



City of Rancho Palos Verdes

# Parks Master Plan Update

Submitted June 30, 2015

Draft

Parks  
Make  
Life  
Better!



# PARKS MASTER PLAN UPDATE

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## **I. INTRODUCTION**

### **A. Purpose**

The purpose of the 2015 Parks Master Plan Update (PMPU) is to update the 1989 Parks Master Plan and to set forth a comprehensive strategy for addressing the future planning of the City's parks, recreation, and open space resources. The PMPU will function as a living document to help guide and respond to changes in the City's future park, open space and recreational needs. The PMPU presents updated information on each of the City's Park sites and identifies specific and general recommendations.

The PMPU is not intended to be strictly binding to present and future City Councils and the City residents, but instead should function as a long range vision for the provision of recreation opportunities, with a flexible framework than can be adapted to changes in technology, demographics, economic realities, and recreational trends and preferences. Recommendations were informed and determined by a combination of factors including responses at twelve public workshops, City Council goals and direction, online survey results, recreation facilities and programs at neighboring cities, athletic leagues, input from other City Departments, emails and input from the public, and professional recreation expertise.

Much has been accomplished since the creation of the 1989 Parks Master Plan. In the 26 years since its adoption, numerous recreation goals and milestones have been achieved through the City's continuing dedication and commitment to providing a diverse and challenging recreation environment for the residents of Rancho Palos Verdes. The PMPU does not seek to re-invent the wheel, but instead combines and encapsulates the over quarter-century of achievements and effort that came before it. The PMPU is informed by existing City documents including:

- City General Plan
- The Coast Vision Plan
- 1989 Parks Master Plan
- Five Year Capital Improvement Program
- Park Inventory

While not adopted by the City Council, the extensive work, research, and recommendations generated by the Open Space Planning, and Recreation and Parks Task Force which met from 2002-2005 was considered as well.

Recent and ongoing conceptual planning and public outreach/design efforts for sites and projects such as Grandview Park, Lower Hesse Park, Lower Point Vicente, and the Trails Network Plan Update are also key components of this plan. Rather than duplicate those efforts, the PMPU instead incorporates those recently completed and still-ongoing processes. Similarly, while the PMPU provides updated information about the majestic Palos Verdes Nature Preserve, which did not exist in 1989, it does not

seek to duplicate the massive public outreach and planning process that went into that acquisition and is still ongoing.

The PMPU includes the following components:

1. Background on Master Plan Procedure
2. Public Outreach Process
3. General Goals
4. Analysis of current recreation/parks usage
5. Master list of recommendations
6. Park Inventory including acquisition history, existing information, deed restrictions and possible recommendations
7. Joint Use Agreements/Partnerships/Leases
8. Status/Update of 1989 Master Plan Recommendations
9. Sports Field/Facilities Inventory

## **B. Background**

The City's existing Parks Master Plan was adopted on October 17, 1989. Now 26 years old, the 1989 Plan was created by a 15-member ad hoc committee established by the City Council. The committee, which divided itself into three five-member subcommittees each assigned to study a particular region of the City (Westside, Coastal and Eastside), worked over a six-month period to solicit input from the community in a variety of ways, including a citizen survey, public workshops, meetings with special interest groups, written correspondence, and contact with homeowners associations and individual residents. The resulting Plan contains an extensive list of policies, goals and recommendations regarding the park and recreational needs of the community at that time, as well as factual information and recommended improvements for each park site in the City. (Appendix A: 1989 Parks Master Plan and Appendix F: Status Update of 1989 Master Plan Recommendations)

Since the 1989 Master Plan Update, the City has acquired several new park sites and significant open space areas, including the now 1,450 acre Palos Verdes Nature Preserve.

The most comprehensive previous attempt to update the Parks Master Plan occurred in 2002 when the City Council expanded the seven-member Recreation and Parks Committee into an eighteen-member Open Space Planning, and Recreation & Parks Task Force (Task Force). The Task Force, whose membership included a broad spectrum of interests concerning the recreation, parks and open space issues affecting the community, was charged with investigating all of the City's existing resources and unmet needs, and advising the City Council on updating the 1989 Parks Master Plan, including making recommendations for utilization of City parks and open space properties. The Task Force, which organized itself into eight subcommittees, eventually presented a strategic plan to the City Council in 2004. The plan, which included dozens of recommendations for park sites and an extensive set of recreation options for Upper Point Vicente in particular, was not adopted by City Council and the Task Force was officially dissolved in 2005. (Appendix B Open Space Planning and Recreation & Parks Task Force Report)

More recently, the Coast Vision Plan was adopted by the City Council on September 2, 2008. The Coast Vision Plan represented over two years of planning and an extensive public outreach effort to create an informational planning document for the City's coastal areas. The Coast Vision Plan includes the Palos Verdes Nature Preserve and five additional sites: Upper Point Vicente, Lower Point Vicente, Abalone Cove, Gateway Park, and Del Cerro. The Plan also addressed improvements and recommendations related to public access, interpretive materials, and

recreational amenities and facilities to improve the experience of the coast and open space for residents and visitors. While many of the Coast Vision Plan recommendations have not been significantly affected by developments since its adoption, several sites have been impacted by subsequent actions including the Annenberg Foundation’s withdrawal of its development proposal at Lower Point Vicente in 2011 and the Council’s conceptual approval of including a skate park at Upper Point Vicente in 2014. (Appendix C: Coast Vision Plan w/ Amendments)

The Coast Vision Plan was updated in 2012 to remove the Annenberg Proposal at Lower Point Vicente Park. A public outreach process is currently underway to develop an updated plan for Lower Point Vicente that would be incorporated into the Council-adopted Coast Vision Plan. Once the PMPU is adopted, any impacted elements of the Coastal Vision Plan will also need to be updated.

### **C. The Public Outreach Process**

Maximizing public awareness and involvement was a central component of a thoughtful and thorough Parks Master Plan Update. The public was notified of the PMPU and its various workshops by the following methods:

- Mass mailing to all City residences in October 2014
- Updates on City’s Website
- Creation of a Parks Master Plan Update City Webpage
- Multiple Listserv messages
- Multiple Notifications on Facebook and Nextdoor social media sites
- Recreation Activity Guides
- Public Banners
- Press Releases
- HOA Notifications
- Mailings to residences adjacent to park sites discussed at workshops
- Contacting stakeholders and interested parties

The centerpieces of the public outreach effort were a series of twelve public workshops held from November, 2014 through February, 2015 and an online survey.

#### **Facilitated Public Workshops**

Facilitated public workshops were held from November 2014 through February 2015. The workshops were focused on particular park sites and were designed to obtain detailed feedback on current and possible uses at each location. Two workshops each were held for five park sites: Eastview, Ladera Linda Park, Point Vicente Park/Civic Center, Upper Hesse Park, and Gateway Park. The public workshop process concluded with two general workshops which covered the five focus parks sites as well as all other park sites and open space areas. All twelve workshops were held on Wednesday evenings, from 7:00 pm to 9:00 pm. Below is a list of the workshop locations and dates.

<b><u>Date</u></b>	<b><u>Topic</u></b>	<b><u>Location</u></b>
1. Wed. Nov. 5	Eastview #1	Peck Park
2. Wed. Nov. 12	Ladera Linda #1	LL/MPR
3. Wed. Nov. 19	Pt. Vicente Park/Civic Ctr #1	CH/Comm Room
4. Wed. Dec. 3	Hesse Park #1	HP/McTaggart
5. Wed. Dec. 10	Gateway #1	LL/MPR
6. Wed. Jan. 14	Eastview #2	Peck Park

7. Wed. Jan. 21	Ladera Linda #2	LL/MPR
8. Wed. Jan. 28	Pt. Vicente Park/Civic Ctr #2	CH/Comm Room
9. Wed. Feb. 4	Gateway #2	LL/MPR
10. Wed. Feb. 11	Hesse Park #2	HP/McTaggart
11. Wed. Feb. 18	General Master Plan #1	LL/MPR
12. Wed. Feb. 25	General Master Plan #2	HP/McTaggart

**Online Survey**

While public workshops tend to attract people who live near to a particular site or have an interest in a particular recreation topic, a survey generates more general, community-wide responses to a series of recreation topics. The online survey, run through the website Survey Monkey, was approved by the City Council and was subsequently completed by 743 respondents from November 21, 2015 to its closing on March 15, 2015. Questions ranged from general attitudes about parks and open space topics to very specific questions about support for components at Ladera Linda Park and Point Vicente Park/Civic Center. This was not a professional or statistically valid survey, but its results did provide many insights.

**Review of Recent Public Workshops and Outreach Efforts**

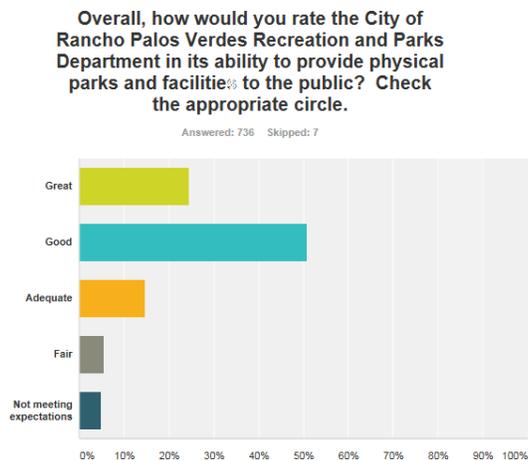
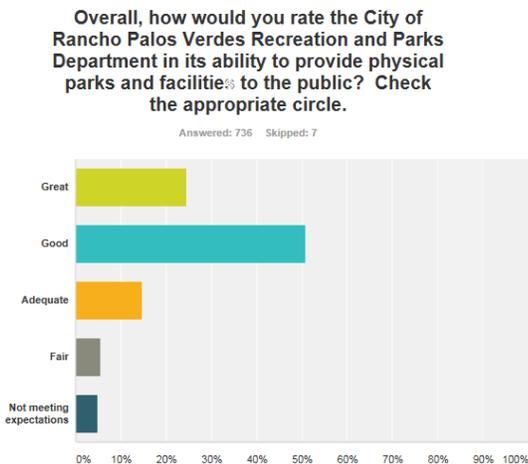
Staff also utilized materials and feedback from recent public workshops and focus groups that examined a number of high-profile City areas and park sites including the Coastal Vision Plan, Grandview Park, Lower Hesse Park, and Lower Point Vicente Park.

**Outcomes of the Public Outreach Process**

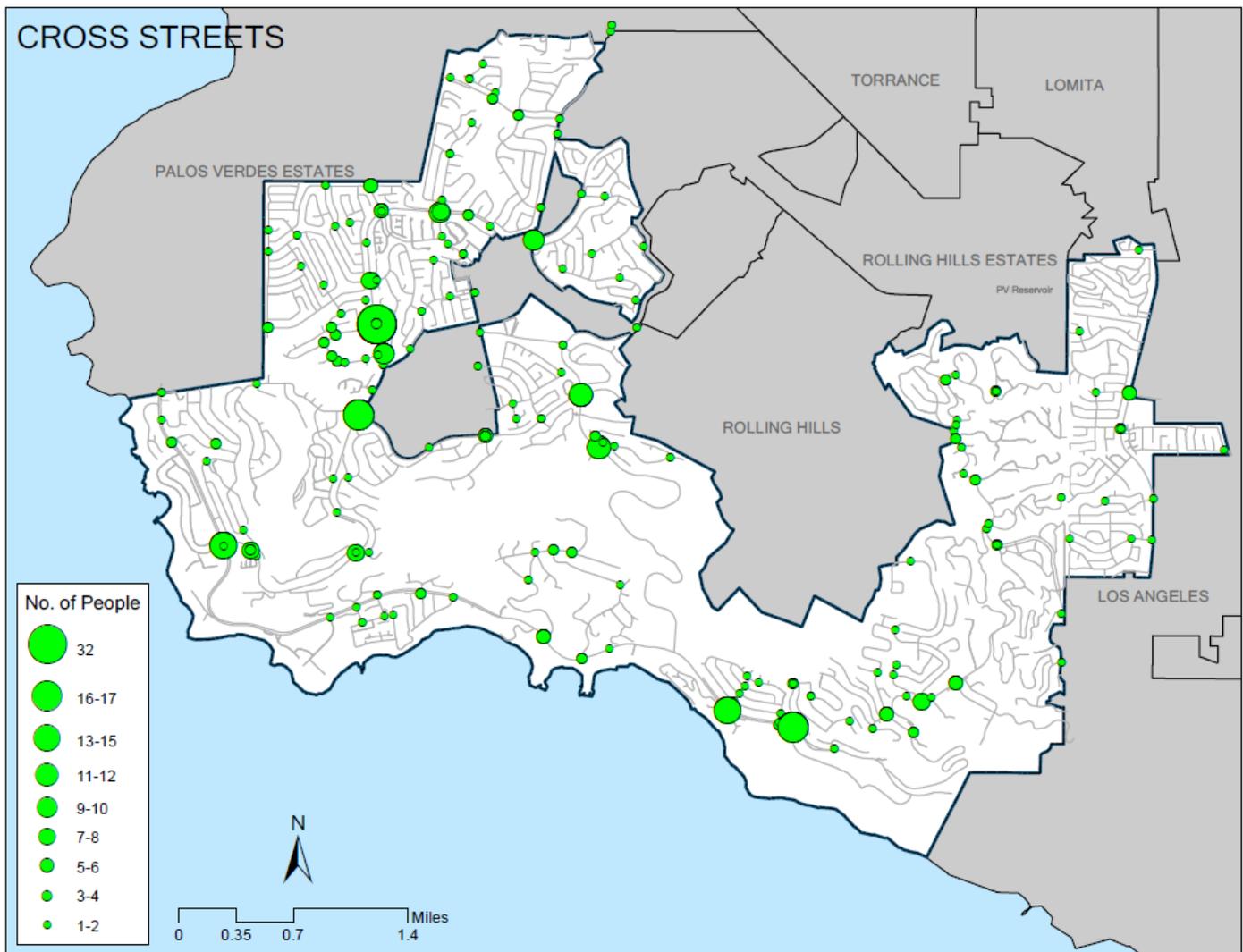
The following findings and conclusions were developed from the results of the 2014-15 Parks Master Plan Update public outreach process (see the more complete Public Outreach Report in Appendix D which includes spreadsheets showing all emails received, complete online survey results including lists/charts of all individual comments from the online survey, lists of all individual comments from workshop comment cards, and all public workshop "tape dot exercises"). Specific park recommendations are discussed in the individual Park Sites section of this document.

**Online Survey Analysis**

743 total responses were received from November 2014 through March 2015. 87% of respondents said they lived in the City of Rancho Palos Verdes. Responses were received from all sections of the City. 75% of respondents rated the the City’s Recreation and Parks Department as either “great” or “good” on its ability to provide physical parks and facilities to the public. Sixty-two percent rated the Department as “great” or “good” on its ability to provide recreation programs, activities and events.

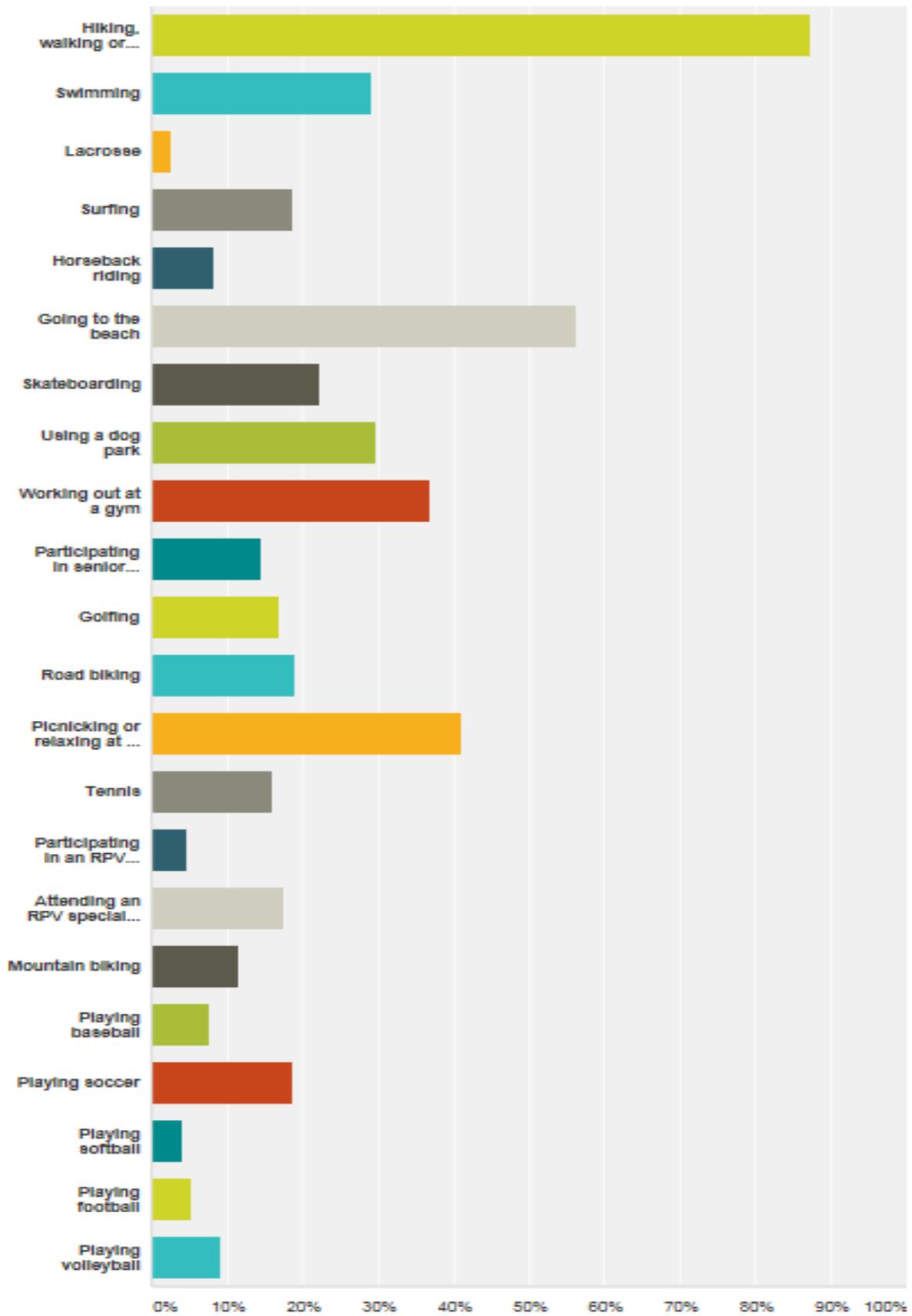


Respondents were asked to indicate their general address by filling in their cross streets. The great majority of respondents were RPV residents. Below is a graphic representation of RPV resident respondent locations. Larger bubbles indicate a higher number of respondents from particular cross streets. The lowest level of responses came from the eastern section of the City while the most responses came from the southern area near Ladera Linda and the northwest section of the City.



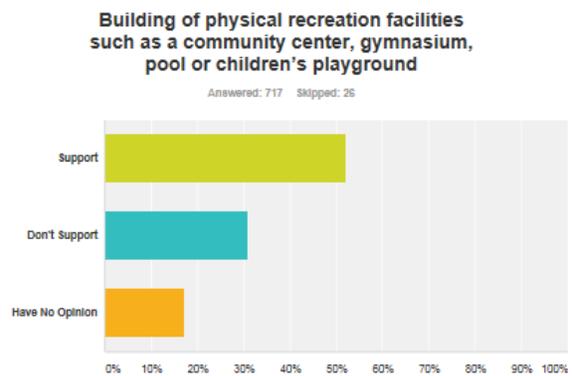
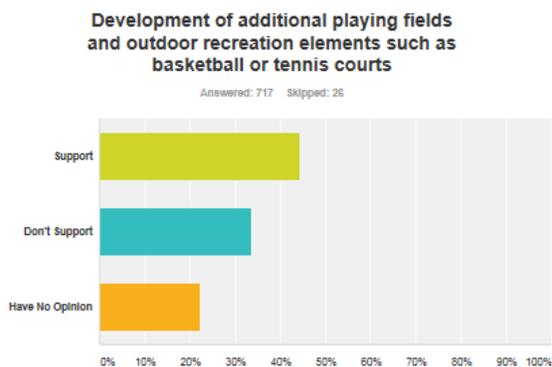
In order to get a sense of how survey respondents spend their leisure time, a number of recreation activities and options were presented. Respondents were asked to check all activities that they participated in on a monthly basis. Not surprisingly, given the City’s emphasis on open space and trails, 87% of respondents selected “hiking, walking and jogging” which was by far the most popular choice. Other notable results include “Swimming” (29%), “Going to the beach” (56%), “Skateboarding” (22%), “Using a dog park “ (29%), “Working Out at a Gym” (36%), “road biking” (19%). “picnicking or relaxing at a local park” (40%), “Tennis” (15%), “Participating in senior programs” (14%), and “Mountain biking” (11%). Team sports percentages range from 2.8% for lacrosse up to 18% for soccer. The combined team sports percentage is approximately 46%. While team sports are clearly popular, participation levels were higher for non-team, individual activities such as surfing (18%), skateboarding (22%), road biking (19%), mountain biking (11%), horseback riding (8.4%) and golfing (16%). The variety of responses clearly demonstrates that survey respondents, the great majority of whom are RPV residents, participate in a wide range of sports and recreation activities.

Below is the full list of activities that survey respondents or their families participated in on a monthly basis:



Answer Choices	Responses
Hiking, walking or jogging	87.25% 623
Swimming	29.27% 209
Lacrosse	2.80% 20
Surfing	18.77% 134
Horseback riding	8.40% 60
Going to the beach	56.30% 402
Skateboarding	22.27% 159
Using a dog park	29.55% 211
Working out at a gym	36.69% 262
Participating in senior programs	14.57% 104
Golfing	16.81% 120
Road biking	19.05% 136
Picnicking or relaxing at a local park	40.90% 292
Tennis	15.83% 113
Participating in an RPV recreation program	4.62% 33
Attending an RPV special event	17.51% 125
Mountain biking	11.48% 82
Playing baseball	7.42% 53
Playing soccer	18.49% 132
Playing softball	4.06% 29
Playing football	5.32% 38
Playing volleyball	9.24% 66
Total Respondents: 714	

The survey revealed moderate support for developing additional recreation elements such as playing fields and basketball or tennis courts (44% support/33% don't support) and greater support for building physical facilities such as a community center, gym, pool, or children's playground (52% support/30% don't support).



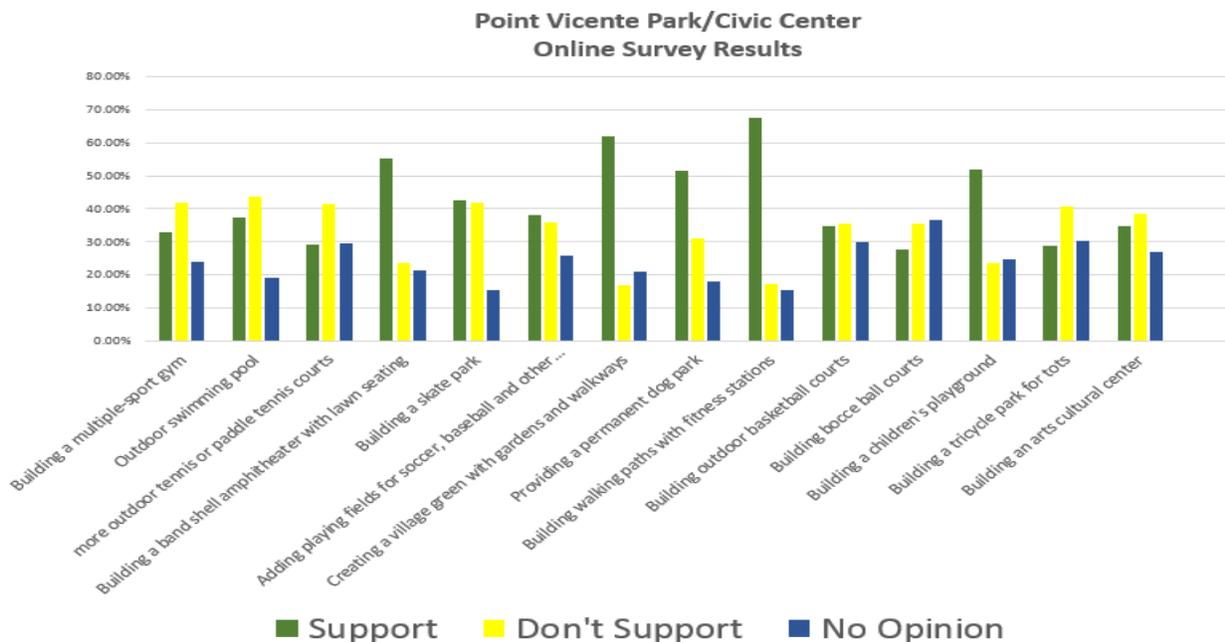
Public support for preserving undeveloped land for wildlife and natural habitat remains strong at 82% with only 7% not supporting. This high level of support for open space dovetails with the 87% of respondents who say they hike or walk on a monthly basis, as well as respondents who ride horses (8%) or go mountain biking (11%).

A significant portion of the survey focused on two sites: Ladera Linda Community Center and Point Vicente Park/Civic Center (City Hall). Point Vicente Park/Civic Center was selected because a large percentage of its flat, developable area is currently undeveloped and it has been the focus of previous planning processes including the Coast Vision Plan and Open Space Task Force efforts. Ladera Linda Community Center was selected because it has been identified in the City’s Capital Improvement Plan as being a candidate for renovation or demolition/rebuilding because of the poor condition of its buildings and infrastructure. More information about these two location and suggested recommendations can be found in the individual Park Sites section of this report.



**Point Vicente Park/Civic Center: Online Survey Results**

Respondents were asked to indicate their support, lack of support, or no opinion on a range of possible site amenities. The elements that received the highest level of support were all relatively modest improvements, none of which included habitable buildings, such as walking paths with fitness stations, a children’s playground, a permanent dog park, a village green, and an amphitheater. Athletic facilities such as a gymnasium, pool, tennis courts, or basketball courts received relatively close results with more opposition than support. A skate park, which has been identified by Council as a potential element for this site, received almost identical scores of “support” and “don’t support”. An arts/cultural center had slightly more opposition than support.



## Point Vicente Park/Civic Center Combined Survey Responses

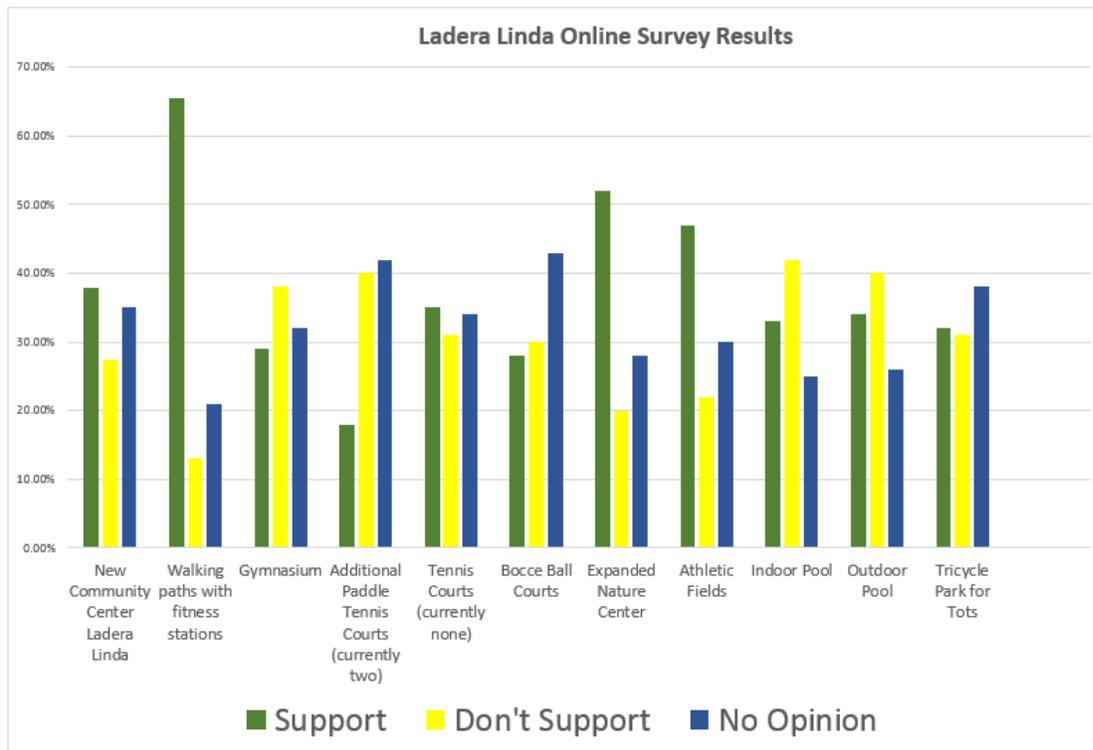
	Support	Don't Support	No Opinion
Building a multiple-sport gymnasium	33.24%	42.42%	24.34%
Building an outdoor swimming pool	37.41%	43.53%	19.05%
Adding more outdoor tennis or paddle tennis courts	29.07%	41.31%	29.62%
Building a band shell or amphitheater	55.08%	23.64%	21.28%
Building a skate park	42.56%	41.86%	15.58%
Adding playing fields for soccer, baseball and other field sports	37.97%	35.88%	26.15%
Creating a village green with gardens and walkways	62.03%	16.97%	21%
Providing a permanent dog park	51.60%	30.74%	17.66%
Building walking paths with fitness stations	67.45%	17.25%	15.30%
Building outdoor basketball courts	34.77%	35.47%	29.76%
Building bocce ball courts	27.82%	35.61%	36.58%
Building a children's playground	51.74%	23.64%	24.62%
Building a tricycle park for tots	28.79%	40.79%	30.46%
Building an arts/cultural center	34.77%	38.39%	26.84%

The survey included an open-ended question allowing respondents to list anything not listed above “that you would like to see at Point Vicente Park/Civic Center. 143 survey respondents answered this questions with 599 abstaining. Many respondents opted to list items that were included on the previous list of survey questions. Not surprisingly, there was a wide range of responses from disc golf to yoga. The topics that received the most positive responses were skate park, pool, dog park, various sports-related suggestions, and open space/trails issues. Many respondents indicated that the there was no need for any changes. Below is a summary of responses. A full listing of responses is included in Appendix D

<b>Online Survey: Point Vicente Survey Open Ended SUMMARY</b>	<b># of comments</b>
1. Pro-Skateboard park	24
2. No skateboard park	4
3. Pro-Pool	9
4. Pro-Dog park	7
5. Sports Related	25
6. Open Spaces/Trails Hiking/Nature/Gardens	29
7. Equestrian	2
8. Community Center/Youth Activities/Facility Rentals	15
9. Seniors	4
10. Youth	4
11. General Facility/Maintenance	11
12. Miscellaneous	11

### Ladera Linda Park: Online Survey Results

Respondents were also asked to indicate their support, lack of support, or no opinion on a range of possible site amenities at Ladera Linda Park. The elements that received the highest level of support were walking paths with fitness stations, expanded nature center, athletic fields, and a new community center. Athletic facilities such as a gymnasium, pool, tennis courts, or basketball courts again received relatively close results with more opposition than support. There was significantly higher support for adding tennis courts rather than build additional paddle tennis courts.



### Ladera Linda Park Combined Survey Responses

	Support	Don't Support	No Opinion
<b>New community Center at Ladera Linda</b>	37.96%	27.31%	34.73%
<b>Walking paths with fitness stations</b>	65.41%	13.45%	21.15%
<b>Gymnasium</b>	29.27%	38.24%	32.49%
<b>Additional Paddle tennis Courts (currently two)</b>	17.65%	40.06%	42.30%
<b>Tennis Courts (currently none)</b>	35.01%	30.81%	34.17%
<b>Bocce Ball Court(s)</b>	27.73%	29.69%	42.58%
<b>Expanded Nature Center</b>	51.54%	20.17%	28.29%
<b>Athletic Fields</b>	47.20%	22.41%	30.39%
<b>Indoor Pool</b>	32.91%	41.60%	25.49%
<b>Outdoor Pool</b>	33.75%	40.34%	25.91%
<b>Tricycle Park for Tots</b>	31.51%	30.81%	37.68%

The survey again included an open-ended question allowing respondents to list anything not listed above “that you would like to see at Ladera Linda Park”. 168 survey respondents answered this questions with 575 respondents abstaining. Clearly showing some direct correlation with responses to the Point Vicente Park/Civic Center responses, the most popular answers were skate park, pool, dog park, various sports related suggestions, and open space/trails issues. Many respondents advocated for new and enhanced community center, and improved park amenities, security and maintenance. Below is a summary of responses. A full listing of responses is included in Appendix D.

Online Survey: Ladera Linda Survey Open Ended SUMMARY	# of comments
1. Pro-Skateboard park	38
2. No skateboard park	2
3. Pro-Pool	16
4. No pool	4
5. Pro-Dog park	14
6. Sports Related	27
7. Open Spaces/Trails/Hiking/Nature/Gardens	22

8. Equestrian	7
9. Community Center	5
10. Youth	11
11. Security Concerns	6
12. General Facility/Maintenance	15
13. Miscellaneous	6

The survey concluded with two open-ended questions. The first was “In your opinion what is the single most important thing the City of Rancho Palos Verdes’ Recreation and Parks Department can do to improve the quality of life for its residents?” 474 people responded; 269 skipped this question. The open-ended nature of the question generated a wide range of responses. Sixty people mentioned skate parks, the great majority in favor. Approximately fifteen responses were pro dog-park. The most common response category with over 140 entries was open space/nature/trails responses with the majority expressing variants of maintaining and preserving open space and trails. There were also many requests for additional recreational amenities and programs for youth and seniors. Other popular topics addressed included parking and preserve access at Gateway Park and Del Cerro Park, and safety/security concerns, and to simply do nothing-no changes needed.

Below is a summary of responses. A full listing of responses is included in Appendix D.

<b>Online Survey: Single Most Important Issue SUMMARY</b>	# of comments
1. Pro-skateboard park	60
2. No skateboard park	1
3. Pro-Pool	42
4. No pool	2
5. Pro-Dog park	16
6. Sports Related	32
7. Open Spaces/Trails/Hiking/Nature/Gardens	149
8. Equestrian	5
9. Community Center/Facility Rentals	35
9. Seniors	15
10. Youth	14
11. General Facility/Maintenance	25
12. Parking Issues	26
13. Security Concerns	20
14. Miscellaneous	55

The last question of the survey allowed respondents to offer anything else they wished to share. Survey fatigue may have set in by this point because only 222 respondents answered with 521 respondents skipping this question. General response categories were similar to the previous question, but with a marked increase in responses opposed to Gateway Park and requesting that something be done to mitigate parking impacts in the Del Cerro neighborhood.

Below is a summary of responses. A full listing of responses is included in the Appendix D.

<b>Online Survey: Any Additional Response SUMMARY</b>	# of comments
1. Pro-Skateboard park	28

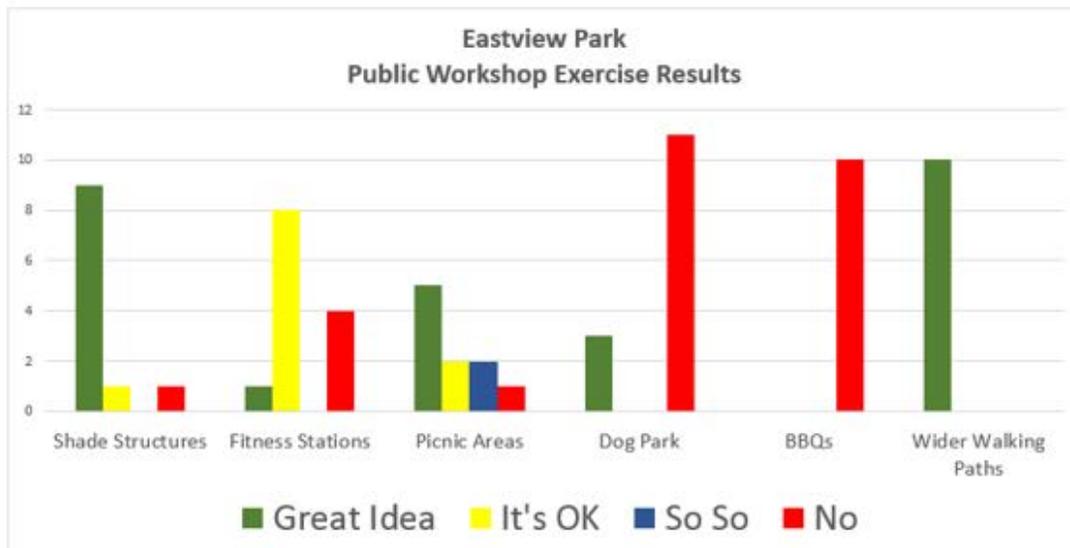
2. No skateboard park	6
3. Pro-Pool	18
4. No pool	1
5. Pro-Dog Park	18
6. Sports Related	11
7. Open Spaces/Trails/Hiking/Nature/Gardens	27
8. Equestrian	4
9. Community Center/Facility Rentals	21
10. Youth	4
11. Seniors	2
12. General Facility/Maintenance	21
13. Parking Issues	22
14. Security Concerns	6
15. Miscellaneous	32

## Public Workshop Analysis

### Eastview Park

Two public workshops were held regarding Eastview Park at Peck Park in San Pedro on November 5, 2014 and January 14, 2015. Approximately 10 people attended each session. Discussion was lively and wide-ranging. The most-discussed topic by far was a proposed fenced dog park. Attendees at the first workshop were fairly receptive to the idea and favored a plan that located it near the stores on the western part of the park away from the homes on the eastside of the park. Attendees at the second workshop were strongly opposed to the dog park. Elements that received support were shade structures, improved picnic area, and wide walking paths. Fitness stations received mixed reviews, while a dog park, allowing moon bounces and BBQs received the lowest level support. Many attendees reported incidents of dogs off leash. Concerns were raised about maintenance, feral cats, graffiti, and occasional vandalism. A consistent desire was expressed to maintain the park’s low-key neighborhood feel.

Below is a chart showing Eastview Workshop attendee responses.



A comment card summary from the Eastview Workshops is in Appendix D.

### Gateway Park

The two Gateway Park workshops which were held at Ladera Linda Park on December 3, 2014 and February 4, 2015 were the most well-attended and liveliest of all the public workshops. Approximately 80 people attended each workshop. A majority of speakers and attendees spoke out against the Gateway project. A number of attendees from the Del Cerro neighborhood spoke in favor of the project and expressed frustration at the traffic and congestion issues they were experiencing near the Portuguese Bend Nature Reserve trailhead at the end of Crenshaw Boulevard. While many Gateway Park opponents were sympathetic to the Del Cerro issue, they raised a number of concerns about Gateway Park:

- Safety, particularly following a drowning death and numerous rescues in July 2014
- Access and traffic
- Neighborhood impact
- Social media and rising attendance at the Preserve and beaches
- Doubts about the effectiveness in relieving Del Cerro congestion
- Questions about the availability of other parking lots
- Enforcement concerns
- Concerns that people would not utilize Gateway Park to access Preserve, but would cross Palos Verdes Dr Drive South to access nearby beaches

Staff received a substantial number of emails regarding Gateway Park and Del Cerro Park. A spreadsheet of the emails is in the Public Outreach in Appendix D.

Below is a chart showing combined Gateway Workshop responses.



A comment card summary from the Gateway workshops is in Appendix D.

### Upper Hesse Park

Two Upper Hesse Park workshops were held on December 10, 2014 and February 11, 2014. Approximately 15-20 people attended each workshop. Both workshops featured an update on the Lower Hesse Park planning process, but the focus was on Upper Hesse Park. Attendees were most positive about adding shade structures, fitness stations, improved viewpoints, drought-resistant amenities, and tricycle park for tots, and replacing storage containers with a permanent solution. Attendees were mixed or negative about expanding the John C. McTaggart Hall patio, or adding bocce ball courts. Concerns were raised about financing, management, traffic, views and adding recreation activities for youth teens and adults. There was a strong general consensus that no significant changes were needed.

Below are charts showing combined Upper Hesse Park Workshop responses.



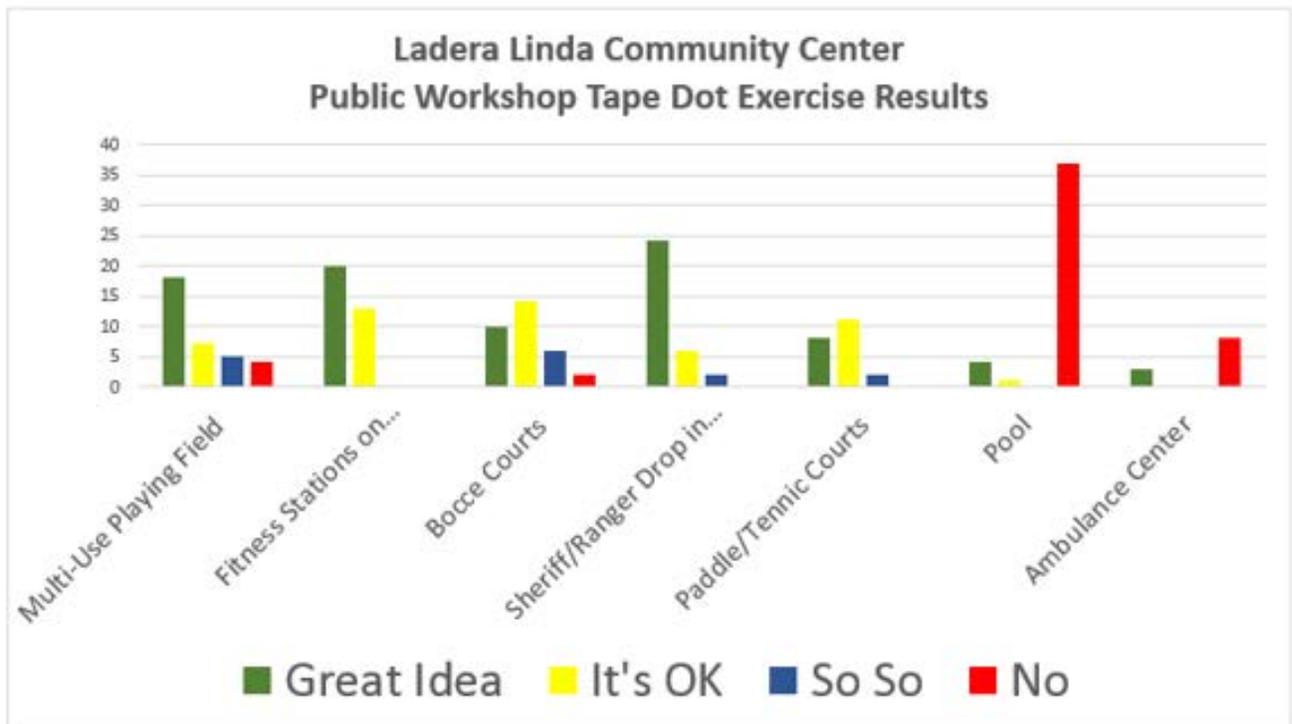
A comment card summary from the Upper Hesse Park Workshops is in Appendix D.

## Ladera Linda Park

Two Ladera Linda Parks public workshops were held on November 12, 2014 and January 21, 2015. Approximately 20-25 people attended each workshop. Attendees had a strong positive response to a new community center with Sheriff/Park Ranger drop-in office and an expanded nature center. They expressed varying levels of support for maintaining the current multi-use lower field, improved amenities, paddle/tennis courts and adding fitness stations. Improvements to the existing paddle tennis courts were requested. There was strong opposition to a pool, gymnasium, dog park and BBQs. Attendees expressed a desire to maintain a low-key neighborhood feel. Most attendees said their favorite activity was hiking or walking.



Below are charts showing combined Ladera Linda Park Workshop responses.





A comment card summary from the Ladera Linda Park Workshops is in Appendix D.

Local Ladera Linda residents conducted their own informal survey on opinions about the size of a potential new community center, possible community center components, recreation facilities and other community issues. The results can be found in Appendix G.

### Point Vicente Park/Civic Center

Two Point Vicente Park/Civic Center public workshops were held on November 19, 2014 and January 28, 2015. Approximately 15-20 people attended each workshop. Many possible futures uses were discussed along with the history of the site and the work of the Open Space Task Force and Coast Vision Plan. The components that received the strongest support were the skate park/skate plaza, improved park amenities, a pool, walking paths, and a village green. Ideas that received the least support were bocce ball courts, tennis/paddle tennis courts, a gym, arts/cultural center and tricycle course. There was mixed support for playing fields. Concerns were raised about lighting and security, financing of projects, potential crowding of the site, long term maintenance costs and liability.

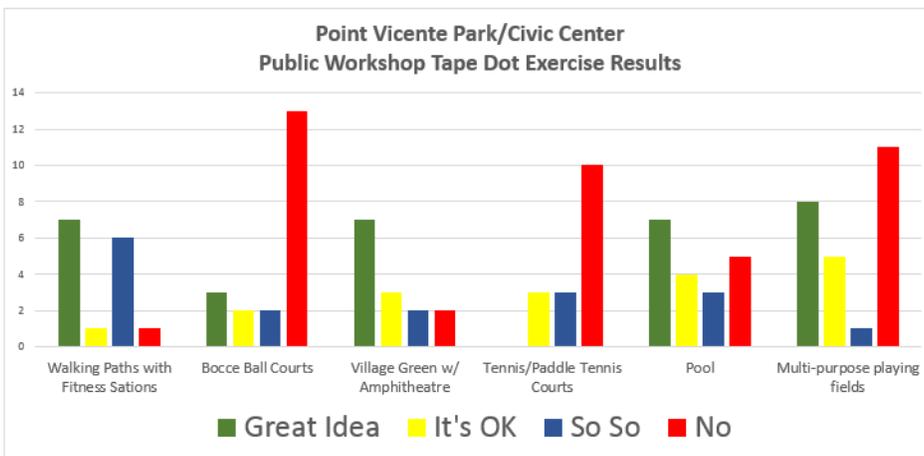


Below are charts showing combined Point Vicente Park/Civic Center Workshop responses.



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	Great Idea	It's OK	So So	No
Skate Park/Skate Plaza	20	0	2	0
Shade /BBQs / Picnic Tables	19	4	0	1
Arts/Cultural Center	1	1	1	11
Dog Park	2	6	10	1
Children's Playground	3	5	7	5
Gym	4	2	2	7
Tricycle Course for Tots	2	3	3	11



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	Great Idea	It's OK	So So	No
Walking Paths w/ Fitness Stations	7	1	6	1
Bocce Ball Courts	3	2	2	13
Village Green w/ Amphitheatre	7	3	2	2
Tennis/Paddle Tennis Courts	0	3	3	10
Pool	7	4	3	5
Multi-purpose playing fields	8	5	1	11

A comment card summary from the Point Vicente Park/Civic Center Workshops is in Appendix D.

## General Workshops

Two General PMPU workshops were held on February 18, 2015 at Ladera Linda Park and February 25, 2015 at Hesse Park. Staff presented an overview of the PMPU process and a review of all the prior workshops. Staff also presented information about all of the City's additional park sites and updates on current park design/planning efforts such as Lower Hesse Park and Lower Point Vicente Park. Input was very wide ranging at both workshops. Comments and concerns were expressed regarding a senior center, safety, security, Gateway Park, Del Cerro Park, landslide area, passive vs. active uses, emergency supplies, an equestrian center, a new community center at Ladera Linda, and additional activities for youth and teenagers. There was a general sense that when it came to development, that less was more.



Below are charts showing combined General Parks PMPU Workshop responses.



	Great Idea	It's OK	So So	No
Outdoor Basketball Courts	3	12	3	6
Preserve: Adjacent Nature Center	15	3	1	2
New Community Center: Ladera Linda	15	2	6	0
Preserving Undeveloped Land	24	0	0	2
Building Athletic Recreation Facilities	6	13	6	3
Additional Paddle Tennis/Basketball Courts	0	4	3	10
Preserve-access Parking at Gateway park	10	1	1	8

A comment card summary from the General Park Workshops is in Appendix D.

## **D. Recreational Goals/Objectives**

In addition to input from the public via the online survey, public workshops and emails, City recreation standards, City goals, General Plan Land designations, Open Space and Recreational Resource policies, and existing partnerships are all significant determining factors in the PMPU's recommendations. City Council Goals for 2015-16 are still being finalized and the General Plan Update is currently being reviewed by the Planning Commission.

### Open Space and Recreational Resources Policies (excerpted from City's General Plan/Conservation and Open Space Element)

- Provide Appropriate Access to public land
- Promote and/or sponsor recreation programs within the City
- Encourage local. Public, non-profit recreational and cultural activities.
- Seek County, State, Federal and private funds to acquire, improve and maintain recreational lands.
- Work through the State and Federal government in support of legislation resulting in City acquisition of land.
- Encourage institutions to provide public use of their recreation facilities
- Encourage the building of playing fields, where appropriate, for multiple uses by various recreational groups.

### City Council Goals

The City Council sets annual goals. Below are Parks and Recreation-related 2014 goals. Note: 2015 City Council and Management goals were still being determined at the time of this report.

#### 2014 City Council Goals:

- City Trails Enhancement: Complete Trails Network Plan Update (still pending)
- Implementation of on-line access to recreation programs and space rentals: Complete "go-live" for Active.net (completed)
- Continue with shared use of PVPUSD and City Facilities: City recreation programs to be available at Peninsula High pool and Miraleste Intermediate gym (completed-shared use at both locations scheduled for Summer 2015)
- Continue with evaluation of City recreation programs/sustainability of/demand for programs (completed although staff continues to analyze the comparison of privatized rentals, independent contractors and in-house services. Staff continues to research surrounding jurisdictions to stay current on comparative services and fees)

### Joint Use Agreements

The Recreation and Parks Department has developed a number of partnerships, ongoing relationships, and joint-use agreements with agencies that have expanded and enhanced the recreational opportunities available to City residents and visitors. Below is a partial list:

- Mountains Recreation and Conservation Authority: Park Ranger Services and Junior Ranger Program
- Los Serenos de Point Vicente: Docent and Junior Docent Program-museum tours and guided nature walks.
- Youth Sports Leagues including AYSO, Little Leagues, US Youth Volleyball League, Pony League, Lacrosse, etc.
- Palos Verdes Unified School District: Use of Miraleste Gym and Peninsula High School Pool
- Palos Verdes Peninsula Land Conservancy: Assist with management of Palos Verdes Nature Preserve
- County Lifeguards
- Peninsula Seniors: Driver Safety Courses, Weekly Lecture Series, Mah Jong Classes, Bridge Classes
- Portuguese Bend Nursery School: Use of elementary school site
- PV Archery Club
- Trump National Golf Club: Assistance with management of Founders Park rentals
- Palos Verdes Library District: Toddler Reading Enrichment Programs, Pop-Up Library
- YMCA: Joint Programming Opportunities
- LA County Animal Care and Control Department: Pet Adoption and Pet Licensing, Vaccination and Microchip services

## II. PARKS and OPEN SPACE

In this section, each of the City's park, recreation, and open space resources has been cataloged with acquisition information, a description of the property, the improvements that exist today, deed restrictions affecting the property, and potential recommendations.

### A. Parkland Standards and Current Usage

#### 1. Parkland Standards

##### City Recreational Standards

When the City was incorporated in 1973, it had one municipal park, Ryan Park (formerly known as Rancho Palos Verdes Park). The City's General Plan and the City's Municipal Code (Section 16.20.100c) require four acres of parkland per thousand residents. The General Plan states that the City will "establish ordinances to require builders and developers to provide lands and/or funds for acquisition and development of land for recreational use" and that these lands and/or funds shall "be based on a standard of providing 4 acres of local parkland per 1000 population (City of Rancho Palos Verdes General Plan, page 99)." With a population of 41,643 (2010 U.S. Census), this park acreage standard yields a goal of approximately 165 acres for the City. The City's current park acreage of 278 acres (not including 1,450 acres of open space in the Palos Verdes Nature Preserve) far exceeds this goal.

##### General Plan Designations

The State of California requires a Land Use Element to be included in every local government general plan. According to the State's General Plan Guidelines, the Land Use Element shall designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, enjoyment of scenic

beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The City’s General Plan is currently being updated. Any changes to the General Plan that have a significant bearing or impact on the PMPU will be incorporated.

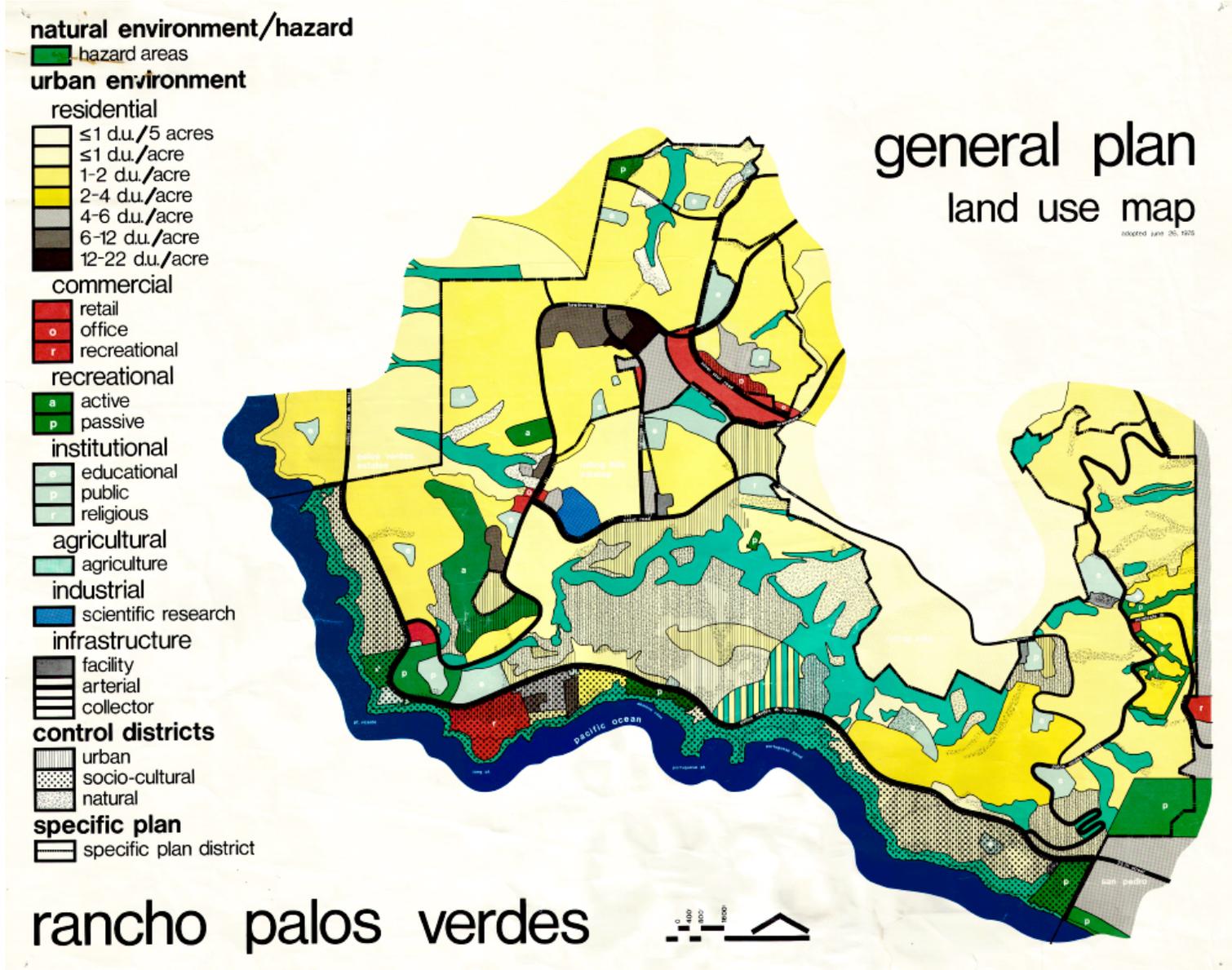


Below are existing land-use designations and proposed land-use designations. Definitions of land use designations are shown below.

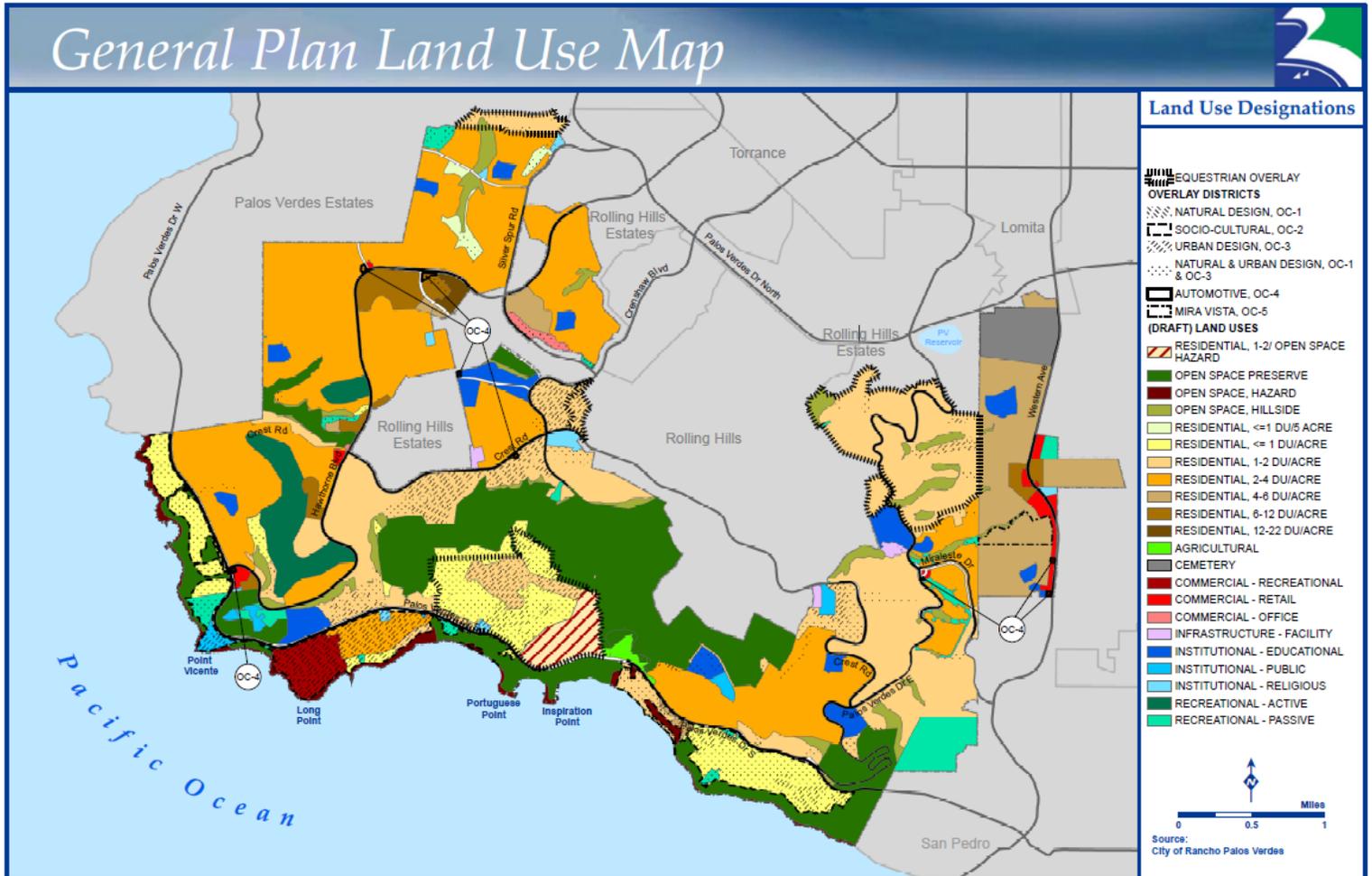
Park	Existing Land Use	Proposed Land Use
Abalone Cove Shoreline	R-P	R-P/OSP
Clovercliff	R2-4	R-P
Deane Dana Friendship	R-P	no change
Del Cerro	R-P	no change
Don C Wallace Radio Ranch	R2-4	no change
Eastview	R	R-P
Founders	R≤1	R-P
Frank A Vanderlip	R≤1	R-P
Fred Hesse Jr	R-A	no change
Gateway Park	A/H/R≤1	R-P
Grandview	R-P	no change
Ladera Linda (City-owned)	I-E	I-P
Ladera Linda (School Dist-owned)	I-E	no change
Los Verdes Golf Course	R-A	no change
Marilyn Ryan	R≤1	R-P
Martingale	R1-2	R-P
Pelican Cove	R-P	R-P/OSP
PVIC	R-P/H	R-P/OSP
Upper Pt Vicente/Civic Center	R-P/I-P	R-P/I-P/OSP
Lower Pt Vicente	R-P	R-P/OSP
Shoreline Park	R-P	OSP
Robert E Ryan	R-A	no change
Vista Catalina	R≤1	R-P

- A Agricultural
- H Natural Environment/Hazard
- I-P Institutional public
- RP-OSP Open Space Preserve (new land use designation being proposed, currently does not exist)
- R≤1 Residential equal to or less than 1 dwelling unit per acre
- R1-2 Residential 1 to 2 dwelling unit per acre
- R2-4 Residential 2 to 4 dwelling unit per acre
- R-A Recreational active
- R-P Recreational passive
- R Recreational (no active or passive distinction)

Below is the current 1975 General Plan Land Use Map.



Below is the proposed Draft General Plan Land Use Map (Currently still being reviewed by the Planning Commission). Once the Planning Commission completes its review, the next step is a Public Hearing wherein the City Council would be responsible for making the final decision on any changes to the General Plan.



## B. Parks Inventory and Recommendations

1. Park Map
2. Park Acreage
3. Priorities
4. Recommendations
5. Abalone Cove Shoreline Park
6. Clovercliff Park
7. Del Cerro Park

8. Don C. Wallace Radio Ranch Museum Park
9. Eastview Park
10. Founders Park
11. Frank A. Vanderlip Sr. Park
12. Fred Hesse Jr. Community Park
13. Grandview Park
14. Gateway Park
15. Ladera Linda Park
16. Lower Point Vicente Park
17. Marilyn Ryan Sunset Point Park
18. Martingale Trailhead Park
19. Pelican Point
20. Point Vicente Park/Civic Center
21. Robert E. Ryan Park
22. RPV Beach
23. Vista Catalina Park

### Trails and Open Space

1. Preserve Map
2. Palos Verdes Nature Preserve/PUMP
3. Trails Network Plan Update



<b>City of RPV Park Acreage 2015</b>	
<b>Park</b>	<b># of Acres</b>
Abalone Cove Shoreline Park	76.4
Clovercliff Park	0.17
Del Cerro Park	4.5
Eastview Park	9.9
Founders Park	5.5
Fred Hesse Community Park	29.4
Grandview Park	17
Ladera Linda Community Park	11
Marilyn Ryan Sunset Point Park	1.5
Martingale Trailhead Park	1.2
Pelican Cove	10.5
Point Vicente Interpretive Center	28
Point Vicente Park and Civic Center	71
Rancho Palos Verdes Beach	1
Robert Ryan Community Park	11
Vista Catalina Park	0.2
Frank A. Vanderlip Sr. Park	0.48
<b>TOTAL PARK ACREAGE</b>	<b>278.75</b>

## RECOMMENDATIONS & PRIORITIES

The Parks Master Plan Update has a long list of recommendations on a site by site basis that are phased in over 1-2 years, 3-5 years, and time periods to be determined. Some of the recommendations are already budgeted for or included in the funded or unfunded Capital Improvement Plan (CIP). Some smaller projects, such as improvements to general park amenities at all park sites or a shift to drought tolerant landscaping where feasible can be accommodated with existing funds within the Public Works budget. If approved, staff will pursue alternative funding, including grants for unfunded projects. These dollar figures are estimates and may change as projects are further developed and scoped. Given today's challenging economic times, the City will need to deploy its financial resources carefully and thoughtfully to address the identified needs in a cost-effective way.

### Priorities

The following list of priorities is based on staff's interpretation of the data gathered through the process to date:

1. Complete design process/phasing for Lower Hesse Park
2. Approve Lower Point Vicente Improvement Project, outdoor exhibits and expanded/enhanced indoor improvements.
3. Address Preserve parking and neighborhood impact issues at Del Cerro and Gateway Park.
4. Confirm the desired components for Point Vicente Park/Civic Center and initiate Master Plan Process.
5. Approve a facilitated Master Plan and public outreach process for development of new Ladera Linda Park Community Center
6. Transition to drought-resistant landscaping where feasible.
7. Continue to fund and implement the Citywide ADA Transition Plan.



# PARKS MASTER PLAN UPDATE RECOMMENDATIONS

						Phasing		
<b>All Parks Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Improve Amenities: Benches, tables, trash/recycling (Park System-wide project)	\$190,000	\$140,000	\$190,000	na	Ongoing/PW Budget In progress	X		
Transition to drought-tolerant landscaping when feasible (Park System-Wide Project)	\$300,000	\$200,000	\$300,000	na	Ongoing/PW Budget/ In progress	X		
<b>Abalone Cove Shoreline Park</b>						Phasing		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Abalone Cove Beach Access Road Improvements	\$100,000	\$100,000	\$100,000	FY 16-17	CIP Reserve	X		
Improve site amenities, site-appropriate signage, benches, and picnic tables.	\$15,000	\$10,000	\$15,000	no	TBD		X	
<b>Clovercliff Park</b>						Phasing		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Improve Amenities: Benches, tables, trash/recycling cans	\$5,000	\$3,000	\$5,000	no	TBD		X	
<b>Del Cerro</b>						Phasing		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Incorporate results of Del Cerro Park Capacity Update Project to address parking concerns/neighborhood congestion: Est. for parking decals, striping and signage	\$15,500	\$13,000	\$15,500	no	TBD	X		
Build Public Restroom	\$300,000	\$250,000	\$300,000	Yes	Unfunded		X	
Improve Amenities: Add picnic tables and benches	\$15,000	\$10,000	\$15,000	No	TBD	X		
<b>Don C. Wallace Radio Ranch Museum Park</b>						Phasing		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Approach HOA to consider shift to drought tolerant planting to reduce or replace the size of the existing grass field	TBD	na	na	no	TBD			X
<b>Eastview Park</b>						Phasing		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Build Dog Park	\$50,000	\$50,000	\$50,000	na	FY 14-15 PW Budget	X		
Install fitness stations along walking paths	\$50,000	\$35,000	\$50,000	na	TBD		X	
Install staff office	\$200,000	\$150,000	\$200,000	na	TBD		X	
Install shade structures	\$50,000	\$25,000	\$50,000	na	TBD		X	
Improve Amenities: Benches, tables, trash/recycling cans	\$15,000	\$10,000	\$15,000	na	TBD	X		
Improved/widen walking paths	\$30,000	\$25,000	\$30,000	na	TBD	X		
<b>Founders Park</b>						Phasing		

Recommendations	Est. Cost	Min. Cost	Max. Cost	CIP/Year	Funding Source	1-2 Years	3-5 years	TBD
Continue ongoing relationship with Trump National staff to maintain attractive appearance and accessibility	no cost	na	na	na	n/a	ongoing		
Improve Amenities: Benches, tables, trash/recycling cans	\$15,000	\$10,000	\$15,000	na	TBD		X	
<b>Frank A. Vanderlip Park</b>						Phasing		
Recommendations	Est. Cost	Min. Cost	Max. Cost	CIP/Year	Funding Source	1-2 Years	3-5 years	TBD
Improve Amenities: Benches, tables, trash/recycling cans	\$10,000	\$5,000	\$10,000	na	TBD	X		
<b>Fred Hesse Jr. Community Park/Upper Hesse Park</b>						Phasing		
Recommendations	Est. Cost	Min. Cost	Max. Cost	CIP/Year	Funding Source	1-2 Years	3-5 years	TBD
Install fitness stations along walking paths	\$50,000	\$35,000	\$50,000	na	TBD		X	
Install shade structures	\$50,000	\$25,000	\$50,000	na	TBD		X	
Upgrade existing amenities: picnic tables, benches, trash/recycling	\$25,000	\$20,000	\$25,000	na	TBD	X		
Construct Tot Tricycle Path	\$30,000	\$25,000	\$30,000	na	TBD		X	
Resurface Parking Lot	\$210,000	\$210,000	\$210,000	14-15	CIP Reserve	X		
Fiber Optic Cabling Project/ (includes Ryan Park)	\$260,000	\$260,000	\$260,000	14-15	CIP Reserve	X		
Install solar power system	\$385,000	\$385,000	\$385,000	16-17	Energy Savings Grant	X		
Replace Fencing on Northern Border of Property (Upper and Lower)	\$169,000	\$127,000	169,000	na	TBD		X	
Design and install stabilizing viewpoint at edge of western lawn. Include benches	\$20,000	\$15,000	\$20,000	na	TBD	X		
Replace current railroad tie stairs with concrete stairs (Ladera, also)	\$180,000	\$140,000	\$180,000	Unfunded	TBD		X	
<b>Fred Hesse Jr. Community Park/Lower Hesse Park</b>						Phasing		
Recommendations	Est. Cost	Min. Cost	Max. Cost	CIP/Year	Funding Source	1-2 Years	3-5 years	TBD
Incorporate results of Lower Hesse Park Improvement Project once completed. Phase 1 Approved Budget: Note: Scheduled to be considered by City Council in August 2015.	na	na	na	na	na			
Phase 1	\$500,000	\$500,000	\$500,000	na	na	X		
Future Phases	TBD	na	na	na	TBD			X
<b>Gateway Park</b>						Phasing		
Recommendations	Est. Cost	Min. Cost	Max. Cost	CIP/Year	Funding Source	1-2 Years	3-5 years	TBD
ALTERNATIVE A: Approve Gateway Parking Lot Project with the following components:	\$200,000	\$200,000	\$200,000	14-15	CIP Reserve	X		
*Dirt parking lot with approximately 30 parking spaces	included in above total	included in above total	included in above total	na	na	X		
*Several spaces large enough for horse trailers	included in above total	included in above total	included in above total	na	na	X		

*Picnic Tables and seating Area	included in above total	included in above total	included in above total	na	na	X		
*Interpretive Information and portable kiosk, preserve/safety rules	included in above total	included in above total	included in above total	na	na	X		
*Equestrian Trailer access and hitching posts	included in above total	included in above total	included in above total	na	na	X		
*Emergency vehicle access	included in above total	included in above total	included in above total	na	na	X		
*Staff/Ranger Drop Drop-in Trailer (portable)	included in above total	included in above total	included in above total	na	na	X		
ALTERNATIVE B: No Facilities at Gateway Park	included in above total	included in above total	included in above total	na	na	na		
<b>Grandview Park</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Pending results of environmental analysis process: Proceed with development of the "Sycamore Option" beginning with Phase 1 which would include construction of a natural parking lot, restrooms/office, play area, picnic area and landscaping.	\$635,000	\$635,000	\$635,000	18-19 confirm	CIP Reserve			X
Initiate Facilitated design/public outreach/phasing process for remaining elements of Grandview plan including activity lawn, viewing nodes, discovery area, flexible cycling area and walking trails	TBD	na	na		TBD			X
<b>Ladera Linda Park</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Develop facilitated Master Plan and public outreach process for development of new Ladera Linda Park Community Center.	\$100,000	\$100,000	\$100,000	na	14-15 PW Budget	X		
Upon completion of Ladera Linda Master Plan Process, proceed with demolition of existing buildings and construction of new community center.	\$7,200,000	\$7,200,000	\$7,200,000	18-19	CIP Reserve \$4,00,000 in 18-19 reserve			X
Incorporate expanded Nature Center/Preserve Annex	see above	na	na	na	na			X
Incorporate Sheriff/Ranger Drop-in Office	see above	na	na	na	na			X
Install fitness stations	\$50,000	\$35,000	\$50,000	na	TBD			X
Install shade structures on lower level and paddle tennis level	\$50,000	\$25,000	\$50,000	na	TBD			X
Pave access road between lower and middle parking lots*	TBD	na	na	na	TBD			X
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Install two bocce ball courts adjacent to paddle tennis courts*	TBD	na	na	na	TBD			X
Improve landscaping around existing multi-use playing field*	TBD	na	na	na	TBD			X
Upgrade surfacing of current asphalt play area*	TBD	na	na	na	TBD			X
Keep one basketball court*	TBD	na	na	na	TBD			X

Add two tennis courts*	TBD	na	na	na	TBD		X	
Add tot tricycle course*	TBD	na	na	na	TBD		X	
Install interior paddle tennis fencing separating the two courts	\$20,000	\$20,000	\$20,000	na	TBD		X	
Replace current railroad tie stairs with concrete stairs (Hesse, also)**Cost included in Hesse Park estimate	**	**	**	Unfunded	TBD		X	
*Costs to be developed during Ladera Linda Parks Master Plan Process as size, scale and quantities of amenities are determined	na	na	na	na	na	na	na	na
<b>Lower Point Vicente Park/Point Vicente Interpretive Center</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Implement Lower Point Vicente Park Improvement Project once Vision Plan Update and public outreach process is complete: Incorporate Phase 3 exhibits/outdoor living history component once outreach/design process is finalized Note: Scheduled for 7/7/15 City Council Meeting	\$2,400,000	\$2,400,000	\$2,400,000	Unfunded	CIP			X
Incorporate Phase 2 interior Exhibits upgrade into Master Plan once outreach process is complete	\$455,000	\$455,000	\$455,000	15-16	Restricted Donor Fund	X		
Install solar power system on PVIC bldg	\$410,000	\$410,000	\$410,000	17-18	Energy Savings Grant		X	
<b>Marilyn Ryan Sunset Point Park</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Continue to maintain positive working relationship with Trump National to maintain attractive appearance and accessibility of park.	no cost	na	na	na	n/a	ongoing		
<b>Martingale Trailhead Park</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Upgrade existing amenities including water fountain and signage	\$10,000	\$8,000	\$10,000	na	TBD	X		
<b>Pelican Cove</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Upgrade existing amenities	\$50,000	\$40,000	\$50,000	na	TBD	X		
<b>Point Vicente Park/Civic Center</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Authorize a facilitated Master Plan Design/Cost Benefit Analysis and Public Outreach Process for Point Vicente Park/Civic Center, using the Coast Vision Long Term Plan as a base document with the inclusion of a skate Park in the "new uses area"	\$250,000	\$200,000	\$250,000	na	TBD	X		

Direct staff to pursue a formal "swap" of the 6.6 acre active recreation parcel with the National Park Service	no cost	na	na	na		X		
Incorporate results of Public Works Corporation Storage Yard Relocation process to study the possibility of spreading out the storage yard to strategic locations throughout the City with a smaller central office at City Hall, thereby increasing the efficiency of Public Works operations and allow for the potential development of all or part of the existing maintenance yard.	\$300,000	\$300,000	\$300,000	na	15-16 budget	X		
Skate Plaza	\$850,000	\$850,000	\$850,000	Unfunded	Private Fundraising by Non-profit group	X		
Civic Center Tennis Court	\$100,000	\$100,000	\$100,000	na	CIP Reserve			X
Community Center	\$8,000,000	\$3,000,000	\$8,000,000	Unfunded				X
Confirm the following components be included in the Point Vicente Park Master Plan Process: ü City Hall ü Community Center ü Skate Park/Plaza (not to exceed 10,000 feet) ü Outdoor Swimming Pool ü Shade Structures ü Children's Playground ü Walking paths w/fitness stations ü Enhanced amenities: Picnic Tables, benches, trash/recycling cans/BBQs ü Improved Village Green ü Tennis Courts ü Permanent Dog Park	Cost estimates to be developed during Point Vicente Park Master Plan Process as size, scale and quantities of amenities are identified.	na	na	na	TBD			X
<b>Rancho Palos Verdes Beach</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Upgrade Park amenities	\$10,000	\$5,000	\$10,000	na	TBD	X		
<b>Robert E. Ryan Park</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Remodel or build new community building.	\$1,000,000	\$250,000	\$1,000,000	na	TBD			X
Enhanced amenities: Picnic Tables, benches, trash/recycling cans/BBQs	\$20,000	\$15,000	\$20,000	na	TBD		X	
Install shade structures	\$50,000	\$25,000	\$50,000				X	
Fiber optic cable to allow for unified communication with City Hall (includes Hesse Park)	\$260,000	\$260,000	\$260,000	14-15	CIP Reserve	X		
<b>Vista Catalina Park</b>						<b>Phasing</b>		
<b>Recommendations</b>	<b>Est. Cost</b>	<b>Min. Cost</b>	<b>Max. Cost</b>	<b>CIP/Year</b>	<b>Funding Source</b>	<b>1-2 Years</b>	<b>3-5 years</b>	<b>TBD</b>
Continue to work with Trump National staff to maintain attractive appearance and accessibility	na	na	na	na	na	ongoing		

	Est. Cost	Min. Cost	Max. Cost					
<b>TOTALS</b>	\$25,469,000	\$19,171,000	\$25,469,000					



Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Abalone Cove Shoreline Park	
<b>ADDRESS</b>		5970 Palos Verdes Drive South	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7572-018-900	6/14/1988	7573-007-900	6/14/1988
7572-019-900	6/14/1988	7572-019-902 Archery Range	1/13/87
7572-019-901	6/14/1988		
<b>ACQUISITION COST</b>		\$1,060,00	
<b>ACREAGE</b>		124.31 total acres Ab. Cove 79.16 acres Archery 45.15 acres	
<b>SOURCE OF FUNDING/ACQUISITION INFORMATION</b>			

The City of Rancho Palos Verdes Redevelopment Agency acquired Abalone Cove Shoreline Park from the County of Los Angeles on November 10, 1987. The property was obtained as a result of the Horan Lawsuit settlement. The Horan Agreement provided that the City would pay the County \$1,060,000. Half of the payment was made to the County at the time of execution of the transfer agreement. The second payment was to be waived by the County on a dollar-for-dollar basis for each dollar diverted by the Agency for assessments securing the bonds or any other debt instruments for the stabilization work. The City of Rancho Palos Verdes Redevelopment Agency acquired the Archery Range from Transamerica Development Company (former owner of the Portuguese Bend Beach Club) on January 13, 1987

**CURRENT USE/DESCRIPTION**

Various improvements have been made to the park which includes two beaches (Abalone Cove and Sacred Cove), tide pools, bluff top viewing areas and trails. The park contains a State Ecological Preserve and taking of protected animals and marine life is prohibited. There is direct access to a parking lot. To access Sacred Cove, users must walk along Palos Verdes Drive South to one of two trails between Portuguese and Inspiration Points. The site also includes a 45 acre parcel that features an archery range. The Archery Range is 45.15 acres in size. In 1990, the City granted Conditional Use Permit No. 152 and Coastal Permit No. 84 to the South Bay Archery Club to use the property on a temporary basis as an outdoor roving archery range. This use had been displaced from its previous location on the north side of Palos Verdes Drive South when the City substantially re-graded this area as part of a landslide abatement project in 1986. The Archery Club has made minimal improvements to the property in conjunction with the CUP, including the placement of targets, warning signage, benches and small shade structures.

70.8 acres of the 79.16 acre property (excluding the upper and lower parking lots, upper picnic area and pre-school/lifeguard area) are part of the Abalone Cove Ecological Reserve. Improvements to the parking lot, building and upper area, including installation of a parking arm were completed in 2014 as part of the Abalone Cove Parking Lot Improvements Project. The Abalone Cove Shoreline Improvements Project in 2014 included enhanced and added park pathways, viewing areas, interpretive signage, public gathering space, upgraded and additional benches and picnic tables, and a shelter.

**RESTRICTIONS**

The County of Los Angeles acquired the land from private owners in 1975 for the specific purpose of providing a public beach. Federal Land and Water Conservation Funds were utilized for acquisition and development. Additionally, an Ecological Reserve was placed on a portion of the park in a license agreement with the County of Los Angeles and a lease agreement with the State Lands Commission.

**PRIOR RECOMENDATIONS**

1989 Parks Master Plan: Installation of safety railing on the bluff tops above Abalone Cove and around Portuguese Point, construction of twenty picnic pads (5 handicap accessible) entry sign and landscaping, entry building with office restrooms and storage facilities, enlargement of parking lot by 70 spaces. Pave paths from the parking lot accessing the picnic tables along the bluff.

2005 Open Space Planning Task Force: Re-sodding of the upper levels of the site with natural grasses that require no irrigation. Improving beach access by upgrading the access paths. Upgrading the lower beach area buildings, including the restrooms and outdoor shower.

2008 Coast Vision Plan: Minimal changes: Adding an ADA accessible trail looping the top of the bluff area, adding an overlook at the edge of the park, selective native vegetative planting, and adding shade trees. Remove invasive species. Add new park amenities-picnic tables, shade tree planting program.

**2015 PARK MASTER PLAN RECOMMENDATIONS:**

Abalone Cove has had two significant upgrades completed in 2014, the Abalone Cove Shoreline Park Improvement Project and the Abalone Cove Parking Lot Improvement Project. Improvements included new trails, picnic areas, viewing nodes with telescopes, interpretive panels, a shade structure, native plant landscaping, and discovery zones. The public restroom, staff building and parking lot were significantly improved and an automated pay system was installed for the parking lot.



- Regrade and re-pave the access road from PVDS to beachfront to improve accessibility for emergency response and maintenance vehicles.
- Improve site amenities, site-appropriated signage, benches, and picnic tables.



Photo by Ed Shea/PVNET



<b>PROPERTY NAME</b>		Clovercliff Park	
<b>ADDRESS</b>		28801 Golden Meadow Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7583-001-900	6/5/1978		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		.18	
<b>SOURCE OF FUNDING</b>			
Donated to the City.			
<b>CURRENT USE/DESCRIPTION</b>			
This park land was donated by Mr. and Mrs. Czeslaw Mackiewicz and Mr. and Mrs. James Gehris. The park improvements were constructed and dedicated in 1983. The 7718 square foot pocket park has a path, is landscaped, and large rocks are available for seating with a distant ocean view.			
<b>RESTRICTIONS</b>			
The land was donated under the condition that it be used as a view park only. No playground equipment, barbeque equipment or picnic tables can be installed.			
<b>PRIOR RECOMENDATIONS</b>			
1989 Parks Master Plan: No recommended changes.			
2005 Open Space Planning Task Force: Encourage the City of Palos Verdes Estates to preserve the land abutting this park as open space to provide access between the two communities and protect the existing view.			
2008 Coast Vision Plan: None			
<b>2015 PARK MASTER PLAN RECOMMENDATIONS:</b>			
<ul style="list-style-type: none"> <li>• T Transition to drought-tolerant landscaping</li> <li>• Improve walking path, site-appropriate signage, and benches.</li> </ul>			



Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Del Cerro Park	
<b>ADDRESS</b>		2 Park Place	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7581-032-901	9/27/1978		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		3.94	
<b>SOURCE OF FUNDING</b>			
Construction costs were \$39,000 and were funded through the Quimby Act assessments for the tract. In 2002, the city acquired the open space parcel surrounding this park site through a County tax-defaulted property auction. The cost of the additional parcel was \$18,215.61 and was paid for with City General Funds.			
<b>CURRENT USE/DESCRIPTION</b>			
This property was acquired from the Federal government at the same time the City acquired Point Vicente Park and the Civic Center. The property was acquired by the City at a 100 percent discount. The parcel formerly supported a radar installation that was abandoned at about the same time the City incorporated. The existing park was completed in 1983 in conjunction with the development of the Park Place Tract. Construction costs were funded through the Quimby Act assessments for the tract. There are panoramic views of canyons, agriculture, coastal headlands, ocean and offshore islands from the site, and a flat grass play area. It is landscaped and has a safety fence just below the bluff to restrict access to the canyon below without blocking the views. The site also has low lying stone donor appreciation walls installed by the Palos Verdes Peninsula Land Conservancy. There is a public parking lot, but no restrooms. Non-motorized model remote control airplanes are allowed to be flown at this park site by permit.			
<b>RESTRICTIONS</b>			
The park must remain open for public use in perpetuity for recreation purposes. The park may not be fenced, sold or leased except to another governmental agency with the concurrence of the Department of the Interior. Amenities were constructed under the approved Program of Utilization. Any additional amenities must follow that Program of Utilization or be approved by the National Park Service and the State Department of Parks and Recreation.			
<b>PRIOR RECOMMENDATIONS</b>			

1989 Parks Master Plan: Safety fencing just below the bluff to restrict access to the canyon below without blocking the view. Permanent restroom facility. Tot lot and play equipment. Pedestrian trail connecting the bluff with the parking lot. 5-10 picnic tables near the grove of trees near bluff-top area.

2005 Open Space Planning Task Force: Restrooms, picnic tables, tot lot and play equipment. BBQs, benches, water fountains, trailhead markers, consider public access connections between Del Cerro Park and the Portuguese Bend Nature Preserve. Consider amending Municipal Code to allow hang gliding and parasailing, subject to City permitting process. No additional lighting.

2008 Coast Vision Plan:

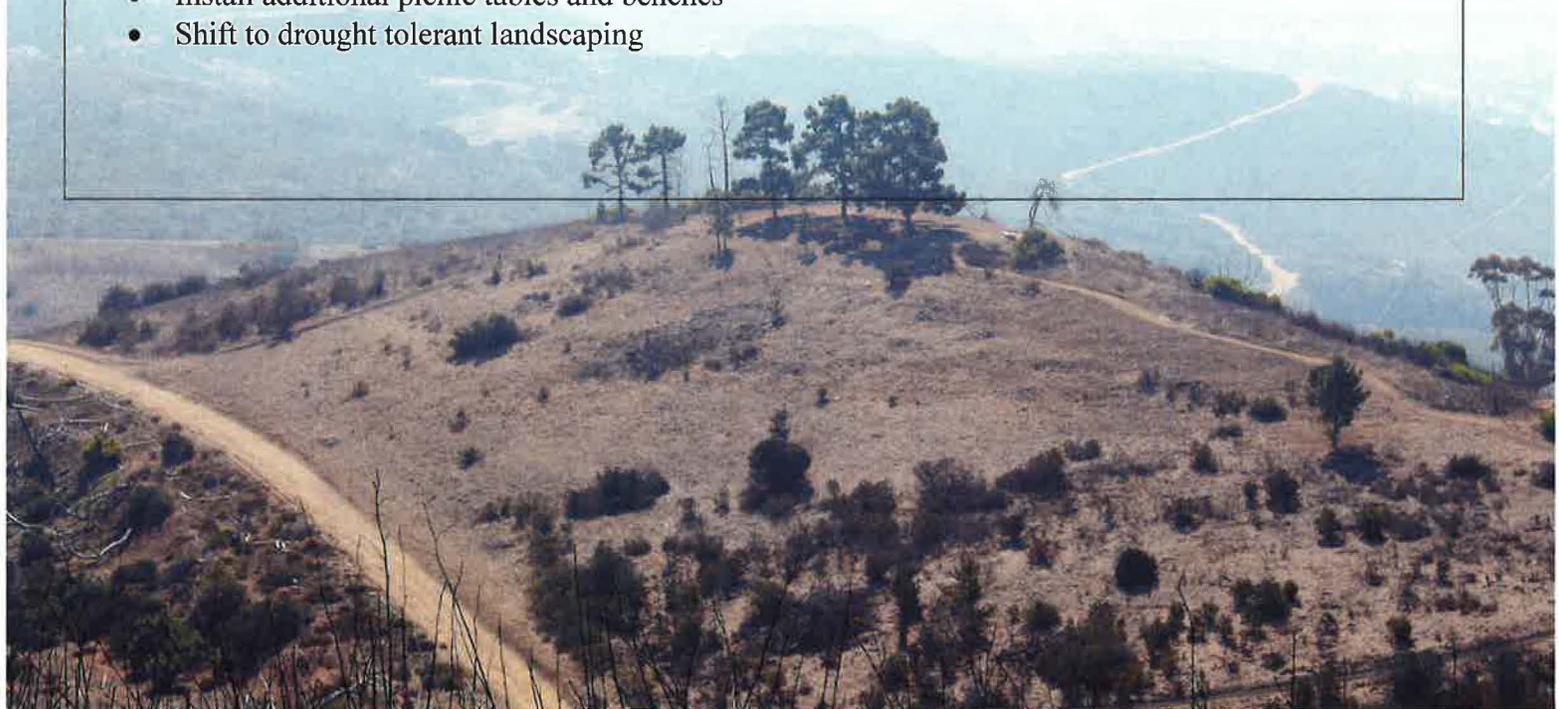
- Establish Del Cerro Park as a donor recognition site
- Augment visitor facilities and provide ADA accessible path to Preserve outlook
- Improve Preserve and Trails signage.
- Build restroom.

### **2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

Note: In April 2015 the City Council directed staff to study parking and access options in the Del Cerro Park area. There have been numerous reports of people parking in neighborhoods adjacent to the Portuguese Bend Nature Reserve area. This item was addressed by the City Council on June 16, 2015. Attendees expressed resistance to parking meters but were more receptive to red-stripping the landward side of Crenshaw Boulevard, permit parking in adjacent neighborhoods, and the possibility of designating parking spaces at Del Cerro Park for resident-only use. This matter will be incorporated into the PMPU when finalized.

Recommendations:

- Implement the Del Cerro Park Capacity Update Project to address parking concerns/neighborhood congestion and improve Preserve access
- Install restroom building
- Install additional picnic tables and benches
- Shift to drought tolerant landscaping





Don C. Wallace Radio Ranch Museum Park

<b>PROPERTY NAME</b>		Don C. Wallace Radio Ranch Museum Park	
<b>ADDRESS</b>		Armarga Springs Rd. and Pergola	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7585-033-900	2/15/1990	7585-033-904	2/15/1990
7585-033-901	2/15/1990	7585-033-905	2/15/1990
7585-033-902	2/15/1990		
7585-033-903	2/15/1990		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		.69	
<b>SOURCE OF FUNDING</b>			
This property was received in satisfaction of the conditions of the Quimby Act upon development of the Wallace Tract.			
<b>CURRENT USE/DESCRIPTION</b>			
The property was originally intended as a radio museum with funds for the improvement of the museum to be raised by the Wallace Radio Ranch Museum Foundation. When the required funds were not raised the property became a neighborhood park maintained by the Wallace Ranch Homeowners Association. There are no improvements to the property other than turf and an irrigation system. The property has been maintained for many years by the adjacent homeowners association and is considered, by them, to be a private open space.			
<b>RESTRICTIONS</b>			
<b>PRIOR RECOMMENDATIONS</b>			
1989 Parks Master Plan: None			
2005 Open Space Planning Task Force: Consider approaching Wallace Ranch HOA to determine level of interest in accommodating a practice field for soccer, football or lacrosse. