thursday, April 27, 2017 11:44 AM
To: Matt Waters
Subject: Ladera Linda Park Master Plan Webpage Update

[View this in your browser](#)

[Click here](#) to go to the Ladera Linda Park Master Plan Webpage, to access the 2 proposed draft park designs, and the proposed building layout. You can also view the PowerPoint and related documents from April 26th's Workshop.

For more information contact Matt Waters at mattw@rpvca.gov or 310.544.5218

This message from the City of Rancho Palos Verdes is being sent to subscribers of this list who might be interested in its content. Please do not press "reply" when responding to this message, it is a non-monitored email address. If there is contact information it will be included in the body of the message.

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<http://www.rpvca.gov/list.aspx?mode=manage&Email=mattw@rpv.com>

If clicking the link doesn't work, please copy and paste the link into your browser.

Matt Waters

From: R. Gene Dewey <rgdewey@cox.net>
Sent: Wednesday, April 26, 2017 9:46 PM
To: Matt Waters
Cc: Jerry Duhovic <CouncilmanDuhovic@hotmail.com>; Brian Campbell (Gmail); Ann Weinland; Bill Gussman; Gene Dewey; Georgette Jenkins;; Judy Youssef;; Kate Nash; Mickey Rodich <mickeyrodich@gmail.com>; Terri Shary ; Tom Karen Smith
Subject: Ladera Linda Park Master Plan

Thanks Matt, Corry and P & R Staff !

Most people I talked to after the meeting were as pleased as I am about the concepts you presented for the Ladera Linda Park.

I have a couple of comments:

The upper playground next to the paddle tennis courts gets plenty of use. It is fairly new, ADA compliant, I am sure it would cost in excess of \$ 500 K to replace it.

The Basketball courts need to stay where they are so families can watch children of all ages at the same time. The court does not get a lot of use now. The space west of the paddle tennis courts could be space for a volley ball court, double as a bocce ball court or accommodate some old fashion horseshoes pits.

I prefer concept A as it minimizes the disturbance with respect to access and keeps the low key profile.

The lower playground area and basketball court need rest rooms closer to that area. Often grandparents are watching their grandchildren and that would be a long walk for them or a child in distress.

Parking on Forrestal should be considered as part of the project. Not only to handle large occasional events at the park, but somewhere for people who are walking the trails in the preserve to park on the weekends .

Finally a security camera in the area would be a great addition.

Thanks again for taking a course of action that will please most in our community of Ladera Linda.

Gene Dewey
Vigilance Dr, RPV

Matt Waters

From: Sharon Gross <sharongross@cox.net>
Sent: Wednesday, May 03, 2017 7:26 PM
To: Matt Waters
Subject: Ladera Linda Park

We have viewed the plans for the park and definitely prefer Plan B. We'd like to see more play area space for families with children, with equipment like swings, slides, climbing equipment, etc. as well as tables with benches for picnics. These may already be included, but are not shown on the plan. It looks like a great plan!

Sharon & Morrie Gross
31059 Hawksmoor Dr.
RPV

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:42 PM
To: Madeline Ryan; Ara Mihranian
Cc: Matt Waters
Subject: RE: A coupla things....

Hi Madeline,

Thank you for your email regarding the Ladera Linda Park Master Plan. While the emphasis of the design work so far has been on design work for a new community center and for the surrounding parkland, the City does want to hear and consider the concerns from Forrestral Reserve visitors including the EQ community. Your comments will be considered by the project team and consultant during the creation of a recommended design option for Council's consideration. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: Madeline Ryan [mailto:pvpasofino@yahoo.com]
Sent: Wednesday, May 10, 2017 12:05 PM
To: Matt Waters <MattW@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Subject: A coupla things....

Hello Ara and Matt

Ara, just wondering if there has been any discussion re Martingale Trail's rehabilitation.

And, pardon my ignorance, Ara and Matt, but I did not know that the Ladera Linda restoration would be so extensive as to offer opportunities to trail users and I didn't pay attention early on (shame on me!); thus, so many of us equestrians coming in late.

I sincerely hope it won't be too late to incorporate equestrian/bike amenities and keep the 'openness' of the northern area, where soccer fields are, for some of that. Just another opportunity to expand equestrian and biking recreation in this area.

Thank you,

"May the Trails be with you..." Madeline

Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 11:12 AM
To: Benoit Hochedez
Cc: Matt Waters
Subject: RE: Comments on Ladera Linda Master Plan

Hi Benoit,

Thank you for attending last week's Ladera Linda Park Master Plan Workshop and for your kind words-much appreciated. Thanks also for offering your comments on a range of subjects including your preference for Concept A, parking/Forrestal concerns, building views, shade structures, basketball court/playground issues, and the staircase to the upper soccer fields. Your opinions will be considered by our design team and consultant as we put together a final recommended option for Council's consideration. Your email will be attached to that final report.

Please let me know if you have any additional comments, questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Benoit Hochedez [mailto:hochedez@gmail.com]
Sent: Tuesday, May 02, 2017 10:35 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Comments on Ladera Linda Master Plan

Hi Matt,

First things first, thank you for all the hard work you guys have put into this project. It's very much appreciated. I attended the workshop last week and I think overall your team and the architects have done a good job. As a matter of fact, we went from a relatively large number of neighbors wanting no change at all to only 2-3 of them with that opinion after the 2 options were presented (note, we were always in favor of a complete redo).

Here are my wife and I comments (note that we have a 5yo kid, and in Mediterranean so this will be our go-to park for years to come) :

- **we like plan A, mostly because** it seems to offer more usable space of the park grounds. Moreover I understand and agree with the concerns of the LL residents who don't want the park entrance in front of Pirate Drive
- **Parking** : I think the 30-40 spots along Forrestal that were mentioned during the workshop should be included in the scope of the current project. My main concern here is that hikers and AYSO users will park at the LL park making the parking situation an issue all over again.
- **Staircase from LL park to lower soccer field** : it should be eliminated (in Plan A) to alleviate the potential issue of the LL park parking lot being used for hours at time by soccer fields users.
- **Basket ball courts** : I do think both basketball courts should be build next to the playground area so that kids around 8-12 can play there while their younger siblings play on the playgrounds. I like the idea of having a half court and a full court.
- **Kids Playground** : make sure it's extensive enough (with interesting equipment) to be "competitive" with what San Pedro has done at the Bogdanovich rec center. People are mostly moving and buying houses in PV to raise their kids here. A nice playground is a HUGE asset.
- **Shaded area** around the park, especially next to the playground
- **Building** : I'm okay with the size, and think it should at the very least be visually appealing, architecturally speaking. Moreover, as discussed during the workshop, I do agree we should try to maximize the ocean views from the multi purpose room of the building. If turning the building 90 degrees counter clockwise is not an option, I'd agree that maybe it can be redesigned so try to create at least a large view room.

I hope we can get the ball moving on the park ASAP.

Thank you,

Benoit Hochedez
3505 Coolheights Dr
Rancho Palos Verdes, CA 90275

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 5:11 PM
To: cicoriae@aol.com
Cc: Matt Waters
Subject: RE: Comments on Ladera Linda Park Master Plan

Hi Eva,

Thanks for your email and for your comments about the plans. The storage building was described as the size of a 3-car garage to convey its general size, but it's not intended to house vehicles. It's supposed to take the place of the various storage containers that are scattered around Ladera Linda. The emergency confusion may lie in the fact that one of the containers currently stores City emergency supplies. The other containers are Public Works supplies I believe. One container holds an Open Space Management Polaris I believe but that will likely be shifted over to City Hall at some point.

Your other comments and concerns about Forrestral parking and Reserve access, views, hardscape square footage, outdoor seating and your preference for Proposal B will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt

Matt Waters
Senior Administrative Analyst

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www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: cicoriae@aol.com [mailto:cicoriae@aol.com]
Sent: Wednesday, May 10, 2017 2:40 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Comments on Ladera Linda Park Master Plan

Hi Matt,

Thank you for the opportunity to comment on the Ladera Linda Park Master Plan. Generally, the plans look pretty good.

My biggest concern with both plans is what is the purpose of the large storage building. At the meeting April 26, the storage building was described as "the size of a 3-car garage". A member of the public asked about emergency service vehicles and was told that this building would be used for that. What type of vehicles? Why isn't the building described as a garage if it is going to garage vehicles? At a City Council meeting to discuss vehicular access across Klondike Canyon in Forrestral Reserve, staff was asked if the City planned to garage their Polaris at Ladera Linda and Doug Wilmore said

that's not in the plans. Did he just mean the plans don't show it or it's not the intent/desire of staff? Let's be fully transparent, please.

A related concern is that the City staff may have their eye on Forrestal being the new gateway to the PV Nature Preserve without disclosing that to the public. Residents have a right to know and staff has a responsibility to residents to be fully transparent--I know you agree. The Ladera Linda Park planning process is the time for staff to express their interests in that sort of transition and for the residents to express their support and/or concerns. I agree with members of the public who, at the April meeting, expressed an interest in having the parking along Forrestal Drive included in this project, so that issues related to that can be vetted concurrently with the park proper.

I prefer the location of the Community Center in Plan B over Plan A, elevated somewhat over the other park facilities and affording a more open feel to the park. It would be nice to incorporate views into the building design, particularly from the multi-purpose and/or discovery rooms. The multi-purpose room should be no smaller than it is currently and possibly a bit larger.

It would be nice for the outdoor seating areas along the southwest edge of the park to afford coastline views, since people enjoy the sunset views from this area. It's not clear to me from the design plans whether that is the intent.

It would also be nice to have some information on how sound will carry either upslope into the Preserve or downslope to homes for the noisier elements of the park plan when it comes before City Council and the public.

Last, I would be interested to know which plan has more hardscape, including asphalt. It appears to me that Plan A does, but I can't be sure. Can you provide square footage for the various features--parking, driveways, turf area, etc.?

Eva Cicoria

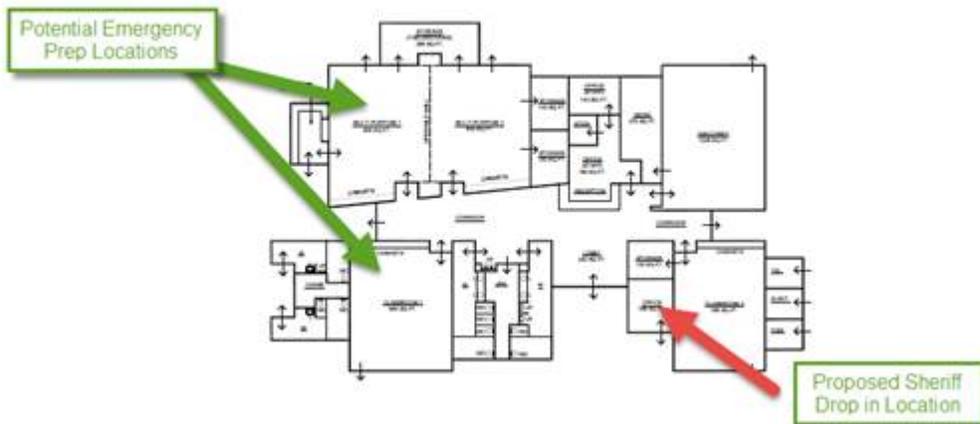
Matt Waters

From: Matt Waters
Sent: Friday, April 28, 2017 10:33 AM
To: Charles Agnew
Cc: Cory Linder; Daniel Trautner; Mona Dill; susanbrooks01@yahoo.com; Brian Campbell; Jerry Duhovic@hotmail.com; Ken Dyda; Anthony Misetich
Subject: RE: Comments on Ladera Linda Park Master Plan

Hi Charles,

Thanks for continuing to be a part of this process and thanks for the kind words. Your comments about a number of issues and concerns including your preference for proposal A, parking, security, views, basketball court location, and building amenities have all been noted and will be considered by the design team as we put together a recommended design for Council consideration. Your comment card will be included as part of that report.

You also asked about the Sheriff drop-in office and Emergency Prep Center. The building diagram does include office space just to the right of the main entrance which is intended for Sheriff/Open Space Management drop-in use. Emergency Prep requires a large room for providing temporary shelter in case of an emergency and a small room for administrative and medical purposes. The Multi-purpose room and one of the classrooms in the proposed diagram would serve that purpose. The bulk supplies would be brought in by the Red Cross. Some limited emergency supplies are currently stored on site in a storage container. That storage need could either be accommodated in the proposed separate storage building or possibly in a designated storage area inside the main building.



Thanks again for your comments and please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.



From: Charles Agnew [mailto:cvagnew@cox.net]
Sent: Thursday, April 27, 2017 5:44 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; susanbrooks01@yahoo.com; Brian Campbell <briancampbell@gmail.com>; Jerry Duhovic@hotmail.com <jduhovic@hotmail.com>; Ken Dyda <cprotem73@cox.net>; Anthony Misetich <mizie@cox.net>



LADERA LINDA PARK MASTER PLAN

PUBLIC WORKSHOP

April 26, 2017

COMMENT CARD

Please write down and submit your comments regarding the proposed Ladera Linda Park designs.

If you wish more time for submitting comments this evening, please indicate your thoughts and forward them to the City prior to the end of the day on **May 5th**. You may also share this opportunity with your neighbors who were not able to attend this evening's meeting.

Comments can be sent by email to Mattw@rpvca.gov

Subject: Comments on Ladera Linda Park Master Plan

Matt Waters

From: cicoriae@aol.com
Sent: Wednesday, May 10, 2017 7:43 PM
To: Matt Waters
Subject: Re: Comments on Ladera Linda Park Master Plan

Thanks for the info, Matt.
Eva

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

From: Matt Waters <MattW@rpvca.gov>
To: cicoriae <cicoriae@aol.com>
Cc: Matt Waters <MattW@rpvca.gov>
Sent: Wed, May 10, 2017 5:11 pm
Subject: RE: Comments on Ladera Linda Park Master Plan

Hi Eva,

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Matt

Matt Waters
Senior Administrative Analyst

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www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: cicoriae@aol.com [<mailto:cicoriae@aol.com>]
Sent: Wednesday, May 10, 2017 2:40 PM
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Last, I would be interested to know which plan has more hardscape, including asphalt. It appears to me that Plan A does, but I can't be sure. Can you provide square footage for the various features--parking, driveways, turf area, etc.?

Eva Cicoria

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:19 PM
To: Ela
Cc: Matt Waters
Subject: RE: Feedback

Dear E.T. Heyn,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: Ela [mailto:elhe@cox.net]
Sent: Friday, May 05, 2017 3:41 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Fwd: Feedback

It came back, I did not notice the mistake in the address given and clicked on it...

Sent from my iPad

Begin forwarded message:

From: Ela <elhe@cox.net>
Date: May 4, 2017 at 6:10:34 PM PDT
To: mattw@rovca.gov
Subject: Feedback

Hi,

Yes , I attended the last workshop. I am happy to see the progress. I like to see what you want to do for children and of course adults. P Lan A appeals to me more than the other. I also see value in the idea a lady at the end of the workshop expressed: move the building into the upper left corner, that would be south-west by my estimate. IF that happens, I would also turn the building 90 degrees counter clockwise, entrance facing north/east....and eliminate some of the many

corners!

This way you could move the play area for smaller children, ball courts for the older close enough together for parents of siblings in different age groups to keep an eye on them.

The butterfly 'garden' could be some what larger, yes with a secure gate. I have no idea what maintenance would be required, but have seen lovely featured like that before. Maybe a volunteer group would like to get involved here?!

Thanks for listening and good luck!

E.T. HEyn

Sent from my iPad

Matt Waters

From: Erika Barber <nbarber310@cox.net>
Sent: Thursday, April 27, 2017 6:36 PM
To: Matt Waters
Subject: RE: Good job

Hi Matt,

Thank you very much for your response. I will look at the plans when they are more readable and comment further if needed. I had forgotten the fields are owned by the school district. Erika Barber

From: Matt Waters [mailto:MattW@rpvca.gov]
Sent: Thursday, April 27, 2017 5:40 PM
To: Erika Barber
Cc: Duhovic, Jerry; Matt Waters
Subject: RE: Good job

Dear Ms. Barber,

Thank you for your comments and for attending last night-appreciate the involvement of so many residents like yourself. Your comments about parking, the use of the Forrestal Gate, and the possibility of an HOA storage container are all noted and will be discussed as we put together a final recommended plan for Council's consideration.

Regarding the soccer fields, those are not part of the Master Plan discussion since they are owned by the School District, not the City, and there is no direct access to the fields from Ladera Linda park. We have had discussions with School District personnel about coordinating their scheduling with activities at the park to minimize impact on nearby residents.

Sincerely,

Matt Waters
Senior Administrative Analyst

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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Erika Barber [mailto:nbarber310@cox.net]
Sent: Wednesday, April 26, 2017 9:38 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Duhovic, Jerry <jduhovic@hotmail.com>
Subject: Good job

Hi and kudos to all the city staff who made the LL Master Plan presentation tonight. I live at 4004 Stalwart in the Seaview area. My 2 children went to Ladera Linda through their elementary education. It was such a wonderful little school. Now I take my grandchildren to the playgrounds and they love it but it is definitely time for some "over hauling" of the premises.

I actually like both plans but my big concern is the parking. It was mentioned that the gate on Forrestal beyond the present entrance should be opened for special events so people could park there. I agree with that. I would hate to live on Pirate and have people park in front of my house constantly.

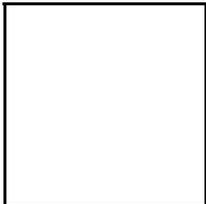
I am on the Board of our Seaview Residents Association and our Emergency Preparedness chairmen are looking for a place to put a fairly large container for emergency supplies for our neighborhood. 'Is there a possibility for something like that in the upper triangular storage area?

I know this meeting was about the LL master plan but don't the "contaminated" soccer fields fall under Ladera Linda as well? I'm actually glad it was not brought up as it would have opened a new "can of worms" but can you tell me what is happening with that?

Anyway....good and productive meeting but there is a lot more work to be done. I certainly appreciate all the time city staff put into this. Thank you.

Jerry....good to see you and congratulations on becoming mayor.

Erika Barber
4004 Stalwart Drive
RPV
310-377-7291
Nbarber310@cox.net



This email has been checked for viruses by AVG antivirus software.
www.avg.com

Matt Waters

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Sent: Thursday, April 27, 2017 5:40 PM
To: Erika Barber
Cc: Duhovic, Jerry; Matt Waters
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Senior Administrative Analyst

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Erika Barber
4004 Stalwart Drive
RPV
310-377-7291
Nbarber310@cox.net

Matt Waters

From: Matt Waters
Sent: Friday, April 28, 2017 9:52 AM
To: Erika Barber
Cc: Matt Waters
Subject: RE: Good job

Hi Erika,

No problem, happy to clarify that point. Please feel free to send me any additional comments or concerns.

Matt

From: Erika Barber [mailto:nbarber310@cox.net]
Sent: Thursday, April 27, 2017 6:36 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: RE: Good job

Hi Matt,

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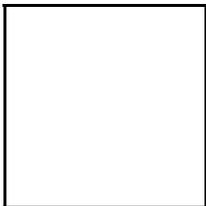
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Erika Barber
4004 Stalwart Drive
RPV
310-377-7291
Nbarber310@cox.net



This email has been checked for viruses by AVG antivirus software.
www.avg.com

Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 9:48 AM
To: Danielle
Cc: Matt Waters
Subject: RE: In favor of park

Dear Ms. Thom,

Thank you for your email and for your comments on the Ladera Linda Park Master Plan regarding views, walkways, trails and new equipment. Your email will be shared with our design team and consultant as we put together a final recommended design for Council's consideration. Please feel free to contact me with any additional comments or questions.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Danielle [<mailto:danielle.thom@gmail.com>]
Sent: Monday, May 01, 2017 12:58 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: In favor of park

Hello
My name is Danielle Thom and I am a resident of Rancho Palos Verdes and am in support of the City's plan to redevelop Ladera Linda park with new equipment and trails!
Thank you so much for the consideration to families with kids that enjoy heading to the park with the kids but would really love to enjoy more of the views and a safe waking area

Thank you
Danielle Thom
26 Avenida de Azalea RPV

Matt Waters

From: Matt Waters
Sent: Thursday, April 27, 2017 5:10 PM
To: Minas Yerelian
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Minas,

Thanks for coming last night and for being an active participant and thanks for the compliment-glad you thought we did a good job.

Thanks also for emailing all of your thoughtful comments below about trees, basketball, maintenance, noise, lighting, and rural atmosphere; I assure you that your comments and concerns will definitely be considered in the formation of a recommended design for Council's consideration, and your email will be attached to that report. Please let me know if you have any additional questions or concerns.

Thanks,

Matt

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

From: Minas Yerelian [mailto:yerelian@gmail.com]
Sent: Thursday, April 27, 2017 4:54 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda

Good presentation

KEEP RURAL SEMI RURAL ATMOSPHERE. Be mindful of keeping all parks RURAL

- 1- Noise effect on the neighbors.
- 2- Basket court and all sport activity must be moved to the rt side away from the residential area closer to forestall and move the building to the left to make sure of no noise impact.
- 3- Plan B is better use of real estate (Wilson park).
- 4- (Trees) replace all trees and more.
- 5- Minimum lightning.
- 6- The lowest maintenance possible (less \$) NATURAL (let the grass and wild plants grow and die seasonally that is RURAL.

Good job.

Thank you

Minas Yerelian

Sent from my iPad

Matt Waters

From: Matt Waters
Sent: Thursday, April 27, 2017 5:05 PM
To: Susan Wilcox
Cc: Matt Waters
Subject: RE: Ladera Linda - Master Plan

Dear Ms. Wilcox,

Thanks you for your interest in the Ladera Linda Master Plan project and for your comments on nursery school and senior drop-off service elements. Your comments will be considered as we create a final recommended design for City Council's consideration. Your email will be included as part of that staff report to City Council. Please feel free to contact me with any additional questions or concerns and again, thank you for being a part of this process.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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Rancho Palos Verdes, CA 90275
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From: Susan Wilcox [mailto:swilcox@pvplc.org]
Sent: Thursday, April 27, 2017 12:46 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda - Master Plan

Hi Matt,

I think the two plans look really good. I like the way the landscaping has been taken into consideration and that there are setbacks so that our neighbors in Seaview won't feel overlooked or invaded. Really nicely done.

I'm one of the proponents to have the building provide something NEW that it doesn't yet do.

With that in mind, the two smaller rooms would be ideal to use regularly for (1) a day-care nursery on one side, and (2) for a senior drop-off center on the other side. Our community is starting to really need both services, and there are many residents who are overwhelmed with a spouse with Alzheimer's and don't have the resources to provide daily, in-home care but need some relief. This kind of service, though, would likely need to have a larger number of handicapped restrooms in order to accommodate a group of 20 or so seniors, most of whom would be in wheelchairs. I don't know if there's still any way to take this into consideration, but I think it would provide a much-needed benefit, stay within the guidelines of SUPER QUIET and community-service (people are not going to come 20 miles for this type of thing), so it seems worth re-iterating. I also think the nursery day-care center would benefit from smaller-scale restrooms.

In case you are able to take into consideration, I wanted to share the ideas with you directly.

Susan Wilcox
3670 Vigilance Drive

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:43 PM
To: Diane Stewart
Cc: Stephen Stewart; Matt Waters
Subject: RE: Ladera Linda Park

Dear Ms. Stewart,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about traffic, security, crime, trash, and financial implications will all be considered by the project team and consultant during the creation of a recommended design option for Council's consideration. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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Rancho Palos Verdes, CA 90275
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-----Original Message-----

From: Diane Stewart [mailto:direne1@aol.com]
Sent: Wednesday, May 10, 2017 12:12 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Stephen Stewart <sr.stew@verizon.net>
Subject: Re: Ladera Linda Park

> On May 10, 2017, at 12:07 PM, Diane Stewart <direne1@aol.com> wrote:

>

> I strongly object to enlarging the scope of RPV services to enhance the use of the Ladera Linda park. The traffic on the south side of the hill has become untenable, and now you want to add more cars, pollution, trash, etc. Who will monitor the park? Who will secure the park EVERY EVENING? Who will pick up the trash on a very regular basis? Who will do all the things that cost taxpayer's money, when the taxpayers don't want the park turned into a "recreational facility." We have enough parks in Rancho Palos Verdes now!

Diane Rene Stewart
4164 Maritime Road
Rancho Palos Verdes

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:54 PM
To: Joe Cruz
Cc: Matt Waters
Subject: RE: Ladera Linda

Dear Mr. Cruz,

Thank you for your email and for your interest in this important community project. Your comments and concerns about favoring Proposal A, views, and trash can locations will be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Joe Cruz [mailto:jocruz1@hotmail.com]
Sent: Monday, May 08, 2017 9:51 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda

Hello.

I'm an RPV resident living in Seaview. I vote for option A because the playground is offset from the stairs. Having our steep stairs adjacent to the kids playground would be a huge liability and accident waiting to happen. I also noticed that both options place trash receptacles on the view side of the park right above the homes. Why lose the view or risk having Santa Ana winds blow trash onto the homes below? Can't the trash bin be placed on the other side of the lot against the hillside? It would be better sheltered from the wind and not block a view.

Thanks,
Joe Cruz

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:52 PM
To: Larry Paul
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Larry,

Thanks for your comments, suggestions and for being so involved in the process. Your email will be considered by the project team as we prepare the design for Council's consideration.

Thanks,

Matt

From: Larry Paul [mailto:lpaul@mac.com]
Sent: Tuesday, May 09, 2017 4:16 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda

Matt,

Thank you for considering my comments submitted the day after the last meeting. My wife and I walked the entire property after the meeting and we are now more convinced than we were that the comments and items that I presented below are valid and more optimal (with one exception). In addition:

Please add a handball wall or two in the back area. This is one of the hottest sports activities in elementary schools and there appears to be plenty of room if my suggestion to swap the parking and basketball courts and paddle tennis court locations. Our kids (now middle school and high school still go to play yards just to play handball. It would be great if they were available at our community center.

Swapping the parking and "court" areas. This keeps the guests near the 2/10th of a mile long panoramic views from when they arrive for likely most of their stay.

The paddle tennis court should become part of the parking lot. No need to demolish it... just remove the fencing poles and fill the holes. Please don't limit a more optimized design just to keep the paddle tennis courts where they are. In the big picture this is a very insignificant cost.

Please keep a butterfly compatible garden in the plan along the stroll path.

Please make sure that when new lower fencing is installed it is the coated black type (it does not refer to color in the illustrations). Black is most invisible.

One item to retract: Other than the handball area that should be added, there would be no need for additional "blacktop play area."

Thank you for considering my suggestions. If I can be of assistance at any point in the future, please let me know.

Good luck and thank you.

Best regards,

Larry Paul

On Apr 28, 2017, at 12:50 PM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Larry,

Thanks for your thoughtful opinions and ideas on issues ranging from potentially shifting the paddle tennis court and parking lot, adding picnic tables, keeping the butterfly garden, adding a handball wall, etc... All of your ideas (and designs) will be shared and considered by the consultant and staff as we put together the recommended design for Council's consideration.

Thanks again for your involvement and please feel free to continue to send in additional comments and ideas.

Sincerely,

Matt Waters
Senior Administrative Analyst

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Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

<image001.png>

From: Lawrence Paul [<mailto:lpaul@mac.com>]
Sent: Thursday, April 27, 2017 6:58 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda

Matt,

I sincerely want to thank you and the entire team for working hard and listening to all of the different opinions that have been voiced over the past couple of years. No small task and I have great respect for getting it to this point.

My home is located at 4320 Dauntless for reference (since it was requested we state where we are from).

With that said, my reactions are:

Option A was far better of the two items presented, but both designs had a flaw in that I think limited the creativity of the team. The item that I think limited the creativity was the direction to not alter the paddle tennis court that are in "good condition". This project will cost millions of dollars. The cost to replace the paddle tennis courts is an incredibly small fraction of the cost of this project. It is mostly a slab. Yes it is one of the newest things on the land...but hardly worth compromising the design of the park for that.

With that comment in mind I did some quick and dirty photoshop work to plan A with my PRELIMINARY suggestion. Here is a list of changes I have proposed.

Relocate the paddle tennis courts and basketball courts as shown on both designs and locate them in the north west corner of the property (below Forrestal. This will (hopefully) isolate a majority of the sound away from both the Seaview and Ladera Linda neighborhoods. I have also included two full basketball courts, not one and one half courts. I think that it is important to have a small play area co-located with the basketball/paddle tennis courts so adults can play and their kids could be close by. I think that was lost in both concepts.

This enables a larger parking area located where the proposed basketball courts and paddle tennis court is shown on both options. I believe this could address many of the concerns voiced last night as I think that there could be around 80 parking spaces.

I also moved the "storage building" to the approximate location as shown on option B.

Other comments that I have are:

This rework should include repairing the stairs between Seaview and the community center.

It would be good to have more picnic tables near the views.

The majority of the open views should be over the eastern end of the park (the existing field) since one does not look directly into back yards of Seaview.

It would be great to have some shade trees.

I like the "Butterfly" garden a great deal. I don't understand why what is proposed was so hard to understand (my wife also agrees).

My wife was not able to attend last night but her reaction was in general similar to mine, but added:

Both designs (including my artwork) did not have enough blacktop area

She would love to have a handball court. We still go back to Point Vicente with our kids to play handball. There used to be one at Ladera Linda, but it was removed long ago. It would be nice if this could be addressed on a future revision.

And I have also done some satellite overlay comparing...and have attached one screen shot.

I will continue thinking about this, but would appreciate if you would share this concept with the team.

<image004.jpg>

<image005.jpg>

There were some very convincing arguments made about why the project should be done...It was designed as a school (I know I attended that school), but it is not now, nor will it will be again. I know there are issues with the existing structures, asbestos, main drain replacement and electrical just to name the majority of the big ticket items, however, of those items, asbestos needs to be abated to demolish the buildings and the main drain needs to be replaced either way...so... even though it has been asked many times...the only item that has not been satisfactorily addressed that has nothing to do with either of the designs...but a real understanding of the costs to make what is there more acceptable...at least as a point of comparison. Is this a \$1M investment vs a \$4M investment or is it \$2M vs 10M or 15M?? All I (and others have heard) is it is not worth it and we need to do this project. I know many of us would like to see what the relative investment costs are. There may be aspects of these improvements that can be done to improve some of the existing buildings and the play areas. I would like to see a completely transparent analysis on the entire costs of all options...one of them being the repair and upgrade of some of the existing buildings.

After I think about this more...I will try to have a more formal response in the coming days (as time permits).

Thank you and to the entire team.

Best regards,

Larry

On Apr 27, 2017, at 4:55 PM, Matt Waters <MattW@rpvca.gov> wrote:

Thank you for attending last night's Ladera Linda Master Plan workshop. We deeply appreciate you taking the time to participate and offer your thoughts and opinions on the two park design alternatives and the building diagram. You may have already received Listserv messages this morning, but in case not, the link below will take you to the Ladera Linda Master Plan website where you can find last night's powerpoint as well as links to the two alternatives and other documents.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

As a reminder, comments on the alternative plans must be received by May 10. All correspondence received by May 10 will be included in the report to City Council which will included the recommended design. Email comments to mattw@rpvca.gov Please feel free to forward this email to your neighbors and friends.

If anyone needs to see the full scale mock-ups that were on display last night, they are in the Recreation and Parks Department. Please email me at mattw@rpvca.gov to arrange to see them.

Feel free to call me or email with any questions, and again thank you for your participation.

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes

Recreation and Parks Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.palosverdes.com/rpv

mattw@rpvca.gov - **(310) 544-5218 p** – (310) 544-5291 f

<image001.png>

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:08 PM
To: Ara Mihranian; sharon yarber
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Sharon,

The two Ladera Linda Park Master Plan proposals that were discussed at the April 26th workshop do not address the Forrestal Reserve and access beyond the gate. The two proposals focus on designs for a new Community Center building and Ladera Linda Park itself. There was significant discussion about Forrestal access and parking at the workshop although there was no discussion about EQ issues. As the plans stand right now, neither proposes any changes to the current Forrestal Reserve plan. Proposal B has the building located on the dirt (paddle tennis level) while Proposal A has the building on the main level with paved parking located in front of the building and on the paddle tennis level. See link below.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

I will share your email with the LL Master Plan project team as we prepare a final recommended design for Council's consideration. Your email will be included with that Council Staff Report. Please let me know if you have any other questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



Matt

From: Ara Mihranian
Sent: Tuesday, May 09, 2017 9:40 PM
To: sharon yarber <momofyago@gmail.com>; Matt Waters <MattW@rpvca.gov>
Subject: RE: Ladera Linda

I will talk to Matt tomorrow about your concerns.
And yes, I am talking about the paved roadway along Forrestal drive.

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: sharon yarber [<mailto:momofyago@gmail.com>]
Sent: Tuesday, May 09, 2017 7:02 PM
To: Ara Mihranian <AraM@rpvca.gov>; Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda

Ara,

I never heard further from Matt. The two proposed designs both completely cut off access to the dirt parking area behind the facility. What use is proposed for that property? Does the City in it? When you refer to Forrestral trail do you mean the paved street? Why should access to the lot be cut off? It is the only good, safe place to offload a horse?

On May 8, 2017 1:32 PM, "Ara Mihranian" <AraM@rpvca.gov> wrote:

I actually don't know if the large dirt lot behind the building will be used for horse trailer parking as part of the park plan. I will defer to Matt.

In the past, the equestrian community requested to park horse trailers along the road on forrestral drive behind the gates and that was eventually included in the preserve trails plan. Don't you think better access to the trails would exist if horse trailers parked on the road rather than the dirt lot?

I agree having a trailhead with benches should be included in the plan. There's already a drinking fountain next to the PV stone wall near the gate. However, I am not sure if it's still working.

Sent from my iPhone

On May 8, 2017, at 4:22 PM, sharon yarber <momofyago@gmail.com> wrote:

Thanks, Ara, but I don't fully understand this email. Is the large dirt parking lot behind the center going to remain available for horse trailer parking? And my email also included consideration of tie rails and maybe some water and benches for resting.

On May 8, 2017 12:51 PM, "Ara Mihranian" <AraM@rpvca.gov> wrote:

Sharon,

Currently, the city's preserve trails plan allows trailers for hitching purposes along the forrestal trail, behind the yellow gate, up to the crystal trail.

Ara

Sent from my iPhone

> On May 7, 2017, at 8:34 PM, sharon yarber <momofyago@gmail.com> wrote:

>

> All,

>

> I have been too swamped with work and personal affairs to study this closely. Suffice to say that whatever your plans ultimately include, it is important to be certain that they include facilities that will accommodate equestrians. We need places where a trailer can get in and out, water, horse tie ups and places for equestrians to rest themselves and their mounts. This is a trailhead for all users and as you consider the needs of all, please remember to include equestrians and persons in the ALL group.

>

> Thank you.

>

> Sharon Yarber

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:51 PM
To: lynda_sakamaki_shepard@ahm.honda.com
Cc: Matt Waters
Subject: RE: Ladera Linda

Dear Lynda,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns will all be considered by the project team and consultant during the creation of a recommended design option for consideration by the City Council. Your email will also be attached to that Council staff report.

FYI: Ladera Linda has hosted a YMCA-run Summer Camp the last two years and plans to do so again this year. Both of the current designs includes a community center with large and small meeting spaces, kid play areas, and casual field areas for drop-in use.

Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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-----Original Message-----

From: lynda_sakamaki_shepard@ahm.honda.com [mailto:lynda_sakamaki_shepard@ahm.honda.com]
Sent: Wednesday, May 10, 2017 9:25 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda

Hi Matt!

My husband & I are in favor of the redevelopment at Ladera Linda although we were disappointed no pool is in the forecast. I'm a working mom and after work, I shuttle my kids around to their various activities. It would be nice to have a park and recreation center like Hess Park. It would be nice if entities such as the AYSO/UK summer camps could hold a summer day camp on THIS side of the hill.

We appreciate any and all parks especially those with both a place to meet (community building -- perhaps one large enough to hold birthday parties or retirement dinners) as well as play areas for kids and green space for field sports.

Please let me know if you have any questions or need additional information.

Thanks for allowing me to submit comments!

--Lynda

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:48 PM
To: Valanca English
Cc: Matt Waters
Subject: RE: Ladera Linda

Dear Ms. English,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about favoring Proposal A, the butterfly garden, building security design, and playground location will all be considered by the project team and consultant during the creation of a recommended design option for consideration by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Valanca English [mailto:valenglish@icloud.com]
Sent: Wednesday, May 10, 2017 12:03 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda

Hi Matt,

As a resident of Ladera Linda, I deeply appreciate the thought and preparation that went into the options you presented for the park plan. It was presented with great attention to detail and it was obvious the residents' concerns had been taken into consideration. Thank you!

I prefer plan A. I love the butterfly garden! Please don't eliminate that. My one small concern is removing any play equipment from the paddle tennis area. I like the play ground area separated, as presented, but ... if parents or grandparents want to play paddle tennis and still be able to keep an eye on their kids, it would be nice for them to have a little something for the kids to play on nearby.

I do think the resident that expressed concerns about all the nooks and crannies between the buildings where miscreants could hide had a valid point, so you might do some rethinking about how to secure that area. But overall, I love it.

Thank you for all the time and thought that you and the others put into this.

