

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

FROM: CAROLYNN PETRU, DEPUTY CITY MANAGER/INTERIM RECREATION & PARKS DIRECTOR 
JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JULY 17, 2012

SUBJECT: STATUS UPDATE REGARDING THE PROPOSED LOWER HESSE PARK MASTER PLAN

REVIEWED: CAROLYN LEHR, CITY MANAGER 

Project Manager: Eduardo Schonborn, AICP, Senior Planner 

RECOMMENDATION

Direct Staff to pursue the environmental documentation, but for a modified project that eliminates the basketball and tennis courts, and replaces them with a picnic area, as supported by the *Pacific View Homeowner's Association*.

EXECUTIVE SUMMARY

On November 16, 2010, the City Council directed staff to proceed with the environmental review process for the Pacific Plan alternative for Lower Hesse Park (known as the *Lower Hesse Park Master Plan*). Staff solicited and received 6 proposals from qualified consulting firms for the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). In April 2011, City Council authorized a contract with Willdan Engineering to prepare the necessary environmental documents for the *Lower Hesse Park Master Plan*. The MND document is nearly complete and ready to be circulated for public comments and consideration by the City Council. However, due to recent Council actions and discussions, Staff is presenting a status update and seeking direction.

As the Council will recall, the Council recently took action to move the park improvement project to the Unfunded CIP projects list. Staff is also aware of Council statements made during the goal setting workshops about the need to prioritize the City's funding to major

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infrastructure projects, such as San Ramon Canyon, ahead of other capital projects. Therefore, before circulation of the document and notwithstanding Staff's recommendation, Staff is providing a status update to the Council and requesting direction on whether to continue with the proposed design, a smaller project, or to halt all work associated with the environmental documentation.

BACKGROUND

PROJECT SITE BACKGROUND

On February 16, 2010, the City Council adopted its 2010 Tactical Plan to establish the City Council's goals and priorities and therefore direct the work of City staff for the upcoming year. One of the tactical goals adopted includes the following:

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

Sub-goal: Provide improvements to Lower Hesse Park and Grandview Park.

On April 20, 2010, the City Council authorized a contract with Landscape Architect consultant Mia Lehrer & Associates to engage the public in community outreach, and to create conceptual designs of Lower Hesse and Grandview Parks for Council consideration. Recreation and Parks Department Staff then worked with the consultant to perform site analyses, hold community workshops to share concepts and collect community input, and create conceptual designs of the two parks. Public outreach included three community workshops during which community input was gathered and preliminary designs were shared. Staff also took public outreach tables to shopping centers and special events throughout the Peninsula to share information with the public and to gather input.

Based on the community input, on November 16, 2010, two conceptual designs for Lower Hesse Park were presented for review by the City Council. After hearing public testimony, the City Council directed Staff to proceed with the environmental review process for the "Pacific Plan" for Lower Hesse Park (a.k.a, the *Lower Hesse Park Master Plan*). As illustrated in the attached plan, the Pacific Plan project includes the following:

Park Amenities, Trail Improvements, and Aesthetic Features

- Improve, expand, and realign the existing trail system on the property. This includes expansion of trail access to more of the site, including the open area at the northern section of the park, and creating a trail that links Lower Hesse Park to the walking path around the existing athletic fields located on the Upper Hesse Park site. Some of the trails would comply with the requirements of the Americans Accessibility Act Guidelines (AAAG) and California Title 24.
- Repair the existing bridge that crosses over the seasonal drainage course that traverses the site.

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- Install a new pedestrian bridge over another section of the seasonal drainage course that traverses the site.
- Update and construct viewing and picnic nodes with benches, picnic tables, drinking fountains with dog bowls, trash cans, BBQs, and landscaping (trees and shrubs) etc.
- Enhance the aesthetic condition of the existing greenbelt that runs east-to-west through the middle of the site with the importation of rock material and new landscaping (trees and shrubs).
- Plant drought tolerant ornamental trees and shrubs selected from a colorful plant palette.
- Install "mutt mitt" stations.
- Plant shrubs around the north, south and west property lines to provide a landscape buffer for adjacent residents.

