

MEMORANDUM



RANCHO PALOS VERDES

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: RON ROSENFELD, DIRECTOR, RECREATION AND PARKS *MR*
DATE: NOVEMBER 17, 2009
SUBJECT: CONCEPTUAL RECREATION DESIGNS FOR GRANDVIEW AND LOWER HESSE PARKS
REVIEWED: CAROLYN LEHR, CITY MANAGER *CL*

Staff Coordinator: Matt Waters, Senior Administrative Analyst *MW*
Ara Mihranian, Principal Planner *AM*

RECOMMENDATION

- 1) Approve the conceptual improvement plans for Grandview Park and Lower Hesse Park and direct staff to prepare design plans for Lower Hesse Park and Grandview Park.
- 2) Adopt resolution No. 2009-, a resolution of the City Council of the City of Rancho Palos Verdes, authorizing staff to expend an amount not to exceed \$50,000, to fund completion of the Conceptual Design.

BACKGROUND

The City Council adopted its 2009 Tactical Plan on March 21, 2009. At that meeting, the City Council approved the following Recreational/Educational Facility Goal:

- *Improve the City's recreational and educational facilities by expanding opportunities for active recreational uses and improving access to all parks.*

Council also directed staff to pursue the following related Tactical Goal milestones:

- *By September 30, 2009, staff will present a report to City Council regarding possible options to develop Grandview Park and Lower Hesse Park for active recreation.*
- *By October 31, 2009, staff will bring forward to Council alternatives to improve the accessibility at City parks for all user groups.*

In order to address these goals, staff engaged in an extensive visioning process, relying on public input and information from a variety of available sources including, but not limited to, the City's Parks Master Plan, City of Rancho Palos Verdes Parks and Recreation and

Open Space Task Force Community Survey, 5-Year Capital Improvement Plan (CIP), Sports Field Use Inventory and Peninsula-wide Recreational Resources Inventory, and ongoing input from the general public regarding community-wide recreational activities and facilities. Additionally, Staff has held a number of visioning exercises and meetings, as well as site-visits to assess the existing park conditions and to generate conceptual recreational options. Finally, as part of the initial public outreach efforts, staff and members of the City Council met with the Board of Directors of Pacific View Home Owners Association and the Grandview Homeowners Association (including property owners on Montemalaga) to preview and elicit public input on the Staff-prepared conceptual park improvement plans being presented to the Council tonight. The input gathered from the two neighborhood meetings are summarized in this staff report (see attachment). Furthermore, based on the public input expressed at both meetings, Staff has revised the conceptual park improvement plans to incorporate some of the suggestions heard at the HOA meetings and will present the revised plans at the November 17th meeting.

The City Council is being asked to review the Staff-prepared conceptual improvement plans for Lower Hesse Park and Grandview Park, and if deemed acceptable, to direct Staff to prepare design level improvement plans for both of these parks. It should be noted that in order to prepare design level improvement plans, Staff will need to obtain a professional park designer or landscape architect to prepare design level plans. As part of this design process, there will be additional public outreach opportunities to solicit additional input from the community.

DISCUSSION

Park Planning Process

Public outreach efforts and input from the community are essential for a sound recreation policy. There are many programs and public outreach opportunities which allow for input from a wide range of community organizations, residents and community stakeholders on recreation and open space issues. Input from the following sources facilitated the development of the conceptual park improvement plans presented in this report:

- **Parks Master Plan:** The Parks Master Plan was most recently adopted by the City Council in 1989. Development priorities established for Lower Hesse Park in the City of Rancho Palos Verdes Parks Master Plan include eight regulation tennis courts, permanent restrooms, and parking. Likewise, the Parks Master Plan establishes a parking lot, increased vehicular and pedestrian access, playground equipment, restrooms, and five to ten picnic sites as development priorities for Grandview Park. The proposed improvements to these parks presented tonight are largely in line with the City's Parks Master Plan.
- **Conceptual Trails Plan (CTP):** The CTP was first adopted by the City Council on January 22, 1990 and was most recently amended on September 7, 1993. The CTP is intended to identify trail opportunities within the community so that acquisition and development of new public trails can be incorporated into the City's extensive public trails network. Included in the CTP are proposed trails for both Lower Hesse Park and Grandview Park.

- **Capital Improvement Plan (CIP):** A number of recreation-related projects are included in the Council-approved 5-year CIP, including funded and unfunded projects. The current inventory was compiled through a public outreach effort including meetings with HOAs, the Peninsula Seniors, a Community Leaders Breakfast forum, as well as a comprehensive review of existing reports, infrastructure plans, and City Council direction.
- **Open Space Planning and Recreation and Parks Task Force:** Task Force members and Staff reached out to numerous stakeholders and interested parties, hosted several design charrette and public forums, held dozens of public meetings, and participated in a joint workshop with the City Council. The Task Force had seven sub-committees including Upper Point Vicente, Athletic Facilities, and Equestrian Center. Additionally, a professional phone survey of 500 RPV residents was conducted in 2003, soliciting their opinions on a wide range of recreational issues.
- **Sports Field Use Inventory and Peninsula-wide Recreational Resources Inventory:** Staff presented a survey/inventory of fields and facilities both in Rancho Palos Verdes and the entire Peninsula to the City Council in June. The report analyzed current usage and potential needs regarding youth sports. The project involved multiple meetings and discussions with numerous stakeholders including all the Peninsula cities, sports leagues, sports clubs, private sport facilities, and the Palos Verdes Peninsula Unified School District.
- **Girls Softball:** A number of City-owned parks were studied in 2004, including Lower Hesse Park and Grandview Park as possible locations of girls softball fields. Due to the extensive grading required, Lower Hesse Park and Grandview Park were the most expensive to develop for girls softball, based on a proposal consisting of three to four regulation size softball fields. Specifically, a four field layout at Lower Hesse Park was estimated to cost \$3,500,000 to construct with 95,000 cubic yards of grading, while a three field layout at Grandview Park was also estimated to cost approximately \$3,500,000 to construct with 65,000 cubic yards of grading. In 2005, the City Council opted to designate Upper Hesse Park as the location for future girls softball fields.
- **Ongoing Civic Relationships:** Staff from multiple City departments work closely with a wide range of volunteer and local organizations including the Docents, Peninsula Seniors, Palos Verdes Peninsula Land Conservancy, Palos Verdes Peninsula Unified School District, youth sports leagues, Kiwanis, homeowners associations, American Cetacean Society, Bridge Clubs, Chamber of Commerce, and Las Candalistas. These organizations provide ongoing feedback to the City on a wide range of recreational issues that influence programming and facilities.
- **HOAs:** Staff and Mayor Pro Tem Steve Wolowicz and Councilman Stern, along with several members of City Staff, met on November 5th with the Board of Directors of

Pacific View Homeowners Association regarding the conceptual plan for Lower Hesse Park. Staff and Councilman Long and Councilman Dyda met on November 10th with the Grandview Homeowners Association regarding the conceptual plan for Grandview Park. Feedback from the Pacific View Homeowners Association and the Grandview Homeowners Association is attached.