Sincerely,

Val English

On Apr 27, 2017, at 4:55 PM, Matt Waters <MattW@rpvca.gov> wrote:

Thank you for attending last night's Ladera Linda Master Plan workshop. We deeply appreciate you taking the time to participate and offer your thoughts and opinions on the two park design alternatives and the building diagram. You may have already received Listserv messages this morning, but in case not, the link below will take you to the Ladera Linda Master Plan website where you can find last night's powerpoint as well as links to the two alternatives and other documents.

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If anyone needs to see the full scale mock-ups that were on display last night, they are in the Recreation and Parks Department. Please email me at mattw@rpvca.gov to arrange to see them.

Feel free to call me or email with any questions, and again thank you for your participation.

Matt Waters
Senior Administrative Analyst

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<image001.png>

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:19 PM
To: jessica; CC
Cc: Matt Waters
Subject: RE: Ladera Linda

Dear Ms. Meyer,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about traffic, security, crime, financing, lighting, and size of the facility will all be considered by the project team and consultant during the creation of a recommended design option for Council's consideration. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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

From: jessica [mailto:jessboop@cox.net]
Sent: Wednesday, May 10, 2017 1:14 PM
To: Matt Waters <MattW@rpvca.gov>; CC <CC@rpvca.gov>
Subject: Ladera Linda

I'm sort of coming in late on this, however, I'm wondering who the City is doing this for; the neighbors, the public???

Since Terrenea and the Trump Development have moved into the neighborhood, and, more housing, we who live here have had definitely more traffic, more break-ins, more traffic accidents, more vandalism..and more trash. Palos Verdes used to be open space land with a small number of housing communities, and beautiful. One could see over the land forever to the ocean, Catalina, and scrub and wildflowers. There was wildlife, there was very little traffic.

So, I ask, who is this Ladera Linda Development for????

If you must have some form of Recreational Development, then I suppose, it should be small! Who will manager this facility? Who will care for the grounds, etc. Who will care for the security of this park and the neighbors and the neighborhoods that adjoin the park? Who is paying for this? Who will monitor this area. Are there lights that will bother the neighborhood (our beautiful stars at night that we can no longer see due to development!)? Will there be security guards? Who will manage the flow of traffic into and out of these streets.

One very important point: Palos Verdes Drive South is the only main one lane in each direction artery into and out of this now much more crowded area. Emergency vehicles have to push to the side (where are the sides?) any vehicles, bicycles, etc. to get in and around for an emergency, slowing down their travel!. Traffic in and out of communities is already difficult. People get lost, do not know where they are going and make u turns at entrances to communities, thereby causing backups and sometimes accidents. Who will monitor the traffic safety??? We are already stretched..there is no room for road expansion, yet we seem to be encouraging more growth!!!

I suppose you will do what you must, however, why don't you just maintain what is at Ladera Linda (which I understand is in need) and build your Recreational site at City Hall!!!!!!

Discouraged,

Jessica Meyer
PBC

Matt Waters

From: Matt Waters
Sent: Friday, April 28, 2017 9:50 AM
To: Lawrence Paul
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Larry,

Thanks for your thoughtful opinions and ideas on issues ranging from potentially shifting the paddle tennis court and parking lot, adding picnic tables, keeping the butterfly garden, adding a handball wall, etc... All of your ideas (and designs) will be shared and considered by the consultant and staff as we put together the recommended design for Council's consideration.

Thanks again for your involvement and please feel free to continue to send in additional comments and ideas.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Lawrence Paul [mailto:lpaul@mac.com]
Sent: Thursday, April 27, 2017 6:58 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda

Matt,

I sincerely want to thank you and the entire team for working hard and listening to all of the different opinions that have been voiced over the past couple of years. No small task and I have great respect for getting it to this point.

My home is located at 4320 Dauntless for reference (since it was requested we state where we are from).

With that said, my reactions are:

Option A was far better of the two items presented, but both designs had a flaw in that I think limited the creativity of the team. The item that I think limited the creativity was the direction to not alter the the paddle tennis court that are in "good condition". This project will cost millions of dollars. The cost to replace the paddle tennis courts is an incredibly small fraction of the cost of this project. It is mostly a slab. Yes it is one of the newest things on the land...but hardly worth compromising the design of the park for that.

With that comment in mind I did some quick and dirty photoshop work to plan A with my PRELIMINARY suggestion. Here is a list of changes I have proposed.

Relocate the paddle tennis courts and basketball courts as shown on both designs and locate them in the north west corner of the property (below Forrestal. This will (hopefully)isolate a majority of the sound away from both the Seaview and Ladera Linda neighborhoods. I have also included two full basketball courts, not one and one half courts. I think that it is important to have a small play area co-located with the basketball/paddle tennis courts so adults can play and their kids could be close by. I think that was lost in both concepts.

This enables a larger parking area located where the proposed basketball courts and paddle tennis court is shown on both options. I believe this could address many of the concerns voiced last night as I think that there could be around 80 parking spaces.

I also moved the "storage building" to the approximate location as shown on option B.

Other comments that I have are:

This rework should include repairing the stairs between Seaview and the community center.

It would be good to have more picnic tables near the views.

The majority of the open views should be over the eastern end of the park (the existing field) since one does not look directly into back yards of Seaview.

It would be great to have some shade trees.

I like the "Butterfly" garden a great deal. I don't understand why what is proposed was so hard to understand (my wife also agrees).

My wife was not able to attend last night but her reaction was in general similar to mine, but added:

Both designs (including my artwork) did not have enough blacktop area

She would love to have a handball court. We still go back to Point Vicente with our kids to play handball. There used to be one at Ladera Linda, but it was removed long ago. It would be nice if this could be addressed on a future revision.

And I have also done some satellite overlay comparing...and have attached one screen shot.

I will continue thinking about this, but would appreciate if you would share this concept with the team.



Ladera Linda Community Park
 City of Rancho Palos Verdes April 27, 2017
 Concept "C" (by Larry Paul) First Draft



There were some very convincing arguments made about why the project should be done...It was designed as a school (I know I attended that school), but it is not now, nor will it will be again. I know there are issues with the existing structures, asbestos, main drain replacement and electrical just to name the majority of the big ticket items, however, of those items, asbestos needs to be abated to demolish the buildings and the main drain needs to be replaced either way...so... even though it has been asked many times...the only item that has not been satisfactorily addressed that has nothing to do with either of the designs...but a real understanding of the costs to make what is there more acceptable...at least as a point of comparison. Is this a \$1M investment vs a \$4M investment or is it \$2M vs 10M or 15M?? All I (and others have heard) is it is not worth it and we need to do this project. I know many of us would like to see what the relative investment costs are. There may be aspects of these improvements that can be done to improve some of the existing buildings and the play areas. I would like to see a completely transparent analysis on the entire costs of all options...one of them being the repair and upgrade of some of the existing buildings.

After I think about this more...I will try to have a more formal response in the coming days (as time permits).

Thank you and to the entire team.

Best regards,

Larry

On Apr 27, 2017, at 4:55 PM, Matt Waters <MattW@rpvca.gov> wrote:

Thank you for attending last night's Ladera Linda Master Plan workshop. We deeply appreciate you taking the time to participate and offer your thoughts and opinions on the two park design alternatives and the building diagram. You may have already received Listserv messages this morning, but in case not, the link below will take you to the Ladera Linda Master Plan website where you can find last night's powerpoint as well as links to the two alternatives and other documents.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

As a reminder, comments on the alternative plans must be received by May 10. All correspondence received by May 10 will be included in the report to City Council which will include the recommended design. Email comments to mattw@rpvca.gov. Please feel free to forward this email to your neighbors and friends.

If anyone needs to see the full scale mock-ups that were on display last night, they are in the Recreation and Parks Department. Please email me at mattw@rpvca.gov to arrange to see them.

Feel free to call me or email with any questions, and again thank you for your participation.

Matt Waters
Senior Administrative Analyst

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Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

<image001.png>

On Apr 27, 2017, at 4:55 PM, Matt Waters <MattW@rpvca.gov> wrote:

Thank you for attending last night's Ladera Linda Master Plan workshop. We deeply appreciate you taking the time to participate and offer your thoughts and opinions on the two park design alternatives and the building diagram. You may have already received Listserv messages this morning, but in case not, the link below will take you to the Ladera Linda Master Plan website where you can find last night's powerpoint as well as links to the two alternatives and other documents.

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Feel free to call me or email with any questions, and again thank you for your participation.

Matt Waters
Senior Administrative Analyst

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<image001.png>

Matt Waters

From: Andrea Vona <avona@pvplc.org>
Sent: Thursday, April 27, 2017 5:51 PM
To: Matt Waters
Subject: RE: Ladera Linda

Thank you Matt

Sincerely,
Andrea

Andrea Vona
Executive Director
Palos Verdes Peninsula Land Conservancy
916 Silver Spur Road, #207
Rolling Hills Estates, CA 90274
www.pvplc.org
310-541-7613 X204
310-541-7623 (fax)
310-930-0583 (cell)

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From: Matt Waters [mailto:MattW@rpvca.gov]
Sent: Thursday, April 27, 2017 4:56 PM
To: Matt Waters
Subject: Ladera Linda

Thank you for attending last night's Ladera Linda Master Plan workshop. We deeply appreciate you taking the time to participate and offer your thoughts and opinions on the two park design alternatives and the building diagram. You may have already received Listserv messages this morning, but in case not, the link below will take you to the Ladera Linda Master Plan website where you can find last night's powerpoint as well as links to the two alternatives and other documents.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

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If anyone needs to see the full scale mock-ups that were on display last night, they are in the Recreation and Parks Department. Please email me at mattw@rpvca.gov to arrange to see them.

Feel free to call me or email with any questions, and again thank you for your participation.

Matt Waters
Senior Administrative Analyst

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Matt Waters

From: Matt Waters
Sent: Thursday, May 04, 2017 1:42 PM
To: Gary Randall
Cc: Cory Linder; Matt Waters
Subject: RE: Ladera Linda

Hi Gary,

Thanks for attending last week's meeting and for your email. RFA and all the Staff who have worked on this project appreciate the feedback we have received from the local community and have done our best to be responsive.

Your comments about preferring Proposal A and your concern about the proposed pedestrian access point and its effect on street parking will be shared with the project design team as we prepare a recommended alternative for Council's consideration. Preliminary cost-estimates will be included with this issue is brought to Council. Your email will be included as part of that meeting's report. Please feel free to contact me with any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Gary Randall [mailto:grapecon@cox.net]
Sent: Sunday, April 30, 2017 7:31 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>
Subject: RE: Ladera Linda

Matt:

First, I would like to say thanks to you and Cory for the presentation on Wednesday. It was obvious from the presentation that you have been listening to the input from the local residents and have tried to incorporate many of our wishes into this project. That is very much appreciated.

As you know, there was no indication of actual cost for either of the proposed concepts, so any comments I make here are preliminary and subject to an understanding of the cost.

I strongly prefer Concept A, as I would like to keep the main entrance to the park approximately where it currently is located, with one major exception. I do NOT believe a pedestrian entrance located directly across from Pirate Drive is desirable. Such an entrance will only serve to encourage and exacerbate street parking on Pirate and Sea Raven. I do understand that ADA laws require wheelchair access from the sidewalk on Forrestal, and believe that such access can be accommodated at the current entrance location by lengthening the ramp going down into the parking area. Lengthening the ramp will reduce the slope, and I believe it should not be difficult to achieve the ADA required 12:1 slope in such fashion. If I am mistaken, then perhaps a “switched back” wheelchair ramp can be considered (although I think that is not necessary).

Please seriously consider this option and remove the pedestrian entrance directly opposite of Pirate Drive.

Regards

Gary Randall
Ladera Linda Resident

From: Matt Waters [<mailto:MattW@rpvca.gov>]
Sent: Thursday, April 27, 2017 4:56 PM
To: Matt Waters
Subject: Ladera Linda

Thank you for attending last night’s Ladera Linda Master Plan workshop. We deeply appreciate you taking the time to participate and offer your thoughts and opinions on the two park design alternatives and the building diagram. You may have already received Listserv messages this morning, but in case not, the link below will take you to the Ladera Linda Master Plan website where you can find last night’s powerpoint as well as links to the two alternatives and other documents.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

As a reminder, comments on the alternative plans must be received by May 10. All correspondence received by May 10 will be included in the report to City Council which will include the recommended design. Email comments to mattw@rpvca.gov Please feel free to forward this email to your neighbors and friends.

If anyone needs to see the full scale mock-ups that were on display last night, they are in the Recreation and Parks Department. Please email me at mattw@rpvca.gov to arrange to see them.

Feel free to call me or email with any questions, and again thank you for your participation.

Matt Waters
Senior Administrative Analyst

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Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 10:02 AM
To: SunshineRPV@aol.com; Doug Willmore; Michael Throne; Cory Linder; Ara Mihranian
Cc: CC
Subject: RE: Ladera Linda and other proposed park improvements

Hi Sunshine,

Thank you for your email regarding the Ladera Linda Park Master Plan. Your comments and ideas about the Palos Verdes Loop Trail, including a comfort station, and a hybrid Proposal C will all be shared with the project team and consultant as we prepare a final recommended option for the City Council's consideration. Your email will be attached to that Staff report. Please let me know if you have any additional questions or comments.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: SunshineRPV@aol.com [mailto:SunshineRPV@aol.com]
Sent: Monday, May 01, 2017 10:15 AM
To: Matt Waters <MattW@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; Michael Throne <MichaelT@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Ladera Linda and other proposed park improvements

April 30, 2017

MEMO

FROM: SUNSHINE, the Palos Verdes Loop Trail Project Archivist
TO: Matt Waters, Analyst, RPV City Manager, Director of Public Works, Director of Rec. & Parks, Director of Community Development
RE: How the Ladera Linda Community Center/Park is not an island

Ladera Linda Park is both a destination and a trail head. It is also a

“pit stop” along the Palos Verdes Loop Trail. As such, the changes in the infrastructure should accommodate all three types of visitors.

In RPV’s currently adopted TRAILS NETWORK PLAN (TNP) (1984), implementation programs are listed along with assignment of “Responsible Parties”. (Pages 49 and 50.) The Leisure Services Dept. (now called the Recreation and Parks Dept.) was given the task of drafting an update of the TNP. City Council approved “Phase One” in 1990 which did not include an update of the Implementation Programs/Responsible Parties list. It is still the responsibility of the Public Works Dept. to supply and maintain “sufficient support facilities”. It is still the responsibility of the City Manager to incorporate the appropriate funding in the City’s Budget.

Both of the Ladera Linda Concepts as currently presented do not provide a clearly designated “trail head” facility. I am envisioning a “comfort station” a lot like the one which is in between the parking lot at the end of La Rotunda Drive and the trail across the Trump Golf Course to the California Coastal Trail.

As a Facilities Designer, my suggestion for a CONCEPT C is the two parking lot version of CONCEPT A with the entrance aligned at Pirate Drive as shown in CONCEPT B. Keep the storage facility per Concept A and make the storage facility in Concept B the trail head “comfort station”.

The Palos Verdes Loop Trail Project’s Mission is to preserve and enhance a 26 mile off-road and unpaved pathway around the Palos Verdes Peninsula and the Peninsula Wheel Trails Network which connects destinations by large and small loops for as many different trail users as is feasible. Consider the trail connection from Forrestal Drive to the “comfort station” at Ladera Linda Park. Given that the Palos Verdes Loop Trail is TYPE 1 along Forrestal Drive and is TYPE 4 up to the “quarry bowl”, some Lawyer gets to decide which “TYPE” the connecting trail should be.

Other than the site specific comments, all of the above should be considered in conjunction with any improvement plans for any of the other parks which are trail accessible.

Matt Waters

From: Matt Waters
Sent: Friday, April 28, 2017 10:00 AM
To: Donald Bell
Cc: Matt Waters
Subject: RE: Ladera Linda Comment Card

Dear Mr. Bell,

Thank you for taking the time to send in your comments regarding the proposed Ladera Linda Master Plan draft designs. Your concerns and ideas about security, views, building design, access paths, basketball court location, storage, and kid-friendly design elements, construction impact, and parking will be shared with project staff and our consultant as we prepare a final recommended design for Council's consideration.

Please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Donald Bell [mailto:dwbrpv@gmail.com]
Sent: Thursday, April 27, 2017 6:29 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Home Bell <dwbrpv@gmail.com>
Subject: Ladera Linda Comment Card

Matt Waters

From: Diane Smith <radlsmith@cox.net>
Sent: Wednesday, May 10, 2017 4:24 PM
To: Matt Waters
Subject: Re: Ladera Linda grafitti gangs

Great - thanks Matt

Sent from my iPhone

On May 10, 2017, at 4:17 PM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Diane,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns including graffiti, trash, crime, building design ideas will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Thanks,

Matt

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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From: Diane Smith [<mailto:radlsmith@cox.net>]
Sent: Friday, May 05, 2017 3:59 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: 'Barry Hildebrand' <bjhilde@aol.com>; cynthia.washicko@langnews.com; 'edmund hummel' <ecarloshum@gmail.com>; megan.barnes@langnews.com
Subject: Ladera Linda grafitti gangs

Dear Matt,

I still see faded useless signs in the preserve at Ocean Trails so, again, I ask why you (the city) would build more when you cannot take care of what you have. I've taken photos and now COX CABLE is not available to send. I will follow up with photos asap. I started walking at the Ladera Linda soccer fields and now see graffiti on the picnic bench with glass beer bottles, junk food wrappers strewn around – I'm tired of picking up the crap everywhere I go so it is still there – every day this past week. Walking down the steps from the parking lot there is gouged

graffiti on the metal railing and opposite that on the cement culvert is more graffiti – that has been growing. There are pieces of clothing strewn around along the steps – underwear, socks and other stuff under the pine – looks like someone’s been living in there. I hope I’m mistaken.

I have not looked at the plans for new Ladera Linda building but understand there are far too many expensive corners – wasted money and alcoves for the “bad apples.” I do not know if you have built in money for security cameras but you must. Security cameras and sheriffs to patrol and people to clean up.

El Prado and San Ramon have had recent robberies – not even a week ago some thieves ditched their stolen car after crashing it into residents property and then hid in Friendship Park.

It is all very nice to build new – but build modest – build for the residents because it is the residents that have to put up with the mobs that come to destroy it – unless you promise to keep it safe and clean.

I have said this over and over and over again but for some reason there’s a missing link.

People are sick and tired of watching their hard earned money wasted.

Speaking of waste, it was 30 years ago today that the McAuley family and Smith family filed their lawsuit against the Governing Board of the Palos Verdes Peninsula Unified School District, Superintendent Jack Price and Assistant Superintendent David Capelouto. Sure we stopped the unauthorized waivers of developer fees, stopped the giveaway land deals and were able to save Dapplegray and other properties but we are old now and tired and getting sick.

Still the crooks move in with dumping of toxics and junk on our precious fields, graffiti, gouging precious greens at Trump National – just evil mean rotten apples.

I’m literally sick of it all.

Simply prove to me you can maintain and protect what we residents have fought so hard to preserve before spending one more penny or hire architects that just don’t understand.

Diane Smith

P.S. Barry and Ed, please forward this to our master mailing list – I’m too tired to look it up. All the best to everyone – Diane

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:58 PM
To: Russell Greenwood
Cc: Matt Waters
Subject: RE: Ladera Linda Horse Accommdations

Dear Sheree and Russ Greenwood,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Russell Greenwood [mailto:beachjake@sbcglobal.net]
Sent: Monday, May 08, 2017 4:06 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Horse Accommdations

We are in favor of equestrian and other accommodations. As equestrians who has enjoyed riding in Forrestal over the years, we have the following requests:

- A parking area that would accommodate horse trailers for the loading and unloading of horses.
- Shaded picnic tables, some that could accommodate a wheel chair would be nice.
- Trash receptacles.
- A tie rail for horses in the parking lot area, but not too close to picnic tables.
- A water trough/fountain for horses, dogs and hikers.
- Access to restrooms.
- Signs that would say, "Pick up after your dog/horse"
- A bike rack

Sherree and Russ Greenwood.
2543 Sunnyside Ridge Road
Rancho Palos Verdes, CA 90275

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:37 PM
To: Melody Colbert
Cc: Matt Waters
Subject: RE: Ladera Linda Master Plan

Dear Ms. Colbert,

Thank you for sending me the comments about EQ issues and amenities related to the Ladera Linda Park Master Plan. Your ideas and suggestions will be considered by the project team and consultant during the creation of a recommended design option for Council's consideration. Your comments will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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Recreation and Parks Department
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Rancho Palos Verdes, CA 90275
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From: Melody Colbert [mailto:melcolbert@aol.com]
Sent: Wednesday, May 10, 2017 2:28 PM
To: Matt Waters <MattW@rpvca.gov>; Matt Waters <MattW@rpvca.gov>
Cc: cmoneil@aol.com
Subject: Ladera Linda Master Plan

Please see attached Comment from Palos Verdes Peninsula Horsemen's Association.

Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 9:54 AM
To: SW J
Cc: Matt Waters
Subject: RE: Ladera Linda Master Plan Comment

Dear Mr. Jaquez,

Thank you for attending last week's Ladera Linda Park Master Plan Workshop and for offering your comments on a range of subjects including your preference for Concept A, the privacy of Seaview homes/need for landscaping buffer, relocation of basketball courts, and restricting/removing access to the School-District owned soccer fields. Your opinions will be considered by our design team and consultant as we put together a final recommended option for Council's consideration. Your email will be attached to that final report.

Please let me know if you have any additional comments, questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: SW J [mailto:swjaquez@gmail.com]
Sent: Monday, May 01, 2017 10:52 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Master Plan Comment

Dear Mr. Waters,

After attending the latest Ladera Linda Master Plan Workshop on April 26th and viewing both concept designs, I believe Concept A better maximize the use of the property while taking into consideration the various community comments to date. I do, however, have a few comments/changes to Concept A that I feel would better enhance the use of the property. These are:

1. **Ensure Existing Privacy Of Seaview Homes.** I live in the Seaview Community in a home directly below the Ladera Linda Park. As such, maintaining our existing privacy is crucial and we want to ensure that

the design creates a wide and high enough landscape buffer along the Park's property line so that individuals enjoying the Park are not provided an easy opportunity to look down into our backyard and bedrooms.

2. **Move Basketball Courts Closer to Play Areas.** As a number of community members mentioned at the Workshop, moving the basketball courts closer to the Play Areas will allow parents/guardians to better watch both younger and older children at play. There is plenty of open green space surrounding the Play Areas in Concept A to relocate the basketball courts. Indeed, the basketball courts might sit nicely at the Southeastern point of the park (so long as both the courts and Play Areas are within eyesight of each other). The current design location of the basketball courts in Concept A could then be used for a peaceful and shaded sitting area. Possibly even with a small water feature? This could be conducive to attracting butterflies to the nearby proposed Butterfly Garden.
3. **Remove or Restrict Access To AYSO Fields To Conserve Limited Parking.** Given the limited parking, we should remove or restrict direct access to the nearby AYSO fields (i.e., via the two existing staircases). Direct access will only encourage visitors to the AYSO fields to park in the limited spaces leaving those who have come to enjoy the park with little to no parking. If AYSO (or hikers for the nearby trails) need additional parking, the City should consider adding designated parking at the top of Forrestal Drive.

Thank you for your consideration and a big "Thank You" to all at the City and the design team for helping revive our local community park.

Best,
Sean Jaquez
32214 Valor Place

Matt Waters

From: Matt Waters
Sent: Thursday, April 27, 2017 5:08 PM
To: Herb Stark
Cc: Matt Waters
Subject: RE: Ladera Linda Meeting

Hi Herb,

Thanks for coming last night and for being an active participant. Thanks also for emailing all of your thoughtful comments below; I assure you that they will definitely be considered in the formation of a recommended design for Council's consideration and your email will be attached to that report. Please let me know if you have any additional questions or concerns.

Thanks,

Matt

From: Herb Stark [mailto:herbertstark@cox.net]
Sent: Thursday, April 27, 2017 7:49 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Meeting

Hi Matt,

First let me say that Parks and Recreation and the contractor did a great job in following the requests of the residents.

Here are some of my suggestions.

1. I would recommend option A for the Park configuration for the following reasons.
 - a. Retains the present entrance
 - b. The maintenance and storage building is not located in the main area of the park
 - c. Less hardscape (driveway)
2. Parking is not adequate
 - a. Suggest including 40 more parking spaces along Forrestal behind the gate with a stairway into the park as part of the plan.

- b. I would leave the gate where it is for now and just open it up for major events
 - c. The Forrestal area could also be used for bus parking
- 3. I agree with those present that the basketball court should be located with the children's play area.
 - a. One court should be adequate. We walk the area and do not see a lot of use.
 - b. The location of the basketball court and the play area should take into consideration any noise into the residential areas.
- 4. There should be an area where families or groups (under 20) can have a picnic.
- 5. Native plants should be used in the park where possible.
 - a. As long as the butterfly garden is just plantings that attract butterflies I have no problem.
 - b. Remember we still have a water problem
- 6. I agree in keeping the lower field small to preclude the use as a league soccer field
- 7. The building is fine
 - a. I have a problem with a potential security issue. The outside of the building, as shown, has a lot of hiding places. You might want to square it up.
 - b. View is not an issue with me. The rooms are for community meetings/classes and not public social events where views might be important.

In all I thought it was a good meeting.

Herb Stark
Ladera Linda

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:13 PM
To: Hans H. Kuehl
Cc: Matt Waters
Subject: RE: Ladera Linda Park

Dear Mr. Kuehl,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your preference for Proposal A will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Hans H. Kuehl [<mailto:kuehl@usc.edu>]
Sent: Sunday, May 07, 2017 5:28 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park

I am a resident of Ladera Linda and attended the recent workshop. Thank you for your thorough presentation and for taking our concerns into account.

Of the two plans presented, my wife and I believe that plan A is the preferable option.

Hans Kuehl
3527 Vigilance Dr.
RPV

Matt Waters

From: Matt Waters
Sent: Thursday, May 04, 2017 1:33 PM
To: Ayren Dreyer
Cc: Matt Waters
Subject: RE: Ladera Linda Park

Dear Ayren Dreyer,

Thank you for your comments about the Ladera Linda Park Master Plan. Your message about having safe areas for children to play will be shared with our design team as they prepare a recommended design for the City Council's consideration.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Ayren Dreyer [mailto:ayreno@gmail.com]
Sent: Tuesday, May 02, 2017 8:56 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park

Dear Mathew,

My husband and I are in favor of the redevelopment of the Ladera Linda park so that there will be more recreational opportunities in our neighborhood. We recently visited the park for Family Fun Day with Portuguese Bend Nursery School and we were so happy to have a nearby park to visit for the occasion. It brought back many childhood memories and it would be wonderful to see my children have an equally wonderful place to play as I did as a child. Please develop this area so there are more opportunities for kids to have a safe play area.

Thank you,

Ayren and Eric Dreyer

6343 Villa Rosa Drive

~Wherever you go, there you are~

Matt Waters

From: Matt Waters
Sent: Thursday, May 04, 2017 11:54 AM
To: Sharon Gross
Cc: Matt Waters
Subject: RE: Ladera Linda Park

Dear Sharon and Morrie Gross,

Thank you for reviewing the Ladera Linda Park plans and for sharing your opinions about your preference for Plan B, more play areas, and table and benches. Your comments will be shared with the entire design team as we prepare a recommended proposal for City Council consideration. Your email will also be included as part of that eventual City Council Staff Report.

Feel free to contact me with any additional comments or questions.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Sharon Gross [mailto:sharongross@cox.net]
Sent: Wednesday, May 03, 2017 7:26 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park

We have viewed the plans for the park and definitely prefer Plan B. We'd like to see more play area space for families with children, with equipment like swings, slides, climbing equipment, etc. as well as tables with benches for picnics. These may already be included, but are not shown on the plan. It looks like a great plan!

Sharon & Morrie Gross
31059 Hawksmoor Dr.
RPV

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:48 PM
To: edmunundo hummel
Cc: Matt Waters
Subject: RE: Ladera Linda Park Comments

Dear Mr. Hummel,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about views, parking, landscaping, and bathroom design will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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Rancho Palos Verdes, CA 90275
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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: edmunundo hummel [mailto:ecarloshum@gmail.com]
Sent: Tuesday, May 09, 2017 10:01 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Deweys Deweys <rgdewey@cox.net>; Tom Smith <Thomas.Smith@gmail.com>; Jenkins, Georgette <georgette.jenkins@boeing.com>; Terri Shary <terri@sharyhospitality.com>; Mickey Rodich <mickeyrodich@yahoo.com>; Judy Youssef <julysa@aol.com>; Kate Nash <kate.nash@me.com>; tom.smith@gmail.com
Subject: Ladera Linda Park Comments

Hi Matt. I couldnt make the recent meeting on Ladera Linda, but I have three big concerns.

The first is that we would be going from the current 17 parking spots (plus the dirt lot near the courts) to 65 spots. I think this is excessive and will encourage increasing numbers of non-residents to visit the park. I understand the Ladera Linda Board is asking for an additional 40 spots on Forrestal. Obviously I dont agree. We should be limiting capacity, not increasing it.

Secondly, it may seem like a good idea and an improvement, but removing the trees and shrubs outside the southern fence line to improve views will, without a doubt, draw more people to the park (think Del Cerro) and we'll be dealing the same problems Del Cerro residents are dealing with.

Lastly, the enclosed bathrooms are an outdated design and could be a lure for illegal activity. Several cities have installed single-stall, access from the outside bathrooms.

Thanks!

Ed

Matt Waters

From: Matt Waters
Sent: Tuesday, May 09, 2017 5:25 PM
To: Jim Hevener
Cc: Matt Waters
Subject: RE: Ladera Linda Park comments

Yes, thank Jim!

Matt

From: Jim Hevener [mailto:jhevener@cox.net]
Sent: Tuesday, May 09, 2017 4:20 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: RE: Ladera Linda Park comments

I assume you received these, Matt.
Jim Hevener

From: Jim Hevener [mailto:jhevener@cox.net]
Sent: Monday, May 08, 2017 10:43 AM
To: 'Matt Waters'
Subject: Ladera Linda Park comments

Matt

The presentation at the April Community Outreach Meeting was excellent and I thought the plans presented by Dick Fisher and his firm are outstanding.

I am writing on behalf of myself as well as the Board of the Mediterrania HOA ("MHOA").

Comments of MHOA Board:

1. MHOA supports the redevelopment of Ladera Linda Park, to include the construction of a reasonably sized community center as well as recreation areas and equipment for youth. The Fisher plans A&B meet these goals.
2. MHOA acknowledges the concerns of residents who live adjacent to the Park, and will support efforts to mitigate the impact of the Park, but the Park is a resource for all the neighborhoods in the Southern/Eastern side of the City.
3. To the extent there is consensus with the residents who live adjacent to the Park, MHOA supports expanding the scope of the project to include developing parking along Forrestal above the current entrance.
4. To the extent there is consensus with the residents who live adjacent to the Park, MHOA supports keeping the entrance to the Park above the intersection of Forrestal and Pirate (Fisher Plan A).

Comments of Jim Hevener personally:

1. Community Center should be larger; not smaller. I am concerned that the size of the community center (less than 10,000 sq. feet) is not sufficient for the next 40 years. The same is true with respect to the limited storage capacity. If the City is going to spend substantial dollars on the project, a true long-term vision should prevail. That said, I am a big fan of compromise and, if City Staff honestly concludes the Fisher plans are sufficient, I will support implementation. Under no circumstances, however, should the City agree to build an even smaller facility (or less storage) to appease a small group.
2. Need for other amenities including community pool and gymnasium. Myself (and many people I have spoken to in the area with children) still support redevelopment including a community pool, gymnasium, and BBQ areas for families/small groups like Cub Scouts. This seems to have been forgotten. When I went back and looked at the internet survey results (vs. community meetings), there was substantial support for these amenities. I acknowledge there also was substantial opposition. It appears a compromise has been reached with respect to Ladera Linda, but I hope there is not further backsliding. I also hope the City will pursue a community pool and gymnasium and other similar amenities as it moves forward with the redevelopment of the area around the current City Hall.
3. I prefer Plan A over Plan B, with the following changes:
 - a. Basketball courts should be kept in the same general area as the children's playground and equipment. I have kids of different ages and would like to have them play in the same general area. Some of this space should be "general purpose hardscape that kids can use to ride scooters or learn to ride bike. Not anything remotely like a skate park, just some general purpose hardscape (if the basketball courts are off limits for general use).
 - b. The "dead space" adjacent to the paddle tennis courts would make a wonderful area for a family/small group picnic meeting area. I would enjoy having Cub Scout Den meetings in such a space. The space also has a wonderful view of the Coast.
 - c. I think the "butterfly garden" is a great idea but there seemed to be some confusion. Perhaps "native flower garden" is a better name with explanation that the flowering plants are both beautiful and also attract butterflies and humming birds. It is my understanding this is not a butterfly aviary with a screened-in enclosure.
 - d. I think the approx. 70 parking spots are not adequate and the project scope should be expanded now to include diagonal parking above on Forrestal.
 - e. Consider rotating building by 90 degrees to take advantage of the views.
 - f. Add Fitness Stations to plan. This was the number 1 most popular in the original internet survey and is consistent with the plan for the walking paths.
 - g. Eliminate the stairs to the "upper" LL fields. While convenient, there already is a problem with AYSO people taking over all available parking. Keeping these stairs will continue this trend, especially with Plan A having the upper parking area. Blocking off this staircase will tend to keep a least some of the parking for the LL Park vs. the upper fields.

Thank you again for all of your hard work in moving this process forward.

Jim Hevener

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:02 PM
To: Jim Hevener
Cc: Matt Waters
Subject: RE: Ladera Linda Park comments

Hi Jim,

Glad you liked the April 26th presentation. Appreciate your involvement and feedback as well as that of the MHOA Board. Both your personal comments and those of the Board will be shared with the Project team as we move forward. This email will be included as part of the City Council Staff Report when they consider the recommended design option.

Thanks again.

Matt

From: Jim Hevener [mailto:jhevener@cox.net]
Sent: Monday, May 08, 2017 10:43 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park comments

Matt

The presentation at the April Community Outreach Meeting was excellent and I thought the plans presented by Dick Fisher and his firm are outstanding.

I am writing on behalf of myself as well as the Board of the Mediterrania HOA ("MHOA").

Comments of MHOA Board:

1. MHOA supports the redevelopment of Ladera Linda Park, to include the construction of a reasonably sized community center as well as recreation areas and equipment for youth. The Fisher plans A&B meet these goals.
2. MHOA acknowledges the concerns of residents who live adjacent to the Park, and will support efforts to mitigate the impact of the Park, but the Park is a resource for all the neighborhoods in the Southern/Eastern side of the City.
3. To the extent there is consensus with the residents who live adjacent to the Park, MHOA supports expanding the scope of the project to include developing parking along Forrestal above the current entrance.
4. To the extent there is consensus with the residents who live adjacent to the Park, MHOA supports keeping the entrance to the Park above the intersection of Forrestal and Pirate (Fisher Plan A).

Comments of Jim Hevener personally:

1. Community Center should be larger; not smaller. I am concerned that the size of the community center (less than 10,000 sq. feet) is not sufficient for the next 40 years. The same is true with

respect to the limited storage capacity. If the City is going to spend substantial dollars on the project, a true long-term vision should prevail. That said, I am a big fan of compromise and, if City Staff honestly concludes the Fisher plans are sufficient, I will support implementation. Under no circumstances, however, should the City agree to build an even smaller facility (or less storage) to appease a small group.

2. Need for other amenities including community pool and gymnasium. Myself (and many people I have spoken to in the area with children) still support redevelopment including a community pool, gymnasium, and BBQ areas for families/small groups like Cub Scouts. This seems to have been forgotten. When I went back and looked at the internet survey results (vs. community meetings), there was substantial support for these amenities. I acknowledge there also was substantial opposition. It appears a compromise has been reached with respect to Ladera Linda, but I hope there is not further backsliding. I also hope the City will pursue a community pool and gymnasium and other similar amenities as it moves forward with the redevelopment of the area around the current City Hall.
3. I prefer Plan A over Plan B, with the following changes:
 - a. Basketball courts should be kept in the same general area as the children's playground and equipment. I have kids of different ages and would like to have them play in the same general area. Some of this space should be "general purpose hardscape that kids can use to ride scooters or learn to ride bike. Not anything remotely like a skate park, just some general purpose hardscape (if the basketball courts are off limits for general use).
 - b. The "dead space" adjacent to the paddle tennis courts would make a wonderful area for a family/small group picnic meeting area. I would enjoy having Cub Scout Den meetings in such a space. The space also has a wonderful view of the Coast.
 - c. I think the "butterfly garden" is a great idea but there seemed to be some confusion. Perhaps "native flower garden" is a better name with explanation that the flowering plants are both beautiful and also attract butterflies and humming birds. It is my understanding this is not a butterfly aviary with a screened-in enclosure.
 - d. I think the approx. 70 parking spots are not adequate and the project scope should be expanded now to include diagonal parking above on Forrestal.
 - e. Consider rotating building by 90 degrees to take advantage of the views.
 - f. Add Fitness Stations to plan. This was the number 1 most popular in the original internet survey and is consistent with the plan for the walking paths.
 - g. Eliminate the stairs to the "upper" LL fields. While convenient, there already is a problem with AYSO people taking over all available parking. Keeping these stairs will continue this trend, especially with Plan A having the upper parking area. Blocking off this staircase will tend to keep a least some of the parking for the LL Park vs. the upper fields.

Thank you again for all of your hard work in moving this process forward.