Recreation Improvements/Modifications

- Remove the existing sand volleyball court.
- Install three tennis courts (non-illuminated).
- Install an outdoor basketball court (non-illuminated).
- Install two flex lawn areas (approximately ¼-acre each) for informal use by the public for picnics, games, etc.
- Install an approximately 1-acre family play zone intended for less structured playground equipment.
- Construct an outdoor fitness station area that is a more contemporary type of par course.
- Create an educational or interpretive Discovery Trail network on-site.

Accessibility, Maintenance and Utility Improvements

- Construct a staff office/restroom/storage building.
- Improve ingress and egress to the park by expanding the driveway entrance width and improving the parking lot circulation with a two-way circular pattern driveway aisle with a hammer-head turn-around.
- Expand and improve the existing parking lot to accommodate 32 vehicles.
- Install park identification signs at the entrance off Locklenna Lane.
- Install post and cable fencing along the perimeter of the park adjacent to the roadway.
- Repair and install irrigation for the proposed lawn area, landscape pods, and picnic areas.

ENVIRONMENTAL BACKGROUND

Pursuant to the Council direction of November 10, 2010, Staff completed a preliminary environmental review of the *Lower Hesse Park Master Plan* and determined that

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preparation of a Mitigated Negative Declaration would be necessary to comply with the requirements of the California Environmental Quality Act (CEQA) to address potentially significant environmental impacts that would be caused by the Pacific Plan project. On February 21, 2011, Staff distributed a Request for Proposal (RFP) to 21 environmental firms, resulting in the receipt of six proposals. On April 19, 2011, the City Council authorized a contract with Willdan Engineering to prepare the necessary environmental documents for the *Lower Hesse Park Master Plan*.

Staff directed Willdan to commence work on the *Lower Hesse Park Master Plan* in October 2011, which began with the preparation of several technical reports, including a traffic impact analysis, noise assessment, gnatcatcher survey and biological assessment of the Lower Hesse Park site. The technical reports serve to establish existing conditions, support the discussion and conclusions in the Initial Study, and to assess the project's environmental impacts. Ultimately, the combination of the Initial Study, technical reports and other supporting documents, and the mitigation measures will constitute the Mitigated Negative Declaration (MND) document.

In April 2012, Willdan provided Staff with a screencheck draft of the environmental document, which was then distributed internally for review and comment on the draft document by several City Departments, including the City Attorney's office. A substantial amount of comments and edits were gathered and sent back to the consultant, who is now approximately 90-percent complete with addressing Staff comments and edits. Once completed and finalized, the MND document will be ready for circulation to all appropriate public agencies and to the general public for comments in accordance with CEQA. Staff believes that if the Council wishes to continue with the environmental review for the *Lower Hesse Park Master Plan* project as directed by the Council in 2010, the document could be ready for circulation by September.

DISCUSSION

As indicated above, in April 2011, the City Council authorized a contract with Willdan Engineering to prepare a Mitigated Negative Declaration, including the necessary technical reports for the *Lower Hesse Park Master Plan* MND. The contract amount was for \$60,598 plus a \$3,030 contingency, for a total contract authorization of \$63,628. A total of \$56,882.40 has been paid to Willdan for the work completed thus far, including expenses. To date, the technical studies that have been completed include traffic, noise, biological and gnatcatcher surveys. Although a substantial amount of the environmental work has been done on this project, in light of the City Council's recent action on June 19, 2012 to move the proposed project from the Funded List to the Unfunded List in the approved 2012 CIP and Council statements made during the goal setting workshops about the need to prioritize the City's funding of major capital projects, Staff is seeking direction from the Council on how to proceed with this project at this time.

Staff has identified the following 4 primary options for the City Council to consider with regards to the *Lower Hesse Park Master Plan* project:

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OPTION 1: COMPLETION OF THE CEQA PROCESS FOR THE LOWER HESSE PARK MASTER PLAN AS DIRECTED BY THE CITY COUNCIL IN NOVEMBER 2010

As indicated above, Staff and a CEQA consultant have been working on the preparation of a Mitigated Negative Declaration (MND) for the *Lower Hesse Park Master Plan* project described earlier pursuant to City Council direction in November 2010. Should the Council elect for Staff to complete the CEQA process for the “Pacific Plan” project, then the following will occur:

- The Draft MND document will be completed and circulated for a 30-day public review period (September 2012);
- During the 30 day comment period, the public will be provided a forum at a future City Council meeting to voice any comments on the environmental document (October 2012);
- Staff and the City’s consultant will respond to comments at the conclusion of the comment period (October/November 2012); and,
- Staff will return to the City Council for approval of the final MND, and for direction on how to proceed with the proposed project (December 2012).

Pros:

It is important to note that approval of an MND does not constitute approval of the project the MND analyzes. This is because the MND is solely an informational document, and a separate City Council action is needed to approve the project that is being analyzed. Thus, the main benefit of this option is that it gives the City Council the most flexibility in approving a project at Lower Hesse Park sometime in the future. This is because with approval of the MND for the “Pacific Plan” project, the City Council has the ability to subsequently approve the entire scope of the project that was analyzed in the MND, or a modified project with lesser impacts, or no project whatsoever.

Another benefit is that because the CEQA documents are almost finished, completion of the MND would disclose to the public all of the environmental impacts (or lack of impacts) associated with the project that was originally proposed. This information may be helpful for the City Council and the public if and when it considers other future projects at this site or park projects at other park sites. Lastly, another benefit is that if the CEQA document is completed and approved now and the proposed project put on hold, it allows the City Council to re-visit the currently proposed project sometime in the future without have to “re-do” the completed environmental analysis.

Cons:

While completing the MND could avoid further environmental analysis for a future project if the current project is put on hold, CEQA does not define or specify the period of time that an approved MND is valid. Thus, if the City Council approves the MND, but a project is not implemented for several years, if there are any substantive changes to the future project or the surrounding area that were not analyzed in the current MND, then the current MND

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may not suffice for a future project. Another disadvantage of this option is that public circulation of the MND with the complete project analysis may give an impression to the public that the City Council intends to move forward with the complete project analyzed in the current MND when in fact the City Council may only wish to pursue a reduced or modified project. This is because the public may not understand or accept the fact that completion and approval of the MND for the complete project does not constitute final approval of said project.

OPTION 2: PURSUE A MODIFIED PACIFIC PLAN DESIGN THAT ELIMINATES THE BASKETBALL AND TENNIS COURTS, AND REPLACES THEM WITH A PICNIC AREA (Staff's Recommendation, which is also supported by the *Pacific View Homeowner's Association*).

As identified in the attached correspondence, John Freeman (President of the Pacific View Homeowners Association) identified a revised design that includes eliminating the basketball and tennis courts, and replacing them with a picnic area.

Pros:

This option would continue to provide improvements to Lower Hesse Park that were originally envisioned by the Council in 2010 while implementing a plan that has the consensus of the immediate neighborhood. Since most of the environmental documentation has been completed, Staff would refine the project description and the analysis contained in the document to be specific to the modified project. Further, it is not anticipated that new technical studies would need to be done since the studies have been based upon the current project that is presumably more impactful than the modified project since there are active recreational amenities.

This option would also reduce the costs associate with the improvement plan. As specified in the attached Lower Hesse Park—Pacific Plan Concept Cost Estimate, the grand total estimate to complete the current proposal is \$2,770,041. This modified plan would reduce that amount by about \$120,000 since the basketball and tennis courts would no longer be part of the improvements. Rather, picnic benches and barbecues would replace the active recreation courts and the existing topography would be utilized, which would presumably also reduce grading and related construction costs.

Cons:

This option would slightly prolong the timeframe for implementing public improvements at Lower Hesse Park. The MND document would have to be modified and completed, and subsequently follow the steps identified above in Option 1 regarding circulation, public comment, and City Council approval.

This option would limit the City Council's ability to re-visit the full project that is the subject of the current MND sometime in the future without the need for additional environmental analysis. If in the future the City Council decided to pursue the larger project due to a change in priorities or new revenue sources, then further environmental analysis and

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documentation would likely be required, which could require additional Staff time and funding.

OPTION 3: IDENTIFY A SMALLER, SCALED-DOWN IMPROVEMENT PROJECT FOR LOWER HESSE PARK

The City Council has the option of directing staff to pursue a smaller scaled-down version of the project identified by the Council in November 2010. Depending on what scaled-down project is identified, Staff would need to assess whether the scaled-down project is adequately addressed in the MND. If the Council decides to reduce the scope of the improvement plan, then it is imperative to have a clear, detailed and well-defined scope of what the smaller project will entail. This will help Staff in determining whether the existing reports and draft MND are adequate or whether it will require additional environmental analysis.

Pros:

If the scaled-down project is adequately addressed in the MND, Staff could utilize the document that has been completed thus far or modify it to address a smaller project. It is not anticipated that new technical studies would need to be done since the studies have been based upon the current project that is presumably more impactful than a smaller scaled-down project.

Cons:

This option would also prolong the timeframe for implementing public improvements at Lower Hesse Park since a new decision would need to be made by the City Council for identifying a new scaled-down project. Based upon how the City Council elects to scale-down the project, Staff would require time to re-assess the project and substantially modify the document to ensure that it adequately assesses the scaled-down project. Nonetheless, the MND document would have to be modified and completed, and subsequently follow the steps identified above in Option 1 regarding circulation, public comment, and City Council approval.

Lastly, this option would limit the City Council's ability to re-visit the full project that is the subject of the current MND sometime in the future without the need for additional environmental analysis. If in the future the City Council decided to pursue the larger project due to a change in priorities or new revenue sources, then further environmental analysis and documentation would likely be required, which could require additional Staff time and funding.

OPTION 4: DIRECT STAFF TO PURSUE NO PROJECT AT LOWER HESSE PARK AND STOP ALL WORK ON THE CURRENT MND

At this time, the City Council may elect to direct Staff to cease all work on any project for Lower Hesse Park. Should the Council wish to pursue this option, Staff would cease all further work on the environmental documentation and end the current contract with the CEQA consultant. The City Council would then have the ability to re-evaluate whether to

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proceed with any type of project at Lower Hesse Park during the Council's annual goal setting session and review of the Capital Improvement Plan.

Pros:

This would allow Staff to work on other projects that the Council deems to be of higher priority. Further, the estimated construction costs of \$2,770,041 would not be spent and could potentially be redirected to other projects deemed to be higher priority by the City Council in the future.

Cons:

This could potentially waste the recent environmental work that is close to completion for the Lower Hesse Park Master Plan Project (\$56,882.40). Further, there would be no public improvements made to Lower Hesse Park despite public input received through the years, and most recently through the 2010 park master planning process, that some improvements and beautification to Lower Hesse Park are desired by the public.

ADDITIONAL INFORMATION

A Courtesy Notice alerting the public of this agenda item was mailed on June 27, 2012 to the 218 property owners that are within a 500-foot radius from the Hesse Park site. Subsequently, the same Notice was published in the *Peninsula News* on June 28, 2012. Further, the notice was posted on the City's website, and emailed to the 295 email addresses that are registered on the *listserve* for this project. As of the preparation of this Staff Report, Staff has received two comments in response to the Notice. One requests an additional amenity to the tennis court area of the project, while the other expresses concern with the methodology and conclusions of the Community Outreach that was conducted in 2010.

FISCAL IMPACT

As indicated above, a total of \$63,628 has been authorized, and \$56,882.40 has been paid to Willdan for the work completed thus far on the MND for the Lower Hesse Park Master Plan. Should the Council decide to pursue consideration of the MND and Master Plan project, the remaining balance up to \$6,745.60 would be spent on finalizing the document for public circulation to public agencies, responding to comments, preparing the Mitigation Monitoring Program, and filing the Notice of Determination. Further, additional Staff time (approximately 80 hours) would be used to monitor and manage the consultant's work and work product.

Attachment

- Lower Hesse Park—Pacific Plan Concept
- Lower Hesse Park—Pacific Plan Concept Cost Estimate
- Comments received in response to Notice

**LOWER HESSE PARK
PACIFIC PLAN CONCEPT COST ESTIMATE**

Lower Hesse Park Pacific Plan Concept Cost Estimate

Item	Description	Qty.	Unit	Unit Cost	Subtotal
Programs					
Basketball		1	ea.	\$30,000.00	\$ 30,000
Tennis Courts		3	ea.	\$30,000.00	\$ 90,000
Trails - Refurbishment	DG topper with metal header	21,000	sf	\$1.25	\$ 26,250
Trails - New	DG with metal header	13,630	sf	\$5.00	\$ 68,150
Trails - Upper Hesse to Lower Hesse	DG with metal header	17,000	sf	\$5.00	\$ 85,000
Parking Lot					
Paving		14,500	sf	\$4.50	\$ 65,250
Paver Stripes		600	lf	\$2.00	\$ 1,200
Family Play Zone	(30% landscape area)	30,000	sf	\$5.00	\$ 150,000
Flex Lawn		100,000	sf	\$0.65	\$ 65,000
Play Lawn		12,500		\$0.65	\$ 8,125
Fitness Station		1	ls	\$20,000.00	\$ 20,000
Discovery Trail Gardens		41,000	sf	\$4.00	\$ 164,000
Enhanced Entry		1	ea.	\$10,000.00	\$ 10,000
					\$ 782,975
Amenities					
Restroom	Restroom Co. with some local customization + Storage, Kiosk+Staff Office	1	ea.	\$180,000.00	\$ 180,000
	Restroom Building: structure, plumbing, electrical, sewer, water,				
Shade Structure		1	ls	\$80,000.00	\$ 80,000
Landscape	Neighborhood Buffer and Park Park Planting	80,000	sf	\$3.50	\$ 280,000
Trees		100	ea.	\$200.00	\$ 20,000
Irrigation	Moderate	243,000	sf	\$1.25	\$ 303,750
Picnic Tables		10	ea.	\$1,500.00	\$ 15,000
BBQ		6	ea.	\$500.00	\$ 3,000
Benches		6	ea.	\$1,200.00	\$ 7,200
Dog MIT		5	ea.	\$350.00	\$ 1,750
Lighting	staff office area, parking lot	8	ea.	\$1,200.00	\$ 9,600
Trash Cans		8	ea.	\$350.00	\$ 2,800
Drinking Fountain w/ Dog Bowl		4	ea.	\$1,200.00	\$ 4,800
Bridge	30' x 10', abutment, wing walls	1	ls	\$40,000.00	\$ 40,000
					\$ 947,900
Engineering					
General		1	ls	\$25,000.00	\$ 25,000
Cleaning and Grubbing		410,000	sf	\$0.15	\$ 61,500
Rough Grading					
Cut & Fill Balance		8,000	cy	\$20.00	\$ 160,000
Utilities					
Electrical	panel	1	ls	\$3,000.00	\$ 3,000
Water	meter, domestic backflow	1	ls	\$1,500.00	\$ 1,500
Sewer	connection at street	1	ls	\$15,000.00	\$ 15,000
	line, 4' depth to restroom building	1	ls	\$11,500.00	\$ 11,500
Storm	connection	1	ls	\$5,000.00	\$ 5,000
Communication	telephone, cable	1	ls	\$1,200.00	\$ 1,200
					\$ 283,700
Subtotal					\$ 2,014,575
Contingency 25%					\$ 503,644
					\$ 2,518,219
Soft Cost (Design & Engineering) 10%					\$ 251,822
GRAND TOTAL					\$ 2,770,041

Note: The Cost Estimate is based on the concept plans prepared September 25, 2010

**LOWER HESSE PARK
PACIFIC PLAN CONCEPT**

LOWER HESSE PARK - Pacific Plan

RANCHO PALOS VERDES, CA
MIA LEHRER + ASSOCIATES



COMMENTS RECEIVED IN RESPONSE TO NOTICE

Eduardo Schonborn

From: Neil Ziak [neilmz@mac.com]
Sent: Thursday, June 28, 2012 4:07 PM
To: Eduardo Schonborn
Subject: Tennis Courts

Regarding the three tennis courts planned for lower Hesse Park master plan. It would be deeply appreciated if a wooded backboard could be constructed at the back of one of the tennis courts to be able to practice hitting tennis balls.

Thanks you very much.

neilmz@mac.com

Eduardo Schonborn

From: John Freeman [jrfree@cox.net]
Sent: Monday, July 09, 2012 9:26 AM
To: cc@rpv.com
Cc: Eduardo Schonborn
Subject: Lower Hesse Park status update - City Council agenda 7/17/2012
Attachments: Pacific View HOA Plan background.pdf
Re: City Council agenda 7/17/2012: Lower Hesse Park status update

Dear Mayor Misetich and City Council members:

Thank you for considering this status update matter for Lower Hesse Park.

Our Pacific View Homeowners Association and our residents support reasonable, responsible general improvements to Lower Hesse Park.

We have previously requested that the Pacific View HOA Plan which we submitted October 2011 be considered as an alternative to the Mia Lehrer plans. Please see attached pdf document for some historical details of what RPV residents want and what residents do not want.

Our Pacific View HOA Plan replaces the current proposed tennis and basketball courts with a Family Play Zone/Picnic Area, yet supports the other trail, landscaping and design improvements.

The overwhelming majority of 866 RPV residents surveyed by the City indicated they want to continue preserving the family-friendly semi-passive Lower Hesse Park environment. This reconfirms the original design of Lower Hesse Park from 25+ years ago.

We agree. Thank you.

John Freeman, President
Pacific View Homeowners Association
www.palosverdes.com/pacificview
"Working Together for a Better Neighborhood"

RPV Recreation and Parks Community Outreach survey
Lower Hesse Park

The results from the RPV Recreation and Parks “outreach survey” were released July 12, 2010.

It looks like RPV Recreation and Parks Department took a survey of what they think residents WANT, but neglected to take one of what residents DON'T want. At first glance it looks like residents want all kinds of development at Lower Hesse Park. Not true in my opinion.

<http://www.palosverdes.com/rpv/recreationparks/Lower-Hesse-Park-Grandview/Community-Outreach.pdf>

I can't see the “don't want side” votes from the charts. But, here's a fair summary of the survey taken on Lower Hesse Park completed by the 866 RPV residents:

RPV residents want:

1. Walking trails (506 yes = 58% yes)
2. Picnic areas with benches (389 yes = 45% yes)
3. Public restrooms (403 yes = 47% yes)
4. Grassy play area (324 yes = 37%)

RPV residents **do NOT** want:

1. Sports fields (734 no = 85% no)
2. Sand Volleyball Court (689 no = 80% no)
3. Tennis courts (665 no = 77% no)
4. Basketball Court (653 no = 75% no)
5. Dog Park (587 no = 68% no)

Conclusion:

The overwhelming majority 866 RPV residents surveyed indicated they want to continue preserving the family-friendly semi-passive Lower Hesse Park environment.