Conceptual Development Plans

Based on the various sources listed above, Staff prepared conceptual improvement plans for both Lower Hesse Park and Grandview Park which are attached for Council review (see attachment). The conceptual park improvement plans are intended to improve accessibility and the utility of each park site by enhancing the aesthetic appearance and recreational amenities. Additionally, the conceptual plans expand the scope and number of active recreation options available to the community while balancing the existing open areas at each site with the proposed recreational amenities. Since the Staff-prepared plans are conceptual schematics, the dimensions of the proposed amenities are not drawn to scale, but rather shown in "bubbles" as approximations.

Lower Hesse Park

Hesse Park opened in 1983 and its approximately 28-acres are divided into two areas commonly referred to as Upper and Lower Hesse Park. Upper Hesse Park is approximately 10-acres and is improved with a community center, parking lot, playground equipment, and a multi-use athletic field with extensive landscaping. Lower Hesse Park is approximately 18-acres and is mostly undeveloped. The park is currently designated by the City's Zoning Map as Open Space – Active. In 1999, local residents developed conceptual plans for the site and worked with City Staff to improve the condition of Lower Hesse Park with amenities such as a small dirt parking lot, a series of trails, a bridge over a natural drainage course, picnic facilities, and a sand volleyball court. The majority of the site is not irrigated and outside of rainy seasons, the park landscape is often dry and brown with little planted vegetation. Since the completion of the improvements in 1999, Lower Hesse Park has not been renovated or improved.

According to the attached conceptual plan, Staff proposes to improve Lower Hesse Park with the following amenities:

Improved/Enhanced Aesthetics/Amenities

- Improving, expanding and realigning the trail system. This will allow for expanded trail access to more of the site, including the open area at the northern section of the park. The trails will be designed to accommodate persons with disabilities in regards to trail tread and slopes and trail material consisting of compacted decomposed granite.
- Updating and constructing viewing and picnic nodes with benches, picnic tables, drinking fountains with dog bowls, trash cans, BBQs, and landscaping (trees and shrubs) etc.

- Improving the existing bridge and constructing two new bridges over the proposed greenbelt/dry creek that divides the site into two areas.
- Enhancing the aesthetic condition of the existing greenbelt with the importation of rock material and new landscaping (trees and shrubs).
- Planting drought tolerant ornamental trees and shrubs selected from a colorful plant palette.
- Installing a lawn area for informal use by the public for picnics, games, etc.
- Repairing and installing irrigation for the proposed lawn area, landscape pods, and picnic areas.
- Installing post and cable fencing along the perimeter of the park adjacent to the roadway.
- Installing "mutt mitt" stations.

Improved Accessibility/Utility

- Installing park identification signs at the entrance off Locklenna Lane.
- Expanding and improving the existing parking lot to accommodate approximately 50 cars.
- Improving ingress and egress to the park by expanding the driveway entrance width and improving the parking lot circulation with a one-way circular pattern driveway aisle around the existing sand volleyball court.

Improved/Expanded Active Recreation

- Constructing a fenced dog park with separate sections for large and small dogs.
- Constructing two tennis courts (non-illuminated).
- Constructing an outdoor basketball court (non-illuminated).
- Renovating the existing sand volleyball court.
- Constructing an outdoor par course with approximately 6 stations along the outer ring trail system.

The construction of the above amenities for Lower Hesse Park is estimated to cost approximately **\$1,033,350**, depending on the final amenities included in the park improvement plan. It should be pointed out that this cost does not include the preparation of design and construction plans.

Grandview Park

Grandview Park is approximately 18-acres and is located at the northwest portion of the City adjacent to the City of Palos Verdes Estates. The City purchased the park in 1980 from the Palos Verdes Peninsula Unified School District. The park is currently designated by the City's Zoning Map as Open Space – Passive. The park is in the same undeveloped condition as when it was acquired by the City and is not part of the City's routine maintenance and weed abatement program for City parks. Grandview Park is currently used primarily by the neighborhood for walking, including regular dog walking on an existing unimproved footpath leading to the flat and highest portion of the site, as well as on a number of informal, undeveloped trails.

According to the attached conceptual plan, Staff proposes to improve Grandview Park with the following amenities:

Improved/Enhanced Aesthetics/Amenities

- Improving and constructing new trails for pedestrian and bicycle use (approximately 8 to 10-foot trail tread). The proposed trail system is designed to create an outer loop around the perimeter of the park and inner loop trail around the flat portion of the park where the proposed active recreational amenities are located. The trails will be designed to accommodate persons with disabilities in regards to trail tread and slopes and trail material consisting of compacted decomposed granite.
- Constructing viewing nodes that will include benches and picnic tables, drinking fountains with dog bowls, trash cans, barbecues, etc.
- Planting landscape nodes with drought tolerant ornamental trees and shrubs selected from a colorful plant palette.
- Installing a landscaped buffer immediately north of homes on Montemalaga Drive.
- Installing "mutt mitt" stations.

Improved Accessibility/Utility

- Installing a park identification sign at the entrance off Montemalaga Drive.
- Constructing a parking lot to accommodate a total of approximately 50 cars with a designated drop-off area.
- Repairing the existing sidewalk, parkway, and guard rail at the terminus of Ironwood Street and constructing planters at the entry point to the park.
- Constructing a switchback trail off Ironwood Street for improved neighborhood access to park.
- Constructing a restroom facility adjacent to parking lot.
- Installing on-street parking restriction signs.

Improved/Expanded Active Recreation

- Constructing a fenced dog park with separate sections for large and small dogs.
- Creating a cycling trails area.
- Installing a children's playground with equipment that is situated adjacent to park benches, trash receptacles, and landscaping.
- Installing an outdoor par course exercise system with approximately 7 stations located along the outer loop trail.
- Creation of a site for future use a seasonal day camp locale.

The construction of the above amenities at Grandview Park is estimated to cost approximately **\$743,100.00**, depending on the final amenities included in the park improvement plan. It should be noted that this cost estimate does not include the preparation of design and construction plans.