Jim Hevener

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:21 PM
To: Joanne Hageman
Cc: gjhageman@cox.net; Matt Waters
Subject: RE: Ladera Linda park feedback

Dear Joanne and Greg Hagerman,

Thank you for attending the April 26th workshop and for sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns the basketball courts location, brush clearance and privacy concerns will all be considered by the project team and consultant during the creation of a recommended design option for Council's consideration. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Joanne Hageman [mailto:j.hageman@cox.net]
Sent: Wednesday, May 10, 2017 1:03 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: gjhageman@cox.net
Subject: Ladera Linda park feedback

Hello.

We live on 32200 Valor place in the Seaview neighborhood. I was at the public forum on the future of the park. I voiced a concern on where the basketball courts are situated as it will be directly above our house. I would ask that you consider moving them to the back part of the park. Also it was mentioned that you will be clearing brush away from the sides of the park. I would like to make sure that there is still privacy so that park goers are not looking directly into my back yard.

Thank you.
Joanne and Greg Hageman
Sent from my iPhone

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 1:51 PM
To: Jerry
Cc: Matt Waters
Subject: RE: Ladera Linda Master Plan Concepts

Dear Mr. Hashimoto,

Thank you for your email and interest in the Ladera Linda Park Master Plan process. Your comments about the stairs, driveway, appropriateness for multiple age groups, children's playground equipment, building sightlines and your preference for Proposal B will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: Jerry [mailto:jhashimoto3@cox.net]
Sent: Wednesday, May 10, 2017 5:08 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Master Plan Concepts

Hi Matt,

I like Concept B with the community center building at the rear of the site.

- Any noise originating from the center would be located further away from the residential neighborhood.
- The building located at the rear of the site provides more open sightlines of the park. Locating the building as in Concept A seems to break up the site.
- The driveway entrance opposite Pirate Drive makes a lot of sense providing a more gentle sloping driveway with parking down to the community center.
- Parking along the driveway also places it closer to playground and turf areas.
- Eliminating the existing stairway up to the soccer fields at the rear of the community center preserves the parking for patrons of the park, especially on weekends. Soccer field patrons still have access to the fields from the preserved stairway connected to the street.

- The plan provides nice amenities for all ages.

Jerry Hashimoto

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:26 PM
To: Patricia Stenehjem
Cc: Matt Waters
Subject: RE: Ladera Linda Master Plan

Dear Ms. Stenehjem,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns noise, views, plantings and your preference for Proposal A will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f -----Original Message-----
From: Patricia Stenehjem [mailto:patsyanntoo@yahoo.com]
Sent: Tuesday, May 09, 2017 8:19 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Master Plan

Hi Matt, I live directly across Forrestal from Ladera Linda Park. My kitchen/family room, master bedroom, and backyard patio face west toward the park. My preference is for plan A, with no move of the entrance. Also, please keep noise and view-blocking plants from interfering with myself and other neighbors' enjoyment of our property. I have had an ongoing struggle with public works to keep plants on the East and South side of the park from obstructing my views, so keep in mind the maintenance of any plantings in those areas. Privacy is also an issue for me, as park visitors can see into my yard—and home windows-- from the current lower field if plantings are cut back too much, so I'd prefer some moderate height planting in the new design.

Sincerely,
Patricia Stenehjem
32215 Searaven Drive

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:56 PM
To: ezstevens@cox.net
Cc: Matt Waters
Subject: RE: Ladera Linda Park Master Plan "A"

Hi Ed,

Thanks for the email and for the kind words. Your preference for Proposal A and your comments about basketball location will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. We'll certainly do our utmost to allow as much access as possible to the paddle tennis courts during construction.

Your email will also be attached to the Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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Rancho Palos Verdes, CA 90275
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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Thursday, May 04, 2017 8:54 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Ladera Linda Park Master Plan "A"

Dear Matt,

You & your crew did an excellent job on listening to the Neighborhoods need with regards to the New Ladera Linda Master Plan.

I think **Plan A** is the way to go & maybe a better LOCATION for the Basketball courts would be in the other corner AWAY from the paddle Tennis courts.

A lot of people including myself enjoy the courts a few times a week & you need to find away with the Building contractor to let the Public have access to the courts during construction.

Keep up the good work.

Ed Stevens

SeaView Resident for over 40 years

The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:55 PM
To: Craig German
Cc: Matt Waters
Subject: RE: Ladera Linda park master plan

Dear Mr. German,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about traffic/parking, basketball location/number of courts, and the park entrance location will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Craig German [mailto:craig_german@hotmail.com]
Sent: Tuesday, May 09, 2017 10:20 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda park master plan

Dear Sir,

As a resident of the Ladera Linda community, I feel obligated to voice my opinion on the proposed master plans. Neither are acceptable to in their current state. My objections and recommendations are as follows:

1) The entrance to the park needs to remain where it is. Moving it to the Pirate-Forrestal intersection will only increase traffic and congestion at this intersection and cause further angst for residents trying to enter and leave their community which is the only entrance and exit from this community. Putting it at the Pirate-Forrestal intersection will widen this area increasing u-turns and dangerous maneuvers that already occur here. If it were to be placed at the Pirate-Forrestal intersection there would need to be installed a mandatory 4 way stop sign so as to slow traffic, help residents leave there only exit from their community in a safe and efficient manner and to prevent pedestrian accidents. The current location is in a place that is out of sight of the community which is preferred. Plus the proposed change to the intersection of Pirate-Forrestal places the driveway to the center so it actually takes away land from the activity areas whereas where it currently is that land is to the side and above the activity area thereby maximizing area for activity.

2) The proposed placement of the basketball courts is utterly ridiculous in both plans. This area should be located next to/near the play structure as they are now so that parents can watch different age group of kids or the adults can get a little activity in while their young kids play on the structures. It makes no sense to separate these areas as they are on the 2 plans. I also suggest that at least 2 full size basketball courts are created as this is a popular activity and will get a lot of use. These really are essential changes that need to be highly considered and if not implemented will be a failure for the community...

3) My understanding is the parking is going from 17 to 64 spots. This seems to be an enormous expansion of parking and is, in my opinion, too much. Expanding the parking by this much is just going to increase the crowd sizes so much more... We are a small community with only one way in and one way out. Bringing in crowds is NOT what the community wants. We already have difficulty exiting on to PV drive from Forrestal because of lines of cars coming from both directions. I do NOT support the expansion of parking by this much or anything more than this as some have suggested by moving the current gates further up to provide more parking along Forrestal... It probably should be cut in half to no more than 32 spots but even that is a lot if extra parking. If you provide the spots then that will just bring more and more people as they will know the spots are there whereas now the parking is limited so people are likely weary of coming here because they may not get a spot to park... I'd rather there be limited parking to prevent the crowds. Please reconsider reconfiguring the number of parking spots to less.

These are my thoughts at this time. I really hope the City is true to their word and want what is best for the local community and listens to the local residents.

Thank you.

Sincerely,

Craig German, MD

Matt Waters

From: Matt Waters
Sent: Tuesday, May 09, 2017 4:15 PM
To: Richard Stark
Cc: Matt Waters
Subject: RE: Ladera Linda Park Master Plan

Hi Richard,

Thanks for sending in your preference for concept A. Your email and noting of potential intersection problems will be considered by our design team as we prepare a final recommendation for the City Council's consideration. Your email will be attached to that Council Staff report.

Please feel free to contact me with any additional questions or comments.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Richard Stark [mailto:dimarstark@cox.net]
Sent: Tuesday, May 09, 2017 3:32 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park Master Plan

I vote for Concept A to avoid four-way intersection problems at Forrestal & Pirate.

Richard Stark
dimarstark@cox.net

Matt Waters

From: Matt Waters
Sent: Friday, April 28, 2017 9:40 AM
To: Brian Campbell (Gmail)
Cc: Cory Linder; Matt Waters
Subject: RE: Ladera Linda Park Master Plan

Hi Brian,

Good to hear! Thanks for the feedback and thanks for attending the workshop on Wednesday.

Matt

From: campbell.rpv [mailto:campbell.rpv@gmail.com]
Sent: Thursday, April 27, 2017 9:49 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: RE: Ladera Linda Park Master Plan

Matt, I spoke to their annual meeting at Ladera Linda tonight and everybody was very happy with the direction that you and your team have taken the design of the project.

Brian

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Matt Waters <MattW@rpvca.gov>
Date: 4/27/17 5:24 PM (GMT-08:00)
To: "R. Gene Dewey" <rgdewey@cox.net>
Cc: "Jerry Duhovic" <CouncilmanDuhovic@hotmail.com> <CouncilmanDuhovic@hotmail.com>, "Brian Campbell (Gmail)" <campbell.rpv@gmail.com>, Ann Weinland <annweinland@gmail.com>, Bill Gussman <wguss@cox.net>, "Georgette Jenkins:" <origamiq@gmail.com>, "Judy Youssef:" <julysa@aol.com>, Kate Nash <kate.nash@me.com>, "Mickey Rodich" <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>, Terri Shary <terri@sharyhospitality.com>, Tom Karen Smith <thomash.smith@gmail.com>
Subject: RE: Ladera Linda Park Master Plan

Hi Gene,

Thanks for coming to the meeting last night and for being an active participant-wouldn't have expected anything less. Glad to hear that you and other attendees were pleased with the concepts we presented.

Thanks also for emailing all of your thoughtful comments about basketball location, playgrounds, concept A preference, parking, restrooms, and other issues. I assure you that your comments and concerns will definitely be considered in the formation of a recommended design for Council's consideration, and your email will be attached to that report. Please let me know if you have any additional questions or concerns.

Thanks,

Matt

From: R. Gene Dewey [<mailto:rgdewey@cox.net>]
Sent: Wednesday, April 26, 2017 9:46 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Jerry Duhovic <CouncilmanDuhovic@hotmail.com> <CouncilmanDuhovic@hotmail.com>; Brian Campbell (Gmail) <campbell.rpv@gmail.com>; Ann Weinland <annweinland@gmail.com>; Bill Gussman <wguss@cox.net>; Gene Dewey <rgdewey@cox.net>; Georgette Jenkins: <origamiq@gmail.com>; Judy Youssef: <julysa@aol.com>; Kate Nash <kate.nash@me.com>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Terri Shary <terri@sharyhospitality.com>; Tom Karen Smith <thomash.smith@gmail.com>
Subject: Ladera Linda Park Master Plan

Thanks Matt, Corry and P & R Staff !

Most people I talked to after the meeting were as pleased as I am about the concepts you presented for the Ladera Linda Park.

I have a couple of comments:

The upper playground next to the paddle tennis courts gets plenty of use. It is fairly new, ADA compliant, I am sure it would cost in excess of \$ 500 K to replace it.

The Basketball courts need to stay where they are so families can watch children of all ages at the same time. The court does not get a lot of use now. The space west of the paddle tennis courts could be space for a volley ball court, double as a bocce ball court or accommodate some old fashion horseshoes pits.

I prefer concept A as it minimizes the disturbance with respect to access and keeps the low key profile.

The lower playground area and basketball court need rest rooms closer to that area. Often grandparents are watching their grandchildren and that would be a long walk for them or a child in distress.

Parking on Forrestal should be considered as part of the project. Not only to handle large occasional events at the park, but somewhere for people who are walking the trails in the preserve to park on the weekends .

Finally a security camera in the area would be a great addition.

Thanks again for taking a course of action that will please most in our community of Ladera Linda.

Gene Dewey

Vigilance Dr, RPV

Matt Waters

From: campbell.rpv <campbell.rpv@gmail.com>
Sent: Thursday, April 27, 2017 9:49 PM
To: Matt Waters
Subject: RE: Ladera Linda Park Master Plan

Matt, I spoke to their annual meeting at Ladera Linda tonight and everybody was very happy with the direction that you and your team have taken the design of the project.

Brian

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Matt Waters <MattW@rpvca.gov>
Date: 4/27/17 5:24 PM (GMT-08:00)
To: "R. Gene Dewey" <rgdewey@cox.net>
Cc: "Jerry Duhovic <CouncilmanDuhovic@hotmail.com>" <CouncilmanDuhovic@hotmail.com>, "Brian Campbell (Gmail)" <campbell.rpv@gmail.com>, Ann Weinland <annweinland@gmail.com>, Bill Gussman <wguss@cox.net>, "Georgette Jenkins:" <origamiq@gmail.com>, "Judy Youssef:" <julyisa@aol.com>, Kate Nash <kate.nash@me.com>, "Mickey Rodich <mickeyrodich@gmail.com>" <mickeyrodich@gmail.com>, Terri Shary <terri@sharyhospitality.com>, Tom Karen Smith <thomash.smith@gmail.com>
Subject: RE: Ladera Linda Park Master Plan

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Thanks,

Matt

From: R. Gene Dewey [mailto:rgdewey@cox.net]

Sent: Wednesday, April 26, 2017 9:46 PM

To: Matt Waters <MattW@rpvca.gov>

Cc: Jerry Duhovic <CouncilmanDuhovic@hotmail.com> <CouncilmanDuhovic@hotmail.com>; Brian Campbell (Gmail) <campbell.rpv@gmail.com>; Ann Weinland <annweinland@gmail.com>; Bill Gussman <wguss@cox.net>; Gene Dewey <rgdewey@cox.net>; Georgette Jenkins: <origamiq@gmail.com>; Judy Youssef: <julysa@aol.com>; Kate Nash <kate.nash@me.com>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Terri Shary <terri@sharyhospitality.com>; Tom Karen Smith <thomash.smith@gmail.com>

Subject: Ladera Linda Park Master Plan

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I have a couple of comments:

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The Basketball courts need to stay where they are so families can watch children of all ages at the same time. The court does not get a lot of use now. The space west of the paddle tennis courts could be space for a volley ball court, double as a bocce ball court or accommodate some old fashion horseshoes pits.

I prefer concept A as it minimizes the disturbance with respect to access and keeps the low key profile.

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Parking on Forrestal should be considered as part of the project. Not only to handle large occasional events at the park, but somewhere for people who are walking the trails in the preserve to park on the weekends .

Finally a security camera in the area would be a great addition.

Thanks again for taking a course of action that will please most in our community of Ladera Linda.

Gene Dewey

Vigilance Dr, RPV

Matt Waters

From: Matt Waters
Sent: Thursday, May 04, 2017 1:36 PM
To: R. Lauck
Cc: Matt Waters
Subject: RE: Ladera Linda Park Master Plan Comments

Dear Bob and Donna Lauck,

Thank you for your email and for your kind words. Thank you also for sharing your opinions about a number of issues including your preference for Plan A, the lower field play area (asphalt and grass), ADA access, and noise and lighting. Your email will be shared with the design team and will be attached to the eventual report/recommendation to City Council.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpy
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: R. Lauck [mailto:rlauck@cox.net]
Sent: Sunday, April 30, 2017 9:57 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park Master Plan Comments

First of all thanks for the good work you all have put into developing this plan. I believe Plan A is the best of the two options. Also, I relooked at the east side of the park from the basketball/volley ball/tetherball and play areas, and the ball field to Forrestal Dr. Over the forty five years I have been in or traversed the park, my experience has been that that area has probably been the most used of the areas in the park and accommodates the most activities of any area in the park. The open area of the field is used regularly for a number of activities including group picnicking and numerous field sports activities. I don't think that it matters much to the picnicking groups using the area that it isn't a regulation size soccer field. And I think keeping the grass field (including the backstop) is more important than adding shrubbery. **I would recommend that you save some money and keep that area as is.** I do not think it is important to put the child play areas together, but if that is important to you maybe it could be accommodated within the area opened up with the removal of the classroom/bathroom building. Also, maybe there is another area you can put the ADA access that wouldn't require changing the east end of the field. A walkway through the field breaks it up for sports and limits its

use. If it must be there maybe the walkway could be along the north side of the field as close to the berm as possible or on the south side close to the fence. Most walkers probably would be ok with walking in the grass.

And, as a general guideline in reworking the park, I would suggest that areas where there is the probability of more noise or nighttime lighting should be set back from the Seaview side of the park and light poles, structures and buildings should be limited in height so that they are not visible from the Seaview or Ladera Linda neighborhoods to the extent possible.

Thanks again for your efforts.

Bob and Donna Lauck
4122 Dauntless Dr., Seaview
310-5412-4416

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:21 PM
To: Jon Jenkins
Cc: Matt Waters
Subject: RE: Ladera Linda Park master plan workshop feedback

Dear Mr. Jenkins,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about Proposal A, security, basketball courts, renovation options, and other issues will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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From: Jon Jenkins [mailto:jbjenkinsus@gmail.com]
Sent: Friday, May 05, 2017 1:01 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park master plan workshop feedback

Hello,

If the city is dead set on doing a project to completely tear down and rebuild the LL park then plan A is the least offensive.

Having the basketball courts moved so much closer to a dozen, or more, homes in SeaView is really not a good idea. They should be as close to Forrestal drive as possible. I feel that saving the existing paddle tennis courts and having to work around them is false economy, considering how much money will be spent on this.

I know that the Homeowner's Association in Ladera Linda has asked the city in writing for and estimate renovation cost of the existing park facilities. Talking with the LL HOA President on the night of the workshop he told me that he hadn't received a response, nor a document with refurb costs.

That is really the only way we can make a conscientious decision if the cost of a complete rebuild is justified.

I would still like to see the infrastructure redone to whatever extent necessary and the existing buildings renovated. The expense, time, and noise involved in tear down/rebuild will cause problems for a year or more.

Additionally the lack of thought given to physical security, beyond some extra lighting, makes me think we're not fully focused on what matters the most.

I know that the HOA from Mediterania has stated they will "rally" their membership to try and force a gymnasium and pool. They do NOT live near enough to the site to have to deal with the problems this will cause. They are closer to Miraleste Middle School, but apparently don't want to use those facilities.

SeaView and Ladera Linda residents are wholly opposed to anything more than what the two plans presented in the workshop show. Even less would be great.

I hike the trails around the LL Community center 3-5 days a week and there is constant evidence of people drinking and doing drugs during the night - both at the park, on Forrestal, and in the Nature Preserve. Much greater security will be required.

Thank you for your time.

Jon Jenkins
4121 Admirable Dr.

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:24 PM
To: leila
Cc: Matt Waters
Subject: RE: Ladera Linda Park Master Plan

Dear Mike

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comment about leaving Ladera Linda as it will be considered by the Project team as it moves forward. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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From: leila [mailto:lrev4@cox.net]
Sent: Friday, May 05, 2017 10:39 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park Master Plan

Please leave Ladera Linda as it is. We like the way it is now. Do not waste money on it.

This will only attract crowds, parties, crime, burglaries, etc.

Thanks
mike



Virus-free. www.avast.com

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 11:07 AM
To: Mickey Rodich <mickeyrodich@gmail.com>
Cc: Cory Linder; Matt Waters
Subject: RE: Ladera Linda Park Meeting of April 26,2017

Hi Mickey,

First, congratulations on being the newly elected LL HOA President. Secondly, thanks for your continued involvement in this important undertaking. The detailed responses and recommendations you provided below, including the overall preference for Proposal A, are extremely helpful to us as we prepare a recommended design for Council's review and consideration. As the group most directly affected by any changes to the park site, feedback from your HOA is vital. Thanks again and I'll share your email with Cory, RFA and other project staff.

Please feel free to reach out with any additional questions, comments and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Mickey Rodich [mailto:mickeyrodich@gmail.com]
Sent: Wednesday, May 10, 2017 7:52 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park Meeting of April 26,2017

Matt, I am the newly elected President of the Ladera Linda HOA. As a result of your Ladera Linda Park meeting held on April 26,2017, during which you asked for a response as to preference of Concepts "A" or "B" by all residents. The two options were presented to the membership at our annual meeting the next day. We surveyed all those present at our Annual HOA meeting on April 27,2017 and also drafted the following email and sent it to all of our residents not attending our Annual meeting:

"The residents of the Ladera Linda Homeowners Association would like to compliment the Parks and Recreation Department and the Richard Fisher Associates for listening to the homeowner's concerns in developing the two Concepts for the Park building locations.

1. We would recommend Concept A for the Park configuration for the following reasons.
 - a. Retains the present entrance
 - b. The maintenance and storage building is not located in the main area of the park
 - c. Less hardscape (driveway)
2. Parking is not adequate
 - a. Suggest including 40 more perpendicular parking spaces along Forrestal Drive behind the existing gate with a stairway into the park as part of the plan.
 - b. We would also add a second gate at the end of the new 40 parking places, so that the people using the trails would park there leaving the main parking near the building for those using the park. It could also be used for Ladera Linda overflow parking.
 - c. The Forrestal area could also be used for bus parking.
3. Basketball Courts
 - a. We agree that one court should be adequate,
 - b. Some residents would like the court to be with the children's play area so that families with different age children can be together.
 - c. The location of the basketball court and the play area should take into consideration any noise into the adjacent residential areas.
4. There should be an area where families or groups (under 15) can have a picnic.
5. Native plants should be used in the park where possible. Remember we still have a water problem.
6. As long as the butterfly garden is just plantings that attract butterflies we have no problem.
7. We agree in keeping the lower field small to preclude the use by sport leagues.
8. The facilities and layout of the building are fine.
 - a. We are concerned about the security of the building with all the potential hiding places, as presented, out of view of any security inspection.
 - b. Views from inside of the meeting rooms are not a problem as the rooms are for community meetings/classes and not public social events where views might be important.”

As a result we have the following recommendation. We received numerous responses and all but one of them preferred Concept “A”. We also realize that further decisions will have to be made as the Plan progresses. Our Mayor, Brian Campbell, was correct when he said that the input from the adjacent residents should carry much more weight than other residents because they live next to the Park. We do not wish Ladera Linda Park to be a destination shown all over Social Media. Therefore Ladera Linda, as a community, has voted in favor of the new Park project Concept “A” with the minor changes shown above.

Respectfully Submitted
 Mickey Rodich
 President: Ladera Linda Homeowners Association

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:08 PM
To: Mickey Rodich <mickeyrodich@gmail.com>
Cc: Matt Waters; Cory Linder
Subject: RE: Ladera Linda Park Plan

Hi Mickey,

Thanks for the attending the workshop and for your involvement in this important project. Appreciated the kind words and the "A" rating. We certainly appreciate the local community feedback; it was crucial to shaping the process and our current proposed designs. I thought a lot of good comments came up at the workshop and I've received a steady stream of emails since. Your comments on parking, Forrestal, views, security, and storage will all be considered as the process moves forward and your email will be attached to the eventual report that goes to the City Council.

Thanks Again,

Matt

From: Mickey Rodich [mailto:mickeyrodich@gmail.com]
Sent: Sunday, May 07, 2017 5:40 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Fwd: Ladera Linda Park Plan

I want to thank you , Corey, Dave, Staff and the Consultant for putting together a well thought out plan for the new Ladera Linda Park. You deserve an "A" on your report cards. You have listened to our residents and the City Council and have come up with 2 acceptable Concepts. Your proposed choice for a 9000 square foot building is the same size our HOA proposed in the past. In my mind, this meeting was more or less an approval of the Site Plan. There were questions asked that could not be answered because we are not yet in the final phases of the overall Plan.

As I mentioned to you at the meeting, the Concepts allowed us to have discussions on various points of your design. I would say that around 85% of the attendees were in favor of Concept A while 99% were in favor of one of the two plans submitted. Once both Concept's were presented, the rest of the meeting was what I call knit picking. Do they want a Butterfly Garden? Do they know what a butterfly garden really is? Where do they want to locate the basketball courts? How many picnic tables do they want? Should they be located so that coastal views are maximized? The building has too many nooks and crannies? Should the building be rotated 90* for coastal views? Is there adequate parking? Are the restrooms located properly with regard to the playgrounds? These are questions that will be answered as progress continues in the design stage

I think an important point that came up by the Consultant, at this meeting, was the potential for an additional 40 perpendicular parking spaces along the City Park property along Forrestal and behind the existing gate. This would solve a number of problems. It would allow 40 parking spaces for Trail users, who would not take up spaces at the Park site, while at the same time provide additional parking spaces when needed for the Ladera Linda Park or buses bringing children to the Trails or the Learning Center. I would suggest adding a second

identical gate, at the end of the 40 parking spaces, which will then still maintain the security of the soccer fields and not allow autos, or trucks dropping debris to travel to the soccer fields.

I made a list of additional concerns expressed by attendees that can be addressed in your continuing design process and they are as follows:

- 1) Will the new Park be completely fenced and locked up at night?
- 2) Will there be security cameras around the Park site?
- 3) Will the pedestrian access off Pirate be designed to provide security for pedestrians as well as control traffic?
- 4) Will there be adequate storage, on site, for all Park activities as well as groups such as First Responders, CERT, etc.?
- 5) Satisfy view concerns by rotating the building 90*, counterclockwise.

Again, I think the presentation you made at the meeting was well thought out and was received favorably by just about every attendee. An important point brought up by our Mayor Brian Campbell, and I agree with him, was that you should give much more weight to responses made by the residents adjacent to the Park; namely Ladera Linda and Sea View than to those that are further away.

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 10:55 AM
To: Anne Cruz
Cc: Matt Waters
Subject: RE: Ladera Linda Park Plan

Dear Ms. Cruz,

Thank you for your email and interest in the Ladera Linda Park Master Plan process. Your comments about the Seaview stairs, children's playground equipment and your preference for Proposal A will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Anne Cruz [<mailto:cruzsanne@gmail.com>]
Sent: Wednesday, May 10, 2017 8:43 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park Plan

I am a resident of Seaview. I believe Plan A is acceptable. With both plans, I am pleased to see the stairs to Seaview will be protected. We use those stairs to access the park all the time with our small children. Members of our neighborhood with small children use the stairs regularly as do adults for walking and access to the park. The play equipment looks great. Thanks.

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 2:29 PM
To: SunshineRPV@aol.com
Cc: CC; Doug Willmore; Jon Spain; Matt Waters
Subject: RE: Ladera Linda Park v. the greater community

Hi Sunshine,

Thanks for your email and comments. I'll share these with the Ladera Linda Park Master Plan project team as we put together a recommended plan for Council's consideration. Your email will be included with the Council Staff report.

Thanks,

Matt

From: SunshineRPV@aol.com [mailto:SunshineRPV@aol.com]
Sent: Wednesday, May 10, 2017 1:03 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: CC <CC@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; Jon Spain <Jon.Spain@rpvca.gov>
Subject: Ladera Linda Park v. the greater community

About horse trailer access to Ladera Linda Park

Hi Matt,

I have read some of the comments from the equestrian community. Given that Intrepid Drive and Forrestal Drive "beyond the gate" are essentially level, I'm thinking that it should be a whole lot simpler to resolve the "when is the gate open and when is it closed" issue than to design and build special accommodations on the park site. Is this a Parks management challenge or a public roadways access challenge? Who is causing the "by appointment only" glitches?

The Ladera Linda Park site is not an island. Plans for the future need to address the use of the adjacent roadways and the trail head amenities for the Forrestal Nature Reserve visitors. Is it going to take a City Council decision on a Change Order of the Consultant's Contract? Or, is Staff going to acquire an understanding of what "enhancements" mean to everyone.

RPV's somewhat recent tradition is that thoughtful work doesn't get done because it is not "in the Budget". Now is the time of year for Staff to "brush up" on the City's Master Plans and get the neglected items into the Budget and the Capital Improvements Plan.

...S

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:57 PM
To: Tracy Lin
Cc: Matt Waters
Subject: RE: Ladera Linda park

Dear Tracy Lin,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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

From: Tracy Lin [<mailto:tryamamo@yahoo.com>]
Sent: Thursday, May 04, 2017 2:54 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda park

Hi,

My name is Tracy Lin. I am an RPV resident and mother of three. I recently learned about the plans to redevelop ladera Linda park and wanted you to know I am in support of either of the proposed plans. Our children are in need of open outdoor places and with the recent influx of younger families in RPV, we need to be meeting our residents' needs. Thank you for all your work for our city.

Sincerely,

Tracy Lin
5640 Whitecliff Dr

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 4:22 PM
To: Amanda Wong
Cc: Matt Waters
Subject: RE: Ladera Linda Plan comments

Dear Ms. Wong,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. The project team made a concerted effort to listen to the local community. Your comments and concerns about traffic, the entry location, and playground equipment will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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

From: Amanda Wong [mailto:kiwi_esq@hotmail.com]
Sent: Friday, May 05, 2017 11:12 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Plan comments

Matt,

Thanks for the community input. It sounds like you have really heard and attempted to address the community's concerns and we appreciate that.

As I've mentioned at a couple of meetings, and at a city council meeting, as the parents of two young children, safety is our primary concern.

TRAFFIC

We live on the corner of Pirate & Forrestal, and the things we see most often are: (1) speeding up and down Forrestal, (2) 360 degree turns (and three-point turns) by cars going up or down Forrestal and coming out of Pirate, (3) people stopping in the middle of the road at Pirate to use the mailbox, causing others to get frustrated and go around them, (4) kids racing bikes down Pirate and straight across the road at the crossing.

Plan B which calls for the driveway entrance to Ladera Linda to be situated directly across from Pirate Dr. would dangerously increase the amount of traffic at this one point. It would create a wider turnaround point for drivers to attempt their 360 degree turns and three point turns. We believe the driveway should remain where it is. What would help is a couple of stop signs on Forrestal above and below Pirate. Plan B also results in a waste of usable space that is taken up with a grassy knoll in the middle of the car park.

PLAYGROUND

Both plans situate a play structure at the south end and basketball courts at the north end. This makes it impossible for parents with kids of different ages or interests who want to play on the structure and/or play basketball to watch them at the same time. There is enough room on the grassy south end to situate one or two basketball courts near the play-structure. It would really make the park more usable and practical for parents and kids if you could accommodate this.

Thanks,
Amanda Wong

Sent from my iPhone

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 3:41 PM
To: stjude5@cox.net
Cc: Matt Waters
Subject: RE: Ladera Linda Plan

Dear Pam and Steve Geraghty,

Thank you for your sending in your email about the Ladera Linda Park Master Plan. Your comments and concerns about noise, basketball, and appropriate park usage will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f -----Original Message-----
From: stjude5@cox.net [mailto:stjude5@cox.net]
Sent: Tuesday, May 09, 2017 5:35 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Plan

Hi Matt,

My husband and I have lived in RPV for 36 years. It is a wonderful place to live and raise a family. We live in the Seaview area and are frequent visitors/users of the Ladera Linda property. We enjoy the paddle tennis courts many times per week and walk our dog on the trails and soccer fields. We have taken many classes at Ladera Linda over the years and am very happy we have this facility in our city.

While we were unable to attend the meeting last week, my husband and I have reviewed the Ladera Linda Park Master Plan and have a few concerns.

(1) Placing basketball courts next to the paddle tennis courts is very disruptive to the paddle tennis players inasmuch as basketball games can be very loud (and rightfully so) and the constant bouncing of the ball right next to the courts is a very big distraction. We have personally experienced people playing soccer on the paddle tennis courts (when the fields were too wet to play on) right next to us and it was basically impossible for us to play paddle tennis. If there weren't so many of the soccer players, we would have approached them but they outnumbered my husband and I (10 of them and 2 of us) and they were all men. Needless to say, our game was cut very short as we were very distracted by all of the noise. They were also "abusing" the net and they obviously had no concern that it was not made for a soccer game.

(2) Another concern is the fact that, even with the soccer crowd, there are times when I feel extra security is necessary. Another instance involved soccer players sitting in a car with the engine running and the air conditioning running while parked under a tree directly adjacent to the paddle tennis courts. One of our players asked the driver if he could possibly move his car because it was very loud and we couldn't hear one another across the court. The man was rude and said he was thinking about playing soccer and wasn't ready to move. It was quite bizarre and disheartening as we were just trying to finish our game. With basketball courts there will be even more "out-of-town guests" that don't show the same courtesy as do RPV and neighboring residents.

We have witnessed the crowds of people that flock to the Trump property on the weekends as we walk the trails and are disgusted by the trash and items left on the grounds. There are also a lot of dog "droppings" that are regrettably left behind. I have corrected visitors when they try to walk across the golf course instead of staying on the public trails to no avail. Again, non-residents don't have the same concerns about our city.

In closing, we can't be everything to everyone and shouldn't try to be. There are many parks around town where one can play basketball. Ladera Linda already has the soccer fields and from our front door we look at the back of a sign (picture attached) that is covered with graffiti. We don't need to invite more of the same and we believe more paddle tennis courts or even open space is a much better idea than basketball courts. Thank you for your time.

Pam & Steve Geraghty
4244 Dauntless Drive
Rancho Palos Verdes, CA 90275
(310) 377-9418

Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 3:34 PM
To: Yvetta Williams
Cc: Matt Waters
Subject: RE: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Hi Yvetta,

The designs are more at the conceptual level at this point so they are not at that level of detail, yet. That said, I will bring up the idea of a sink in the Discovery Room or adjacent storeroom with the design team. A restroom is located just down the main hall from the Discovery Room.

Thanks,

Matt

From: Yvetta Williams [mailto:yvettawill@cox.net]
Sent: Tuesday, May 02, 2017 2:54 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Is there a sink with running water in the discovery room? Toilet facilities in that area??? Thanks Matt

Sent from my iPad

On May 2, 2017, at 9:39 AM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Yvetta,

Thanks for your question. Happy to reply that yes, the Discovery Room is included in both proposals. Please click on the link below and then click on "Floor Plan Study Draft 2017" to show the building diagram which is the same for both proposals. Use your zoom buttons to enlarge the image. The Discovery Room is in the upper right. The room is currently configured at 1026 SF which is slightly larger than the existing room's 961 sf. Additionally, there is an adjacent 275 SF work space as well. Below is a map of the diagram for your convenience.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>
<image002.jpg>

Let me know if you have any questions.

Thanks,

Matt

From: COX [mailto:yvettawill@cox.net]
Sent: Tuesday, May 02, 2017 8:11 AM

To: Matt Waters <MattW@rpvca.gov>

Subject: Fwd: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

I didn't see an answer about the discovery room at LL. ?

Begin forwarded message:

From: COX <yvettawill@cox.net>

Date: April 27, 2017 at 4:51:31 PM PDT

To: mattw@rpvca.gov

**Subject: Ladera Linda plans. I didn't see the discovery room in either plan.
Did I miss it or is it not there?**

Matt Waters

From: Yvetta Williams <yvettawill@cox.net>
Sent: Tuesday, May 02, 2017 2:48 PM
To: Matt Waters
Subject: Re: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Thanks. I can't read the writing of where it is it what is around it. I missed the room lay outs. Thanks for your email. Yvetta
Sent from my iPad

On May 2, 2017, at 9:39 AM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Yvetta,

Thanks for your question. Happy to reply that yes, the Discovery Room is included in both proposals. Please click on the link below and then click on "Floor Plan Study Draft 2017" to show the building diagram which is the same for both proposals. Use your zoom buttons to enlarge the image. The Discovery Room is in the upper right. The room is currently configured at 1026 SF which is slightly larger than the existing room's 961 sf. Additionally, there is an adjacent 275 SF work space as well. Below is a map of the diagram for your convenience.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>
<image002.jpg>

Let me know if you have any questions.

Thanks,

Matt

From: COX [<mailto:yvettawill@cox.net>]
Sent: Tuesday, May 02, 2017 8:11 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Fwd: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

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From: COX <yvettawill@cox.net>
Date: April 27, 2017 at 4:51:31 PM PDT
To: mattw@rpvca.gov
Subject: Ladera Linda plans. I didn't see the discovery room in either plan.
Did I miss it or is it not there?

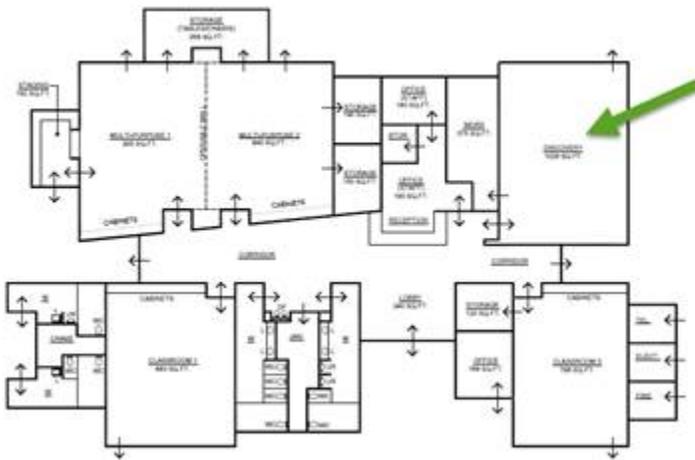
Matt Waters

From: Matt Waters
Sent: Tuesday, May 02, 2017 9:40 AM
To: COX
Cc: Matt Waters
Subject: RE: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Hi Yvetta,

Thanks for your question. Happy to reply that yes, the Discovery Room is included in both proposals. Please click on the link below and then click on "Floor Plan Study Draft 2017" to show the building diagram which is the same for both proposals. Use your zoom buttons to enlarge the image. The Discovery Room is in the upper right. The room is currently configured at 1026 SF which is slightly larger than the existing room's 961 sf. Additionally, there is an adjacent 275 SF work space as well. Below is a map of the diagram for your convenience.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>



Let me know if you have any questions.

Thanks,

Matt

From: COX [mailto:yvettawill@cox.net]
Sent: Tuesday, May 02, 2017 8:11 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Fwd: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

I didn't see an answer about the discovery room at LL. ?

Begin forwarded message:

From: COX <yvettawill@cox.net>

Date: April 27, 2017 at 4:51:31 PM PDT

To: mattw@rpvca.gov

Subject: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Matt Waters

From: COX <yvettawill@cox.net>
Sent: Wednesday, May 03, 2017 7:25 AM
To: Matt Waters
Subject: Re: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Thanks for your answer Matt. Yvetta

On May 2, 2017, at 3:34 PM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Yvetta,

The designs are more at the conceptual level at this point so they are not at that level of detail, yet. That said, I will bring up the idea of a sink in the Discovery Room or adjacent storeroom with the design team. A restroom is located just down the main hall from the Discovery Room.

Thanks,

Matt

From: Yvetta Williams [<mailto:yvettawill@cox.net>]
Sent: Tuesday, May 02, 2017 2:54 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Is there a sink with running water in the discovery room? Toilet facilities in that area??? Thanks
Matt

Sent from my iPad

On May 2, 2017, at 9:39 AM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Yvetta,

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<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>
<image002.jpg>

Let me know if you have any questions.

Thanks,

Matt

From: COX [<mailto:yvettawill@cox.net>]

Sent: Tuesday, May 02, 2017 8:11 AM

To: Matt Waters <MattW@rpvca.gov>

Subject: Fwd: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

I didn't see an answer about the discovery room at LL. ?

Begin forwarded message:

From: COX <yvettawill@cox.net>

Date: April 27, 2017 at 4:51:31 PM PDT

To: mattw@rpvca.gov

Subject: Ladera Linda plans. I didn't see the discovery room in either plan. Did I miss it or is it not there?

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 1:41 PM
To: Vlaco, Jessica @ El Segundo
Cc: Matt Waters
Subject: RE: Ladera Linda Plans

Hi Jessica,

Thanks for your email. I appreciate your involvement in this process and I certainly understand your concerns about potential impact. While I don't believe it is feasible to arrange for a meeting with the designer at this stage, rest assured that the issues you've raised at meetings, in your emails and during our phone call before the first workshop will all be considered in depth by the team as we move forward to put together a plan for the Council's consideration.

Sincerely,

matt

From: Vlaco, Jessica @ El Segundo [mailto:Jessica.Vlaco@cbre.com]
Sent: Wednesday, May 10, 2017 5:28 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Plans

Matt,

First of all I must say that I am disappointed that I was not given the opportunity to meet with the designer either before the first meeting in September or before they produced these two draft plans. My family and I will undoubtedly be among the most impacted persons by the proposed changes at the Ladera Linda school site and yet we were not identified as important stakeholders. At the September meeting I asked to be considered a stakeholder and been given the opportunity to express my concerns with the designer before plans moved forward. I was never given that opportunity. If there is a desire to meet now, I will certainly make myself available.

At this time I cannot support either plan. To propose any changes to the Ladera Linda school site (yes it is a school site) without formulating a comprehensive plan to address and mitigate the ongoing traffic, parking and noise issues we already face because of the increased use of the soccer fields by AYSO and the increased use of the trails is unacceptable. My quality of life and privacy have already been diminished and without a comprehensive plan to mitigate these problems, I believe the quality will only further deteriorate.

View should not be a feature of the community rooms. We don't need to add any features that will create a demand for the use of these rooms for parties and social events. The only view that is of concern should be the view that staff has of the park so that staff adequately oversee the use of the site. I feel that the location of the building in both plans will not allow for any oversight of the playground and grass area. That is a similar problem to what we currently face. Staff cannot see what is going on. And they don't really appear to get out enough to observe who is present at the site.

Security was not addressed in either layout. That is a detail that is supposed to be worked out later but this should be an integral part of any plan not something to be decided later. The safety and security of the users of the facility as well as the surrounding neighborhoods are of paramount concern.

Finally, I **most strongly object to the creation of a second entrance** at the park. This is supposedly an ADA requirement but apparently there is no corresponding requirement to set aside any handicapped parking near this proposed entrance. There was also no plan mentioned at the meeting to provide any parking for handicapped persons. I guarantee you that if a handicapped person ever does visit the park, there will be no parking for them to use near this new entrance. What the addition of this new entrance will do is encourage other visitors to park along Forrestal and Pirate and Searaven. They will not have any reason to use the parking lot to access the proposed walking path. This will be viewed as a nice shortcut. I request that the designers explore altering the grade at the existing entrance in order to satisfy ADA requirements instead of creating a new entrance across the street from my home. I feel strongly that the addition of a new entrance across the street from my home, in fact directly across from my bedroom, will have a severely negative impact on my peace and privacy and potentially even my personal security.

Thank you.
Jessica Vlaco
Ladera Linda resident

Jessica Vlaco | Consultant
CBRE Group, Inc. | Global Financial Reporting
100 N. Sepulveda Blvd Suite 1100 | El Segundo, CA 90245
T 310 606 5046
Jessica.Vlaco@cbre.com

Matt Waters

From: Matt Waters
Sent: Friday, April 28, 2017 11:13 AM
To: Bill Gussman
Cc: Matt Waters
Subject: RE: Ladera Linda Presentation

Dear Mr. and Mrs. Gussman,

Thank you both for attending Wednesday's workshop and thank you also for your kind words. I fully agree with you that the current proposals reflect guidance and input from local residents, which is crucial to the success of any community project such as this one. Your comments about the butterfly garden, shade trees, picnic table grouping, basketball court re-location, parking and your general preference for proposal A are greatly appreciated and will be shared with the staff design team and consultant as we work towards creating a recommended design for Council consideration. Thanks also for your insights in the general feelings of the LL HOA following your meeting last night. Who is the new President, by the way?

Please let me know if you have additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Bill Gussman [mailto:wguss@cox.net]
Sent: Friday, April 28, 2017 10:26 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Presentation

Hi Matt,

Myself and my wife attended the presentation given by you and your associates Wednesday night for the new park. We have lived in Ladera Linda for 38 years and I am currently on the homeowners board. I just wanted to say thank you for the thoughtful and patient discussion your group presented. Also, for the way you took our suggestions from the previous meetings about the

size of the structure and its intended use for the community as a whole. I for one am not worried about the butterfly garden or how many corners are on the building. We are very pleased with the addition of more shade trees to the park, giving a place for more of nature to join in with the humans. The fact that the building is tucked back on the property and is not there for party use is exactly what the community asked for. There were some concerns from the attendees about the noise from the basketball court and distance from the children's playground. A possible thought would be to move the half court down to the playground giving more room away from the edge of the hill for Seaview residents and giving kids a court closer to the playground. The area where the half court was could then have a grouping of picnic tables on "cobblestones" and be provided with broken shade by a pergola structure. A few attendees mentioned that in regards to having a place for things like cub scout functions.

The problem with parking can be considerably alleviated by making sure the gate on Forrestal is opened on days with soccer and other large functions going on in the area. I often see cars parked on Searaven, Pirate and down both sides of Forrestal and the gate is locked. Maybe with the new hours and staffing that problem will greatly disappear.

I personally prefer Plan A because of the centrally located structure and restrooms, and the two separate parking areas for functions. From my discussions with other homeowners both that night and in our general membership meeting on Thursday night, that was the prevalent feeling of the group. Many of the other small worries can be addressed even after the building has been erected and the community gets a chance to use the facilities. Bench seating, etc..

Again, thanks for the productive meeting and taking our concerns into the design. I look forward to further discussions.

Bill & Peggy Gussman
32487 Sea Raven Dr.

Matt Waters

From: Bill Gussman <wguss@cox.net>
Sent: Friday, April 28, 2017 11:31 AM
To: Matt Waters
Subject: Re: Ladera Linda Presentation

Hi Matt,

I felt acknowledging all the groups hard work was the least I could do to say thanks.

The new president will be elected at the board meeting next month. I'll be out of town but left strict instructions to keep my position as inconspicuous as possible!

Bill

From: [Matt Waters](#)
Sent: Friday, April 28, 2017 11:12 AM
To: [Bill Gussman](#)
Cc: [Matt Waters](#)
Subject: RE: Ladera Linda Presentation

Dear Mr. and Mrs. Gussman,

Thank you both for attending Wednesday's workshop and thank you also for your kind words. I fully agree with you that the current proposals reflect guidance and input from local residents, which is crucial to the success of any community project such as this one. Your comments about the butterfly garden, shade trees, picnic table grouping, basketball court re-location, parking and your general preference for proposal A are greatly appreciated and will be shared with the staff design team and consultant as we work towards creating a recommended design for Council consideration. Thanks also for your insights in the general feelings of the LL HOA following your meeting last night. Who is the new President, by the way?

Please let me know if you have additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Bill Gussman [mailto:wguss@cox.net]
Sent: Friday, April 28, 2017 10:26 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Presentation

Hi Matt,

Myself and my wife attended the presentation given by you and your associates Wednesday night for the new park. We have lived in Ladera Linda for 38 years and I am currently on the homeowners board. I just wanted to say thank you for the thoughtful and patient discussion your group presented. Also, for the way you took our suggestions from the previous meetings about the size of the structure and its intended use for the community as a whole. I for one am not worried about the butterfly garden or how many corners are on the building. We are very pleased with the addition of more shade trees to the park, giving a place for more of nature to join in with the humans. The fact that the building is tucked back on the property and is not there for party use is exactly what the community asked for. There were some concerns from the attendees about the noise from the basketball court and distance from the children's playground. A possible thought would be to move the half court down to the playground giving more room away from the edge of the hill for Seaview residents and giving kids a court closer to the playground. The area where the half court was could then have a grouping of picnic tables on "cobblestones" and be provided with broken shade by a pergola structure. A few attendees mentioned that in regards to having a place for things like cub scout functions.

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I personally prefer Plan A because of the centrally located structure and restrooms, and the two separate parking areas for functions. From my discussions with other homeowners both that night and in our general membership meeting on Thursday night, that was the prevalent feeling of the group. Many of the other small worries can be addressed even after the building has been erected and the community gets a chance to use the facilities. Bench seating, etc..

Again, thanks for the productive meeting and taking our concerns into the design. I look forward to further discussions.

Bill & Peggy Gussman
32487 Sea Raven Dr.

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 1:52 PM
To: Pam Andresen
Cc: Matt Waters
Subject: RE: Ladera Linda project feedback

Dear Ms. Andresen,

Thank you for your email and interest in the Ladera Linda Park Master Plan process. Your comments and concerns, including your preference for Proposal B will all be considered by the Project team as it prepares a recommended alternative to be considered by the City Council. Your email will also be attached to that Council staff report. Please let me know if you have any additional questions and concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Pam Andresen [<mailto:andresen.pam@gmail.com>]
Sent: Wednesday, May 10, 2017 5:05 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda project feedback

Thank you for giving the opportunity to provide feedback.

I believe it is important to maintain a functional and visually appealing park to support the neighborhoods on this area of the hill. Prior to moving here, a local realtor told us this area doesn't always get the love like other areas in RPV. I am also excited to have a nicer park close by. When my nine year old niece was here visiting on spring break, our neighbor recommended the new park in San Pedro to take her. That disappointed me and made me sad as I have valuable home with no valuable amenities nearby, this park will change that.

If I was forced to pick a plan, I would pick plan B however I do have a lot of concerns and recommendations with both.
-incorporate overflow parking on for a stall into this plan. For those in frequent events, like Easter, that additional parking can be used as Ladera Linda park overflow. In addition it will also make parking better for the neighbors. If we don't solve the parking problem while we are making the park better and inviting more people to use the park, that would give neighbors near forestall more reason to complain and make an issue. Solve the problem once and for all and incorporate as Ladera Linda overflow.
-having the two playground areas separated makes it difficult for families who need to watch over multiple age children. I recommend having all the children play areas and one common area -to solve the concerns from neighbors about noise

from basketball area, move the walking path to the perimeter. People walking, jogging and biking don't make a lot of noise and those that want to walk for exercise won't have to go around the path 15 times to get a good distance in. -ensure the walking path is wide enough and marked appropriately for bikers and walkers. Left and right lanes -ensure that the buildings windows take advantage of the view. I understand that direction was given to attempt to minimize usage of the building by purposely not making a good view from inside, however that could be done through policy. Don't make a permanent decision by removing the view. We can always limit the number of people that use the facility by the rules we set and enforce.

-I like having one parking area versus two, if there are days where parking is challenged you may encourage more traffic driving between the two lots.

Thank you

Pam Andresen

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 10:49 AM
To: Cassie Jones
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Cassie,

No problem, I'll go ahead and share your email with the project team. Thanks for sending it in.

Matt

From: Cassie Jones [mailto:cassiej@aol.com]
Sent: Thursday, May 11, 2017 9:17 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda

I am sorry if this is late. With respect to the floor plans for the building, it doesn't seem to me that you are getting a very useful building for the cost. The rooms are small and there is no kitchen facility. Not sure my tax dollars want to go to build a few small meeting rooms when you have the opportunity to serve a larger segment of the neighborhood and the community. That being said, it will be a step up from what is there currently!

Cassie Jones

Matt Waters

From: Matt Waters
Sent: Wednesday, May 10, 2017 12:32 PM
To: martycrna@cox.net
Cc: Matt Waters
Subject: RE: Please forward to Councilman Misetich personal email

Hi Marty,

Absolutely, your email will be attached to the report that will be sent to Council for their review. Also, our project team will consider your suggestions as we put together a recommended option for Council.

Thanks,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Marty Foster [mailto:martycrna@cox.net]
Sent: Tuesday, May 09, 2017 11:53 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Fwd: Please forward to Councilman Misetich personal email

Matt

I guess this mail should be included in your report.

Thanks
Marty

Sent from my iPad

Begin forwarded message:

From: Marty Foster <martycrna@cox.net>
Date: May 9, 2017 at 11:43:10 AM PDT
To: briancampbell@gmail.com, jduhovic@hotmail.com, susanbrooks01@yahoo.com,

kenneth.dyda@gmail.com

Subject: Please forward to Councilman Misetich personal email

Mayor and City Council Members:

The most important function of government is providing for citizen safety.

In considering our city's wants vs needs, a major portion of that provision of safety must apply to our roads. You all know this better than most. Any observer with any time spent in our city over the last many years must conclude that PVDS has not improved and in fact has worsened. (Actually, at this writing a major repair has been done but look for that to deteriorate in a few weeks.)

Apparently, nothing can be done to stabilize the Portuguese Bend landslide. The road through the slide area poses danger to pedestrian, cyclist and motorist.

The cost of maintenance of PVDS is a never ending drain on the taxpayer.

The cost of a more permanent solution might ultimately save money along with providing for safer transit through the city.

The current projects for city hall and parks are wants rather than needs.

In particular, the plan for Ladera Linda is expensive, apparently unfunded and has no budget cap.

Some tables, benches, resurfaced basketball courts would provide nicely for what most need from their local park. The city staff, who are a very talented group of people, have tried with some success to respond to resident wants and the newest plans have a much lower profile than what was originally proposed.

Much discussion of the LL plan concerned parking. The number of needed parking spaces is infinite. As one resident said 'if you build it, they will come'. The loss of home value for Del Cerro residents is unrecoverable due to the onslaught of visitors, most of whom are not from RPV, accessing PVLC trails.

Please prioritize city resources in a way that is responsive to safety needs ahead of expensive projects that will change the character of our city forever.

Share this mail if you deem appropriate with staff.

All my best wishes to each of you.

With gratitude for your service

Marty Foster

Sent from my iPad

Matt Waters

From: Matt Waters
Sent: Tuesday, May 09, 2017 5:24 PM
To: Jessica Vlaco
Cc: Matt Waters
Subject: RE: Questions

Hi Jessica,

Thanks for your email. The use of this banner was not authorized. There was a public docent-led hike that was permitted by the City and I believe that the Docents put up this banner as a means of letting attendees know where to turn to join the hike. The City approves standard size banners that are attached at allowed locations such as the fence near the entrance to Ladera Linda Park or at City Hall. I presume you've seen some of those regular rectangular banners at Ladera Linda.

Directional/location signage for a special event is permitted during the time of the event, but it must be located at the actual site of the event, not in the public right of way as indicated in your picture, and they must be standard approved size. We will follow-up on this matter. Thanks for bringing this to our attention.

Regarding the group using the lower field at Ladera Linda on April 30th, I checked with LL Supervisor Mona Dill and this was not a reserved or permitted use. From your description, it sounds more like a drop-in group using the park on a casual basis. They would not have exclusive right to the park or to a section of the park. I understand your frustration in not being able to use the park grounds. If a group is dominating the area, please bring it to Park staff's attention. As promised, we will be looking at park usage policies as part of the Ladera Linda Park Master Plan process.

This email will be considered by the City's Master Plan team and will be attached to the eventual Staff report that will be presented to City Council.

Sincerely,

Matt Waters

From: vlaco5 [mailto:vlaco5@cox.net]
Sent: Tuesday, May 09, 2017 1:42 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Questions

Hi Matt,

On Saturday April 29th I saw this large banner displayed at the bottom of Forrestal around 8:30am. When I arrived home at 11:30 the banner had been removed. I inquired of my neighbors and they told me the banner was there because of a scheduled docent-led hike. Naturally I object to the placement of this type of commercial-sized banner announcing activities in or near our community. This is more appropriate at a commercial location like a car dealership. Did you authorize the use of this banner? If not, did you have a conversation with the group who placed it there and will you have similar conversations with other groups who do similar activities? I don't believe it should be allowed.

My second set of questions concerns the group that occupied the Ladera Linda park for the entire day on Sunday, April 30th. While this was somewhat of a reprieve from the normal adult soccer games that take place every Sunday from 10-12, their presence there all day prevented my son and his friends from using the park that day. They had planned on playing some volleyball on the grass using a portable volleyball net. Were you aware of the use of the park that Sunday? Had they reserved the park for the entire day? If so, how can we residents find out in advance that the facilities have been reserved so that we can make alternate plans? If not, how will you try and control or limit the length of drop-in use so that the park can be shared by more people?

Thanks,
Jessica Vlaco

Matt Waters

From: Lawrence Paul <lpaul@mac.com>
Sent: Wednesday, May 10, 2017 7:14 PM
To: Matt Waters
Cc: R. Gene Dewey
Subject: Re: Study to rehab old LL buildings

Matt,

Thank you very much for these. I am currently in Toronto and heading to Washington DC very early tomorrow morning.

I did send you a couple other comments yesterday... (did you get them)?

I will review these as soon as I can. I am back on Friday afternoon.

Best regards,

Larry

On May 10, 2017, at 4:51 PM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Gene and Larry,

Sorry about the delay in getting you these documents. Even though the comment period ends today, feel free to send me any additional comments by early next week and I will include them with the rest of the comments.

Attached are the 2011 Wildan Report, the Thermographic Report, and a May 3, 2011 report. I did not find any Staff Report dated 2-22-11. The May report was the nearest one that addressed LL. I also sent a revised 2014 Infrastructure Report Card-not sure if you have this one. Still looking for the 1966-67 docs your requested.

Thanks,

Matt

From: Lawrence Paul [<mailto:lpaul@mac.com>]
Sent: Friday, May 05, 2017 10:24 AM
To: R. Gene Dewey <rgdewey@cox.net>
Cc: Matt Waters <MattW@rpvca.gov>
Subject: Re: Study to rehab old LL buildings

Thank you very much I appreciate receiving this. If you can, please also include the:

"Certified Thermography Reports for Planning Department Building and Ladera Linda Community Center, 3/2010, California IR"

Best regards,
Larry

On May 5, 2017, at 9:51 AM, R. Gene Dewey <rgdewey@cox.net> wrote:

Thanks Matt,

Ladera Linda is summarized on page 11 of this report. I think an earlier study outlines the estimated cost of repairing the infrastructure of Ladera Linda. Would it be in the studies below?

"Ladera Linda Facility Inspection Report, 6/29/2011, Willdan •Ladera Linda Facility Preliminary Inspection Report, 2/22/2011, City Staff Report •Ladera Linda Architectural/MEP/Landscape Plans, 1966-1967, Kistner, Wright & Wright"

Gene

From: Matt Waters [<mailto:MattW@rpvca.gov>]
Sent: Thursday, May 4, 2017 2:19 PM
To: Lawrence Paul; R. Gene Dewey
Subject: RE: Study to rehab old LL buildings

Hi Gene and Lawrence.

Below is a link to the 2013 Infrastructure Report Card. The report gives preliminary cost estimates for replacing the existing building. The estimates are 4 years old and are for the existing building square footage, not for the reduced size of the current two proposals. I hope this was the document you were looking for.

Matt

[Click here to see the City of RPV Infrastructure Report Card 2013. The Ladera Linda Analysis is in the "Public Buildings" Section of the Report, pages 53-58.](#)

From: Lawrence Paul [<mailto:lpaul@mac.com>]
Sent: Wednesday, April 26, 2017 10:07 PM
To: R. Gene Dewey <rgdewey@cox.net>
Cc: Matt Waters <MattW@rpvca.gov>
Subject: Re: Study to rehab old LL buildings

Thank you.

For the record, there was a typo below.

it is:

lpaul@mac.com

Much appreciated.

Best regards,

Larry

On Apr 26, 2017, at 10:05 PM, R. Gene Dewey
<rgdewey@cox.net> wrote:

Hi Matt,

I can't find the cost study for refurbishing the old buildings a LL that was done several years ago. I have seen it. If you could have someone dig it out or send the link to lpauil@mac.com, I would appreciate it. He was concerned that this study wasn't updated as part of the master plan.

Gene

<RPV IR Report Final
(2).pdf><RPVCCA_SR_2011_05_03_11_Lease_Ladera_Linda.pdf><willdan LL
report.pdf><Report Card Revised MT 20140514 with Eval Costs.pdf>

Matt Waters

From: Matt Waters
Sent: Thursday, May 11, 2017 1:57 PM
To: R. Gene Dewey
Cc: Lawrence Paul; Matt Waters
Subject: RE: Study to rehab old LL buildings

Hi Gene,

Thanks for your perspective and thoughts on how the community at Ladera Linda views the project. Not surprised that there are differences of opinions on various aspects, even on the whole nature of the project, but the amount of feedback and involvement from local residents like yourself has been extraordinary. There's a great deal of work still to be done, but it is truly helpful and vital to the success of the project to have such a high level of civic interest.

Matt

From: R. Gene Dewey [mailto:rgdewey@cox.net]
Sent: Thursday, May 11, 2017 1:39 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Lawrence Paul <lpaul@mac.com>
Subject: RE: Study to rehab old LL buildings

Thanks Matt,

I remember seeing all of these reports. While there are a few people that have been outspoken in our neighborhood about keeping and refurbishing the present facilities, the overwhelming majority of those who have expressed an opinion are in favor of a new structure along the lines of Alternative A. There are differences of opinions as to the relocation of playgrounds and basketball courts. These facilities have been in place for years and the neighborhood has grown to accept them as they are. The playgrounds are in excellent shape. Rearranging everything may cause more problems down the road with respect to new locations for noise, etc.

Gene

From: Matt Waters [mailto:MattW@rpvca.gov]
Sent: Wednesday, May 10, 2017 4:52 PM
To: Lawrence Paul; R. Gene Dewey
Subject: RE: Study to rehab old LL buildings

Hi Gene and Larry,

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Thanks,

Matt

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Gene



LADERA LINDA PARK MASTER PLAN

PUBLIC WORKSHOP

April 26, 2017

COMMENT CARD

Please write down and submit your comments regarding the proposed Ladera Linda Park designs.

If you wish more time for submitting comments this evening, please indicate your thoughts and forward them to the City prior to the end of the day on **May 5th**. You may also share this opportunity with your neighbors who were not able to attend this evening's meeting.

Comments can be sent by email to Mattw@rpvca.gov

Move gate to allow more parking alongside of park. Add stairs for "shortcut" from side parking into park.

Plan A better

Excellent work

Ladera Linda resident
Susan Wilcox

Attended 5 neighborhood meetings

Put large soil barrier between basketball and Seaview

All comments must be received by **May 5, 2017**.



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- Is the large building footprint warranted?
- ADD OUTDOOR CLASSROOMS
- Re-orient the building to take advantage of the commanding views
- CAREFUL about planting trees which will eventually block views
- Add more viewing / picnic Areas along west edge.
- Lots of irrigation water is not good for landslide areas or drought
- Need shade structures

- Don't forget Annual maintenance cost
- PLAN A is A Better layout (views & bldg location)

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IT IS IMPERATIVE THAT THERE IS A STOP SIGN BEFORE THE CROSS WALK AT SOUTH BOUND FORRESTAL & PIRATE DR.

#2 WITH THE INCREASED TRAFFIC ON FORRESTAL DR, INSTALLATION OF AN "ON DEMAND" ELECTRONIC TRAFFIC LIGHT AT THE BOTTOM OF FORRESTAL DR AND P.V. SOUTH DR. IS A MUST!!

CARL MANGIAMELI 32256 PHANTOM DR

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Plan A. looks terrific. The driveway needs to stay where it is. I appreciate the size reduction of the project, it looks very compatible to the neighborhood. The view from the bldg. isn't a concern to me. This was a good meeting for a Ladera Linda Home owners.

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Comments can be sent by email to Mattw@rpvca.gov

I appreciate the time put into a concept that keeps the park small & community orientated. Concept A keeps traffic from accidentally using Pirate Ave for egress and keeps parking off Pirate. Concept A also seems more cost effective since the driveway wouldn't be moved.

All comments must be received by **May 5, 2017**.



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Comments can be sent by email to Mattw@rpvca.gov

Thank you for listening to the community and Downsizing the Ladera Linda Park plans to something that is far superior than what was originally proposed. I hope that the park can be locked and secured at night and all lighting dimmed so as not to affect our night time views or our ability to see some stars at night. I would also recommend installing security cameras throughout to discourage vandalism.

Jim Lehman
Ladera Linda

All comments must be received by **May 5, 2017**.

Matt Waters

From: Matt Waters
Sent: Thursday, June 08, 2017 4:24 PM
To: Cassie Jones
Cc: Cory Linder; Daniel Trautner; Ron Dragoo; James Flannigan
Subject: RE: Ladera Linda

Hi Cassie,

Thanks for your emails and thoughts about the Ladera Linda building floor plan and overall size. The building square footage was one of the most discussed aspects of the projects from the very start and the proposed size reflects significant input from the community and City Council. I agree with you that either proposed plan would be an enhancement compared to the buildings that are currently on site. I'll certainly share your email with our consultant and project team.

Thanks,

Matt

From: Cassie Jones [mailto:cassiej@aol.com]
Sent: Thursday, June 08, 2017 4:00 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda

I am sorry if this is late. With respect to the floor plans for the building, it doesn't seem to me that you are getting a very useful building for the cost. The rooms are small and there is no kitchen facility. Not sure my tax dollars want to go to build a few small meeting rooms when you have the opportunity to serve a larger segment of the neighborhood and the community. That being said, it will be a step up from what is there currently!

Cassie Jones

Matt Waters

From: Matt Waters
Sent: Thursday, June 08, 2017 4:15 PM
To: sharon yarber
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Sharon,

Thanks for your email about horse trailer turning radius. I'll forward your email to our consultant and other members of the project team for discussion.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: sharon yarber [mailto:momofyago@gmail.com]
Sent: Thursday, June 08, 2017 3:05 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda

Hi Matt,

I think you asked Mel Colbert about what turning radius is necessary for a truck pulling a horse trailer. I am no math whiz so cannot respond in radius terms, but can tell you that it depends on the size of trailer and whether it is a bumper pull or gooseneck. If you want to get an idea of a size that would be a minimum I would recommend you go visit Peninsula Riding Club in the gated community off Highridge and see if you can measure their driveway. It is not great but can work with a very experienced driver of trailers. A three point turn has to be utilized there for a larger rig so it is certainly less than optimal. The dirt parking area behind the existing buildings works really well. I hope the City will incorporate trailer parking facilities in the design of the new community center.

Matt Waters

From: Matt Waters
Sent: Tuesday, May 30, 2017 5:18 PM
To: Mona Dill; Cory Linder
Cc: Matt Waters
Subject: FW: Pirate & Forrestal intersection
Attachments: IMG_9682.JPG; ATT00001.txt; IMG_9683.JPG; ATT00002.txt; IMG_9684.JPG; ATT00003.txt; IMG_9691.JPG; ATT00004.txt; IMG_9692.JPG; ATT00005.txt; IMG_9708.JPG; ATT00006.txt

This time with the photos--

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

From: Amanda Wong [mailto:kiwi_esq@hotmail.com]
Sent: Monday, May 29, 2017 10:05 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Fwd: Pirate & Forrestal intersection

> Hi Matt,

>

> Here are a few of the more than a dozen cars I saw making u-turns on Forrestal, stopping in the middle of the street to unload hikers (resulting in traffic backing up and other cars driving into the oncoming traffic lane to pass), and cars driving BACKWARDS down Forrestal for who knows what reason, in just 3 hours working on my front yard on Monday (Memorial Day). I wish I was quicker with my camera, but I think you get the idea.

>

> Amanda Wong

>

Matt Waters

From: Matt Waters
Sent: Tuesday, May 30, 2017 5:15 PM
To: Amanda Wong
Cc: Mona Dill; Cory Linder; Matt Waters
Subject: RE: Pirate & Forrestal intersection

Dear Ms. Wong,

Thank you for sharing these photos and I'm sorry for any inconvenience you experienced. I am well aware that Preserve access and parking is an ongoing issue and challenge for local residents. I will certainly share your email and photos with Ladera Linda Supervisor Mona Dill and will discuss this with the entire Ladera Linda Park Master Plan team.

Please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt

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

From: Amanda Wong [mailto:kiwi_esq@hotmail.com]
Sent: Monday, May 29, 2017 10:05 PM
To: Matt Waters <MattW@rpvca.gov>
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>

> Amanda Wong

>

Matt Waters

From: Matt Waters
Sent: Monday, May 22, 2017 11:52 AM
To: Minas Yerelian; CC
Cc: Matt Waters
Subject: RE: Ladera Linda

Hi Minas,

Thanks for your email. The two proposed plans for Ladera Linda are both conceptual, so they don't drill down to the level of detail you're asking about regarding the "definite status" of trees. Our consultant's arborist did note that the majority of trees on the park property are in poor condition. Details about tree removal, number and species of additional trees to be planted, will be addressed when and if Council approves moving this project forward.

I'll share your email with the project team and our consultant.

Thanks,

Matt

From: Minas Yerelian [mailto:yerelian@gmail.com]
Sent: Monday, May 22, 2017 8:22 AM
To: Matt Waters <MattW@rpvca.gov>; CC <CC@rpvca.gov>
Subject: Re: Ladera Linda

Hello Matt

In regards to lower Hess Park what is the definite status in regards to the trees that are there (Bird sanctuary Hope) and how many new new trees will be planted, the money per square foot of improvement on this project is enormous (hope not all the money will be spent saving some for maintenance) let alone the maintenance that is needed for the upkeep. In regards to Native Plants let say if native plants are native to a location Hess Park or not they grow on their own you do not need to plant them, if you plant native plants that do not belong you Will need to maintain them that is extra cost planting a plant that grows on its own with minimum upkeep will be a better choice.

Thank You

Minas

On Thu, Apr 27, 2017 at 5:10 PM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Minas,

Thanks for coming last night and for being an active participant and thanks for the compliment-glad you thought we did a good job.

Thanks also for emailing all of your thoughtful comments below about trees, basketball, maintenance, noise, lighting, and rural atmosphere; I assure you that your comments and concerns will definitely be considered in the formation of a recommended design for Council's consideration, and your email will be attached to that report. Please let me know if you have any additional questions or concerns.

Thanks,

Matt

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

From: Minas Yerelian [mailto:yerelian@gmail.com]

Sent: Thursday, April 27, 2017 4:54 AM

To: Matt Waters <MattW@rpvca.gov>

Subject: Ladera Linda

Good presentation

KEEP RURAL SEMI RURAL ATMOSPHERE. Be mindful of keeping all parks RURAL

1- Noise effect on the neighbors.

2- Basket court and all sport activity must be moved to the rt side away from the residential area closer to forestall and move the building to the left to make sure of no noise impact.

3- Plan B is better use of real estate (Wilson park).

4- (Trees) replace all trees and more.

5- Minimum lightning.

6- The lowest maintenance possible (less \$) NATURAL (let the grass and wild plants grow and die seasonally that is RURAL.

Good job.

Thank you

Minas Yerelian

Sent from my iPad

--

Thank You Very Much.

Minas Yerelian

Realtor consultant since 1987

Nation wide referral and Relocation coordinator.

Remax

450 Silver Spur Road

Rancho Palos Verdes

direct (310) 968-4232

DRE# 00969154

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Go Green! We are doing our best and hope you will too! Please consider the environment before printing this email.

Matt Waters

From: Matt Waters
Sent: Thursday, May 18, 2017 10:19 AM
To: Barbara Scherba
Cc: Matt Waters
Subject: RE: Lasers Linda renovation

Dear Mark and Barbara Scherba,

Thank you for sharing your thoughts about the Ladera Linda Master Plan. Your support for playground equipment, which was a significant component of each of the two alternative designs, will be considered by the project team as we move forward toward a recommended final design. That design will be made available to the public and will be considered by the City Council at a future meeting, date to be determined.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f

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

From: Barbara Scherba [mailto:bscherba@gmail.com]
Sent: Wednesday, May 17, 2017 8:09 PM
To: Matt Waters <MattW@rpvca.gov>
Subject: Lasers Linda renovation

We are in favor of the plan to redesign Ladera Linda. Playground equipment is absolutely necessary!
Mark and Barbara Scherba
3716 Coolheights Drive
RPV

Sent from my iPhone

Matt Waters

From: SunshineRPV@aol.com
Sent: Friday, May 12, 2017 2:42 PM
To: cprotem73@cox.net; mizie@cox.net; Matt Waters; Charles Eder; Katie Lozano
Subject: Fwd: Merging trails, parks and Preserve Plans

Apparently what we need is a vocabulary lesson. "Criteria" is something very different from "standards". In the interest of planning, the Ladera Linda Consultant should identify a TYPE of trail he is designing for any unpaved pathways shown on the "concept" plans.

And, anyone proposing any work on the trails in the PV Nature Preserve should do the same. Public Works missed this for the second project at Sunnyside Ridge Road. Poor communications makes for poor work products.S

From: SunshineRPV@aol.com
To: b.camp@cox.net
Sent: 2/6/2016 3:47:44 P.M. Pacific Daylight Time
Subj: Fwd: Merging trails, parks and Preserve Plans

Hi Brian,

This note from Katie is the closest I have been able to get to an admission that the PV Nature Preserve is both separate and above the plans which apply to the rest of the City. Have you any thoughts about that? ...S 310-377-8761

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

From: Katie Lozano <KatieL@rpvca.gov>
To: "SunshineRPV@aol.com" <SunshineRPV@aol.com>
Subject: RE: Merging trails, parks and Preserve Plans
Date: Wed, 3 Feb 2016 22:39:02 +0000

Hello Sunshine,

Thank you for this information. I am continuing to look into your question. My understanding is that there are no trail standards for trails within the Nature Preserve, but I am continuing to look into your question. Mary also forwarded me your question, and I will be contacting you soon with more info.

Thank you,
Katie

From: SunshineRPV@aol.com [mailto:SunshineRPV@aol.com]
Sent: Monday, February 01, 2016 7:28 PM
To: Katie Lozano <KatieL@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Merging trails, parks and Preserve Plans

Hi Katie,

Attached is the TRAILS DEVELOPMENT / MAINTENANCE CRITERIA of July 4, 2012 which the RPV City Council approved to be integrated into the RPV Trails Network Plan "update". Also attached is the Western States Trail Foundation's Position Statement in support of CA Senator Boxer's S60. The opening paragraph of the CRITERIA explains what it is hoped to be used for. Trails are linear parks. There are trails in parks, forests, preserves and monuments. My hope is that RPV's Public Works Department, Rec & Parks Department and Community Development Department can all use this same "Bible". Step by step, for the benefit of this community and volunteers all over the world.

My question to you is which trail TYPE does everyone want to have when the work on the Toyon Trail is completed? My point is that if nobody has described "The Work" as specifically as the CRITERIA, we are likely to get something which vaguely resembles the last work which the new work is supposed to repair. What we really need is the CRITERIA to be established for what is desired in the future, trail connection by trail segment.

Please tell me what you think. SUNSHINE 310-377-8761

Matt Waters

From: Matt Waters
Sent: Friday, May 12, 2017 10:33 AM
To: SunshineRPV@aol.com
Cc: judyfrankel@gmail.com; Matt Waters
Subject: LL Master plan link

Hi Sunshine and Ms. Frankel,

My apologies, but I just heard Sunshine's voice mail from Wednesday asking for the link to the Ladera Linda Master plan web page. This page includes links to the two park proposals and building diagrams. Because I didn't get back to you by the Wed. submission deadline, please feel free to submit any comments by Monday, May 15.

<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

Sincerely,

Matt Waters

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



Matt Waters

From: Lrev <lrev4@cox.net>
Sent: Thursday, May 11, 2017 4:47 PM
To: Matt Waters
Subject: Ladera Linda

We like Ladera Linda as it is right now.
We don't want traffic, noise, attract crime and unwanted crowd.

Thank you.

Matt Waters

From: Doug Willmore
Sent: Wednesday, May 10, 2017 4:53 PM
To: sharon yarber; Matt Waters
Cc: CC; Michael Throne; Ara Mihranian
Subject: RE: Ladera Linda

This is a great point, Sharon, and we will take a look at the plans and look for possible ways to incorporate.

From: sharon yarber [mailto:momofyago@gmail.com]
Sent: Wednesday, May 10, 2017 4:20 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: CC <CC@rpvca.gov>; Michael Throne <MichaelT@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Ladera Linda

Thanks, Matt, but this is pretty far down the road and one of the two designs is likely to be approved. Neither accommodates horses so I don't know where consideration will result in any incorporation. Frankly I have only trailered there once because I have great access to trails where I board my horses. We parked in the dirt lot at LL and it was great. Easy in and out because there was adequate turn around area. Now where are equestrians supposed to park their trailers? On Forrestal past the property nearer to the trailhead?

On May 10, 2017 4:11 PM, "Matt Waters" <MattW@rpvca.gov> wrote:

Hi Sharon,

Your comments and concerns about equestrian accommodation as part of the Ladera Linda Park Master Plan will be considered closely as the process moves forward. As I mentioned in a previous email, the focus of the two proposals is on the proposed new community center building and the parklands. There was considerable public comment on Forrestal Reserve access and parking at the public workshop and during the comment period.

Sincerely,

Matt Waters

Senior Administrative Analyst

City of Rancho Palos Verdes

Recreation and Parks Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.palosverdes.com/rpv

mattw@rpvca.gov - **(310) 544-5218 p** – (310) 544-5291 f



From: sharon yarber [mailto:momofyago@gmail.com]

Sent: Sunday, May 07, 2017 5:35 PM

To: Matt Waters <MattW@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Michael Throne <MichaelT@rpvca.gov>

Cc: CC <CC@rpvca.gov>

Subject: Ladera Linda

All,

I have been too swamped with work and personal affairs to study this closely. Suffice to say that whatever your plans ultimately include, it is important to be certain that they include facilities that will accommodate equestrians. We need places where a trailer can get in and out, water, horse tie ups and places for equestrians to rest themselves and their mounts. This is a trailhead for all users and as you consider the needs of all, please remember to include equestrians and persons in the ALL group.

Thank you.

Sharon Yarber

Matt Waters

From: Matt Waters
Sent: Thursday, July 20, 2017 11:04 AM
To: Matt Waters
Subject: FW: City Manager Comment on Ladera Linda Item:

From: Doug Willmore
Sent: Tuesday, June 20, 2017 2:02 PM
To: Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Gabriella Yap <gyap@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: RE: City Manager Comment on Ladera Linda Item:

Mickey:

Your emails bring to mind the famous quote from Mark Twain: ““It ain't what you don't know that gets you into trouble. It's what you know for sure that just ain't so.”

I apologize that we have apparently been unable to adequately answer your questions so that you are clear. But, I have to say that this is compounded with assertions that you make that just aren't true. Your very first email in this string starts with assumptions that are untrue. As my Dad always told me, “everyone is entitled to their own opinion, but not to their own set of facts.” You can believe that I am deliberately misrepresenting things to the Council and to the public (for what purpose??), but that doesn't make it so. It just means you believe something that has no basis in fact. Moreover, there is not a single instance that someone can point to where I have done so.

First, let me try and be very clear: As my staff and I have stated, the \$350,000 proposed budget item for Ladera Linda is for detailed architectural/construction drawings. It is for nothing else. I know you don't believe that, but that is what the budgeted number is for. The drawings will include not only the architectural and construction drawings for the proposed community center building but for the entire park. This includes grading, utility, and landscape (etc.) plans for the entire site. RFA was never contracted to provide these detailed construction drawings. Typically, in my experience (having overseen more than \$1B worth of new construction of public buildings), these types of architectural drawings are approximately 6% to 10% of the estimated cost of construction for public buildings like this. It appears that you think it should be something different and that you “know” something about designing and constructing public buildings. Yet, I would speculate that your knowledge or belief about the architectural services profession appears to be out of date or in some other industry. For example, even in the residential field, I know of 4500 square foot homes being built now with \$300,000+ in architectural fees. If an RFP is ever issued (based on Council direction), the staff will share all of the bid amounts that we receive from the RFP with the Council and the public as we always do. The \$350,000 budget number is simply a budget estimate and placeholder in the budget to enable the City to proceed with a Request for Proposal (RFP) where a more detailed cost of the drawings will be bid. The City Council subcommittee will review any RFP before it goes out. And any eventual contract for services will, of course, have to be approved by the City Council.

Second, you reference the contract and it does call for RFA to prepare a “Master Plan-level Estimate of Probable Construction Costs for the overall park improvements.” And, “Costs for new architectural improvements (community bldg.) will be a part of this Cost Estimate work.”. RFA continues to finalize its work with the City by finalizing the overall master plan design concept approved by Council. This will include a general construction budget estimate. This is a general budget estimate, not a detailed construction-ready cost estimate. In quoting my verbal response at the Council

meeting, I don't know the question I was responding to, but I took it to mean "detailed construction costs". I also took it to mean that RFA are not the ones providing a budget estimate for the City. We prepare our budget. And that is why I specifically stated that in my comment. Whether I misunderstood the question or not, I am not sure. But, more precise construction cost estimates can only be generated during the construction/architectural document phase.

Third, the proposal from RFA is different than what is in the contract due to negotiations to reduce the fees. You should go by the contract (which we have sent you) and not the proposal.

Fourth, you also reference the RFA proposal that states "The Project Architect will also prepare a refined Floor Plan exhibit and develop Conceptual Exterior Elevation Drawings to communicate the preliminary design concept for the Community building. The final master plan documents will include notes that will indicate proposed finishes and materials for the exterior of the building". RFA has prepared preliminary design concepts for the building and will provide some information on materials and finishes for the building and the overall park design. There is nothing that RFA has done, nor that I have stated, or that my staff has stated, that is different than what their scope of work states in their contract. The above quote that you have cited is what RFA has done and is finalizing and it is what you and the Council have reviewed.

Doug

From: Mickey Rodich [<mailto:mickeyrodich@gmail.com>]
Sent: Monday, June 19, 2017 8:22 PM
To: Gabriella Yap <gyap@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Re: City Manager Comment on Ladera Linda Item:

Thank you for your response. I was responding to comments the City Manager made at the June 6th CC meeting to which I was not allowed to comment.

Your response to my email contains some differences with the actual facts. I attended the Parks Dept. meetings, held in May of 2016, to review the Final Proposals submitted by the two competing architectural firms; Richard Fisher Associates and Gonzalez Goodale Architects. The Parks Dept. chose Richard Fisher Associates proposal for the Ladera Linda Community Park Master Plan Project. I have a copy of their Proposal in my possession and it does not agree with the comments made by our City Manager's email comments as to what is included in their Proposal. Richard Fisher Architects proposal clearly states their responsibilities in Task 4-D; Finalize Preferred Preliminary Master Plan Alternative. It states "The Project Architect will also prepare a refined Floor Plan exhibit and develop Conceptual Exterior Elevation Drawings to communicate the preliminary design concept for the Community building. Notes on these exhibits will indicate proposed finishes and materials for the exterior of the building". It further states " Prepare a Master Plan-level Estimate of Probable Construction Costs for the overall park improvements, and break up improvements into two phasing packages, as determined to be appropriate in a discussion with City staff".

This does not agree with the City Managers comment about Task 4 "Master Plan Development all of which they have fulfilled. In addition, it was never in their scope of work to provide a budgeted estimate for construction". There are big differences of opinion here.

Which gets us back to my original comments at the June 6th City Council meeting. What is the Draft budget of \$350,000 for Ladera Linda? It certainly cannot be for what the City Manager calls Architectural Blueprints for a 9,000 sq foot building. As I said, we are not building a shopping mall.

This now leads to the same logic and mind set for the \$250,000 for the Civic Center Site Master Plan. What the City Manager says and reality are two different things.

On Wed, Jun 14, 2017 at 2:01 PM, Gabriella Yap <gyap@rpvca.gov> wrote:

Hi Mickey,

Thank you for your email. Your assumption that the \$100,000 approved by the Council on June 6, 2016, only yielded a site survey at Ladera Linda is incorrect. The agreement with Richard Fisher (<http://documents.rpvca.gov/WebLink/0/doc/52783/Page1.aspx>) was for Pre-Design Meetings, Site Analysis/Assessment, Community Outreach and Public Participation workshops (which I believe you attended), and Master Plan Development, all of which they have fulfilled. In addition, it was never in their scope of work to provide a budgeted estimate for construction.

The \$350,000 in funds are indeed for the creation of architectural/construction ready documents for the Ladera Linda Master Plan improvements, both for the new community center and adjacent parklands. As you know, we are going to bring a recommended Ladera Linda design alternative for Council's consideration in the near future. That recommendation will include a conceptual building and park design, as well as general cost estimates. If approved by Council, those cost estimates will be used to create a future RFP and eventual construction documents.

Since we do not have cost estimates yet, the \$350,000 is simply a placeholder estimate in the budget at this time. The \$250,000 is also a placeholder for the Civic Center Site Master Plan, not only for a site survey. Cost is a hugely important factor, and it would be great if the consultants come out being a lot less. However, we have to remember that being a good steward not only means looking at cost, but also ensuring consultants are qualified, experienced, and able to meet the standards of this community. For example, I would not recommend an architect who has only done residential developments in their past or does not have a good track record for these types of larger, non-residential projects.

Please let me know if you have any questions or need additional information.

Gabi

Gabriella Yap

Deputy City Manager

City of Rancho Palos Verdes

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5203 (office)

(310) 544-5291 (fax)

On Tue, Jun 13, 2017 at 1:12 PM, Mickey Rodich <mickeyrodich@gmail.com> wrote:

At the previous CC meeting on June 6th, I questioned the \$350,000 budgeted item for Ladera Linda Park for FY 17-18. What does this budget item include? Is it for a construction project? All of my Ladera Linda neighbors were under the impression that the initial \$100,000 project you approved, was for a complete study that would come up with a design concept for the Park building and a budgeted estimate for construction of the Park building. Obviously that is not true. Instead I guess it was only for a Site Survey.

When the City Council then asked the City Manager what the \$350,000 was to provide, his answer was Architectural Drawings. I do not believe this answer. We are talking about a 9,000 sq. ft. building and not a shopping mall. On this basis, I could only imagine what the building estimates will be.

This leads me to another subject. The \$250,000 item approved by you for the Civic Center Site must, by definition, be also only for a Site Survey. If that is the case, one would assume that the Architectural Drawings cost for the Civic Center Site would be proportional or around \$875,000. This is another ridiculous number. I think it's about time we look for consultants that are a lot less expensive. In the past, I have mentioned that the Staff were the Stewards of OUR money and they should spend it as if it is their own.

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AGENDA DESCRIPTION:

Consideration and possible action to receive and file an update on the status of Master Plan process for Ladera Linda Park.

RECOMMENDED COUNCIL ACTION:

- (1) Receive and file the report.

FISCAL IMPACT: None.

| | |
|----------------------------------|-----|
| Amount Budgeted: | N/A |
| Additional Appropriation: | N/A |
| Account Number(s): | N/A |

ORIGINATED BY: Matt Waters, Senior Administrative Analyst 
REVIEWED BY: Cory Linder, Director of Recreation & Parks  DT (for Cory Linder)
APPROVED BY: Doug Willmore, City Manager 

ATTACHED SUPPORTING DOCUMENTS:

- A. September 22, 2016, Ladera Linda Public Workshop Powerpoint (page A-1)
 - B. Public Emails regarding Ladera Linda Park Master Plan September 20-October 7, 2016 (page B-1)
 - C. September 22, 2016, Ladera Linda Public Workshop Agenda
<http://ca-ranchopalosverdes.civicplus.com/DocumentCenter/View/8939>
 - D. Ladera Linda Usage 2015 Spreadsheet
<http://ca-ranchopalosverdes.civicplus.com/DocumentCenter/View/9025>
 - E. Professional Service Agreement with Richard Fisher Associates (RFA)
<http://ca-ranchopalosverdes.civicplus.com/DocumentCenter/View/8902>
 - F. June 6, 2016, Ladera Linda Master Plan Professional Services Agreement Staff Report
<http://ca-ranchopalosverdes.civicplus.com/DocumentCenter/View/8703>
-

BACKGROUND AND DISCUSSION:

Ladera Linda Park has served the residents of Rancho Palos Verdes well since its opening in 1983, following a long tenure as an elementary school. Generations of residents and visitors enjoyed the site both as a school and as a park and community center. However, the pre-fabricated buildings and infrastructure of this community jewel have fallen into poor condition over the years. A 2013 Infrastructure Report Card

prepared by SA Associates, an engineering firm hired to assess the current condition of existing public structures in the City, noted that the Ladera Linda Community Center received an overall infrastructure score of “F” (FAIL). Attendees at two Ladera Linda public workshops in 2014 and 2015 (part of the Parks Master Plan Update process), expressed strong support for a new community center at Ladera Linda.

On September 1, 2015, the City Council directed Staff to issue a Request for Proposals (RFP) for the Ladera Linda Park Master Plan. Demolition of the existing buildings and the building of a new community center at Ladera Linda were part of the scope of the Parks Master Plan Update that was approved by City Council on October 6, 2015. On October 19, 2015, Staff issued RFPs to design firms for the creation of a Ladera Linda Parks Master Plan. Richard Fisher Associates (RFA), a firm that has completed well over a hundred park master plan and development projects, was selected by the City Council on June 6, 2016.

The project schedule to develop the Master Plan is slated for completion within thirty-four (34) weeks. Following formal approval of the project, RFA began work on the Master Plan in early September 2016. Since that time, RFA has met with Staff, conducted preliminary site and document research, held several site visits, met with a variety of interested parties and other users of the facility, and co-hosted a community workshop at Ladera Linda on September 22, 2016, which was attended by over 80 people. A number of concerns about the process and the Master Plan project have been raised, both at that workshop and especially in subsequent emails. The City Council requested that this item be brought back at a subsequent meeting to receive an update on its status.

Adherence to City Council’s “Less is More” Guidance

The City Council emphasized the importance of a “less is more” approach to Park Planning during the Parks Master Plan Update process which was approved in October 2015. Thus, the recommendations in the Parks Master Plan for a new Ladera Linda Community Center mirrors current uses on site. Large-scale recreation elements such as a pool, gym, dog park and skate park were not included, and are certainly not being considered by Staff or RFA. This was emphasized by Staff and RFA at the public workshop. No designs have been created yet as RFA is still in an information gathering phase, but Staff has emphasized the “less is more” philosophy with RFA from the very start of the process. No elements that were opposed by the community during the Parks Master Plan process were proposed to RFA to be included in the draft plans and the project’s scope has not increased in any way.

Below are the Parks Master Plan recommendations for Ladera Linda that Staff is adhering to:

2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS

Development of New Community Center

- Develop facilitated Master Plan and public outreach process for development of new Ladera Linda Park Community Center.
- Incorporate expanded Nature Center/Preserve Annex and Sheriff/Ranger drop-in office into Master Plan Process
- Upon completion of Master Plan Process, proceed with demolition of existing buildings and construction of new Community Center

Additional Enhancements: Recommendations below should be done in conjunction with Community Center development

- Pave access road between lower and middle parking lots
- Improve landscaping on existing multi-use playing field
- Upgrade surfacing of current asphalt play area: keep two basketball courts
- Transition to drought-tolerant landscaping where feasible
- Install interior paddle tennis fencing separating the two courts
- Replace current railroad tie stairs with concrete stairs

Staff is currently following up on City Council's approved recommendations, which were the product of extensive community outreach during the Parks Master Plan. The recommendations on what to include (and what not to include) were strongly influenced by resident feedback received via survey, emails and workshops. RFA is following the terms and project benchmarks and deliverables that are included in the Professional Service Agreement that was approved by the City Council in June 2016.

Rebuilding is the Preferred Option

As previously mentioned, the 2013 Infrastructure Assessment gave all five buildings at Ladera Linda Community Center an F grade, the lowest score possible. Only two other City-owned buildings received an F grade, both maintenance outbuildings at City Hall. The report notes that Ladera Linda buildings are prefabricated, assembled on-site, interlocking metallic panel construction structures built in the 1960s. The report notes that "maintenance is no longer effective", the buildings are "seismically questionable", "not ADA compliant", with "no ventilation and no operating heating/cooling system", "no sprinkler system", and notes the buildings are not energy efficient based on thermal infrared testing. The report also references concerns about lead-based paint and the presence of asbestos in floor and ceiling tiles and other building materials. The report includes the following recommendation for four of the five buildings:

Recommendation: (1) Given the potential costs associated with renovation, the cost of maintenance, and the fact that the building is an energy hog, a new facility might be a better investment. (2) The remediation of the building is unreasonable for the overall Return on Investment. (3) For the time being, at a minimum, seismic retrofitting should be considered.

For the fifth building, which consists of a classroom, two restrooms, and a janitors' closet, the report recommends a seismic retrofitting along with renovation of the existing restrooms "at a minimum." Based on that analysis, Staff recommended that the buildings be demolished and rebuilt in the Parks Master Plan Update that Council approved in 2015.

Project Size

Establishing the current and desired uses is the key first step in determining square footage. Thanks to extensive public involvement, key park elements have already been recommended. In more information gathering just last week, which included a review of the original construction blueprints, Staff discovered that Ladera Linda's current five-building footprint is approximately 13,500 square feet (SF), not 18,000 SF as was originally thought. Including the square footage from a number of storage sheds and storage containers on-site raises the total current square footage up to approximately 15,000 SF. It is also important to note that the design of the current buildings is for an elementary school layout, not a community center. Most community centers are one or two buildings at the most, which greatly reduces the overall footprint and allows for greater security and controlled access. Since RFA has not yet created their two design alternatives, precise square footage totals are not available, but they should be significantly less than the existing square footage. Reducing the number of rooms and consolidating/reducing the storage will help reduce the overall footprint of the project.

It is not within Staff's authority to arbitrarily set a limit on the square footage of the new building(s) at this stage, as has been suggested by a few. While the new designs will likely come in far under the existing square footage, it is not within Staff's authority to direct the designer to an arbitrary size specified by Staff. The size will be determined by the uses that the community has said that they wanted, and that the Council ultimately approves. When the design alternatives come back, the community will have an opportunity to once again weigh in, and the City Council ultimately approves whatever moves forward.

Staffing Levels

Ladera Linda is currently staffed by one part-time Staff member per shift who is overseen by a full-time Recreation Supervisor. The new building would likely increase staffing to two part-time Staff per shift with one full-time Supervisor. This is comparable to staffing levels at Hesse Park and PVIC. A mix of 2-3 Sheriff's personnel and 6-7 Open Space Management Staff would only use their office for periodic drop-in use, since the vast majority of their time will be spent performing public safety monitoring in the Preserve. Open Space Staff and the Sheriff's Preserve deputies are already using existing office space for a drop-in office. Several docents might stop by occasionally to lead a tour of the Discovery/Nature Center room or work on artifacts, just as they do now.

Project Funding

The 2015-16 Capital Improvement Plan estimated \$7.2 million for design, demolition, and construction. This was based on a 12,000 square foot building size. This estimate includes many of the elements being discussed currently: restrooms, multi-purpose room, classrooms, landscaping, irrigation, a Discovery/Nature Center room, and an Open Space Staff/Sheriff drop-in office. However, it is a very generous estimate of a building sized larger than will likely be designed, proposed, and ultimately approved. Updated cost estimates will be developed and presented to the community and Council as part of the Master Plan process.

Examining Alternative Storage Locations

Because of its many classrooms, Ladera Linda has been used as an informal storage and workplace area for many years by groups such as Las Candalistas and the Los Serenos Docents. While it does make sense to store PVIC-related artifacts at PVIC, there is no available storage in the existing PVIC building, and expanding that building for additional storage would be an expensive, multi-year process, particularly given the fact that PVIC is located within the Coastal Zone. The Docents have requested continued use of storage space at Ladera Linda, but building expensive new space for storage would be just as expensive at Ladera Linda as it would be at PVIC. Staff is exploring other storage options. It doesn't make sense to build new space at Ladera Linda to store items from other sites. The Upper Point Vicente Park/Civic Center is in the early stages of its own Master Plan process. Large-scale elements that have been eliminated from consideration at Ladera Linda (gym, pool, etc.) could be considered for that location if residents and the Council wish.

Outreach Efforts to Interested Groups

Several workshop attendees and subsequent emails questioned why staff and RFA would take the time to meet with other stakeholders, noting that the only "stakeholders" who should have input are HOAs that are adjacent or near to Ladera Linda. Staff regrets that the word "stakeholder" was taken to mean that these groups had a vote on what is eventually built at Ladera Linda.

The only group with a vote on the Ladera Linda Master Plan is the City Council. That said, Staff and RFA want to hear from as many community voices as possible, particularly local residents. The input and involvement of HOA's, local residents and the RPV community is of the utmost importance in the Ladera Linda Park Master Plan.

Reaching out to interested and involved parties is an accepted best practice in park planning and design projects as part of the information gathering phase. This allows Staff and RFA to ascertain and verify what the current use levels are at the site and to identify any particular issues and concerns that should be taken into account early in the planning process. For example, if the community and Council chooses to continue YMCA programs for our youth at Ladera Linda, we would want to know the space

requirements for doing so. And, certainly, given the concerns raised by residents about vandalism, traffic, graffiti and crime, we felt it was of vital importance to reach out to the Lomita Sheriff's Department as early as possible in the process for input on how to ensure that the future park was designed in the safest manner possible and to get their input on possible space needs and/requests that could improve our ability to provide public safety.

Level of Activity

While no one has a crystal ball to predict exact usage levels many years down the road, steps have been taken to keep the types of use and the amounts very similar to current levels. Ladera Linda has been a community park since 1983 and will continue to be so. Below are some steps being taken to ensure that the Master Plan process is in line with Council's direction to be respectful of park impacts on adjacent neighbors while maintaining a low-key, community feel.

First, as mentioned before, the Master Plan will have no significant added elements: no pool, gym, skate park, or dog park. Second, there will be a smaller community center footprint than currently exists, which will allow for more green space and safe areas for children to play outside. A nature center and Sheriff and Open Space Management drop-in office are already on site and are being considered for the new site. Pending Council approval, there will likely still be classes, HOA meetings, summer camps and paddle tennis at Ladera Linda.

Third, park policies will be created as part of this process to effectively manage the type and number of events that are allowed, as well as hours and noise levels. These policies will be created with extensive feedback from local residents who are both most knowledgeable of and most affected by park usage.

September 22nd Workshop PowerPoint

RFA's PowerPoint listed only existing elements at the park site. One slide listed "review of current uses" while two other slides had columns for elements that are "currently on site" and for "new master plan." The New Master Plan sections did not list any new elements. It was intentionally left blank because those uses had not been decided. (Attachment A, slides 17-21)

Timeline

Staff and RFA are following a 34-week Master Plan time frame that was approved by City Council.

Site Dimensions/Layout

No determinations have been made about the dimensions, footprint or number of stories. This process will result in alternatives regarding those specifics that residents

and the City Council will be able to consider. RFA is still in an information-gathering phase and there are no conceptual designs at this time. RFA did discuss the possibility of a two-story concept during several stakeholder meetings, but, again, no design decisions have been made. If a two-story building is put forward as an option, it would not mean a doubling of the square footage, but would actually reduce the building's overall footprint, e.g., a 10,000 SF facility would potentially only have a 5,000 SF footprint if it were two stories.

Parking, Preserve, Traffic, the Forrestal gate and Upper Soccer fields

Numerous excellent points were raised both during the September 22nd workshop and the user meetings about the design challenges caused by the proximity to the Palos Verdes Nature Preserve, traffic patterns, and the impact of the adjacent upper soccer fields. RFA and Staff are well aware of these concerns and will be working on creative and effective design solutions. Staff has promised to coordinate usage with AYSO and the School District to mitigate parking and traffic impact during their busiest times.

Role of the Consultant

RFA was selected by the City Council on June 6, 2016, at a cost of \$93,700 with an additional not-to-exceed amount of \$10,000 for reimbursable expenses. The services of a professional design consultant is crucial in a project of this magnitude and community importance. This is a design project, which necessitated that a professional designer be hired. The level of attention and involvement from the community, combined with the proximity of residences and the Forrestal Reserve, the grade differentials of the site's multiple levels, and the complexity and number of elements on the site combine to make the hiring of a consultant with over 40 years of experience a prudent investment. It is important to note that RFA is facilitating, not directing the project. The final decisions regarding RFA's design options will be up to City Council.

Ladera Linda Park Master Plan Public Workshop



September 22, 2016

Introductions:

Recreation Staff:

- **Cory Linder: Director**
- **Dan Trautner: Deputy Director**
- **Matt Waters: Senior Administrative Analyst**
- **Mona Dill: Recreation Program Supervisor**
- **Mary Hirsch: Admin Staff Assistant**

Public Works Staff

- **Ron Dragoo: Principal Engineer**
- **James Flannigan: Assistant Engineer**

Consultant: Richard Fisher Associates (RFA)

- **Richard Fisher: Principal & Project Manager**
- **Jim Collison: Associate/Senior Designer**
- **Taylor Smith: Executive Assistant**

Tonight's Schedule

- Brief Background of Ladera Linda
- Review of 2015 Parks Master Plan Update
- Review of previous LL Workshops
- Review of early stages of process
- Presentation by RFA
- Public Comments & Questions
- Next Steps

Why Are We Having Another Workshop?

Parks Master Plan LL Public outreach effort in 2014 and 2015 focused on park and community center elements.

Current Ladera Linda M.P. outreach will go into specific site planning: location, dimension, aesthetics etc...

Ladera Linda Park Background

- Purchased from PVPUSD
- 11 acres
- Dedicated in 1983
- Active community center and park for over 30 years
- Adjacent to Forrester Nature Preserve
- 2013 Infrastructure report card “F” grade



- Adopted Oct. 6, 2015
- Long range vision for the City's recreation future within a flexible framework.
- Comprehensive strategy
- Adaptable to changes in technology, demographics, economics, and shifting recreational trends.

City Council Direction

- “Less is More” approach to park planning
- Preserve General Character of Parks
- Maintain Character of Neighborhoods Around Parks
- Improve Overall Maintenance and Condition of existing parks and open space.
- Proceed with Ladera Linda Park Master Plan



Council Actions Taken After Master Plan Adoption

- Graffiti removal contractor hired
- Park hours increased
- Trash removal increased from 4 to 7 days/week
- 10,000 part-time park staff hours added
- 3,700 part-time Preserve staff hours added
- Preserve enforcement doubled



Ladera Linda Park

2014 & 2015 Public Workshops



Thumbs Up!

- New community center
- Nature center
- Multi-use field
- Walking paths
- Sheriff/Ranger drop-in office



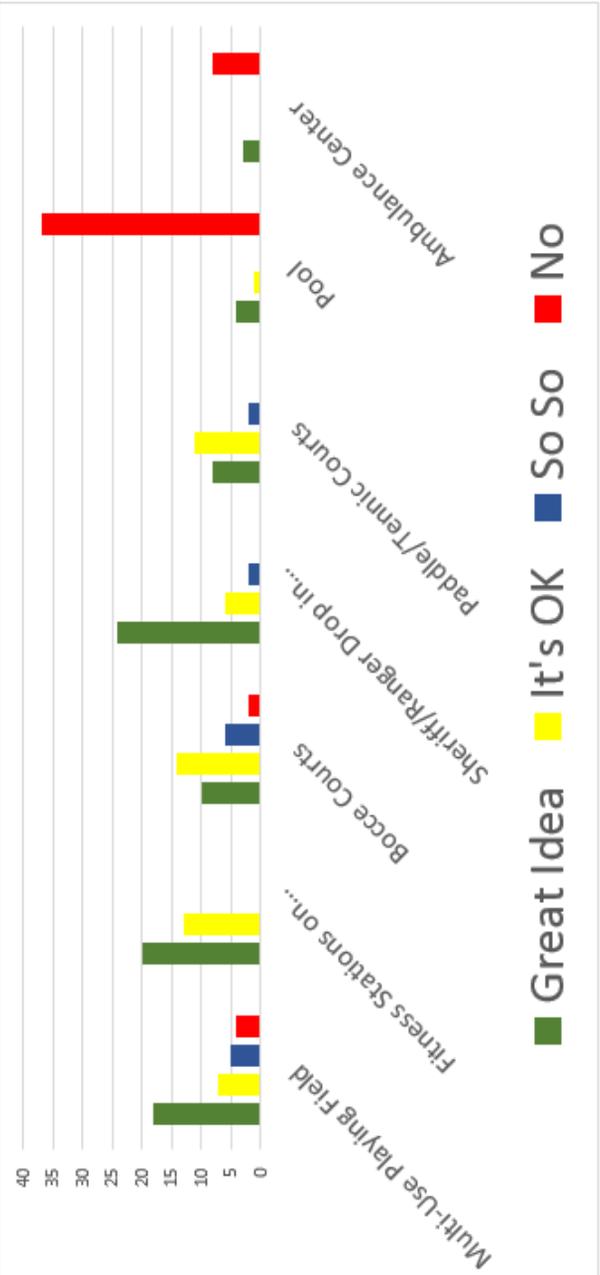
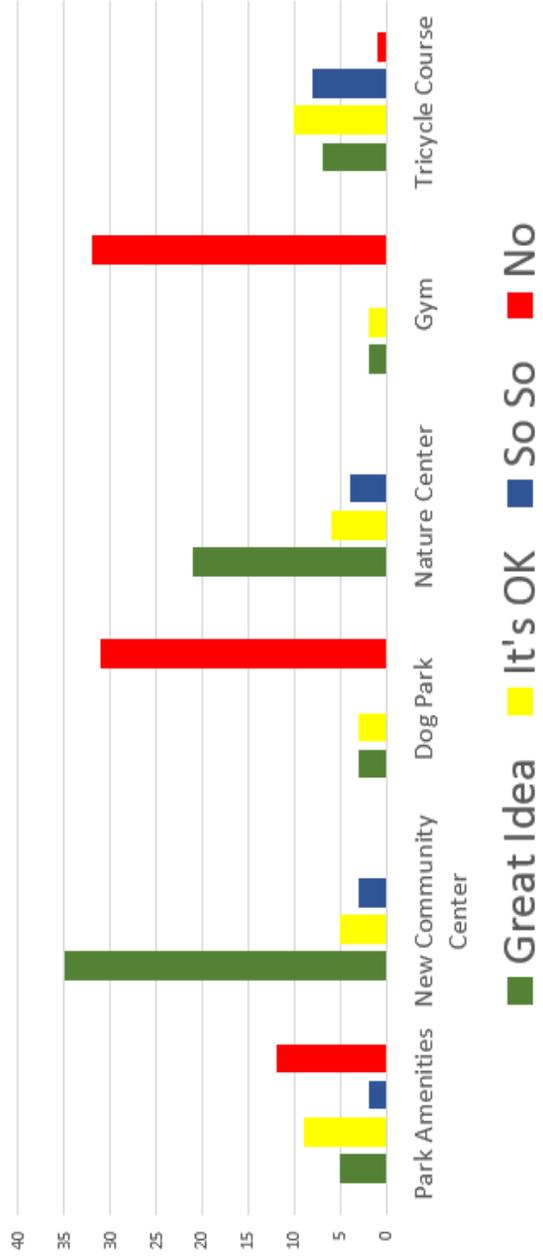
Thumbs Down!

- Pool
- Gym
- Dog park
- BBQs
- Ambulance station

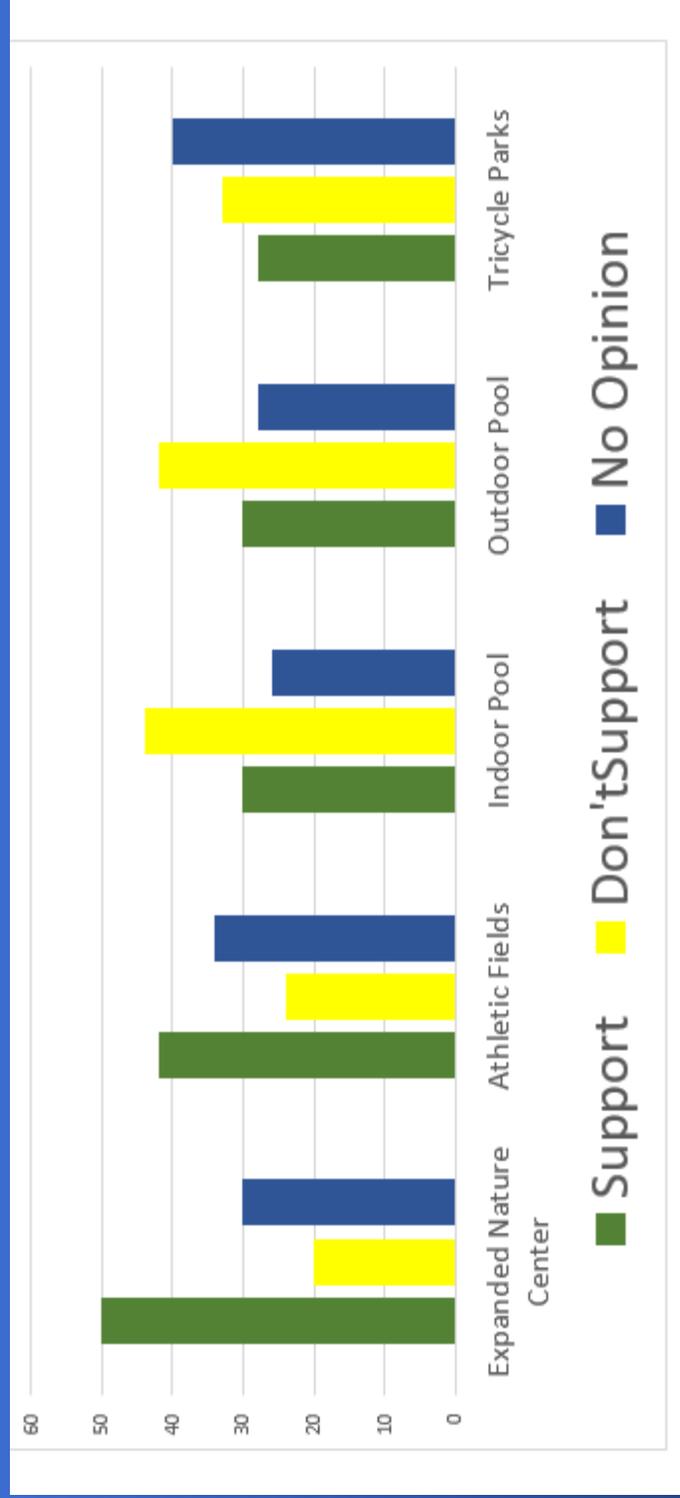
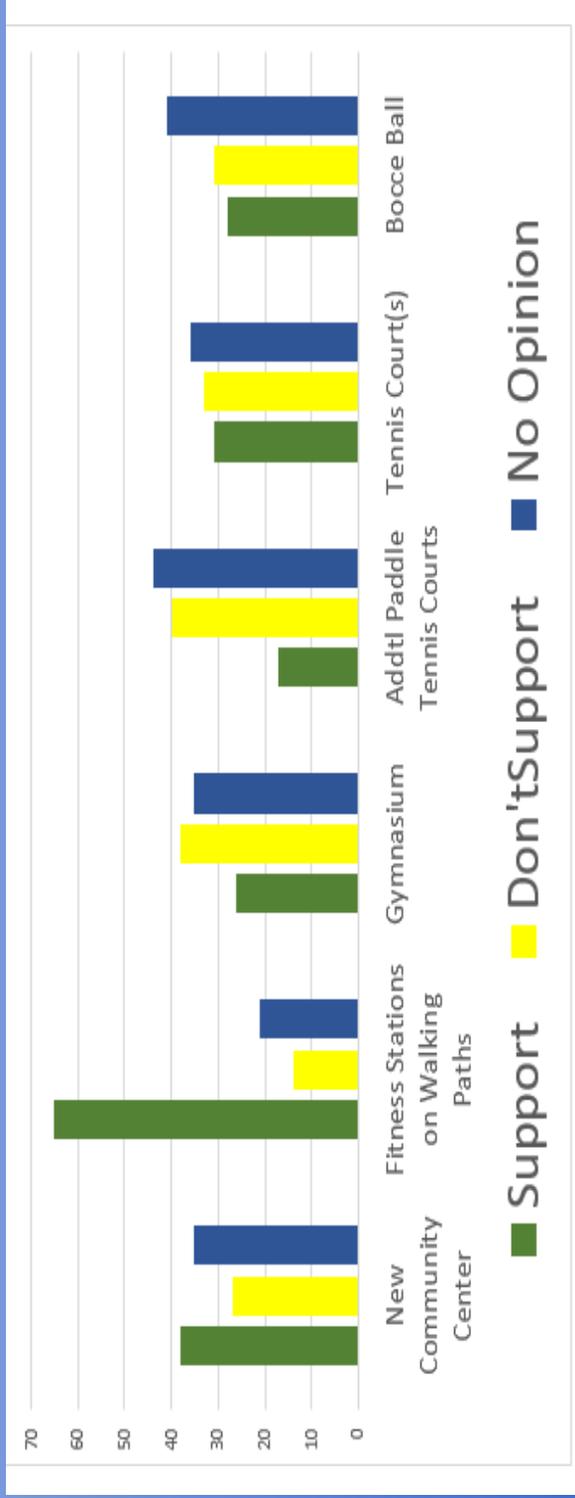
Concerns

- ★ Keep low-key neighborhood feel
- ★ Use of fields/facilities by outside groups
- ★ Traffic, crime, litter, vandalism

Ladera Linda Community Center Public Workshop Tape Dot Exercise Results



Online Survey Results: Ladera Linda



LL Workshops Combined Comment Card Results

| Approval Ranking | 5 | 4 | 3 | 2 | 1 | #Responses | Weighted Total | Overall Ranking |
|-------------------------------------|----|---|----|---|----|------------|----------------|-----------------|
| Dog Park | 3 | 1 | 4 | 1 | 24 | 33 | 57 | 1.73 |
| Pool | 5 | 0 | 8 | 2 | 20 | 35 | 73 | 2.09 |
| Gym | 5 | 2 | 6 | 2 | 19 | 34 | 74 | 2.18 |
| Bocce Ball Courts | 4 | 3 | 11 | 5 | 8 | 31 | 83 | 2.68 |
| Tricycle Park | 7 | 4 | 8 | 2 | 11 | 32 | 90 | 2.81 |
| Paddle Tennis Courts/Tennis Courts | 5 | 6 | 10 | 7 | 4 | 32 | 97 | 3.03 |
| Improved Ameinties | 7 | 7 | 7 | 5 | 5 | 31 | 99 | 3.19 |
| Multi-Use Fields | 11 | 7 | 8 | 5 | 2 | 33 | 119 | 3.61 |
| Walking Paths with Fitness Stations | 17 | 4 | 8 | 3 | 2 | 34 | 133 | 3.91 |
| Park Ranger/ Sheriff Drop-in Office | 19 | 3 | 6 | 2 | 4 | 34 | 133 | 3.91 |
| Nature Center/Preserve Nexus | 14 | 9 | 8 | 2 | 1 | 34 | 135 | 3.97 |
| New Community Center | 21 | 5 | 4 | 1 | 3 | 34 | 142 | 4.18 |

Ladera Linda

□ Results of LL Community Survey Conducted by LL residents

Responses Total

| Type of Facility | Occupancy | Responses | Total |
|------------------------------------|-----------|-----------------------------|-------|
| Community Room | | | |
| | 75 | 1 | 7 |
| | 100 | 9 | 12 |
| | 150 | 5 | 2 |
| Kitchen | | 9 | 0 |
| PA System | | 7 | 2 |
| Projection Screen | | 8 | 9 |
| <u>Add'l Mtg Rms</u> | | | 3 |
| One | | 2 | 1 |
| Two | | 4 | 9 |
| Three | | 4 | |
| Wireless Access | | 9 | |
| Discovery Room | | 6 | 9 |
| Restrooms | | 14 | 14 |
| Storage Facilities for Non Profits | | 4 | 7 |
| | | | 12 |
| <u>Recreation Facilities</u> | | | |
| | | Expand Paddle Tennis Courts | 7 |
| | | Retain Lower Soccer Fields | 12 |
| | | Softball Field | 2 |
| | | Playground Equip | 11 |
| | | Horse Head Trail | 1 |
| | | Skate Board Park | 0 |
| | | Bicycle Trails | 2 |
| | | Picnic Tables | 9 |
| | | BBQ Grills | 3 |
| | | Dog Park | 1 |
| | | Exercise Track | 9 |
| <u>Other Issues</u> | | | |
| | | Onsite Parking | 9 |
| | | Speeding in Forrestal | 14 |
| | | Event Trash | 7 |
| | | Left turn onto PV Dr South | 12 |

2015 Master Plan Recommendations

Ladera Linda Park

- ❑ Develop facilitated Master Plan and public outreach process for development of new Ladera Linda Park Community Center.
- ❑ Incorporate expanded Nature Center/Preserve Annex and Sheriff/Ranger drop-in office into Master Plan Process
- ❑ Upon completion of Master Plan Process, proceed with construction documents, demolition of existing buildings and construction of new Community Center
- ❑ **Additional Enhancements:**
 - Pave access road between lower and middle parking lots
 - Improve landscaping on existing multi-use playing field
 - Upgrade surfacing of current asphalt play area: keep two basketball courts
 - Transition to drought-tolerant landscaping where feasible
 - Install interior paddle tennis fencing separating the two courts
 - Replace current railroad tie style stairs

Ladera Linda Master Plan Process: Early Steps

City Council approved process to find MP consultant in September 2015.

Richard Fisher Associates selected as top candidate. Approved by Council in June 2016. Extensive park planning and design experience.

RFA doing preliminary research and meetings with staff and stakeholders

Tonight's workshop publicized via:

- City Website
- flyers
- banners
- listserv messages
- direct mailings
- HOA notifications
- Social media Facebook & Nextdoor



Presentation by RFA



Richard Fisher Associates Presentation

Review Site Aerial Images

- Existing Site Image
- Existing Site Improvements w/ Topo
- Existing Site without School Bldgs w/ Topo

Site Access Points

- Forrestal Dr Driveway
- 200 LF before Vehicular Driveway (gated)
- Dauntless Dr Stairs

Richard Fisher Associates Presentation

Review of Current Uses

- Soccer Field
- Ball Field Backstop
- Volleyball Courts (2)
- Basketball Courts (2)
- Tether Ball Courts (4)
- 5-12 (age) Playground Area
- Portable Restrooms
- Picnic Areas (3 locations)
- Paved Parking Lot
- Dirt Parking Area
- Former School Classroom Buildings (5)
- Paddle Tennis Courts (2)
- Tot Lot
- Butterfly Garden
- Stairs to Dauntless Dr

Richard Fisher Associates Presentation

Existing Classroom Buildings

- 18,000 SF
- (5) separate buildings

General Site Topography

- Pad #1: At street grade – 200 LF south of vehicular driveway (0')
- Vehicular Driveway at Street: (+20')
- Pad #2: Location of School Bldgs: (+6')
- Pad #3: Paddle Tennis Courts: (+16')

Richard Fisher Associates Presentation

Discussion of Site's Potential Improvements

| <i>Improvement Type:</i> | <i>Currently On Site</i> | <i>New Master Plan</i> |
|--|--------------------------|------------------------|
| - Soccer | X | |
| - Baseball / Softball | X | |
| - Volleyball | X | |
| - Basketball | X | |
| - 5-12 (ages) Playground | X | |
| - 2-5 (ages) Playground | X | |
| - Paddle Tennis | X | |
| - Picnicking | X | |
| - Butterfly Gardening | X | |
| - New Community Center to replace Classroom Bldgs (max. 18,000 SF) | | |

Richard Fisher Associates Presentation

Discussion of Site's Potential Improvements

| <i>Improvement Type:</i> | <i>Currently On Site</i> | <i>New Master Plan</i> |
|---|--------------------------|------------------------|
| – Indoor Programs & Services | | |
| • Restroom Facilities | X | |
| • Recreation offices | X | |
| • Sheriff'/Park Ranger drop-in office | X | |
| • Discovery Room | X | |
| • After-school programs | X | |
| • Dance classes | X | |
| • Other classes | X | |
| • Storage | X | |
| • Expanded Nature Center | | |
| – Expanded Picnic Facilities | | |
| – More Shade Trees | | |
| – Perimeter Walking paths w/ Fitness Stations | | |

Public Comments & Questions



Next Steps!



Matt Waters

From: Matt Waters
Sent: Tuesday, September 20, 2016 5:35 PM
To: 'ezstevens@cox.net'; Mona Dill; Ken Dyda; Jerry Duhovic
Cc: R. Gene Dewey; Emeric Rodich (mickeyrodich ; sharon yarber; Sharon and Bill Schurmer; Gary and Shirley Kinnett; George Fink; Joyce; Tom Karen Smith; 'Ruthann Rodich'; Erika Barber; Cory Linder; Doug Willmore; Gabriella Yap; Daniel Trautner
Subject: RE: Ladera Linda Park Master plan 09/22/16

Dear Mr. Stevens,

Thank you for your email about the Ladera Linda Park Master Plan and Thursday's Public Workshop. The Parks Master Plan Update approved by the City Council on October 6, 2015 did not recommend either a gymnasium or swimming pool for Ladera Linda. This decision followed two Ladera Linda workshops in 2014-2015 where there was significant opposition to either a gym or pool. Staff and our consultant, Richard Fisher Associates are looking to the community for site specific direction and input on a new community center and its size, location, landscaping and aesthetics, we are not recommending either a gymnasium or a pool at Ladera Linda. This falls in line with resident feedback received to date and the Council's "less is more" philosophy on park projects.

I welcome and encourage you to attend Thursday's meeting at Ladera Linda from 6-8pm. Please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Tuesday, September 20, 2016 5:03 PM
To: Matt Waters <MattW@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Jerry Duhovic <JerryD@rpvca.gov>
Cc: R. Gene Dewey <rgdewey@cox.net>; Emeric Rodich (mickeyrodich <mickeyrodich@yahoo.com>; sharon yarber <momofyago@gmail.com>; Sharon and Bill Schurmer <sbschurm@yahoo.com>; Gary and Shirley Kinnett <gandskinnett@cox.net>; George Fink <gfink11@cox.net>; Joyce <jfinkcentral@cox.net>; Tom Karen Smith <thomash.smith@gmail.com>; 'Ruthann Rodich' <ruthannrodich@cox.net>; Erika Barber <nbarber310@cox.net>
Subject: Ladera Linda Park Master plan 09/22/16

Attention Matt Waters & Mona Dill,

Subject: Ladera Linda Park Master Plan meeting 09/22/16

It has been brought to my attention that the City of RVP is resurrecting the idea of having a full service gymnasium facility and pool on the old Ladera Linda Elementary site. This is a very expensive proposition that should be evaluated from every angle and needs to not only have the support of the local community but the on-going financial support of City of RVP including capital funds, maintenance funds, and staffing to make this kind of project a reality; while realistically looking at all the shortcomings to determine if this project should even be considered.

First, this property is owned by the PVUSD and unless it has been shifted to the City of RVP it would require some form of a joint use agreement and would mean that both parties would have to agree on the use and maintenance of said facility as well as who would take on the full liability if someone was injured on the property. Furthermore, there is the question of the tear-down and construction and who would have priority of use... ie the public, the school district, the city, and or its residents. Then there is the issue of all the other PVUSD sites with gyms and recreation facilities are these under or over utilized and would it make sense to have another site so close to the Miraleste Intermediate campus which already has a gymnasium and pool. Is our population growing on the hill or is it in a steady state. Some research would have to demonstrate demand for the project and would need to out way some of the more negative factors (ie cost, insurance, staffing, maintenance, etc). As it stands now just making observations at the many school sites and parks throughout the city we are not at capacity nor do we need any other facility to create more financial burdens for the city.

Second, there is the question regarding staffing. As it is the city of RVP's role to hire and manage the parks and recreation staff that would be true of this proposed facility. This site would require more full-time staff than any other location throughout the recreation and parks sites. This means this site would require additional funding and new positions that do not already exist such as life guard, security guard, grounds supervisor. In addition, because this construction would come under the new "green building" requirements required by California the city would need to hire someone in maintenance who was privy to the regulations and cleaning requirements to maintain the "green" building properly. Can the city take on additional staff to perform these important functions?

Finally, this undertaking requires a new set of policies and procedures, joint-use agreement between the City and Unified School District, and security to make sure that the residents have priority of use rather than those from surrounding areas who might become users. Will there be a fee for use to maintain the facility? How will the facility be paid for in the first place? Will there be enough parking? What about night use? Will this mean there will be security to protect the facility from vandals, non-residents, and those not using it correctly?

This is a very complicated project that requires more than a vote of interest here. We deserve to know:

How much it will initial cost to tear down, to build, and to maintain? Who will oversee the use of the facility and who has priority of use? Will this site have lights that will disrupt the surrounding neighborhoods with added traffic, noise, and lights beyond the normal daylight hours? How much use do our current parks get and do we need a facility like this with our current high schools all having gyms and pools including Miraleste Intermediate School. There are so many questions here that need answers and the first and foremost is what is the utilization rate of our current parks and how can we update Ladera Linda to make it more serviceable then to create a giant focal point without investigating its impacts.

I would also like to bring to your attention at the present time the City does not have funds to pave the parking area next to the paddle tennis courts or the staff to clean the courts a few time a week from all the dust, sand, Pebbles & leaves. I have also requested more fuel modification be done to protect the neighborhoods of Ladera Linda & Seaview from the possible fire danger to both neighborhoods & again the City is over budget. Yet the staff has the funds to hire a consultant & to waste their time & the resident's time, when this was put to rest last year @ the City Council meeting that the residents were not interested.

Sincerely
Edward Stevens
32418 Conqueror Dr.

Matt Waters

From: Matt Waters
Sent: Wednesday, September 21, 2016 2:56 PM
To: Cory Linder
Cc: Daniel Trautner
Subject: FW: FYI - : Ladera Linda Park Master plan 09/22/16
Attachments: Ladera Linda 09.22.16.jpg

FYI

From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Wednesday, September 21, 2016 2:54 PM
To: Doug Willmore <DWillmore@rpvca.gov>
Cc: Matt Waters <MattW@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; CC <CC@rpvca.gov>
Subject: RE: FYI - : Ladera Linda Park Master plan 09/22/16

Dear Doug,

Approximately 65 – 75% of the local neighbors that I have spoken to are happy with the existing facilities that could last another 25 – 50 years with some cosmetic repair. (The money spent on the consultant would have been better spent on the cosmetic repairs.) The asbestos in the buildings could be encapsulated & not be any danger to anyone.

The Neighbors do not think or want a new community center that eventually leads to the upgrade in the future of the gymnasium and pool. We live in a nice quiet neighborhood & do not need to attract more outside visitors. A new community center would be better at Hesse park or the large Ryan park. We already attract a lot of outside visitors to the soccer fields that are now causing a lot of problems for the City & the School district & we do not need more problems with a community center. This problem will eventually cost the City & the School District a ton of money that they do not have the extra funds to take care of. The Soccer fields will be a huge drain for everyone- what a total waste of time & money that may now drag on for years.

There is very limited parking or space to enlarge the parking area as you will see at the meeting when all the Neighbors try to find a place to park.

As I stated in my original email.

I would also like to bring to your attention at the present time the City does not have funds to pave the parking area next to the paddle tennis courts or the staff to clean the courts a few time a week from all the dust, sand, Pebbles & leaves. I have also requested more fuel modification be done to protect the neighborhoods of Ladera Linda & Seaview from the possible fire danger to both neighborhoods & again the City is over budget. Yet the staff has the funds to hire a consultant & to waste their time & the resident's time, when this was put to rest last year @ the City Council meeting that the residents were not interested.

Hope to see you at the meeting

Edward Stevens

From: Doug Willmore [mailto:DWillmore@rpvca.gov]
Sent: Tuesday, September 20, 2016 8:05 PM
To: ezstevens@cox.net
Cc: CC
Subject: Re: FYI - : Ladera Linda Park Master plan 09/22/16

Mr. Stevens,

Thank you for your email. Unfortunately, you have been misinformed or are mistaken. There is no discussion or effort by anyone employed or contracted by the City to construct a gymnasium and/or pool at Ladera Linda. The planning process is directly in line with the input that residents have given to staff and Council in the past.

Please continue to stay involved - we value your input.

Doug

Sent from my iPhone

On Sep 20, 2016, at 5:36 PM, "ezstevens@cox.net" <ezstevens@cox.net> wrote:

From: ezstevens@cox.net [<mailto:ezstevens@cox.net>]

Sent: Tuesday, September 20, 2016 5:03 PM

To: mattw@rpvca.gov; monad@rpvca.gov; ken.dyda@rpvca.gov; jerry.duhovic@rpvca.gov

Cc: R. Gene Dewey; Emeric Rodich (mickeyrodich); sharon yarber; Sharon and Bill Schurmer; Gary and Shirley Kinnett; George Fink; Joyce; Tom Karen Smith; 'Ruthann Rodich'; Erika Barber

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to the regulations and cleaning requirements to maintain the “green” building properly. Can the city take on additional staff to perform these important functions?

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Sincerely

Edward Stevens

32418 Conqueror Dr.

<Ladera Linda (3).pdf>

Matt Waters

From: Matt Waters
Sent: Friday, September 23, 2016 1:21 PM
To: 'Gary Randall'
Cc: Cory Linder; Daniel Trautner; Ron Dragoo; James Flannigan; Mona Dill
Subject: RE: Ladera Linda Park Master Plan Public Workshop 9/22/2016

Hi Gary,

I thought a lot of good questions and issues were raised last night and I really appreciate so many members of the community getting involved; it makes for a better process.

Enjoy the weekend,

Matt

From: Gary Randall [mailto:grapecon@cox.net]
Sent: Friday, September 23, 2016 12:31 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; Ron Dragoo <RonD@rpvca.gov>; James Flannigan <JamesF@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>
Subject: RE: Ladera Linda Park Master Plan Public Workshop 9/22/2016

Thanks, Matt. These are always tough meetings, any time you get 100 people in a room there will be 100 different opinions, you get the lucky job of trying to sort all that out 😊 There are some big challenges to work on here, but I look forward to continuing to be involved in the discussions toward a successful outcome.

I will certainly pass along your response to my wife's comments.

Have a great weekend!

From: Matt Waters [mailto:MattW@rpvca.gov]
Sent: Friday, September 23, 2016 10:54 AM
To: Gary Randall
Cc: Cory Linder; Daniel Trautner; Ron Dragoo; James Flannigan; Mona Dill
Subject: RE: Ladera Linda Park Master Plan Public Workshop 9/22/2016

Hi Gary,

Thanks for coming to last night's meeting and for voicing your concerns and opinions both personally and to the whole group. Thanks also for your follow-up emails sent this morning. I'll be reviewing the issue you raised including parking, input from stakeholders and HOAs, storage, and the timing of the project with our team next week. We will certainly follow up on our pledge to post detailed information about current usage at LL on the City's website within a week or two at the latest.

Also, I appreciate you sharing the information about the large hike that took place this morning. That is a perfect example of the type of large, unapproved usage that we are trying to address throughout the City's parks and nature areas.

Finally, below is a response to your wife's email:

Hi Teresa,

Thank you for contacting us with your thoughts on the appropriateness on contacting stakeholders during the early stages of the Master Plan process. Several attendees at last night's meeting raised similar concerns. I absolutely agree that the voice and opinions of residents and Ladera Linda neighbors are of primary importance in this process. That was a point that staff and our consultant repeatedly emphasized last night. Resident opinions about elements such as a gymnasium, pool, and dog park were heard loud and clear during the 2014 and 2015 public workshops and those elements have been removed from consideration. The Council-approved Parks Master Plan spells out that impact on park-adjacent residents and maintaining a low-key community feel is vital to any future park projects.

I respectfully share our consultant's belief that it is important to receive information early on from a wide range of interested parties and groups who are currently using the facility or will likely be using the eventual new facility. It would be a planning failure to at least not reach out to groups such as the Sheriff, YMCA, Park instructors, Docents and the Palos Verdes Peninsula Land Conservancy to ascertain what their potential needs and concerns might be early on in their process. This is a standard best practice in park planning projects.

That said, I would like to reiterate that the thoughts, feelings, and opinions of local residents is essential to the success and viability of this project. I encourage you and other residents in the area to stay involved in this project and continue to offer your input. Thank you again for your comments.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Gary Randall [<mailto:grapecon@cox.net>]
Sent: Friday, September 23, 2016 8:35 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>
Subject: FW: Ladera Linda Park Master Plan Public Workshop 9/22/2016

I am forwarding this note from my wife.....

Dear Gentleman,

I was just given a brief summary on tonight's meeting by my husband. I was extremely surprised to hear that you are giving "stakeholders" input on Ladera Linda Park's Master Plan. The YMCA, the PVPUSD, nor any LL Community Center Instructors (to name a few), should not have any say on what goes on here. They have no stake in our community they come work then leave. We, the LL residents should be the only ones you should be seeking input from, we live here and will have to put up with the increased traffic, parking issues, and noise impacts on a daily basis (something we already deal with, but will increase). That being said I hope that you give the residents that live in LL the highest weight in making decisions.

Thank you for your consideration,
Teresa R.

Sent from my personal secretary

Matt Waters

From: Matt Waters
Sent: Friday, September 23, 2016 10:56 AM
To: Daniel Trautner; Mona Dill; Ron Dragoo; James Flannigan
Cc: Cory Linder; Mary Hirsch
Subject: FW: Hike this morning
Attachments: IMG_4598.JPG; IMG_4596.JPG; IMG_4603.JPG

From: Gary Randall [mailto:grapecon@cox.net]
Sent: Friday, September 23, 2016 9:00 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Vlaco Jessica <jvlaco@yahoo.com>; ed hummel <ecarloshum@gmail.com>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; 'Herb Stark' <herbertstark@cox.net>
Subject: Hike this morning

Hi Matt:

Attached is a good example of a large, organized group that came and completely filled the LL Community Center Parking lot this morning at 7:15 a.m. (and parked a fair way down Forrestal). I estimated 50-60 hikers when they finally all assembled and headed out, and it's not even Saturday morning! I think it will be extremely important for you, working with the consultant, to come up with good, creative solutions to ensure parking at any new facility is reserved for actual users of the facility, not for large groups going on hikes in the preserve. I also trust that, in this process, you will be thinking about solutions to overflow parking onto Forrestal and onto Pirate, Phantom, and Sea Raven Drives.

I have suggested in the past that Pirate, Phantom, and Sea Raven should be considered for "parking by permit only" restrictions, and that perhaps parking along Forrestal be limited to one side only (and perhaps have time limits on it, say 2 hours maximum). I think this discussion should be occurring now, regardless of any longer term project earmarked for the community center and park. My views and ideas for a solution may not be exactly the same as other Ladera Linda residents, but I think the majority of residents feel something needs to be done to improve the current situation.

I am not against the general public utilizing our beautiful parks and hiking trails – after all, these are public areas. I do not think, however, that the city has any obligation to provide unlimited, or even large amounts, of parking, nor encourage use of these areas thru social media. It's time to get this situation under control, and also develop some very good plans for the future community center.

Thank you for your consideration. I do have some additional comments on last night's meeting, but will include those in a separate email.

Gary

Matt Waters

From: Matt Waters
Sent: Friday, September 23, 2016 10:58 AM
To: Daniel Trautner; Mona Dill; Ron Dragoo; James Flannigan
Cc: Cory Linder; 'Richard Fisher'; Mary Hirsch
Subject: FW: Comments on Ladera Linda Master plan meeting 9/23

FYI

From: Gary Randall [mailto:grapecon@cox.net]
Sent: Friday, September 23, 2016 9:38 AM
To: Cory Linder <CoryL@rpvca.gov>; Matt Waters <MattW@rpvca.gov>
Cc: Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Gene Dewey <rgdewey@cox.net>; Jerry Duhovic <JerryD@rpvca.gov>
Subject: Comments on Ladera Linda Master plan meeting 9/23

Cory, Matt:

Thank you for a very informative meeting last night. I wrote a few comments on a comment card, but after thinking about things last night, wanted to make a few more. My comments here are as a local individual resident, I do not represent the LLHOA in general:

1. Primary input should come from the 4 local HOAs. Any input from groups who rent the facilities (YMCA, classroom instructors, etc.) should carry very low weight. The goal of this facility should not be to generate income from renting it out. Clearly defined rules about rental of the property should be spelled out in writing and agreed upon by the city council, with resident input in the form of a public hearing, BEFORE any finalization of plans for a community center
2. I am hoping in any proposal, clear definition, consideration, and solid solutions to parking will be considered, taking into account:
 - a. Proximity to the reserves and hiking trails
 - b. Spillover parking into residential areasAny staff report to the city council should devote a section to this topic. It is a big concern for residents.
3. Any areas designated for storage need to be clearly identified (for whom, for what purpose), and, should be maintained as storage areas. Any change in usage in the future should be decided by the City Council in a duly noticed public hearing.
4. As discussed, I am looking forward to some specific detail about current usage of the facilities, including days, times, what groups, and amount of square feet, whether these groups pay rent or not, etc. It is very important that the 4 local HOAs and residents know exactly what the current usage is. This critical information will help the HOAs render informed feedback. I believe ultimately this will also be very important information to include in a staff report going to the City Council, when it gets to that stage.
5. There seemed to be some eagerness on the part of the Parks Department to move relatively quickly on this project....conceptual work completed by next spring and "ribbon cutting" in about 2 years. I say there is no need to rush....if it takes a few months longer, with some additional community meetings showing interim or preliminary concepts and thinking, then it is worth it. Going to the City Council with no additional community meetings is, in my mind, a recipe for a disastrous and contentious City Council meeting.

6. Speaking of ribbon cutting, when we get to that point, please please please don't have some big deal event with food trucks, beer and wine garden, social media publications, etc. etc. The residents do NOT want that! Keep everything low key, including the opening of the park. If, after a couple of years of construction the park gate simply starts getting unlocked for usage with no announcement at all, I would be completely happy with that. Believe me, local residents will know about it without the city saying a word....

Regards

Gary Randall

Matt Waters

From: Matt Waters
Sent: Thursday, September 22, 2016 1:44 PM
To: 'Gary Randall'
Cc: Cory Linder; Doug Willmore; 'Herb Stark'; Gene Dewey; Ron Dragoo; Mona Dill; Daniel Trautner; Leslie Williamson; Mary Hirsch; Matt Waters
Subject: RE: Ladera Linda meeting tonight

Hi Gary,

Good to hear from you and thanks for your email. You raise a number of good points that will certainly be discussed tonight. I also anticipate significant input from the audience, so our intent is to move quickly through our presentations, so there'll be ample time for public discussion and questions.

The Powerpoint does broadly outline current uses at Hesse Park during the RFA section of the report (slides 20 and 21). Ladera Linda currently hosts a wide range of ongoing classes, seasonal camps, a YMCA summer camp, community meetings, workshops as well as drop in-sports and casual use. Besides classrooms of varying sizes and an MPR, Ladera Linda also hosts a Discovery Room, and Sheriff/Open Space Management (Preserve Ranger) drop-in offices. Typically, new community centers are not built with sufficient storage (e.g. Hesse and PVC) which is an issue to consider early on in this process. LL is also a designated American Red Cross Evacuation and General Shelter location as well.

Now you are certainly correct that all 18,000 sq feet of LL is likely not ever used at the same time. Based on community input that has already been received, along with input from tonight's workshop and the professional expertise of our consultant, it is likely that the two alternative designs will be less than the current 18,000 square feet. That size (and layout) was intended for an elementary school, not a park and community center. 18,000 is listed as a maximum, not as a target size. The identified elements of the site, along with topography and other factors, should drive the square footage, not the other way around.

We will certainly discuss current usage in general terms tonight as you suggested and follow-up with more detail going forward. Current usage may not be the best barometer given the condition of the facility, but it certainly is a factor worth considering.

Hope that was helpful and I look forward to seeing you at tonight's meeting.

Take Care,

Matt

From: Gary Randall [mailto:grapecon@cox.net]
Sent: Thursday, September 22, 2016 11:13 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; 'Herb Stark' <herbertstark@cox.net>; Gene Dewey <rgdewey@cox.net>
Subject: Ladera Linda meeting tonight

Hi Matt:

I am looking forward to tonight's meeting regarding the master plan for the Ladera Linda Community Center. Thank you, also, for publishing the Powerpoint presentation ahead of that meeting.

In looking thru the Powerpoint presentation, I did not see any information about current actual usage of the 18,000 square foot community center in its current state. Perhaps I missed it – if I did, please let me know where that information is in the reports.

Specifically, I am interested in knowing how much of, and how often, the current 18,000 square foot is being utilized. Do YMCA day camps use all of the classrooms? Do Fall/Spring rec classes use all of the 18,000 square feet? If the entire 18,000 square feet is not currently being utilized, or only utilized on very rare occasions, I would think that would be important information to present so that those in attendance can make informed comments about their wishes and input for the size of any new community center. For instance, if only 5000 square feet is being utilized, I would likely be in favor of a community center that has similar square footage to what is currently being utilized (i.e. 5000 square feet), and likely not in favor of an 18,000 square foot facility. Of course, this is just an example, but I think you can appreciate how current usage information is very important to the residents making informed comments.

I realize this is late input, and that it might be difficult to present specific numbers at tonight's meeting. If you cannot present specific numbers and statistics, could you at least do the following:

1. Perhaps generally comment on current usage, and commit to getting specific numbers put together in a specific timeframe to help in the decision process
2. Commit to, once you have those details, provide the detail to at least everyone who signed in at the meeting and gave an email address, and solicit their feedback based on that information when it is published?

Thank you for your consideration of this aspect.

I would anticipate a LOT of input from the audience tonight. I am very hopeful that you, Cory, and the consultant will be given a chance by the audience to get through your presentations first, without interruption, and then that you would allow a generous amount of time for audience comments. You might even start your presentations by asking the audience to hold all questions and comments until the end of the presentation and that there will be ample time for discussion after the presentations.

Again, I look forward to seeing you at tonight's meeting.

Regards

Gary Randall

Matt Waters

From: edundo hummel <ecarloshum@gmail.com>
Sent: Monday, September 26, 2016 1:44 PM
To: Matt Waters
Subject: Re: Hike this morning

Thanks Matt!

On Mon, Sep 26, 2016 at 11:44 AM, Matt Waters <MattW@rpvca.gov> wrote:

Hi Ed,

Thanks for your email and for attending last Thursday's meeting. Very productive meeting with a lot of good insights and ideas. Appreciate your comments on parking and square footage which are both of tremendous importance. I will definitely share your email with our consultant and keep them in mind as the process moves forward.

Much appreciated.

Matt Waters

Senior Administrative Analyst

City of Rancho Palos Verdes

Recreation and Parks Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.palosverdes.com/rpv

mattw@rpvca.gov - **(310) 544-5218** p – **(310) 544-5291** f



M

From: edmund hummel [mailto:ecarloshum@gmail.com]
Sent: Saturday, September 24, 2016 5:39 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Vlaco Jessica <jvlaco@yahoo.com>; Herb Stark <herbertstark@cox.net>; Gary Randall <grapecon@cox.net>; Amanda Wong <kiwi_esq@hotmail.com>; Tom Smith <thomas.smith2@gmail.com>; Jim Lehman <jimlehman@mac.com>
Subject: Re: Hike this morning

Hi Matt. I was at the mtg. on Thurs. also. Thank you (and Cory) for being so gracious acting as human punching bags for the various gripes. The new community center is shaping up to be a VERY contentious project with some in the neighborhood pushing for a refurbishment of the current center instead of a replacement (I'm not in that group). As you saw from the turnout, there's a LOT of concern about the project.

Gary is absolutely right about the parking. The immediate and intuitive thought is to provide enough parking for the largest gatherings/events, but this is exactly what we don't want. I'm currently involved in a large project for the County (replacement of Men's Central Jail) and parking (4000-5000 spaces) is a costly and problematic issue. There is a philosophy that says limiting or reducing parking capacity forces car pooling, public transportation etc. Basically, if you build it,you know the rest.

I would suggest REDUCING the square footage of the new center (achieved, in part, through multi-purpose spaces) if that is the driving force behind the required number of parking spots. If the number is 18,000 sq. ft. (as I think I heard), it's WAY to big. We should be looking at 10,000 or smaller, instead. The current center is seldom used and then, only a small portion at a time. There should not be an INCREASE in the current number of parking spots. If you increase the number, you will increase the number of people visiting....period.

Using Gary's suggestions to deal with the overflow into Ladera Linda and on Forrestal, we could restrict parking there also. Parking here IS the limiting factor and should remain so.

Like our National Parks, which are currently experiencing an increasing crush of visitors, the Ladera Linda area is being "loved" to death. Trails are overrun, there's increasing trash and crime and our neighborhood is bearing the brunt of it.

Thanks,

Ed Hummel

On Fri, Sep 23, 2016 at 9:00 AM, Gary Randall <grapecon@cox.net> wrote:

Hi Matt:

Attached is a good example of a large, organized group that came and completely filled the LL Community Center Parking lot this morning at 7:15 a.m. (and parked a fair way down Forrestal). I estimated 50-60 hikers when they finally all assembled and headed out, and it's not even Saturday morning! I think it will be extremely important for you, working with the consultant, to come up with good, creative solutions to ensure parking at any new facility is reserved for actual users of the facility, not for large groups going on hikes in the preserve. I also trust that, in this process, you will be thinking about solutions to overflow parking onto Forrestal and onto Pirate, Phantom, and Sea Raven Drives.

I have suggested in the past that Pirate, Phantom, and Sea Raven should be considered for "parking by permit only" restrictions, and that perhaps parking along Forrestal be limited to one side only (and perhaps have time limits on it, say 2 hours maximum). I think this discussion should be occurring now, regardless of any longer term project earmarked for the community center and park. My views and ideas for a solution may not be exactly the same as other Ladera Linda residents, but I think the majority of residents feel something needs to be done to improve the current situation.

I am not against the general public utilizing our beautiful parks and hiking trails – after all, these are public areas. I do ***not*** think, however, that the city has any obligation to provide unlimited, or even large amounts, of parking, nor encourage use of these areas thru social media. It's time to get this situation under control, and also develop some very good plans for the future community center.

Thank you for your consideration. I do have some additional comments on last night's meeting, but will include those in a separate email.

Gary

Matt Waters

From: R. Gene Dewey <rgdewey@cox.net>
Sent: Wednesday, September 28, 2016 12:28 PM
To: Herb Stark
Cc: Matt Waters
Subject: Monday Sept 26, 2016 Meeting with P & R Staff Minutes
Attachments: P & R Meeting LL Community Center 9-26-16.docx

Herb,

Would you send the attached document out to all of our residents. Thanks Gene

Meeting with P & R Mon 1:30 to 3 PM

LL Community Center

For LL Gene Dewey/Mickey Rodich

For Seaview Ali Derek President

For P & R Matt Watters, Mona Dill, Dan Trauner and David For the contractor, Dick Fisher

Matt opened the meeting by saying they wanted our input. Dick said they wanted ideas on parking.

Mickey open for LL and said that after the Sept 22, 2016 P & R workshop, the Ladera Linda residents had a change in our community feelings about the Community Center after several outspoken members of LL spoke to keep things the same with upgrades as necessary to the existing facilities.

Gene read the questioner he sent out by e-mail on Sunday 9-26, 2016

Ladera Linda Residents:

A number of our residents were in attendance at the P & R workshop on Thursday Oct 22, 2016. Nearly everyone who spoke wanted to keep whatever was done to a minimum. They were concerned about the negative impacts of a new center, traffic, noise, etc. Several years ago we were told by the city that the buildings were unsafe and the utilities needed to be replaced or upgraded. The city however continues to use these facilities as is with little or no maintenance being done while at the same time spending over \$ 90 K to develop a Master Plan and a design concept study for a new facility. This amount of money would have gone a long way to improve some of the conditions needing repair. We were told a new center was the preferred choice as opposed to repairing the existing facilities.

There were several people who spoke out against the new facility and preferred to keep the Ladera Linda complex as it is with necessary repairs, rather than tear up the entire park, build new structures, spending millions of dollars on something most of the residents don't want. Concerns were expressed that creating a new facility will attract a whole new level of use and additional traffic to our neighborhood. Homeowner Marty Foster points out in an e-mail to CC that the 50 year old homes in our neighborhood have been repaired rebuilt, etc by the home owners. They dealt with the asbestos, up graded the plumbing, electrical, etc. It may be possible to raze half of the structures, keep a couple of walls up and rebuild about 10,000 sq feet of the current complex that is being used.

I would ask you to respond to two questions and I will publish the results.

Would you like to see a new facility, with walking trails, relocated buildings, roads, trees removed to improve views, etc. or if you had you say rebuild the existing necessary structures with upgrades and minimize the disturbance to the park as it now is?

New or rebuilt Old?

Even though the train is out of the station, this neighborhood has been instrumental in getting our neighbors elected to the council in the past and we have had some success in helping to get some of the current council members elected. If we prefer to keep things as they are with necessary improvements, perhaps we can convince the council to rethink this project.

Please respond to me as soon as possible. rgdewey@cox.net

At the time of the meeting on Monday there were 29 responses so far; 25 to keep existing buildings and upgrade as necessary, 3 responses for New and one response that didn't have enough information to make a decision. We discussed keeping the building on the present foot print with only the necessary square footage, etc.

Dan said they need room for as many as 15 employees using various offices in the new building, 2 Sheriff Park Rangers, 2-3 Direct Staff for management, 6 to 7 open space management employees, 2 to 3 museum and interpretive center personal. They have identified the "Stake Holders" as The Land Conservancy/Docents/Enforcement staff/Mommy and me classes/yoga/ YMCA/ Los Serranos and all four surrounding HOA's. The Sheriff Park rangers need space to store and charge their electric vehicles. They need space for the ranger's pickups, etc. There is a need for considerable storage for the Interpretive Center and other organizations that currently store material and artifacts in the existing buildings. Mickey suggested storage be relocated to other sites closer to the user.

We spent considerable time talking about parking. The staff wants a control point where they can monitor all the traffic in and out. This will all result in a major increase in P & R staff, expenses, etc. One idea was to open the Forrestal Gate and allow parking on the City right of way for the reserve as well as AYSO at the same time. That will generate more traffic, but it would separate Community Center Traffic from Reserve Traffic. Under this scenario the P & R Staff would open and close the gate.

Matt Waters said that as a result of input from the Sept 22, 2016 Workshop they will bring the final suggested designs back to the community to review before they take it to the city council.