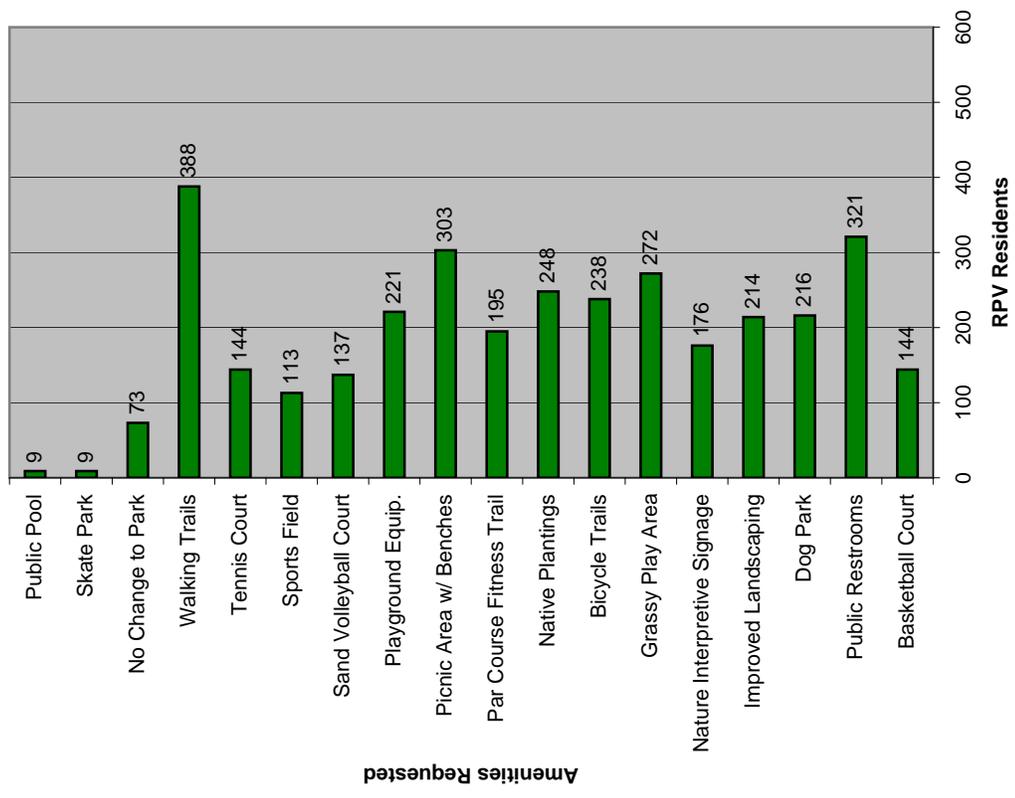
This reconfirms the original design of Lower Hesse Park from 25+ years ago.

The RPV Recreation and Parks department should conduct surveys fairly to ensure the overall integrity and validity of the results, and to ensure that they present both sides of the survey statistics, not just one side.

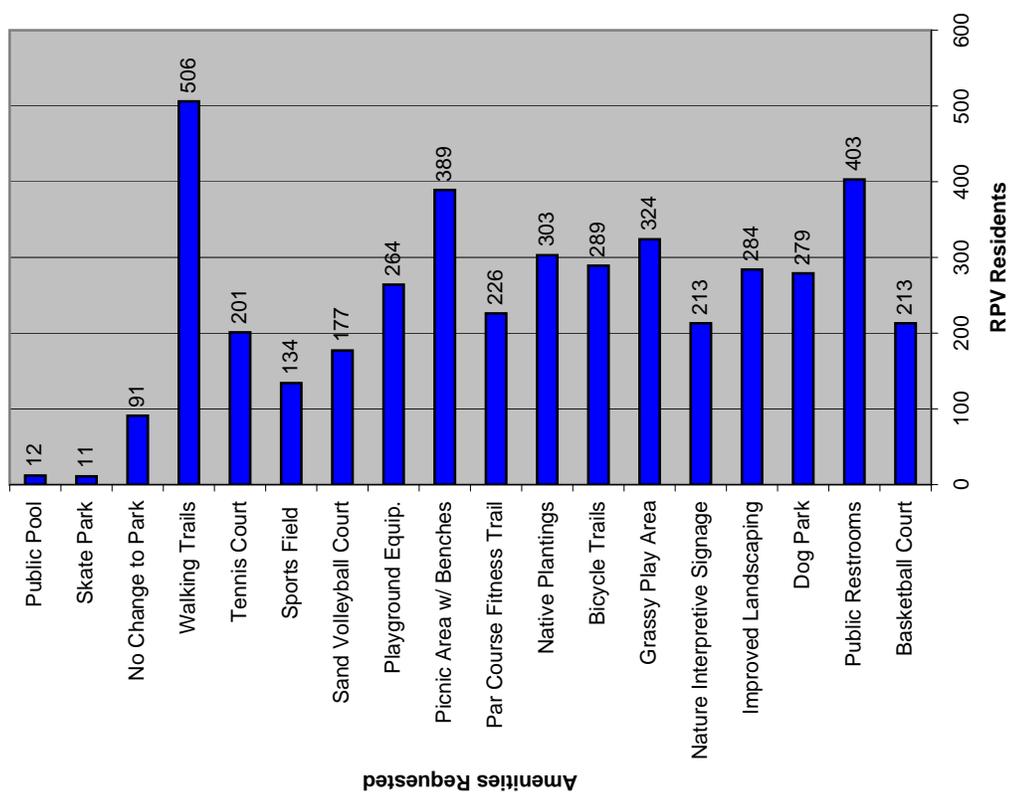
John Freeman
Rancho Palos Verdes, CA

July 19, 2010

**Grandview Park Community Outreach Results
(866 Responses Collected)**



**Lower Hesse Park Community Outreach Results
(866 Responses Collected)**



John Freeman

From: John Freeman <jrfree@cox.net>
Sent: Thursday, October 06, 2011 10:07 AM
To:Carolynn Petru (carolynn@rpv.com)
Cc: 'katieh@rpv.com'; 'Tom Odom'; 'EduardoS'; 'Siamak M'
Subject: Revised Pacific View HOA Plan
Attachments: Revised PacificView_HOA_Plan 100511.jpg

Hello Carolynn,

Attached is the "Revised Pacific View HOA Plan" dated October 5, 2011 with changes based upon a meeting with city staff and based upon discussion and approval of this at our HOA board meeting of October 5, 2011.

On September 27, 2011 I met with Tom Odom, Katie Howe, Eduardo Schonborn, and Siamak Motahari to review and discuss the "Pacific View HOA Plan" for lower Hesse Park. This plan had been submitted to the city council and city staff in April, 2011.

As I have mentioned previously at public meetings, one of our main objections to the Pacific Plan submitted by Mia Lehrer & Associates is the location of their proposed tennis courts and basketball courts. They were drawn at the highest point of Lower Hesse Park on a flat grassy knoll, 15 feet above street level. Additionally 12 to 20 feet chain link fences are required surrounding the courts, and Mia Lehrer indicated planting even taller trees to block to view of the fences that will block the courts and the ocean view. This will obviously completely obliterate any ocean views which we all cherish and protect.

As a result of this, our previous Pacific View HOA Plan (1) eliminated the basketball courts and (2) relocated the tennis courts from that location to a location 6 feet below street level near the parking area. Our HOA board felt that lower elevation location would at least minimize any view impairment. I was told at our meeting last week that putting the tennis courts and concrete pad at our proposed location would require extensive grading and retaining walls to maintain the level court, as well as cutting into the down sloping terrain. And the result from all that might be even more objectionable.

Therefore, we have completely removed the basketball and tennis courts from the attached "Revised Pacific View HOA Plan". In place of the original locations we have indicated a "Family Play Zone/Picnic Area/Discovery Area" which we feel is more consistent with the overall character of Lower Hesse Park and is more consistent with the expressed wishes of RPV residents including the 345 residents in the Pacific View Homeowners Association living nearby. We all want to protect this natural park.

We request that you consider this revised design in your upcoming environmental review, and include it for consideration to the City Council.

The RPV General Plan states:

"It is the goal of the City of Rancho Palos Verdes to conserve, protect, and enhance its natural resources, beauty, and open space for the benefit and enjoyment of its residents and the residents of the entire region.

Future development shall recognize the sensitivity of the natural environment and be accomplished in such a manner as to maximize the protection of it.”
(From the RPV General Plan, Natural Environment Element.)

Thank you,

John Freeman
Pacific View Homeowners Association

Revised Pacific View HOA Plan

October 5, 2011

Family Play Zone /
Picnic Area
or Discovery Area