Public Safety Issues

While developing these conceptual plans, Staff was sensitive to a variety of public safety issues, including those expressed by neighboring residents. Several residents at the meeting with the Grandview Homeowners Association expressed concerns about fire danger and supported potential active recreation developments on the site as a way to minimize that possibility. Section 12.16.030 of the Rancho Palos Verdes Municipal Code (RPVMC) requires all City parks close between one hour after sundown and one hour before sunrise to deter any nighttime activity in the parks or the surrounding neighborhoods. The proposed amenities do not include lighting, with the exception of security lighting (if deemed necessary), and all parking lots will be controlled with a gate that will be closed during non-park hours. Additionally, the proposed improvements are designed to allow for the Sheriff's department to more easily patrol these areas. In addition, the City Council approved a new Park Ranger program for FY09-10. Additional enforcement and patrol activities in community parks will be included in the scope of responsibilities for this program. Planned improvements in these parks will also allow for routine City maintenance (i.e. trash pick-up) in these areas, improving the overall aesthetics of these public parks. In addition to routine maintenance, fire mitigation efforts will also be enhanced to protect these areas and make them safer for the community at large and the surrounding neighborhoods.

ADDITIONAL INFORMATION

Courtesy Notice

On November 10, 2009, a courtesy notice was sent to property owners within the neighborhoods adjacent to Hesse Park and Grandview Park notifying the property owners of the November 17th Council meeting and inviting public comments on the proposed conceptual improvement plans. Public comment letters submitted to the City will be presented to the Council at the November 17th meeting.

California Environmental Quality Act

In accordance with the provisions of the California Environmental Quality Act (CEQA), the proposed improvements to Lower Hesse Park and Grandview Park will require environmental review prior to Council's approval of the final design plans. As such, Staff will prepare the required environmental documents based on the extent and nature of the proposed park improvements for future consideration by the City Council.

Additional Recreational Accessibility Issues

As mentioned previously, the 2009 Recreational/Educational Facility Tactical Goal calls for improved accessibility to park sites. In addition to the proposed accessibility improvements at Lower Hesse Park and Grandview Park, there are a number of funded and unfunded projects in the City's Five-Year CIP that would enhance the accessibility and utility of the

City's recreational facilities:

- Abalone Cove Shoreline Park: Funded FY11-12 and FY12-13. Estimated cost \$250,000. Among the proposed improvements to the site are building an ADA accessible bluff top trail, an improved trailhead, and improved trail signage. Total cost includes vegetation, shade features, benches, and invasive species removal program.
- Bathroom at Del Cerro Park: Unfunded. Estimated cost \$250,000-\$300,000. Construction of a bathroom at Del Cerro Park to serve park visitors and Portuguese Bend Preserve trail users.
- Fred Hesse Jr. Park Renovation: Unfunded. Estimated cost \$500,000-\$900,000. Among the many proposed improvements to this twenty-six year-old park are upgrades for ADA compliance which would improve accessibility.

FISCAL IMPACT

Staff recommends that the City Council direct Staff to proceed with the Conceptual Design phase for both parks which is estimated to cost approximately \$50,000. Additional estimates for the construction of these parks are shown below. However, these estimates will be subject to change pending the approved conceptual plans and selected amenities. Staff will bring back to Council a contract for consulting services for the design of the Lower Hesse Park and Grandview Park improvements. Although future funding could include outside sources such as donations or grants, currently the only identified funding source is the General Fund. Staff has recently quantified the expected FY08-09 General Fund variance of almost \$1.2 million, which has been added to the FY09-10 Statement of Estimated General Fund Reserves (see attached). Staff recommends that the City Council adopt the attached budget resolution to appropriate \$50,000 in the General Fund for the Conceptual Design for both projects.

Lower Hesse Park

	Cost
Conceptual Design	\$25,000
Construction/Engineering Design*	\$103,335
Environmental Review	TBD
Construction	\$1,033,350
Preliminary Total Estimate	\$1,161,685

Grandview Park

	Cost
Conceptual Design	\$25,000
Construction/Engineering Design*	\$74,310
Environmental Review	TBD
Construction	\$743,100
Preliminary Total Estimate	\$842,410

*Design and engineering costs are approximately 10% of construction costs

Attachments:

- Budget Appropriation Resolution
- Lower Hesse Park
 - Conceptual Improvement Plan
 - Cost Estimate
 - Staff Summary of Pacific View HOA Comments
- Grandview Park
 - Conceptual Improvement Plan
 - Cost Estimate
 - Staff Summary of Grandview HOA Comments
- FY09-10 Schedule of Estimated General Fund Reserves
- Public Comments

LOWER HESSE PARK IMPROVEMENTS

PROPOSED IMPROVEMENT	QUANTITY	RATE	COST PER UNIT	TOTAL COST
Parking Lot (150'x150')	1	EA	\$80,000	\$80,000
Dog Park (180'x190')	1	EA	\$30,000	\$30,000
Basketball Court	1	EA	\$20,000	\$20,000
Volleyball Court (Rehabilitate)	5500	SF	\$2	\$11,000
TENNIS COURTS (no lighting)	2	EA	\$25,000	\$50,000
LAWN AREA (140'x300')	34,200	SF	\$2	\$68,400
Picnic Nodes (10 tables, 2 trash cans, 5 BBQ)	2	EA	\$4,550	\$9,100
Kiosk Storage Structure (10'x40")	1	EA	\$25,000	\$25,000
Paved Parkway	1360	LF	\$5	\$6,800
Par Course (6 stations)	1	EA	\$9,000	\$9,000
Viewing Nodes	3	EA	\$500	\$1,500
Bridges (new)	2	EA	\$50,000	\$100,000
Bridge (renovation)	1	EA	\$20,000	\$20,000
Post & Cable Perimeter Fencing	1,360	LF	\$50	\$68,000
Perimeter Trail	2,370	LF	\$65	\$154,050
Interior Trails	2,540	LF	\$55	\$139,700
Green Belt (800'x60')	800	LF	\$200	\$160,000
LANDSCAPING (Greenbelt, viewview area, site & Perimeter)	1	LS	\$35,000	\$35,000
Site Irrigation	1	LS	\$20,000	\$20,000
Park Signs	2	EA	\$100	\$200
Mutt Mitt Stations	5	EA	\$50	\$250
Brush Clearance (on-going) per month	3	MONTHLY	\$200	\$600
Trash Bins	5	EA	\$550	\$2,750
Drinking Fountain with Dog Bowl	2	EA	\$5,000	\$10,000
Driveway Gate	1	EA	\$12,000	\$12,000
			Total Estimated Cost	\$1,033,350

Comments from Pacific View HOA Board:

- Are the ball diamonds regulation size? Is there adequate parking to accommodate four teams playing at the same time?
- Need to include bathrooms, no one is going to walk all the way to Upper Hesse to use a bathroom
- Not enough parking
- Dog parks are a magnet for non-residents
- After hour activities- kids are noisy and loud from 10 p.m. and on, needs to have additional patrol from Sheriffs or Park Rangers
- Current rod iron fence adjacent to homes on Verde Ridge needs to be replaced
- Buffer landscape needs to be shown on the drawing- there should be at least 25 feet of buffer all around the park – consider bramble plantings
- Trails were originally supposed to have edging- now they are overgrown and if new trails are put in, they need to be maintained
- Build on existing trail network and not take out existing trails. Trail in that is there is the only logical path (4% grade).
- Tennis court fence could be a view issue.
- Along Locklenna, a buffer needs to be included from the trees at Upper Hesse to the driveway down by the volleyball court
- Need to consider water consumption issues when deciding on landscape
- Should include native plants in the green belt area
- What about the remaining open areas? Will they be landscaped?
- City has already done hydroseeding but the efforts were wasted because it was done at the wrong time of year and missed the rainy season
- Plantings should be done in November
- Be sensitive to tree selection so views aren't obstructed
- Coastal sage scrub in the open areas
- Use tactics employed at Terranea regarding plantings
- Maintain current seating areas and be sure to keep up maintenance
- Keep current paths (don't remove the one that moves through the proposed lawn area)
- It is an issue with dogs running through the park- Upper and Lower Hesse
- Needs additional mutt mitt stations and trash receptacles
- Dog parks create a lot of traffic
- Maybe a dog park would be better in another park location
- Dogs belonging to homes adjoining park will bark at dogs in the dog park...regardless if the dogs in the dog park do not bark.
- Water that runs through the green belt area is dangerous, don't advertise this area as a place for children to play
- In the original park plan, there were tennis courts proposed where the parking lot currently is adjacent to the volleyball court
- Consider switching lawn area and dog park
- Put lawn and shade near picnic nodes
- There is not great access to where the dog park is being proposed

Lower Hesse Park Conceptual Planning Meeting

- It would be nice to have landscaping in the park other than weeds
- This could be considered a “new” park- sell the concept of a natural park (mentioned Catalina Island- path leading to Wrigley mansion- native plantings)
- Add signage to highlight/educate about the native plants- interpretive garden
- No portable bathrooms

Grandview Park Aerial and 5 Ft Contour Map



GRANDVIEW PARK IMPROVEMENTS

PROPOSED IMPROVEMENT	QUANTITY	RATE	COST PER UNIT	TOTAL COST
Parking Lot (200'x200') 40 SPACES	1	EA	\$95,000	\$95,000
Dog Park (400'x120')	1	EA	\$38,000	\$38,000
Play Ground (160'x200')	1	EA	\$100,000	\$100,000
Day Camp (160'x200')	1	EA	\$5,000	\$5,000
Cycling Area (520'x300')	1	EA	\$25,000	\$25,000
Landscaped Area	34,200	SF	\$2	\$68,400
Picnic Nodes (3 tables, 3 trash cans, 3 BBQ)	3	EA	\$4,550	\$13,650
Bathroom Structure (8'x20")	1	EA	\$15,000	\$15,000
Kiosk Storage Structure (10'x40')	1	EA	\$25,000	\$25,000
Par Course (7 stations)	1	EA	\$10,000	\$10,000
Training Steps (160' feet railroad ties)	1	EA	\$18,000	\$18,000
Viewing Nodes	2	EA	\$500	\$1,000
Perimeter Trail	3,080	LF	\$65	\$200,200
Interior Trails	1,450	LF	\$55	\$79,750
Landscaping (250'x30')	7,500	SF	\$2	\$15,000
Site Irrigation	1	LS	\$20,000	\$20,000
Park Signs	2	EA	\$100	\$200
Mutt Mitt Stations	5	EA	\$50	\$250
Brush Clearance (on-going) per month	3	MONTHLY	\$300	\$900
Trash Bins	5	EA	\$550	\$2,750
Drinking Fountain with Dog Bowl	2	EA	\$5,000	\$10,000
Total Estimated Cost				\$743,100

November 10, 2009 Grandview Park HOA Meeting Notes

- Will views be preserved – don't alter grades
- Five houses on Montemalaga – parking lot right next to it
- Trail should be buffered from home – put on the other side of landscape area
- Five homes will be heavily impacted. They currently enjoy the views and tranquility and don't want to look at a parking lot.
- What is the compelling reason that raises the issue for a park
- Paying millions to purchase preserves and leaving it natural. Why do you want to develop sites.
- Concerns regarding fire hazards – park would mitigate this issue.
- Like the idea of the trails – stations for pets
- Are the trails for cycling or walking?
- Traffic control on Montemalaga: Traffic lights? 4 way stop?
- Shape of parking lot – could be t-shaped to shield from the homes.
- Pleased to see that Council is considering a park – great place to take grandchildren
- What attractive elements for young people? Senior citizens?
- Volleyball/basketball facilities – active feature for seniors and kids
- Elaborate more on the day camp concept
- Demographic information – perhaps consider more senior activities
- Move trail further from homes – concerned about teenagers leaving beer cans in front yards
- Sensitive to PVE neighbors – cycling trails
- Noise in evening – this will invite more noise
- Should be patrolled and restrictions need to be put in place – teenagers are a problem in the summer – parking restrictions on Ironwood-discourage people from accessing the park from Ironwood
- Struggling to find the added value of adding the park – kids like the sense of adventure from the natural state of the park
- Issues arise every time we change or alter the topography – grade for the parking lot is an issue
- PVE has requirement to plant Eucalyptus along border-could impose on RPV views
- Not a lot of demand for development because it's in northwest corner of the City of Rancho Palos Verdes
- Like it the way it is
- It's not an empty space – people use the park the way it is
- Would like to see it made part of the Preserve
- Put a park sign up
- Don't like the cycling trails – could be too noisy and rowdy
- Schools within close proximity have active amenities
- This is a better direction than the softball fields, however, this seems like planning for planning sake – if you put in a dog park it will deter the natural wildlife
- Everything doesn't need to be crammed into one site
- By providing vehicular access you are encouraging ATVs, etc.

	Action Date	Beginning Reserves	Revenues	Expenditures	Net Transfers	Ending Reserves
Budget Adoption (estimate)	6/30/2009	9,174,874	19,635,046	(17,941,846)	(1,480,852)	9,387,222
Adjustments:						
Preliminary FY08-09 Results (Subject to Finalization of Audit)	11/10/2009	1,178,704				
Revised Estimates		10,353,578	19,635,046	(17,941,846)	(1,480,852)	10,565,926
Variance to Original Budget		1,178,704	-	-	-	1,178,704
Excess Budgeted Revenue Over/(Under) Budgeted Expenditures & Net Transfers						212,348
Reserve Policy Level (50% of Budgeted General Fund Expenditures)						8,970,923
Reserves in Excess of Policy Level						118% 1,595,003
Column Heading Definitions						
Action Date is the date City Council adopted the budget or approved an adjustment to the budget.						
Beginning Reserves are the budgeted 7/1/09 General fund reserves at the time of budget adoption.						
Revenues include the originally adopted revenue budget and subsequent adjustments. When staff becomes aware that revenues are expected to significantly deviate from the adopted budget, an adjustment is presented to the City Council for approval.						
Expenditures include the originally adopted expenditure budget and subsequent adjustments. When staff becomes aware that expenditures of a program are expected to significantly deviate from the adopted budget, an adjustment is presented to the City Council for approval.						
Net Transfers include both operating transfers from and to the General fund. Originally budgeted Net Transfers are adjusted when staff becomes aware that an additional operating transfer is needed to satisfy an unanticipated shortfall within another fund; and that shortfall must be funded with General fund monies.						
Ending Reserves are the estimated 6/30/10 General fund reserves at the time of budget adoption. Adjusted Ending Reserves is a calculation based on subsequent adjustments to Beginning Reserves, Revenues, Expenditures and Net Transfers.						

9 November 2009

To: The City of Rancho Palos Verdes

From: Pacific View Homeowners Association (PVHA)

Enclosure: An eight Page Document Identified as Attachment A, not included in this Email, have been provided to RPV staff. This attachment includes a one page Lower Hesse Park history, copies of a four page FRED HESSE TRAILS proposed design done by Landscape Architects Land Images, Marina Del Rey, Ca. Included also are three pages of thought to be relevant correspondence in the 1995 to 1997 time frame.

A conceptual design review for Lower Hesse Park was held on 5 November 2009. The city of Rancho Palos Verdes Staff presented this conceptual design to past and present board members of the Pacific View Homeowners Association. The following comments to the conceptual design have been generated by the PVHA board members and presented in non prioritized order:

1. Attachment A is provided as informational and is a part of the PVHA's submittal.
2. The park needs to be totally fenced on the Locklenna Lane street side to assure that visitors do not park on Locklenna Lane and then walk into the park.
3. Adequate parking needs to be provided to prevent spill over of park visitors on to Locklenna Lane and into the Sea Spray, Driftwood, Windport and Baycrest cul-de-sacs. The existing steps at the bottom of the park are a park entry that promotes parking on lower Locklenna Lane with potential spill over onto Faircove Drive and Verde Ridge Road. It is deemed necessary that the final design assures that park visitors park within the confines of the park and not overflow on to PVHA area streets.
4. Newly established parking areas need to be designed with extreme care. The area around the existing parking lot, picnic tables and volleyball court includes some very beautiful, mature, rare native shrubs. They were planted during and as part of the original park development and clearly show what can be done with this type of plant. There are some very lovely mature sycamore trees. The responsible course would be to design the parking area around these valuable landscaping assets. This would have the added benefit of making the parking lot less obtrusive.
5. Picnic areas should contain low level shade trees typical to the picnic areas in upper Hesse Park. Many of the trees in the upper park are not low level. The native sycamore trees in upper Hesse Park are quite tall. Perfectly adequate shade has been created around the small picnic area adjacent to the existing

parking lot in the upper park using native shrubs and trees. Substantial shade can be created through the use of natives such as Coyote Bush, Toyon and others.

6. The proposed picnic and lawn areas should be researched to incorporate alternatives to grass. Grass requires sprinkling systems, relatively abundant water and continued maintenance. Decomposed granite, even wood chips could be an alternative if the expanse were broken up with attractive landscaping features.
7. The areas of Lower Hesse Park not specifically in the redesign areas should not be left in their present state of a cycle of weeds in the spring, followed by bare ground after the weeds are mowed. The total lower park should be attractively landscaped. These plantings should be done with drought resistant, Palos Verdes appropriate, California native plants. The city of RPV would be considered a leader in the area of minimizing water consumption for landscaped areas. Stunningly beautiful landscapes can be created by designers versed in the use of native plants. It is suggested that the city reach out to Anthony Baker and Rick Dykzeul, both of whom are RPV residents, and recognized as experts in native plant landscaping. Interpretive signage should be provided to identify these native plants.
8. A quantified activity and traffic study needs to be done to identify the predicted increase in activity and traffic in the Lower Hesse Park area. The traffic study needs to address specifically the egress from Locklenna Lane and Verde Ridge Road on to Hawthorne Boulevard.
9. Rest room facilities should be provided to accommodate the planned increased activity as well as drinking fountains near active areas (Basket Ball courts, Volleyball courts, etc). Also needed to be provided are trash and recycle containers and dispensers with biodegradable poop bags for dog walkers. Signs at each trail entrance need to be included to remind visitors to keep dogs on leashes at all times and to pick up their animals generated excrement.
10. A physical boundary area including a visual privacy boundary is recommended between the park and the Verde Ridge homes on the north side of the park. The visual boundary is required especially for those homes with elevations at the park level. Park visitors are currently able to peer into Verde Ridge homes. This requirement is not as critical for those homes whose elevations are above the park level.
11. The doggie park is not recommended and is the most contentious aspect of the plan presented to the PVHA board members. A quote from a PVHA board member "I am opposed to a dog park located anywhere in Hesse Park" and another quote from another board member "I am very much against the dog park. People will come from all over South Bay to use it", and one more direct quote "The doggie park has a really high potential to create a noise, traffic, parking and visual nuisance in our

neighborhood". It is suggested that the proposed Annenberg Project at Lower Vicente, specifically designed for the protection and care of domestic animals, is a better location than Lower Hesse Park for a domestic animal doggie park. That proposed facility will have ample parking availability and is not in a densely populated residential area.

12. The tennis courts should be relocated to east of the planned expanded parking area in the below grade area north of Locklenna Lane to prevent the blocking of views from local homes and to park visitors.
13. The existing trails should be bordered with railroad ties or equivalent to prevent the trails from eroding. This would also remind park visitors to stay on the trails.
14. The plan to allow access into the green belt area needs to be reviewed. This area is not currently accessible and is certainly not a safe playing area for youngsters.
15. The non native plants in the lower park should be removed.
16. The decaying north side wrought iron fence should be reviewed and the fence repaired or replaced as deemed necessary.
17. All tree plantings including future potential growth should be sensitive to neighborhood views.
18. The gophers in Upper and especially Lower Hesse Park need to be controlled. Gophers are present throughout the park and continue to tunnel their way into the yards and gardens of the homes on the south side of Verde Ridge Road.

The Pacific View Homeowners Association thanks the city of Rancho Palos Verdes for the opportunity to comment on this proposed project. Thank you for the courtesy of meeting with us to discuss your preliminary design. Working together we can create a completed project which will provide enhanced recreational opportunities for the residents of Rancho Palos Verdes and will improve the beauty and quality of life within our neighborhood.

The Pacific View Homeowners Association

Les Chapin, President, les.alice@cox.net, 310-377-1139. Any city of RPV Staff or Council Member who would like to view the park in the daylight hours from the Verde Ridge north side of the park you are invited to call me to be sure we are home and you are certainly welcome to come by and view the park from that perspective.

LOWER HESSE PARK TRAILS: HISTORY

Shelby Jordan and Jim Moore were, from the outset, the constant coordinators and project managers of what at its completion, became known as Lower Hesse Park Trails. They maintained the concept, but modified the details to meet the community desires as well as the requirements and budget limitations of Rancho Palos Verdes. The resulting passive park of ADA accessible trails, natural vegetation and trees, a walking bridge, scenic view lookouts and a sand lot volley ball court came from the conversion of 16 acres of unsightly fennel, weeds and teen age hangout pads into the passive and low maintenance trails. The concept and plans that the Recreation and Parks Committee presented to the City Council was reported to be worth \$100,000. The conclusion of the construction augmented the upper sports park, children's playground and community building, providing a complete Park. The multitudes of community residents, from youth to seniors, that daily use both upper and lower Hesse Park, attest to the success of this development. Hesse Park is a true landmark for the City of Rancho Palos Verdes.

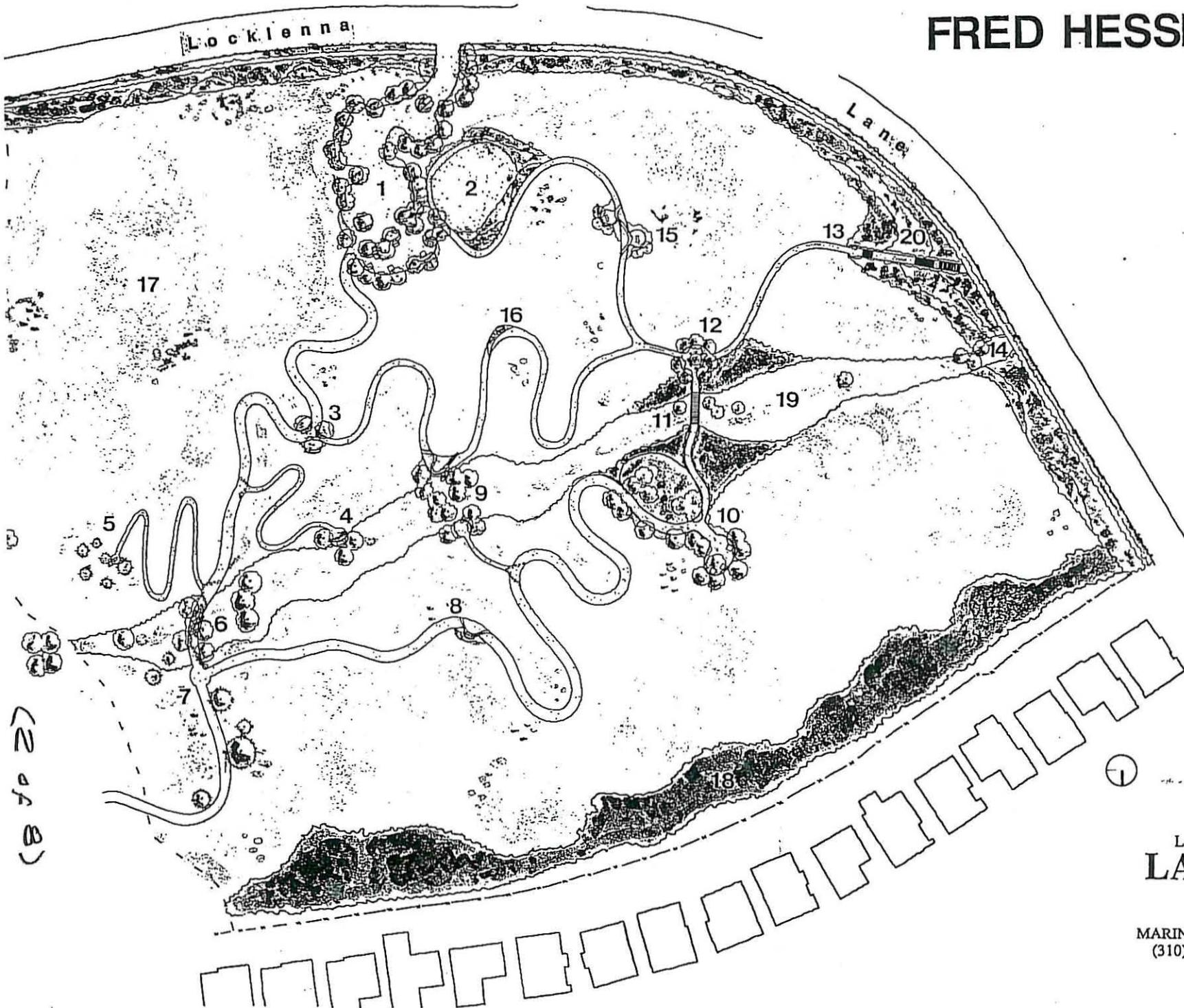
The Lower Hesse Trails began in 1994 as a volunteer project led by the Pacific View Homeowners Association (PVHOA). It soon became clear that a basic plan, professionally developed, was required before volunteer effort could be used effectively. We requested the professional services of Thomas A. Lockett, F.A.S.L.A., a leading Landscape Architect, with offices in Marina Del Rey and Palm Springs, to help us establish the basics and a conceptual plan for development by the City. Tom thought the site was beautiful and had great potential to complete Hesse Park. We were further encouraged to develop a concept and present it to the City by Councilman Lee Byrd, when he was a speaker at the PVHOA meeting August 1994.

The Recreation and Parks Committee had no plans or active effort to work on Lower Hesse Park, so Ron Rosenfeld, Director Recreation and Parks, placed an agenda item for the Committee's October 1995 meeting to discuss the PVHOA concepts and receive the committee guidelines. From this background an initial proposal was prepared and presented to Paul Bussey, City Manager by Shelby Jordan and Jim Moore. A Town Hall meeting January 31, 1996 at Hesse Park, sponsored by PVHOA, had 84 attendees from many sections of the City to discuss the Lower Hesse Park development and obtain community input for desired park features. At the April 2, 1996 meeting, the Rancho Palos Verdes City Council heard the results of this two year activity and formally referred this project back to the Recreation and Parks Committee and asked PVHOA to work with them to prepare estimates of the desired features.

The Recreation and Parks Committee formed a sub-committee with some of their members and with Shelby Jordan, Jim Moore, and Tom Lockett. The sub-committee met regularly to prioritize park features, estimate the cost of construction and cost of maintenance of each feature and establish possible phases for the construction of the lower park. On December 18, 1996 the full Recreation and Parks Committee made the final selection of details for the Lower Hesse Park Trails presentation to the City Council. The Council requested information about several options and various budget limits as indicated by over ten meetings leading to approval of the first phase and architectural services on February 1997. On November 18, 1997 the Council provided directions to the staff to continue the development, concluding August 18, 1998, when a contract was awarded for the construction of the Lower Hesse Park Trails.

1 MAR 03 *JDM* (1 of 3)

FRED HESSE TRAILS



(B of 2)

12-23-84

LANDSCAPE ARCHITECTURE
LAND IMAGES

14025 PANAY WAY
MARINA DEL REY, CALIFORNIA 90292
(310)822-0043 FAX(310)822-3905

FRED HESSE TRAILS

KEY to the PLAN

1. Picnic Grounds / Parking Area

The decomposed granite surface of the entry drive, parking area and picnic grounds recalls a native sycamore / oak ravine. With an understory of drought-tolerant plants chosen for seasonal interest, the groves of sycamore and oak provide shade and screen the area from neighboring residences. A wave of native Palos Verdes stone banding marks the start of the main trail. The main trail is 10' wide – suitable for emergency and maintenance vehicle access.

2. Sand Volleyball

The volleyball area is a simple sand "meadow" bordered by slopes hydroseeded in purple and yellow.

3. Oak Circle

Oak trees and a circle of stone banding mark the start of a secondary trail (6' wide) through the meadow.

4. Rustic Bench in the Blue-eyed Grass

Off a small (4' wide) trail, a rustic wooden bench sits in a meadow of blue-eyed grass at the edge of the riparian zone.

5. Rock Overlook / Water Stone

Located in a grove of existing Canary Island pines, the Rock Overlook is the highest view point in the Fred Hesse Trails area of the park. There is seating on large boulders. A hollowed out stone creates a seasonal reflecting pool between the viewer and the ocean beyond.

6. Stone Path through Riparian Area

This paved stone path passes through the riparian area and is planted on either side with rushes, alders, and seasonal flowers.

7. Connector to Upper Park

A circle of decomposed granite marks the transition between the existing asphalt path to the upper park playground and the start of the new Fred Hesse Trails. A boulder outcrop provides seating near the existing willow trees.

8. Earth Berm and Rustic Bench

Sheltered in an earth berm planted with rosemary and rockrose, a rustic wooden bench is a resting place along the trail, with a view over the park to the ocean beyond

9. Sycamore Grove / Rock Outcrop and Log Bench

A grove of sycamores crosses the riparian area, connecting two seating areas.

10. Meadow Picnic Area

In this grassy picnic meadow, hummocks and mounds create seating areas. A grove of sycamores and oaks screens picnic tables from the homes above

11. Pedestrian Bridge over Riparian Area

A pedestrian bridge carries the hiker above the steeper sections of the riparian area. Additional willows are planted here, and barrier shrubs prevent access to the rockier reaches of the channel.

12. Oak Circle

A circle of oaks, a circle of grass, and a circle of stone marks the dividing of pathways.

13. Entry Stairway

A stairway provides neighborhood access to the westerly sections of the park.

14. Headwall / Riparian Sluiceway

The existing storm drain is screened with a new fence planted with bougainvillea. The fence creates a frame for neighborhood views up the riparian channel.

15. Hummingbird Gardens

Planted to attract hummingbirds, these bench sites provide views to the ocean. Here, as elsewhere in the park, the benches are identified by waves of lilac decomposed granite bands.

16. Meadow Bench

Along the path on the southerly edge of the riparian zone, a bench sits in the meadow grasses.

17. Meadow Hydroseed

The majority of the park is hydroseeded in a low (18" – 24") mix of perennial grasses and seasonal wildflowers, including lupine and California poppy.

18. Barrier / Buffer Hydroseed

The Buffer zone planting along the fence of the homes above creates a low-growing, but dense boundary between residents and park visitors. The Barrier hydroseed keeps visitors out of the lower riparian and storm drain areas. The hydroseed mixes include Matilija poppy and white sage. Shrubs such as lemonade berry and California encelia supplement the hydroseed.

19. Riparian Zone Hydroseed

The riparian zone hydroseed includes low perennial grasses, yarrow, blue-eyed grass, and seasonal wildflowers.

20. Slope Planting at Park Boundaries

The slopes at the edges of Fred Hesse Trails are planted with irrigated flowers, presenting a colorful face to the neighborhood. One hydroseed mix is purple (sea lavender, lupine) reflecting the sea beyond. The other mix is yellow and orange (gazania, California poppy) recreating the image of the beaches below the Palos Verdes bluffs..

Attachment A

DATE: 10 Oct 95
TO: Chris Hall
FROM: Jim Moore
SUBJECT: Newsletter Articles

ENTRY SIGNS FOR PACIFIC VIEW

Your board of directors has approved the development of entry signs for the three streets providing access to our homes. A local designer has been commissioned to prepare a logo and sign format. This should be completed in November. Re-cycling grant applications will be available from the city January 1996 and we intend to complete and submit the application during January. The deadline for applications is April and the city council approvals should be made by June.

Some of the early logos designs were shown at our annual meeting and the attendees comments were used to direct modifications. Two revisions have been made since then and the current logo looks very good. If you would like to participate in this project, please call Jim Moore at 544-0860 and he will be glad to accept your assistance.

LOWER HESSE PARK

We have been encouraged by the city council to submit a proposal for the development and use of lower Hesse Park since they have a one time grant of money designated only be spent on parks. Fortunately, during our previous efforts to determine what could be done with this area, Shelby Jordan had contacted his friend and well known landscape architect, Tom Lockett, to review the site with us and suggest development approaches. Tom prepared a report for our use and now we have asked him to prepare a formal proposal that can be presented to the city.

The lower park is intended to be less formal and more natural than the existing park with emphasis on passive strolling, hiking, and nature discovery - a place where indigenous plants, birds and animals could exist in a more or less natural state. This is an opportunity for all homeowners to make their desires known and to make this a community part. Features such as additional playground and picnic areas with off street parking would be included. Tom has taken some guidance from the original preliminary park plan which did include daylight tennis courts in the lower section. We are advised, now, that tennis courts could not be included with the moneys available at this time, however, space allocation could be made for future development. We are excited by this proposal, the chance for its approval, and the opportunity for new involvement. Let us know how you feel about the park.

TO: STEBY JORDAN

544-3315

4 MAR 96 Attachment A

FROM: Jim Moore

544-0860

F.Y.I.

2 PGS TOTAL

DATE: 30 November 1995

TO: Rancho Palos Verdes, attn: Paul Bussey

FROM: Pacific View Homeowners Association

SUBJECT: Lower Hesse Park Proposed Development

BACKGROUND

Hesse Park is surrounded by the 346 homes that form the Pacific View Homeowners Association. The entry streets are Locklenna Lane, Verde Ridge and Trailriders. One of our projects is to determine what could be done with the uncompleted lower Hesse Park. The Hesse Park site includes approximately 28 acres and during the park's development a preliminary plan was generated for the entire site. During the park project it was determined that a building and partial park would be in the city's best interest and that was concluded on approximately twelve acres. The westerly edge of the existing park is a relatively steep grade, 20% slope in places, but the lower section has about twelve acres useful for typical park utilization. We contacted Tom Lockett, a well known landscape architect, who was recently recognized by the State of California, and his firm Land Images to help and provide guidance for our association. At our last annual meeting, Mayor Byrd suggested that we submit recommendations. This proposal suggests a development plan for the balance of Hesse Park.

PROPOSAL

Lower Hesse Park would augment the existing park by becoming a more "natural" site with all native plantings. Crushed rock trails rather than concrete, picnic areas with tables and trees, but no mowed lawns. Additional children play areas to add to the very popular facilities, but to continue the low maintenance, natural environment typical of Palos Verdes before homes. Demographic studies and neighborhood meeting forums would provide the direction for other elements like sand lot volley ball or seniors walking trails. Off street parking crushed rock and stabilized soil would minimize new drainage concerns, however all areas would drain to the existing drainage path that empties in the storm drain at Locklenna. A small maintenance building for supplies, water and possible rest rooms, all depending upon the public input and final choice of desired and acceptable facilities. Typical trees and shrubs native to this area are listed.

JIM MOORE PRESENTED THIS
TO RAV COUNCIL 18 NOV 97

Attachment A
17 NOV 97

LOWER HESSE PARK

I have been involved with Hesse Park from the very beginning and had the opportunity to work with Fred Hesse during the development of the 4th city now Rancho Palos Verdes. But history or qualifications is not the issue---the issue is cost!

Initially for lower Hesse Park the Pacific View HO believed that volunteer effort could improve the lower area. Shelby Jordan new Tom Lockett and asked him for advise. Tom is a well known and recognized Landscape Architect. His advice was --develop a foundation, then volunteer effort can be effective. Volunteer effort alone has never provided a permanent solution.

Community input was requested at several public meetings to provide the guidance for desired features to be included, but in a PASSIVE PARK. A park of natural plantings that would augment the existing formal Hesse Park, provide features not now available and be a public asset. This is a beautiful area with fantastic potential. Currently lower Hesse is not natural. This entire area was leased to a farmer who grew alfalfa, which was harvested every year. What remains is a mongrel of fennel and weeds whose 100 foot edge must be disc twice a year for fire abatement and at city cost. Yes even bare land has a maintenance. And low maintenance cost was a prime driver in the planning of the suggestions for Lower Hesse Park. The \$18,000 figure is the long term estimate. The first few years should be less than \$10,000.

Determining what should be included was a major challenge for the Park and Recreation committee, the sub-committee and the city staff. and as usual, many compromises were involved. From the community input, a shopping list of features, their estimated costs and maintenance costs were developed and they were presented to you in the original package. A word about these costs. They are conservative estimates, used by professionals for initial planning. The next step is a PRELIMINARY DESIGN that is used to obtain bids from construction firms. This is when you know the true costs and or features that can be included for a fixed sum of money. The estimates are intended to be safe numbers, not mis-lead and especially not LOW BALL the project. You are not congress and this is not the old defense business. Currently we have estimates---bids are costs. Authorize a preliminary design and then we can have real costs.

The community wants many features and we can not have them all, but one thing everyone involved has wanted was a COMPLETE Park. The first three options are not complete and will provide very little to the community. By most, they are not considered a Park. Option 4 is complete, is stand alone, is a proper foundation and can remain forever and be a community asset. It can also provide for future volunteer efforts. Option 4 is the minimum that should be done.

November 10th, 2009

To Members of the Council;

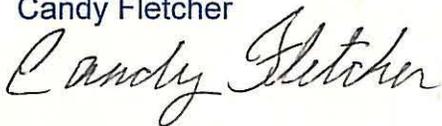
"Grandview Park", or "The Hill", is completely surrounded by homes. Houses at the precipice of the canyons and along both sides of Montemalaga Drive were built specifically to view The Hill in it's entirety.

Having survived approximately 60 years of development, The Hill has continuously been a deciding factor for buyers who were lucky enough to find homes in close proximity to the quiet and view it provided, for which they agreed to pay topmost. Now, in a search for revenue, the City wants to modify the very features for which all these buyers paid so much. What does this say to these homeowners?

Any financial gains made by developing The Hill would amount to no more than "a drop in the bucket" when compared to the ever increasing needs of this City as a whole. The negative impact upon the homeowners would be permanent and would far outweigh the benefits to the City. In the very likely event that the current quiet and view would no longer exist when the project is finished, homeowners would be dually burdened with this loss **and** with the continued payments based on the value of these lost features. Clearly there is little to no incentive for the homeowners to arbitrarily and permanently give up their current quality of life in this matter.

It is with these concerns that I am lodging with you my objections to development of Grandview Park.

Candy Fletcher



26309 Barkstone Drive,
Rancho Palos Verdes, CA 90275
310-378-2075