Matt Waters

From: Gabriella Yap
Sent: Saturday, October 01, 2016 9:05 AM
To: Cory Linder; Daniel Trautner; Matt Waters
Cc: Kit Fox; Doug Willmore
Subject: Fwd: Ladera Linda Park Master Plan

Sent from my Samsung device

----- Original message -----

From: Bill Schurmer <sbschurm@yahoo.com>
Date: 10/1/2016 8:55 AM (GMT-08:00)
To: CC <CC@rpvca.gov>
Cc: Edmundo Hummel <ecarloshum@gmail.com>, Gary Randall <grapecon@cox.net>, Lisa Lehman <lisadoll@mac.com>, EZStevens <ezstevens@cox.net>, "R. Gene Dewey" <rgdewey@cox.net>, martycrna@cox.net, "Mickey Rodich <mickeyrodich@gmail.com>" <mickeyrodich@gmail.com>, Bill Foster <bfos@cox.net>, Herb Stark <herbertstark@cox.net>, Joe Tetherow <j.tetherow@cox.net>, Barry Hildebrand <bjhilde@aol.com>, Richard Stark <dimarstark@cox.net>, Jack Fleming <jjfleming2000@yahoo.com>, Thomas Smith <thomash.smith@gmail.com>, Donald Bell <dwbrpv@gmail.com>, Jessica Vlaco <vlaco5@cox.net>, Mike Hansen <cfink@cfid.net>, "Judy Youssef:" <julyisa@aol.com>, Charles Agnew <cvagnew@cox.net>, Erika Barber <nbarber310@cox.net>, Paul Barrett <revpaullyb@gmail.com>
Subject: Ladera Linda Park Master Plan

City Council Members,

Its been a long time since I have written the City Council and I rarely do, but in the case of the Ladera Linda Park Master Plan, I will make an exception. I'll keep it brief as I have learned to do after sitting for a number of years on a city committee/commission.

In my 45 years of living in the Ladera Linda neighborhood, I have **never** seen a reaction such as this. Call it an attitude centered around the concern that our community center will expand into an attraction that will draw unnecessary and unwanted attention to our neighborhood. Citizens we never hear from have come out of the woodwork to express their strong opinions, this is something rarely witnessed. No matter where you go, this is a hot topic of conversation. Our neighbor Seaview is also involved in this effort.

This correspondence is not about the details, you have already been hit from all sides. It's about the strong human reaction that decidedly reflects that what they are hearing and what appears to be reality aren't matching.

Please step back and take a look at what is taking place. Ask yourselves questions such as, Why is the threat (or even just the thought) of extending the community center receiving the negative reaction that it has? Where is the breakdown in communications between staff and the citizens? Lastly, what in earth is wrong with this picture?

This is of great importance to our neighborhood, so please handle it with great care.

Regards,

Bill Schurmer

Matt Waters

From: R. Gene Dewey <rgdewey@cox.net>
Sent: Tuesday, October 04, 2016 6:18 PM
To: Matt Waters
Cc: herbertstark@cox.net; Cory Linder; Daniel Trautner; James Flannigan; Mona Dill; CC; Mary Hirsch
Subject: RE: Monday Sept 26, 2016 Meeting with P & R Staff Minutes

Hi Matt,

I have been out of town for a couple of days and will be leaving again later this week. As I mentioned in the meeting we had with you and staff on Monday, September 26, 2016. That during the work shop on September 22, several residents spoke out against anything other than an upgrade to the existing buildings, regardless of what the results of the previous workshop's indicated. Several of the outspoken residents have been active in our community since its inception and have served many terms on the LLHOA board and volunteer on several committees, such as Neighborhood Watch, Emergency Preparedness, etc. The residents of the community respect their input.

I sent out a survey after getting numerous e-mails shortly after the Sept 22 workshop. Of the many residents that have weighed in on this issue all except three are for rebuilding the existing facilities. , are two who responded in favor of a new small community center and one with not enough information to make a decision.

I suggested at the meeting with you on Monday, Sept 26 that a third alternative be considered, a building with a footprint equal to what is being utilized now, located close to the existing buildings, but taking advantage of the view of the ocean and Catalina. I had a call the next day and was told when you and your staff were meeting with another " Stake Holder" on Tuesday a two story building was mentioned. I am sure you will hear from more Ladera Linda Stake holders on this matter.

In an e-mail you sent out, in response to one of our residents, you stated there would be one to two part time employees. At the meeting on Monday Sept 26, the staff was talking about storage for Electric ATV vehicles that could be recharged, parking for enforcement pickups, offices for several others that will drop in from time to time to do paperwork. Staff also mentioned that they were considering a gate keeper to monitor traffic in and out of the complex. That doesn't sound like part time help. I think this has taken on a new complexion after the February 22, work shop and it may be a good idea to hold another work shop before going much further with the study to see if you can get some sort of consensus on what our residents desire.

Thanks,

Gene

From: Matt Waters [mailto:MattW@rpvca.gov]
Sent: Monday, October 3, 2016 5:35 PM
To: R. Gene Dewey
Cc: herbertstark@cox.net; Cory Linder; Daniel Trautner; James Flannigan; Mona Dill; CC; Mary Hirsch
Subject: RE: Monday Sept 26, 2016 Meeting with P & R Staff Minutes

Hi Gene,

Hope you're doing well. I think you were cc'd on recent responses to emails from Eric Stevens and Marty Foster. I believe my responses touched on many of the points you raised in your email so I won't bother repeating them here. I understand there are significant concerns about the project and I want to assure you that we are committed to working with the adjacent HOAs and local residents to ensure that this process moves forward efficiently and with maximum transparency. From the early workshops in 2014 and 2015, staff has done its best to be up front about the details and timeline of this project. We are as dedicated as you are to bringing Council's directives to reality, namely to see Ladera Linda be a low-key, neighborhood friendly park that the community can be justly proud of. I worked at Ladera Linda for over 10 years as a part-time staff and supervisor, so I know just how cherished and wonderful a park it is. Staff is ready and willing to meet with you to discuss this project in more detail.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: R. Gene Dewey [<mailto:rgdewey@cox.net>]
Sent: Wednesday, September 28, 2016 12:28 PM
To: Herb Stark <stearman@juno.com>
Cc: Matt Waters <MattW@rpvca.gov>
Subject: Monday Sept 26, 2016 Meeting with P & R Staff Minutes

Herb,

Would you send the attached document out to all of our residents. Thanks Gene

Matt Waters

From: Matt Waters
Sent: Monday, October 03, 2016 5:22 PM
To: ezstevens@cox.net; cprotm73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; brianccampbell@gmail.com; susanbrooks01@yahoo.com; CC; Mona Dill
Cc: martycrna@cox.net; 'R. Gene Dewey'; 'edmund hummel'; 'Jim Lehman'; 'Gary Randall'; 'barry hildebrand'; 'Bill Foster'; 'Richard Stark'; 'Donald Bell'; 'George Fink'; Jessica Vlaco; 'bill schurmer'; 'Sam Rubino'; j.tetherow@cox.net; 'Tom Smith'; 'Angelows Angelow'; 'Mike Hansen'; 'Judy Youssef'; 'Youseff Aelony'; jjfleming2000@yahoo.com; 'Paul Henrikson'; 'Bob Klatt'; 'Herb Stark'; latterpeg@cox.net; 'Chuck Agnew'; 'Amanda Wong'; Erika Barber; Emeric Rodich (mickeyrodich); Lenée Bilski; George Fink; Joyce; jjfleming2000@yahoo.com; Emily McKean; Cory Linder; Mona Dill; James Flannigan; Ron Dragoo; Mary Hirsch; Daniel Trautner
Subject: RE: New Ladera Linda Community Center

Dear Mr. Stevens.

I am responding to your email about the Ladera Linda Park project. This project has been conducted in an inclusive manner involving significant and ongoing input from the adjacent HOAs and local residents. Public workshops were conducted in 2014 and 2015 regarding Ladera Linda as part of the Parks Master Plan Update that was approved by the City Council in October 2015. That plan included the demolition and redesign of Ladera Linda. Because of the strength and clarity of community involvement and feedback, a gymnasium, pool, dog park and skate park are not being considered. The improvements you refer to in your email mirror the community response and Council direction to maintain a "less is more" approach and keep a low-key community feel.

In advance of the September 22, 2016 Parks Master Plan workshop, we contacted all adjacent HOAs and mailed flyers to every resident within a 1000 foot radius of the park, in addition to banners, listserv messages etc... We have also met with representatives from Seaview and LL HOAs to discuss their concerns in depth. We want to receive community input at every stage of this process. Staff and RFA did meet with a number of stakeholders, which is a best practice in any Master Plan effort, but by no means do those stakeholders hold sway over the outcome. We'd rather hear their opinions early rather than later in the process.

The City Council approved the current Master Plan process for Ladera Linda which included a recommendation to demolish the existing buildings and replace them. This was based on the building's poor condition which earned an "F" rating in a 2013 study. Spending funds to renovate temporary buildings that are now fifty years old with significant infrastructure problems would not be a solid investment.

No designs have been created yet for this project. I hope that the local community likes what RFA Consultant comes up with for this beautiful part of Palos Verdes, but I certainly encourage you to stay involved in the process and voice your opinions at the upcoming public workshop where residents will be welcome to weigh in on the merits of the two alternate designs. Your comments will be forwarded to staff and to RFA.

Thank you and please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
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Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Friday, September 30, 2016 4:28 PM
To: cprotem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; brianccampbell@gmail.com; susanbrooks01@yahoo.com; CC <CC@rpvca.gov>; Matt Waters <MattW@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>
Cc: martycrna@cox.net; 'R. Gene Dewey' <rgdewey@cox.net>; 'edmund hummel' <ecarloshum@gmail.com>; 'Jim Lehman' <jimlehman@mac.com>; 'Gary Randall' <grapecon@cox.net>; 'barry hildebrand' <bjhilde@aol.com>; 'Bill Foster' <bfos@cox.net>; 'Richard Stark' <dimarstark@cox.net>; 'Donald Bell' <dwbrpv@gmail.com>; 'George Fink' <gfink11@cox.net>; Jessica Vlaco <vlaco5@cox.net>; 'bill schurmer' <sbschurm@yahoo.com>; 'Sam Rubino' <IAMSAMBINO@aol.com>; j.tetherow@cox.net; 'Tom Smith' <thomash.smith@gmail.com>; 'Angelows Angelow' <blagangel@gmail.com>; 'Mike Hansen' <cfink@cfid.net>; 'Judy Youssef' <julyisa@aol.com>; 'Youseff Aelony' <y.aelony@cox.net>; jjfleming2000@yahoo.com; 'Paul Henrikson' <paul.henrikson@cox.net>; 'Bob Klatt' <r.klatt@cox.net>; 'Herb Stark' <stearman@juno.com>; latterpeg@cox.net; 'Chuck Agnew' <cvagnew@cox.net>; 'Amanda Wong' <kiwi_esq@hotmail.com>; Erika Barber <nbarber310@cox.net>; Emeric Rodich (mickeyrodich <mickeyrodich@yahoo.com>; Lenée Bilski <leneebilski@hotmail.com>; George Fink <gfink11@cox.net>; Joyce <jfinkcentral@cox.net>; jjfleming2000@yahoo.com; Emily McKean <Mickeydande@cox.net>
Subject: New Ladera Linda Community Center

Subject: New Ladera Linda Community Center

To Whom it May Concern:

I am disgusted with the way the City of RPV is going about the Ladera Linda Park Project. Our park is not Hess Park off the main thoroughfare; which is a central focal point for the hill. The city has gone about the entire process in a long and convoluted way that is "catawampus" to the community's original purpose of bringing the park into health and safety conformity. It is a project of divide and conqueror. Instead of bringing leaders together from the adjoining neighborhoods for the community park and making them the spokespersons for the renewal project by forming a small neighborhood committee of the **true stakeholders** the City with their consultant has convened a series of "stakeholders" meetings with users and undermined the very purpose of the park to serve the community in which the park rests. These groups have tailor made a list of improvements along with others classified as "stakeholders" to upgrade the park to something the neighbors DO NOT WANT or NEED. Adding insult to injury the Parks Department with the blessing of the City Council have approved a \$90,000 park improvement plan by an outside consultant from of all places ... Orange County... a microcosm of planned communities. What in the world do we need a consultant to tell us what the community wants and needs. In addition, why would we spend \$90,000 for a plan when we do NOT want one! The funds we are giving the consultant we could use to make the updates and modifications.

In closing, we all moved to this part of the south bay to retreat from urbanization and to make sure we were not invaded by outsiders. There is no way in our right minds we would have envisioned any building on the park site that would attract anyone but us locals. We are satisfied with our small local facility and would appreciate some updates to keep it cozy and hidden like it is now.

We must solidify to bringing the City to the realization we DO NOT want to move forward with this consultant and want instead and RFP for a contractor to make bids on repairs and modifications. If we give an inch here we will lose our community to outsiders.

Sincerely
Edward Stevens
Seaview

--

This message w/attachments (message) is intended solely for the use of the intended recipient(s) and may contain information that is privileged, confidential or proprietary. If you are not an intended recipient, please notify the sender, and then please delete and destroy all copies and attachments, and be advised that any review or dissemination of, or the taking of any action in reliance on, the information contained in or attached to this message is prohibited.

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The laws of the country of each sender/recipient may impact the handling of EC, and EC may be archived, supervised and produced in countries other than the country in which you are located. This message cannot be guaranteed to be secure or free of errors or viruses.

No virus found in this message.

Checked by AVG - <http://www.avg.com/>

Version: 2016.0.7797 / Virus Database: 4656/13113 - Release Date: 09/29/16

Matt Waters

From: Matt Waters
Sent: Monday, October 03, 2016 5:35 PM
To: R. Gene Dewey
Cc: herbertstark@cox.net; Cory Linder; Daniel Trautner; James Flannigan; Mona Dill; CC; Mary Hirsch
Subject: RE: Monday Sept 26, 2016 Meeting with P & R Staff Minutes

Hi Gene,

Hope you're doing well. I think you were cc'd on recent responses to emails from Eric Stevens and Marty Foster. I believe my responses touched on many of the points you raised in your email so I won't bother repeating them here. I understand there are significant concerns about the project and I want to assure you that we are committed to working with the adjacent HOAs and local residents to ensure that this process moves forward efficiently and with maximum transparency. From the early workshops in 2014 and 2015, staff has done its best to be up front about the details and timeline of this project. We are as dedicated as you are to bringing Council's directives to reality, namely to see Ladera Linda be a low-key, neighborhood friendly park that the community can be justly proud of. I worked at Ladera Linda for over 10 years as a part-time staff and supervisor, so I know just how cherished and wonderful a park it is. Staff is ready and willing to meet with you to discuss this project in more detail.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: R. Gene Dewey [mailto:rgdewey@cox.net]
Sent: Wednesday, September 28, 2016 12:28 PM
To: Herb Stark <stearman@juno.com>
Cc: Matt Waters <MattW@rpvca.gov>
Subject: Monday Sept 26, 2016 Meeting with P & R Staff Minutes

Herb,

Would you send the attached document out to all of our residents. Thanks Gene

Matt Waters

From: Doug Willmore
Sent: Tuesday, October 04, 2016 9:23 AM
To: martycrna@cox.net; Matt Waters
Cc: rgdewey@cox.net; Bill Foster; grapecon@cox.net; barry hildebrand; bill schurmer; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco; dwbrpv@gmail.com; sam rubino; j.tetherow@cox.net; tsks@hotmail.com; jjfleming2000@yahoo.com; CC; Ron Dragoo; James Flannigan; Mona Dill; Daniel Trautner; Mickey Rodich <mickeyrodich@gmail.com>; Mary Hirsch; Cory Linder
Subject: RE: Plan for Ladera Linda

Thanks a lot for your commitment to your neighborhood and for communicating your thoughts, Marty. Just so that I can fully understand what your concerns are - what are you "agreeing to disagree" with in Matt's email?

Regarding why Matt is replying to your email: when an email is sent to cc@rpvca.gov, various staff members (City Manager, Deputy City Manager, City Attorney, City Clerk, etc.) are also copied on the email, so that staff can respond to any specific issues, problems, questions, or complaints that may be brought up in the email. A Councilmember cannot reply to everyone on the email while also copying other Council members, because to do so would be a Brown Act violation.

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

From: Marty Foster [mailto:martycrna@cox.net]
Sent: Monday, October 03, 2016 5:25 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: rgdewey@cox.net; Bill Foster <bfos@cox.net>; grapecon@cox.net; barry hildebrand <bjhilde@aol.com>; bill schurmer <sbschurm@yahoo.com>; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco <vlaco5@cox.net>; dwbrpv@gmail.com; sam rubino <IAMSAMBINO@aol.com>; j.tetherow@cox.net; tsks@hotmail.com; jjfleming2000@yahoo.com; CC <CC@rpvca.gov>; Ron Dragoo <RonD@rpvca.gov>; James Flannigan <JamesF@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Mary Hirsch <MaryH@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>
Subject: Re: Plan for Ladera Linda

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Sent from my iPad

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>
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> _____
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> City of Rancho Palos Verdes
> Recreation and Parks Department
> 30940 Hawthorne Blvd.
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> www.palosverdes.com/rpv
> mattw@rpvca.gov - (310) 544-5218 p - (310) 544-5291 f

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

> From: Marty Foster [mailto:martycrna@cox.net]
> Sent: Thursday, September 29, 2016 3:01 PM
> To: CC <CC@rpvca.gov>
> Cc: rgdewey@cox.net; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Bill Foster <bfos@cox.net>; grapecon@cox.net; barry hildebrand <bjhilde@aol.com>; bill schurmer <sbschurm@yahoo.com>; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco <vlaco5@cox.net>; dwbrpv@gmail.com; sam rubino <IAMSAMBINO@aol.com>; j.tetherow@cox.net; tsks@hotmail.com; jjfleming2000@yahoo.com
> Subject: Plan for Ladera Linda

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- >
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- >
- >
- >
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Matt Waters

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Sent: Tuesday, October 04, 2016 6:52 AM
To: Matt Waters
Subject: Re: Plan for Ladera Linda

Thanks, Matt.

I do appreciate your outreach.

There is a disconnect unfortunately between what the community vs the city entertains

Best

Marty

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>> City of Rancho Palos Verdes

>> Recreation and Parks Department

>> 30940 Hawthorne Blvd.

>> Rancho Palos Verdes, CA 90275

>> www.palosverdes.com/rpv

>> mattw@rpvca.gov - (310) 544-5218 p - (310) 544-5291 f

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Cc: Cory Linder; Daniel Trautner; James Flannigan; Mona Dill; Mary Hirsch; Ron Dragoo
Subject: RE: Plan for Ladera Linda

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>> ****Renovating the buildings:** The City Council approved the current Master Plan process for Ladera Linda which included a recommendation to demolish the existing buildings and replace them. This was based on the building's poor condition which earned an "F" rating in a 2013 study. Spending funds to renovate temporary buildings that are now fifty years old with significant infrastructure problems would not be a solid investment.

>>

>> ****City Hall instead of Ladera Linda:** City Hall is going through its own Master Plan process, but it is at a very early stage. Some of the recreation elements that are excluded from the Ladera Linda site may be considered at City Hall including a gym, pool, and Public Safety components. The site already has a dog park.

>>

>> ****\$7.2million:** This design, demolition, and construction estimate was taken from the 2015-16 Capital Improvement Plan, and was based on a 12,000 sq foot footprint to be funded by Capital Improvement Plan Reserves. The CIP cost

calculation is admittedly just an estimate but it does include many of the elements being discussed currently: restrooms, multi-purpose rooms, activity rooms, landscaping, irrigation, discovery rooms, and a ranger/Sheriff drop-in office. A new cost estimate will be developed by RFA as part of the LL Park Master Plan process.

>>

>> **15 employees: This total, which was the result of a meeting with Ladera Linda Homeowner representatives and City staff is misleading. Ladera Linda is currently staffed by one part-time staff at a time who is overseen by a full-time Recreation Supervisor. The new building would likely increase staffing to two part-time staff at a time with one full-time Supervisor. This is comparable to staff levels at Hesse Park and PVIC. The fifteen is a mix of Sheriff personnel and Open Space Management Staff who would only use their office for drop-in use since the vast majority of their time will be spent enforcing rules and monitoring the Preserve. Several volunteer docents might stop by occasionally to lead a tour of the Discovery/Nature room or work on artifacts as they do now. This adds up to 15, but actual staffing levels would only increase from 2 to 3.

>>

>> **"LL will be a very busy place" Staff and RFA, following the lead of Council and the community, are not proposing additional uses. The building footprint and square footage will be smaller. Parking will be improved. There will still be "green space and a safe place for children to play." There's already a nature center and a Sheriff and Open Space Management crew drop in office there now. There will still be classes, HOA meetings, summer camps, and paddle tennis. City staff will work closely with residents to create clear policies to set limits on hours, noise, and usage to help maintain the low-key neighborhood feel.

>>

>> I encourage you to continue to be a part of the process as it moves forward because local resident input is crucial to the success of this project. I personally appreciate your obvious pride in this wonderful part of the RPV community. Feel free to contact me with any additional questions or concerns.

>>

>> Sincerely,

>>

>> Matt Waters

>> Senior Administrative Analyst

>> _____

>>

>> City of Rancho Palos Verdes

>> Recreation and Parks Department

>> 30940 Hawthorne Blvd.

>> Rancho Palos Verdes, CA 90275

>> www.palosverdes.com/rpv

>> mattw@rpvca.gov - (310) 544-5218 p - (310) 544-5291 f

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

>> From: Marty Foster [<mailto:martycrna@cox.net>]

>> Sent: Thursday, September 29, 2016 3:01 PM

>> To: CC <CC@rpvca.gov>

>> Cc: rgdewey@cox.net; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Bill Foster <bfos@cox.net>; grapecon@cox.net; barry hildebrand <bjhilde@aol.com>; bill schurmer <sbschurm@yahoo.com>; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco <vlaco5@cox.net>; dwbprpv@gmail.com; sam rubino <IAMSAMBINO@aol.com>; j.tetherow@cox.net; tsks@hotmail.com; jjfleming2000@yahoo.com

>> Subject: Plan for Ladera Linda
>>
>> Some facts have come to light this week.
>>
>> Again, homeowners surrounding LL thought the message was received that 'less is more'.
>>
>> Apparently not, since LLHOA members learned 'more' rather than 'less' at Monday's meeting with Parks and Recreation personnel. The scope of the plan is far greater than previously realized.
>>
>> A survey has been sent to homeowners in the last few days. Results thus far show 86 % in favor of retaining the buildings present and refurbishing them.
>>
>> At this time, is it possible to get estimates for such repairs and remodeling deemed necessary at LL? Those buildings have served well for many years. To update them will be a fraction of the cost discussed this far.
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>> Can the idea be entertained by CC to expand/rebuild city hall and add some park like amenities at that site, diverting the \$7.2 million (gasp) meant for LL?
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>> The plan at LL includes parking and office space for 15 city employees, parking and space for sheriff park rangers, interpretive center personnel and open space management employees totaling at least 15 more folks that will inhabit the center, some 24/7 and at least Monday through Friday. This does not sound like a park or a community center. It seems more like an extension of City Hall.
>>
>> There are many wonderful groups that would like some permanence at LL. Their work is admirable. However, with all we have mentioned LL will be a very busy place. The surrounding communities' desire for green space and a safe place for children to play is usurped by these plans.
>>
>> In the current climate of 'green' concerns, let us follow the three R's...reduce, reuse, and recycle.
>>
>> Thank you all as always for the significant work you do for our city.
>>
>> Marty Foster
>>
>>
>>
>> Sent from my iPad
>

Matt Waters

From: Matt Waters
Sent: Tuesday, October 04, 2016 9:49 AM
To: jack.fleming; martycrna@cox.net
Cc: rgdewey@cox.net; Bill Foster; grapecon@cox.net; barry hildebrand; bill schurmer; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco; dwbrpv@gmail.com; sam rubino; j.tetherow@cox.net; tsks@hotmail.com; CC; Ron Dragoo; James Flannigan; Mona Dill; Daniel Trautner; Mickey Rodich <mickeyrodich@gmail.com>; Mary Hirsch; Cory Linder
Subject: RE: Plan for Ladera Linda

Hi Jack,

Thanks for your follow-up question. The input and involvement of HOA's, local residents and the RPV community is of the utmost importance in the Ladera Linda Park Master Plan importance. The Council emphasized this during the Parks Master Plan process with their "less is more" philosophy of park projects, maintaining a community/neighborhood feel, and being respectful and cognizant of park neighbors. That is why we had a public workshop at Ladera Linda which was mainly attended by local residents and why we have scheduled meetings with HOA representatives. A second public workshop will be scheduled at Ladera Linda to solicit additional feedback from attendees, the majority of whom I anticipate will be residents as well.

Regarding stakeholder meetings, it is a best practice in park planning and design to reach out to park users and adjacent neighbors to ascertain what the current use levels are at the site and to identify any particular issues. That is why we reached out to the Docents, YMCA, park instructors, PVPLC, Las Candalistas, PVPUSD, Lomita Sheriff, and LA County Fire. They don't have a vote in the process; that is reserved for the City Council, but we do want to hear from them as part of the process.

I hope this addresses your question. Please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: jack.fleming [mailto:jjfleming2000@yahoo.com]
Sent: Monday, October 03, 2016 8:26 PM

To: Matt Waters <MattW@rpvca.gov>; martycrna@cox.net
Cc: rgdewey@cox.net; Bill Foster <bfos@cox.net>; grapecon@cox.net; barry hildebrand <bjhilde@aol.com>; bill schurmer <sbschurm@yahoo.com>; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco <vlaco5@cox.net>; dwbrpv@gmail.com; sam rubino <IAMSAMBINO@aol.com>; j.tetherow@cox.net; tsks@hotmail.com; CC <CC@rpvca.gov>; Ron Dragoo <RonD@rpvca.gov>; James Flannigan <JamesF@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Mary Hirsch <MaryH@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>
Subject: Re: Plan for Ladera Linda

Hi Matt,

Thank you for your response. Would you please address the stakeholder issue? The only stakeholders in the project are the residents of the four homeowner associations; the YMCA, Red Cross, Sheriff and other groups are tenants and should not have a voice or vote in the design of the project.

Best,

Jack Fleming
REALTOR and CPA
310-748-5206
License # 01946212
RE/MAX Estate Properties

oh by the way....I'm never too busy for your referrals!

From: Matt Waters <MattW@rpvca.gov>
To: "martycrna@cox.net" <martycrna@cox.net>
Cc: "rgdewey@cox.net" <rgdewey@cox.net>; Bill Foster <bfos@cox.net>; "grapecon@cox.net" <grapecon@cox.net>; barry hildebrand <bjhilde@aol.com>; bill schurmer <sbschurm@yahoo.com>; "ecarloshum@gmail.com" <ecarloshum@gmail.com>; "jimlehman@mac.com" <jimlehman@mac.com>; "dimarstark@cox.net" <dimarstark@cox.net>; "herbertstark@cox.net" <herbertstark@cox.net>; "gfink11@cox.net" <gfink11@cox.net>; Jessica Vlaco <vlaco5@cox.net>; "dwbrpv@gmail.com" <dwbrpv@gmail.com>; sam rubino <IAMSAMBINO@aol.com>; "j.tetherow@cox.net" <j.tetherow@cox.net>; "tsks@hotmail.com" <tsks@hotmail.com>; "jifleming2000@yahoo.com" <jifleming2000@yahoo.com>; CC <CC@rpvca.gov>; Ron Dragoo <RonD@rpvca.gov>; James Flannigan <JamesF@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; "Mickey Rodich <mickeyrodich@gmail.com>" <mickeyrodich@gmail.com>; Mary Hirsch <MaryH@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>
Sent: Monday, October 3, 2016 4:58 PM
Subject: FW: Plan for Ladera Linda

Dear Marty,

Thank you for your email about the Ladera Linda Community Center Master Plan. I'd like to respond to some of the points and concerns you have raised about this project.

*"More rather than less." Staff and the consultant RFA have taken the Council's "less is more" philosophy to heart. Even though no designs have been made yet (it is important to note that the project is at an information-gathering phase), the two designs that will be shown at another public workshop before going to Council will show a community center that is smaller than the existing buildings. Additionally, a number of major recreation elements have been purposefully excluded from consideration, including a gymnasium, pool, dog park and

skate park. No elements that were opposed by the community will be included and the scope of the project has not increased.

****Survey:** You note that a survey has made the rounds showing strong community resistance to this project. Public workshops and a survey conducted in 2014 and 2015 showed strong community support for this project. The project is included in the Parks Master Plan Update that was approved by City Council in October 2015. The September 22 workshop generated many constructive comments, suggestions, and strong opinions but there was no consensus expressed there to end the project. It's difficult to be completely for or against this project until the conceptual designs are complete and made public. No designs have even been created yet for this project, but all comments received, including the one-question survey, will be forwarded to RFA. Ladera Linda-adjacent residents will have the opportunity to see and comment on the designs at a subsequent public workshop and again in front of Council.

****Renovating the buildings:** The City Council approved the current Master Plan process for Ladera Linda which included a recommendation to demolish the existing buildings and replace them. This was based on the building's poor condition which earned an "F" rating in a 2013 study. Spending funds to renovate temporary buildings that are now fifty years old with significant infrastructure problems would not be a solid investment.

****City Hall instead of Ladera Linda:** City Hall is going through its own Master Plan process, but it is at a very early stage. Some of the recreation elements that are excluded from the Ladera Linda site may be considered at City Hall including a gym, pool, and Public Safety components. The site already has a dog park.

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****"LL will be a very busy place"** Staff and RFA, following the lead of Council and the community, are not proposing additional uses. The building footprint and square footage will be smaller. Parking will be improved. There will still be "green space and a safe place for children to play." There's already a nature center and a Sheriff and Open Space Management crew drop in office there now. There will still be classes, HOA meetings, summer camps, and paddle tennis. City staff will work closely with residents to create clear policies to set limits on hours, noise, and usage to help maintain the low-key neighborhood feel.

I encourage you to continue to be a part of the process as it moves forward because local resident input is crucial to the success of this project. I personally appreciate your obvious pride in this wonderful part of the RPV community. Feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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Recreation and Parks Department
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Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p - (310) 544-5291 f

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

From: Marty Foster [mailto:martyerna@cox.net]

Sent: Thursday, September 29, 2016 3:01 PM

To: CC <CC@rpvca.gov>

Cc: rgdewey@cox.net; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Bill Foster <bfos@cox.net>; grapecon@cox.net; barry hildebrand <bjhilde@aol.com>; bill schurmer <sbschurm@yahoo.com>; ecarloshum@gmail.com; jimlehman@mac.com; dimarstark@cox.net; herbertstark@cox.net; gfink11@cox.net; Jessica Vlaco <vlaco5@cox.net>; dwbrpv@gmail.com; sam rubino <IAMSAMBINO@aol.com>; j.tetherow@cox.net; tsks@hotmail.com; jjfleming2000@yahoo.com

Subject: Plan for Ladera Linda

Some facts have come to light this week.

Again, homeowners surrounding LL thought the message was received that 'less is more'.

Apparently not, since LLHOA members learned 'more' rather than 'less' at Monday's meeting with Parks and Recreation personnel. The scope of the plan is far greater than previously realized.

A survey has been sent to homeowners in the last few days. Results thus far show 86 % in favor of retaining the buildings present and refurbishing them.

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There are many wonderful groups that would like some permanence at LL. Their work is admirable. However, with all we have mentioned LL will be a very busy place. The surrounding communities' desire for green space

and a safe place for children to play is usurped by these plans.

In the current climate of 'green' concerns, let us follow the three R's...reduce, reuse, and recycle.

Thank you all as always for the significant work you do for our city.

Marty Foster

Sent from my iPad

Matt Waters

From: Matt Waters
Sent: Tuesday, October 04, 2016 10:07 AM
To: ezstevens@cox.net; cprottem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; brianccampbell@gmail.com; susanbrooks01@yahoo.com; CC; Mona Dill
Cc: martycrna@cox.net; 'R. Gene Dewey'; 'edmund hummel'; 'Jim Lehman'; 'Gary Randall'; 'barry hildebrand'; 'Bill Foster'; 'Richard Stark'; 'Donald Bell'; 'George Fink'; 'Jessica Vlaco'; 'bill schurmer'; 'Sam Rubino'; 'j.tetherow@cox.net'; 'Tom Smith'; 'Angelows Angelow'; 'Mike Hansen'; 'Judy Youssef'; 'Youseff Aelony'; 'jjfleming2000@yahoo.com'; 'Paul Henrikson'; 'Bob Klatt'; 'Herb Stark'; 'latterpeg@cox.net'; 'Chuck Agnew'; 'Amanda Wong'; 'Erika Barber'; 'Emeric Rodich (mickeyrodich)'; 'Lenée Bilski'; 'George Fink'; 'Joyce'; 'jjfleming2000@yahoo.com'; 'Emily McKean'; 'Cory Linder'; 'Mona Dill'; 'James Flannigan'; 'Ron Dragoo'; 'Mary Hirsch'; 'Daniel Trautner'; 'aliderek@gmail.com'; 'Margaret Moilov'; 'Liz'
Subject: RE: New Ladera Linda Community Center

Hi Ed,

Thanks for the follow-up email. The current building at Ladera Linda total 18,000 sq ft, but the City and RFA have not created any specific plans for the site or determined square footage. At the 9-22 public workshop and subsequent meetings with LL and Seaview HOAs, RFA opined that the square footage would likely be less than the current size which was designed for an elementary site not a community center. Possible elements for Ladera Linda that Hesse Park does not have include a nature room, sheriff/Open space drop in office, and additional storage. Actual meeting room space could be similar to Hesse Park with one larger room and several smaller spaces for meetings and classes. But again, RFA and staff are in an information gathering phase right now, there is no design in place. The two alternative designs will be available for community review at a public workshop and again at a Council meeting.

The intent is to maintain a low-key community feeling at the site, not a County-wide attraction. That is why a gym, pool, dog park, and skate park are not included. That is why there will be clear policies limiting the number and type of activities and the hours. That is also why the elements and activities being considered match current uses at the park.

Regarding staffing, there is some confusion about this issue that I'd like to address. The "15" total, which was the result of a meeting with Ladera Linda Homeowner representatives and City staff is misleading. Ladera Linda is currently staffed by one part-time staff at a time who is overseen by a full-time Recreation Supervisor. The new building would likely increase staffing to two part-time staff at a time with one full-time Supervisor. This is comparable to staff levels at Hesse Park and PVIC. The fifteen is a mix of Sheriff personnel and Open Space Management Staff who would only use their office for drop-in use since the vast majority of their time will be spent enforcing rules and monitoring the Preserve. Several volunteer docents might stop by occasionally to lead a tour of the Discovery/Nature room or work on artifacts as they do now. This adds up to 15, but actual staffing levels would only increase from 2 to 3.

Happy to address any follow-up questions or concerns.

Matt Waters
Senior Administrative Analyst

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Subject: RE: New Ladera Linda Community Center

Dear Mr. Waters,

I was just thinking that if the P&R decide to build a 2 story 18,000 sq. ft. Community Center it will almost be double the size of the Hess Park Center.

Is this what we want for our quiet secluded neighborhood?

TOO OPEN IT UP to all of LA County?

Do we really want all this going on at Ladera Linda Park?

This should be going on at City Hall or at Hess Park.

Wow

Dan said they need room for as many as 15 employees using various offices in the new building, 2 Sheriff Park Rangers, 2-3 Direct Staff for management, 6 to 7 open space management employees, 2 to 3 museum and interpretive center personal. They have identified the "Stake Holders" as The Land Conservancy/Docents/Enforcement staff/Mommy and me classes/yoga/ YMCA/ Los Serranos and all four surrounding HOA's. The Sheriff Park rangers need space to store and charge their electric vehicles. They need space for the ranger's pickups, etc. There is a need for considerable storage for the Interpretive Center and other organizations that currently store material and artifacts in the existing buildings. Mickey suggested storage be relocated to other sites closer to the user.

Ed Stevens

From: Matt Waters [<mailto:MattW@rpvca.gov>]

Sent: Monday, October 03, 2016 5:22 PM

To: ezstevens@cox.net; cprotem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; briancampbell@gmail.com; susanbrooks01@yahoo.com; CC; Mona Dill

Cc: martycrna@cox.net; ': "R. Gene Dewey"; 'edmund hummel'; 'Jim Lehman'; 'Gary Randall'; 'barry hildebrand'; 'Bill Foster'; 'Richard Stark'; 'Donald Bell'; 'George Fink'; Jessica Vlaco; 'bill schurmer'; 'Sam Rubino'; j.tetherow@cox.net; 'Tom Smith'; 'Angelows Angelow'; 'Mike Hansen'; 'Judy Youssef'; 'Youseff Aelony'; jjfleming2000@yahoo.com; 'Paul Henrikson'; 'Bob Klatt'; 'Herb Stark'; latterpeg@cox.net; 'Chuck Agnew'; 'Amanda Wong'; Erika Barber; Emeric Rodich (mickeyrodich ; Lenée Bilski; George Fink; Joyce; jjfleming2000@yahoo.com; Emily McKean; Cory Linder; Mona Dill; James Flannigan; Ron Dragoo; Mary Hirsch; Daniel Trautner

Subject: RE: New Ladera Linda Community Center

Dear Mr. Stevens.

I am responding to your email about the Ladera Linda Park project. This project has been conducted in an inclusive manner involving significant and ongoing input from the adjacent HOAs and local residents. Public workshops were conducted in 2014 and 2015 regarding Ladera Linda as part of the Parks Master Plan Update that was approved by the City Council in October 2015. That plan included the demolition and redesign of Ladera Linda. Because of the strength and clarity of community involvement and feedback, a gymnasium, pool, dog park and skate park are not being considered. The improvements you refer to in your email mirror the community response and Council direction to maintain a "less is more" approach and keep a low-ley community feel.

In advance of the September 22, 2016 Parks Master Plan workshop, we contacted all adjacent HOAs and mailed flyers to every resident within a 1000 foot radius of the park, in addition to banners, listserv messages etc... We have also met with representatives from Seaview and LL HOAs to discuss their concerns in depth. We want to receive community input at every stage of this process. Staff and RFA did meet with a number of stakeholders, which is a best practice in any Master Plan effort, but by no means do those stakeholders hold sway over the outcome. We'd rather hear their opinions early rather than later in the process.

The City Council approved the current Master Plan process for Ladera Linda which included a recommendation to demolish the existing buildings and replace them. This was based on the building's poor condition which earned an "F" rating in a 2013 study. Spending funds to renovate temporary buildings that are now fifty years old with significant infrastructure problems would not be a solid investment.

No designs have been created yet for this project. I hope that the local community likes what RFA Consultant comes up with for this beautiful part of Palos Verdes, but I certainly encourage you to stay involved in the process and voice your opinions at the upcoming public workshop where residents will be welcome to weigh in on the merits of the two alternate designs. Your comments will be forwarded to staff and to RFA.

Thank you and please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters
Senior Administrative Analyst

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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: ezstevens@cox.net [<mailto:ezstevens@cox.net>]

Sent: Friday, September 30, 2016 4:28 PM

To: cprotem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; briancampbell@gmail.com; susanbrooks01@yahoo.com; CC <CC@rpvca.gov>; Matt Waters <MattW@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>

Cc: martycrna@cox.net; 'R. Gene Dewey' <rgdewey@cox.net>; 'edmund hummel' <ecarloshum@gmail.com>; 'Jim Lehman' <jimlehman@mac.com>; 'Gary Randall' <grapecon@cox.net>; 'barry hildebrand' <bjhilde@aol.com>; 'Bill Foster' <bfos@cox.net>; 'Richard Stark' <dimarstark@cox.net>; 'Donald Bell' <dwbrpv@gmail.com>; 'George Fink' <gfink11@cox.net>; 'Jessica Vlaco' <vlaco5@cox.net>; 'bill schurmer' <sbschurm@yahoo.com>; 'Sam Rubino' <IAMSAMBINO@aol.com>; j.tetherow@cox.net; 'Tom Smith' <thomash.smith@gmail.com>; 'Angelows Angelow' <blagangel@gmail.com>; 'Mike Hansen' <cfink@cfid.net>; 'Judy Youssef:' <julyisa@aol.com>; 'Youseff Aelony' <y.aelony@cox.net>; jjfleming2000@yahoo.com; 'Paul Henrikson' <paul.henrikson@cox.net>; 'Bob Klatt' <r.klatt@cox.net>; 'Herb Stark' <stearman@juno.com>; latterpeg@cox.net; 'Chuck Agnew' <cvagnew@cox.net>; 'Amanda Wong' <kiwi_esq@hotmail.com>; Erika Barber <nbarber310@cox.net>; Emeric Rodich (mickeyrodich <mickeyrodich@yahoo.com>; Lenée Bilski <leneebilski@hotmail.com>; George Fink <gfink11@cox.net>; Joyce <jfinkcentral@cox.net>; jjfleming2000@yahoo.com; Emily McKean <Mickeydande@cox.net>

Subject: New Ladera Linda Community Center

Subject: New Ladera Linda Community Center

To Whom it May Concern:

I am disgusted with the way the City of RPV is going about the Ladera Linda Park Project. Our park is not Hess Park off the main thoroughfare; which is a central focal point for the hill. The city has gone about the entire process in a long and convoluted way that is "catawampus" to the community's original purpose of bringing the park into health and safety conformity. It is a project of divide and conqueror. Instead of bringing leaders together from the adjoining neighborhoods for the community park and making them the spokespersons for the renewal project by forming a small neighborhood committee of the **true stakeholders** the City with their consultant has convened a series of "stakeholders" meetings with users and undermined the very purpose of the park to serve the community in which the park rests. These groups have tailor made a list of improvements along with others classified as "stakeholders" to upgrade the park to something the neighbors DO NOT WANT or NEED. Adding insult to injury the Parks Department with the blessing of the City Council have approved a \$90,000 park improvement plan by an outside consultant from of all places ...Orange County...a microcosm of planned communities. What in the world do we need a consultant to tell us what the community wants and needs. In addition, why would we spend \$90,000 for a plan when we do NOT want one! The funds we are giving the consultant we could use to make the updates and modifications.

In closing, we all moved to this part of the south bay to retreat from urbanization and to make sure we were not invaded by outsiders. There is no way in our right minds we would have envisioned any building on the park site that would attract anyone but us locals. We are satisfied with our small local facility and would appreciate some updates to keep it cozy and hidden like it is now.

We must solidify to bringing the City to the realization we DO NOT want to move forward with this consultant and want instead and RFP for a contractor to make bids on repairs and modifications. If we give an inch here we will lose our community to outsiders.

Sincerely
Edward Stevens
Seaview

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Version: 2016.0.7797 / Virus Database: 4656/13113 - Release Date: 09/29/16

Matt Waters

From: Matt Waters
Sent: Tuesday, October 04, 2016 10:12 AM
To: Charles Agnew; ezstevens@cox.net; cprotem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; briancampbell@gmail.com; susanbrooks01@yahoo.com; CC; Mona Dill martycrna@cox.net; 'R. Gene Dewey'; 'edmund hummel'; 'Jim Lehman'; 'Gary Randall'; 'barry hildebrand'; 'Bill Foster'; 'Richard Stark'; 'Donald Bell'; 'George Fink'; Jessica Vlaco; 'bill schurmer'; 'Sam Rubino'; j.tetherow@cox.net; 'Tom Smith'; 'Angelows Angelow'; 'Mike Hansen'; 'Judy Youssef'; 'Youseff Aelony'; jjfleming2000@yahoo.com; 'Paul Henrikson'; 'Bob Klatt'; 'Herb Stark'; latterpeg@cox.net; 'Amanda Wong'; 'Erika Barber'; 'Emeric Rodich (mickeyrodich)'; 'Lenée Bilski'; 'George Fink'; 'Joyce'; jjfleming2000@yahoo.com; 'Emily McKean'; Cory Linder; Mona Dill; James Flannigan; Ron Dragoo; Mary Hirsch; Daniel Trautner
Cc:
Subject: RE: New Ladera Linda Community Center

Dear Mr. Agnew,

Thank you for your email and for your interest in Ladera Linda Community Center. Based on community feedback and City Council direction, significant added recreation elements such as a gym, pool, skate park, and dog park are not being considered for the LL Master Plan process. Please let me know if you have any additional questions or concerns and I encourage you to stay involved in this process as it moves forward.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



Dear Mr. Waters.

I am a resident of Ladera Linda.

I want a new building, not a repair of the existing buildings.

The present park is a ghost town, inviting unwanted behavior.

A new community center would be a great addition to the neighborhood.

Having a continual presents with some personnel is strongly desired.

However, I do not want attractions that would bring in unwanted youth from outside the neighborhood such as gymnasiums or pools.

Thank You,

Charles Agnew

From: Matt Waters [<mailto:MattW@rpvca.gov>]

Sent: Monday, October 3, 2016 5:22 PM

To: ezstevens@cox.net; cprotm73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; briancampbell@gmail.com; susanbrooks01@yahoo.com; CC; Mona Dill

Cc: martycrna@cox.net; 'R. Gene Dewey'; 'edmund hummel'; 'Jim Lehman'; 'Gary Randall'; 'barry hildebrand'; 'Bill Foster'; 'Richard Stark'; 'Donald Bell'; 'George Fink'; Jessica Vlaco; 'bill schurmer'; 'Sam Rubino'; j.tetherow@cox.net; 'Tom Smith'; 'Angelows Angelow'; 'Mike Hansen'; 'Judy Youssef'; 'Youseff Aelony'; jjfleming2000@yahoo.com; 'Paul Henrikson'; 'Bob Klatt'; 'Herb Stark'; latterpeg@cox.net; 'Chuck Agnew'; 'Amanda Wong'; Erika Barber; Emeric Rodich (mickeyrodich); Lenée Bilski; George Fink; Joyce; jjfleming2000@yahoo.com; Emily McKean; Cory Linder; Mona Dill; James Flannigan; Ron Dragoo; Mary Hirsch; Daniel Trautner

Subject: RE: New Ladera Linda Community Center

Dear Mr. Stevens.

I am responding to your email about the Ladera Linda Park project. This project has been conducted in an inclusive manner involving significant and ongoing input from the adjacent HOAs and local residents. Public workshops were conducted in 2014 and 2015 regarding Ladera Linda as part of the Parks Master Plan Update that was approved by the City Council in October 2015. That plan included the demolition and redesign of Ladera Linda. Because of the strength and clarity of community involvement and feedback, a gymnasium, pool, dog park and skate park are not being considered. The improvements you refer to in your email mirror the community response and Council direction to maintain a "less is more" approach and keep a low-key community feel.

In advance of the September 22, 2016 Parks Master Plan workshop, we contacted all adjacent HOAs and mailed flyers to every resident within a 1000 foot radius of the park, in addition to banners, listserv messages etc... We have also met with representatives from Seaview and LL HOAs to discuss their concerns in depth. We want to receive community input at every stage of this process. Staff and RFA did meet with a number of stakeholders, which is a best practice in any Master Plan effort, but by no means do those stakeholders hold sway over the outcome. We'd rather hear their opinions early rather than later in the process.

The City Council approved the current Master Plan process for Ladera Linda which included a recommendation to demolish the existing buildings and replace them. This was based on the building's poor condition which earned an "F" rating in a 2013 study. Spending funds to renovate temporary buildings that are now fifty years old with significant infrastructure problems would not be a solid investment.

No designs have been created yet for this project. I hope that the local community likes what RFA Consultant comes up with for this beautiful part of Palos Verdes, but I certainly encourage you to stay involved in the process and voice your opinions at the upcoming public workshop where residents will be welcome to weigh in on the merits of the two alternate designs. Your comments will be forwarded to staff and to RFA.

Thank you and please feel free to contact me with any additional questions or concerns.

Sincerely,

Matt Waters

Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: ezstevens@cox.net [<mailto:ezstevens@cox.net>]
Sent: Friday, September 30, 2016 4:28 PM
To: cprotem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; briancampbell@gmail.com; susanbrooks01@yahoo.com; CC <CC@rpvca.gov>; Matt Waters <MattW@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>
Cc: martyrna@cox.net; 'R. Gene Dewey' <rgdewey@cox.net>; 'edmund hummel' <ecarloshum@gmail.com>; 'Jim Lehman' <jimlehman@mac.com>; 'Gary Randall' <grapecon@cox.net>; 'barry hildebrand' <bjhilde@aol.com>; 'Bill Foster' <bfos@cox.net>; 'Richard Stark' <dimarstark@cox.net>; 'Donald Bell' <dwbrpv@gmail.com>; 'George Fink' <gfink11@cox.net>; Jessica Vlaco <vlaco5@cox.net>; 'bill schurmer' <sbschurm@yahoo.com>; 'Sam Rubino' <IAMSAMBINO@aol.com>; j.tetherow@cox.net; 'Tom Smith' <thomash.smith@gmail.com>; 'Angelows Angelow' <blagangel@gmail.com>; 'Mike Hansen' <cfink@cfid.net>; 'Judy Yousef:' <julya@aol.com>; 'Youseff Aelony' <y.aelony@cox.net>; jjfleming2000@yahoo.com; 'Paul Henrikson' <paul.henrikson@cox.net>; 'Bob Klatt' <r.klatt@cox.net>; 'Herb Stark' <stearman@juno.com>; latterpeg@cox.net; 'Chuck Agnew' <cvagnew@cox.net>; 'Amanda Wong' <kiwi_esq@hotmail.com>; Erika Barber <nbarber310@cox.net>; Emeric Rodich (mickeyrodich <mickeyrodich@yahoo.com>; Lenée Bilski <leneebilski@hotmail.com>; George Fink <gfink11@cox.net>; Joyce <jfinkcentral@cox.net>; jjfleming2000@yahoo.com; Emily McKean <Mickeydande@cox.net>
Subject: New Ladera Linda Community Center

Subject: New Ladera Linda Community Center

To Whom it May Concern:

I am disgusted with the way the City of RPV is going about the Ladera Linda Park Project. Our park is not Hess Park off the main thoroughfare; which is a central focal point for the hill. The city has gone about the entire process in a long and convoluted way that is "catawampus" to the community's original purpose of bringing the park into health and safety conformity. It is a project of divide and conqueror. Instead of bringing leaders together from the adjoining neighborhoods for the community park and making them the spokespersons for the renewal project by forming a small neighborhood committee of the **true stakeholders** the City with their consultant has convened a series of "stakeholders" meetings with users and undermined the very purpose of the park to serve the community in which the park rests. These groups have tailor made a list of improvements along with others classified as "stakeholders" to upgrade the park to something the neighbors DO NOT WANT or NEED. Adding insult to injury the Parks Department with the blessing of the City Council have approved a \$90,000 park improvement plan by an outside consultant from of all places ... Orange County... a microcosm of planned communities. What in the world do we need a consultant to tell us what the community wants and needs. In addition, why would we spend \$90,000 for a plan when we do NOT want one! The funds we are giving the consultant we could use to make the updates and modifications.

In closing, we all moved to this part of the south bay to retreat from urbanization and to make sure we were not invaded by outsiders. There is no way in our right minds we would have envisioned any building on the park site that would attract

anyone but us locals. We are satisfied with our small local facility and would appreciate some updates to keep it cozy and hidden like it is now.

We must solidify to bringing the City to the realization we DO NOT want to move forward with this consultant and want instead and RFP for a contractor to make bids on repairs and modifications. If we give an inch here we will lose our community to outsiders.

Sincerely
Edward Stevens
Seaview

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Matt Waters

From: Matt Waters
Sent: Friday, October 07, 2016 9:59 AM
To: 'Carol Dygean'
Cc: Cory Linder; Daniel Trautner; Mona Dill; Mary Hirsch; Ron Dragoo; James Flannigan
Subject: RE: Ladera Linda Park Master Plan - suggest to consider an aquatic center

Dear Ms. Dygean,

Thank you for your interest in the Ladera Linda Park Master Plan. My apologies for the delay in getting back to you. I'm glad to hear that you and your family have used the facilities there in the past.

Unfortunately, the City's Parks Master Plan which was adopted in 2015 does not include a gymnasium or pool at that site, so those elements are not being considered during the Ladera Linda Park process. Those elements are considered as possible components at the Point Vicente Park/Civic Center complex which is in the early stages of a Master Plan process currently. Thank you again for your interest and I encourage you to stay involved in both Master Plan projects as they move forward.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Carol Dygean [mailto:mcdygean@cox.net]
Sent: Wednesday, September 21, 2016 11:33 AM
To: Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Park Master Plan - suggest to consider an aquatic center

My husband and I reside in the City of Palos Verdes Estates. We have been at the Ladera Linda sight over the years for various things, like soccer, scout meetings, hiking, etc.

My husband mentioned last year what a perfect site for an aquatic center. We have a 13 year old daughter that is a competitive swimmer, so we've visited lots of aquatic centers, including the Rose Bowl aquatic Center, the Aquatic Center in Irvine, Alondra Aquatic

Center and many college and high school pools. An aquatic center can provide swim lessons, recreation for all ages (including seniors) and also have an agreement with a local swim team to train and hold meets. It would be a great thing for the site. It isn't cheap and requires fundraising and/or grants, though likely there would be interest. El Segundo is in the process of partnering with the School Districts for one currently, along with private donors.

Please consider this possibility as you make plans. It is a facility lacking on the hill right now.

Carol Dygean
mcdygean@cox.net

Matt Waters

From: Matt Waters
Sent: Friday, October 07, 2016 10:01 AM
To: 'Richard Fisher'
Subject: FW: Ladera Linda meeting tonight

FYI

From: Gary Randall [mailto:grapecon@cox.net]
Sent: Thursday, September 22, 2016 4:58 PM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; 'Herb Stark' <herbertstark@cox.net>; 'Gene Dewey' <rgdewey@cox.net>; Ron Dragoo <RonD@rpvca.gov>; Mona Dill <MonaD@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; Leslie Williamson <LeslieW@rpvca.gov>; Mary Hirsch <MaryH@rpvca.gov>
Subject: RE: Ladera Linda meeting tonight

Thank you, Matt, for the additional insight. I do think such things as "American Red Cross Evacuation and General Shelter Location" are probably not known to all the residents (or maybe I just haven't been paying close attention). I would think that would be an important item to mention. As that type of facility, I would imagine some supplies would need to be stored there, which would occupy some building "square footage," but realistically that would not be square footage for any sort of active use other than in the event of a disaster. I think that is an important distinction that might be helpful for residents to hear.

From: Matt Waters [mailto:MattW@rpvca.gov]
Sent: Thursday, September 22, 2016 1:44 PM
To: Gary Randall
Cc: Cory Linder; Doug Willmore; 'Herb Stark'; Gene Dewey; Ron Dragoo; Mona Dill; Daniel Trautner; Leslie Williamson; Mary Hirsch; Matt Waters
Subject: RE: Ladera Linda meeting tonight

Hi Gary,

Good to hear from you and thanks for your email. You raise a number of good points that will certainly be discussed tonight. I also anticipate significant input from the audience, so our intent is to move quickly through our presentations, so there'll be ample time for public discussion and questions.

The Powerpoint does broadly outline current uses at Hesse Park during the RFA section of the report (slides 20 and 21). Ladera Linda currently hosts a wide range of ongoing classes, seasonal camps, a YMCA summer camp, community meetings, workshops as well as drop in-sports and casual use. Besides classrooms of varying sizes and an MPR, Ladera Linda also hosts a Discovery Room, and Sheriff/Open Space Management (Preserve Ranger) drop-in offices. Typically, new community centers are not built with sufficient storage (e.g. Hesse and PVC) which is an issue to consider early on in this process. LL is also a designated American Red Cross Evacuation and General Shelter location as well.

Now you are certainly correct that all 18,000 sq feet of LL is likely not ever used at the same time. Based on community input that has already been received, along with input from tonight's workshop and the professional expertise of our consultant, it is likely that the two alternative designs will be less than the current 18,000 square feet. That size (and layout) was intended for an elementary school, not a park and community center. 18,000 is listed as a maximum, not as a target size. The identified elements of the site, along with topography and other factors, should drive the square footage, not the other way around.

We will certainly discuss current usage in general terms tonight as you suggested and follow-up with more detail going forward. Current usage may not be the best barometer given the condition of the facility, but it certainly is a factor worth considering.

Hope that was helpful and I look forward to seeing you at tonight's meeting.

Take Care,

Matt

From: Gary Randall [<mailto:grapecon@cox.net>]
Sent: Thursday, September 22, 2016 11:13 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; 'Herb Stark' <herbertstark@cox.net>; Gene Dewey <rgdewey@cox.net>
Subject: Ladera Linda meeting tonight

Hi Matt:

I am looking forward to tonight's meeting regarding the master plan for the Ladera Linda Community Center. Thank you, also, for publishing the Powerpoint presentation ahead of that meeting.

In looking thru the Powerpoint presentation, I did not see any information about current actual usage of the 18,000 square foot community center in its current state. Perhaps I missed it – if I did, please let me know where that information is in the reports.

Specifically, I am interested in knowing how much of, and how often, the current 18,000 square foot is being utilized. Do YMCA day camps use all of the classrooms? Do Fall/Spring rec classes use all of the 18,000 square feet? If the entire 18,000 square feet is not currently being utilized, or only utilized on very rare occasions, I would think that would be important information to present so that those in attendance can make informed comments about their wishes and input for the size of any new community center. For instance, if only 5000 square feet is being utilized, I would likely be in favor of a community center that has similar square footage to what is currently being utilized (i.e. 5000 square feet), and likely not in favor of an 18,000 square foot facility. Of course, this is just an example, but I think you can appreciate how current usage information is very important to the residents making informed comments.

I realize this is late input, and that it might be difficult to present specific numbers at tonight's meeting. If you cannot present specific numbers and statistics, could you at least do the following:

1. Perhaps generally comment on current usage, and commit to getting specific numbers put together in a specific timeframe to help in the decision process
2. Commit to, once you have those details, provide the detail to at least everyone who signed in at the meeting and gave an email address, and solicit their feedback based on that information when it is published?

Thank you for your consideration of this aspect.

I would anticipate a LOT of input from the audience tonight. I am very hopeful that you, Cory, and the consultant will be given a chance by the audience to get through your presentations first, without interruption, and then that you would allow a generous amount of time for audience comments. You might even start your presentations by asking the

Matt Waters

From: Matt Waters
Sent: Friday, October 07, 2016 10:05 AM
To: 'Gary Randall'
Cc: Cory Linder; Vlaco Jessica; ed hummel; Mickey Rodich <mickeyrodich@gmail.com>; 'Herb Stark'; Cory Linder; Daniel Trautner; James Flannigan; Ron Dragoo; Mona Dill
Subject: RE: Hike this morning

Hi Gary,

Thank you for these comments about and for your involvement. My apologies for the delay in responding. I will certainly share your concerns with the other staff who are working on this project as well as RFA.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
Recreation and Parks Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv
mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Gary Randall [mailto:grapecon@cox.net]
Sent: Friday, September 23, 2016 9:00 AM
To: Matt Waters <MattW@rpvca.gov>
Cc: Cory Linder <CoryL@rpvca.gov>; Vlaco Jessica <jvlaco@yahoo.com>; ed hummel <ecarloshum@gmail.com>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; 'Herb Stark' <herbertstark@cox.net>
Subject: Hike this morning

Hi Matt:

Attached is a good example of a large, organized group that came and completely filled the LL Community Center Parking lot this morning at 7:15 a.m. (and parked a fair way down Forrestal). I estimated 50-60 hikers when they finally all assembled and headed out, and it's not even Saturday morning! I think it will be extremely important for you, working with the consultant, to come up with good, creative solutions to ensure parking at any new facility is reserved for actual users of the facility, not for large groups going on hikes in the preserve. I also trust that, in this process, you will be thinking about solutions to overflow parking onto Forrestal and onto Pirate, Phantom, and Sea Raven Drives.

I have suggested in the past that Pirate, Phantom, and Sea Raven should be considered for "parking by permit only" restrictions, and that perhaps parking along Forrestal be limited to one side only (and perhaps have time limits on it, say

2 hours maximum). I think this discussion should be occurring now, regardless of any longer term project earmarked for the community center and park. My views and ideas for a solution may not be exactly the same as other Ladera Linda residents, but I think the majority of residents feel something needs to be done to improve the current situation.

I am not against the general public utilizing our beautiful parks and hiking trails – after all, these are public areas. I do ***not*** think, however, that the city has any obligation to provide unlimited, or even large amounts, of parking, nor encourage use of these areas thru social media. It's time to get this situation under control, and also develop some very good plans for the future community center.

Thank you for your consideration. I do have some additional comments on last night's meeting, but will include those in a separate email.

Gary

audience to hold all questions and comments until the end of the presentation and that there will be ample time for discussion after the presentations.

Again, I look forward to seeing you at tonight's meeting.

Regards

Gary Randall

Matt Waters

From: Matt Waters
Sent: Friday, October 07, 2016 10:15 AM
To: 'Donald Bell'
Cc: Cory Linder; Daniel Trautner; Mona Dill; James Flannigan; Ron Dragoo
Subject: RE: Ladera Linda

Dear Mr. Bell,

Thank you for your email and opinions on the Ladera Linda Park Master Plan. I will share your email with other City staff involved in the project as well as the Design consultant firm, RFA.

Sincerely,

Matt Waters
Senior Administrative Analyst

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From: Donald Bell [mailto:dwbrpv@gmail.com]
Sent: Tuesday, October 04, 2016 2:21 PM
To: cprotem73@cox.net; tjduhovic@hotmail.com; mizie@cox.net; briancampbell@gmail.com; susanbrooks01@yahoo.com
Cc: martycrna@cox.net; Gene Dewey <rgdewey@cox.net>; edmund hummel <ecarloshum@gmail.com>; Jim Lehman <jimlehman@mac.com>; Gary Randall <grapecon@cox.net>; Barry <bjhilde@aol.com>; Bill Foster <bfos@cox.net>; Richard Stark <dimarstark@cox.net>; George Fink <gfink11@cox.net>; Jessica Vlaco <vlaco5@cox.net>; bill schurmer <sbschurm@yahoo.com>; Sam Rubino <IAMSAMBINO@aol.com>; j.tetherow@cox.net; Tom Smith <thomash.smith@gmail.com>; Angelows Angelow <blagangel@gmail.com>; Mike Hansen <cfink@cfid.net>; Judy Youssef: <julyasa@aol.com>; Youseff Aelony <y.aelony@cox.net>; Jack Fleming <jjfleming2000@yahoo.com>; Paul Henrikson <paul.henrikson@cox.net>; Bob Klatt <r.klatt@cox.net>; Herb Stark <stearman@juno.com>; latterpeg@cox.net; Amanda Wong <kiwi_esq@hotmail.com>; Erika Barber <nbarber310@cox.net>; Emeric Rodich (mickeyrodich <mickeyrodich@yahoo.com>; Lenée Bilski <leneebilski@hotmail.com>; Joyce <jfinkcentral@cox.net>; Emily McKean <Mickeydande@cox.net>; Cory Linder <CoryL@rpvca.gov>; James Flannigan <JamesF@rpvca.gov>; Ron Dragoo <RonD@rpvca.gov>; Mary Hirsch <MaryH@rpvca.gov>; Daniel Trautner <DanielT@rpvca.gov>; Matt Waters <MattW@rpvca.gov>; Charles Agnew <cvagnew@cox.net>; ezstevens@cox.net; Home Bell <dwbrpv@gmail.com>; Mona Dill <MonaD@rpvca.gov>
Subject: Ladera Linda

Dear Council Members,

With respect, we believe a Master Plan for Parks at Ladera Linda is a distorted view of what our city should be considering. Rancho Palos Verdes has an opportunity to create a **City Center at Upper Point Vicente**, not some isolated site for “stakeholder needs” at Ladera Linda.

Many neighborhood meetings held years ago by the Recreation & Parks group encouraged citizens to add to a wish list of recreational facilities they would use. Swimming pools, basketball courts, skate parks, and other recreation facilities plus Sheriff Offices were universally supported and **were to be centralized**. We know ideas have floated for years to modernize and expand the outdated and cramped facilities of our city government. All this should be done within one expenditure of millions at the logical **Upper Pointe Vicente** site.

You must **stop the Ladera Linda project** now before more money (**\$7 million?**) is **wasted**. We do not know who made the decision that the Ladera Linda Buildings got an “F” and needed to be razed. At least instruct R&PD to get real costs for modest repairs to the existing site to make it safe and useful for current needs. It is not hard to include earthquake upgrade, become ADA compliant, upgrade HVAC and replace roofing and T-bar ceilings. There is an industry called “Commercial Tennant Improvement” where you can obtain competitive proposals to save millions that should be used for a new **City Center for Rancho Palos Verdes**.

The Recreation and Parks Department is consuming time and money needlessly. As a PUMP Committee member years ago, I heard city staff considered Non-Reserve public lands as having minimal development except at Upper Point Vicente. We neither want nor need anything more than exists now at Ladera Linda. We do not want tree removal, more parking, more structure, more attractions, more storage or more self serving money wasted on consultants or planners. We believe the statistics used by R&PD to justify the design and plan are skewed and do not represent the true opinions of more than 500 affected voters.

Very Concerned Citizens,
Donald and Carolyn Bell
3571 Vigilance Drive
Ladera Linda

Matt Waters

From: Matt Waters
Sent: Friday, October 07, 2016 10:18 AM
To: 'Lenée Bilski'
Cc: Cory Linder; Daniel Trautner; Mona Dill; James Flannigan; Ron Dragoo
Subject: RE: Ladera Linda Parksite

Dear Ms. Bilski,

Thank you for your email and opinions on the Ladera Linda Park Master Plan. I will share your email with other City staff involved in the project as well as the Design consultant firm, RFA.

Sincerely,

Matt Waters
Senior Administrative Analyst

City of Rancho Palos Verdes
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Rancho Palos Verdes, CA 90275
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mattw@rpvca.gov - (310) 544-5218 p – (310) 544-5291 f



From: Lenée Bilski [mailto:leneebilski@hotmail.com]
Sent: Tuesday, October 04, 2016 3:55 PM
To: CC <CC@rpvca.gov>; Matt Waters <MattW@rpvca.gov>
Subject: Ladera Linda Parksite

Oct. 4, 2016

Dear Mayor Dida , Councilmembers and city staff,

I attended the Sept. 22nd Ladera Linda Workshop mtg. which was well publicized.
I did not receive notice of a Sept. 26th mtg. for SeaView.

The city staff listed renters (yoga instruction, Mommy & Me classes, YMCA, etc.) among the "stakeholders" which I believe is unfair! The residents, especially those in the surrounding neighborhoods, are the "stakeholders". The needs of the Red Cross, Sheriff Dept. at LL are understandable and should be included in the plans.

I do not believe that organizations/individuals renting the current site are "stakeholders" to be consulted about future plans for the parksite. Did the City consider the Montessorri school located on the site a "stakeholder" ? I don't think so.

Is the city staff trying to use our parks to raise money through rentals??? It appears that way.

Another question I heard was why does the city use social media to publicize our parks to the general public in southern California area???

I believe the residents of SeaView, especially on Dauntless Dr., will be impacted by development plans for Ladera Linda as well as the Ladera Linda area residents. It could be a very negative impact.

I would suggest that the City change it's slogan from "less is more" to "LESS is BETTER".

Thank you for your consideration of my comments and questions.

Ever vigilant,

Lenée Bilski
SeaView resident



Estimate Of Probable Construction Costs Worksheet

Job 090-001
 Acres: _____
 Estimate Jim Collison / Dick Fisher

Project: Ladera Linda Community Park Concept 'A'
 Client: City of Rancho Palos Verdes
 Date: 7/18/2017

| ITEM NO # | ITEM DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|-------------------------------|---|----------|------|----------------|--------------------|
| 1 | Mobilization | 1 | LS | \$350,000.00 | \$350,000 |
| 2 | Demolition | 1 | LS | \$120,000.00 | \$120,000 |
| 3 | Hazardous Material Removal Allowance | 1 | LS | \$150,000.00 | \$150,000 |
| 4 | Tree & Shrub Removal (perimeter) | 27,000 | SF | \$0.25 | \$6,750 |
| 5 | Clearing & Grubbing | 1 | LS | \$8,000.00 | \$8,000 |
| 6 | Grading | 6,844 | CY | \$30.00 | \$205,320 |
| 7 | Drainage | 1 | LS | \$60,000.00 | \$60,000 |
| 8 | Retaining Walls at Basketball Courts | 130 | LF | \$200.00 | \$26,000 |
| 9 | Rock Retaining Walls at Playground Area | 100 | LF | \$120.00 | \$12,000 |
| 10 | New Driveway Apron | 191 | SF | \$7.00 | \$1,337 |
| 11 | AC Paving 3" | 1,126 | Tons | \$100.00 | \$112,600 |
| 12 | Aggregate Base 4" | 677 | CY | \$65.00 | \$44,005 |
| 13 | Concrete Curb | 1,181 | LF | \$25.00 | \$29,525 |
| 14 | Concrete Curb & Gutter | 1,049 | LF | \$40.00 | \$41,960 |
| 15 | Concrete Mow Strip | 424 | LF | \$12.00 | \$5,088 |
| 16 | Security Lighting | 23 | EA | \$8,000.00 | \$184,000 |
| 17 | Parking Lot Lighting | 22 | EA | \$7,000.00 | \$154,000 |
| 18 | Parking Lot Striping | 1 | LS | \$14,000.00 | \$14,000 |
| 19 | Concrete Walkway (6") | 42,626 | SF | \$8.00 | \$341,008 |
| 20 | Concrete Parkway Walkway (4") | 6,383 | SF | \$6.50 | \$41,490 |
| 21 | Concrete Full Basketball Court | 1 | LS | \$55,000.00 | \$55,000 |
| 22 | Concrete Half Basketball Court | 1 | LS | \$30,000.00 | \$30,000 |
| 23 | Handicap Access Ramp | 2 | EA | \$5,000.00 | \$10,000 |
| 24 | Handicap Signage | 4 | EA | \$300.00 | \$1,200 |
| 25 | Enhanced Paving | 6,505 | SF | \$15.00 | \$97,575 |
| 26 | Play Area Curb | 687 | LF | \$30.00 | \$20,610 |
| 27 | Playground Equipment | 1 | LS | \$200,000.00 | \$200,000 |
| 28 | Playground Resilient Surfacing | 8,470 | SF | \$15.00 | \$127,050 |
| 29 | Group Picnic Shelter | 1 | LS | \$55,000.00 | \$55,000 |
| 30 | Butterfly Garden | 2,510 | SF | \$1.50 | \$3,765 |
| 31 | Bridge (261 sf) | 1 | LS | \$6,000.00 | \$6,000 |
| 32 | Stairs (185 sf) | 1 | LS | \$15,000.00 | \$15,000 |
| 33 | Dry Stream | 698 | SF | \$10.00 | \$6,980 |
| 34 | Large Boulders Placement (Boulders Provided by City) | 39 | EA | \$200.00 | \$7,800 |
| 35 | Medium Boulders Placement (Boulders Provided by City) | 34 | EA | \$150.00 | \$5,100 |
| 36 | Community Center Building | 1 | LS | \$4,222,500.00 | \$4,222,500 |
| 37 | Storage Building | 1 | LS | \$250,000.00 | \$250,000 |
| 38 | Trash Enclosure | 1 | LS | \$16,000.00 | \$16,000 |
| 39 | Utilities | 1 | LS | \$65,000.00 | \$65,000 |
| 40 | New Park Sign | 1 | LS | \$12,000.00 | \$12,000 |
| 41 | Boulders Relocation | 1 | LS | \$3,000.00 | \$3,000 |
| 42 | Drinking Fountain | 2 | EA | \$9,000.00 | \$18,000 |
| 43 | Picnic Table | 13 | EA | \$2,500.00 | \$32,500 |
| SUB TOTAL (Items 1-43) | | | | | \$7,167,163 |



Estimate Of Probable Construction Costs Worksheet

Job
No.: 090-001

Project: Ladera Linda Community Park Concept 'A'

Acres: _____
Estimate Jim Collison / Dick Fisher

Client: City of Rancho Palos Verdes
Date: 7/18/2017

(cont)

| ITEM NO # | ITEM DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--------------------------------|--|----------|------|------------|--------------------|
| 44 | 6' Bench | 31 | EA | \$1,500.00 | \$46,500 |
| 45 | 4' Bench | 8 | EA | \$1,300.00 | \$10,400 |
| 46 | Chair | 16 | EA | \$1,000.00 | \$16,000 |
| 47 | Chainlink Fence | 1,407 | LF | \$80.00 | \$112,560 |
| 48 | Wood Post & Metal Fencing | 1,383 | LF | \$20.00 | \$27,660 |
| 49 | Removable Bollards | 2 | EA | \$800.00 | \$1,600 |
| 50 | Automatic (Overhead) Irrigation System | 185,072 | SF | \$1.50 | \$277,608 |
| 51 | Weed Abatement | 185,072 | SF | \$0.10 | \$18,507 |
| 52 | Soil Prep / Fine Grading | 185,072 | SF | \$0.25 | \$46,268 |
| 53 | Shrub Planting | 133,194 | SF | \$0.85 | \$113,215 |
| 54 | Slope Shrub Replacement | 26,695 | SF | \$0.85 | \$22,691 |
| 55 | 3" Layer Wood Mulch | 1,237 | CY | \$50.00 | \$61,850 |
| 56 | Hydroseeded Turf | 51,878 | SF | \$1.00 | \$51,878 |
| 57 | 24" Box Tree | 105 | EA | \$275.00 | \$28,875 |
| 58 | 120-Day Maintenance | 1 | LS | \$5,000.00 | \$5,000 |
| SUB TOTAL (Items 44-58) | | | | | \$840,612 |
| SUB TOTAL (Items 1-43) | | | | | \$7,167,163 |
| TOTAL | | | | | \$8,007,774 |
| 10% CONTIGENCY | | | | | \$800,777 |
| TOTAL | | | | | \$8,808,552 |

IMPROVEMENTS TO BE FUNDED BY OTHER DEPARTMENTS

| ITEM NO # | ITEM DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--------------------------------|--------------------------------|----------|------|------------|-----------------|
| 59 | AC Paving 3" | 109 | Tons | \$100.00 | \$10,900 |
| 60 | Aggregate Base 4" | 65 | CY | \$65.00 | \$4,225 |
| 61 | Concrete Curb & Gutter | 422 | LF | \$40.00 | \$16,880 |
| 62 | Parking Lot Striping | 1 | LS | \$6,000.00 | \$6,000 |
| 63 | Concrete Parkway Walkway (4") | 1,841 | SF | \$6.50 | \$11,967 |
| 64 | Irrigation System and Planting | 1,362 | SF | \$3.85 | \$5,244 |
| SUB TOTAL (Items 59-64) | | | | | \$55,215 |
| 10% CONTIGENCY | | | | | \$5,525 |
| TOTAL | | | | | \$60,740 |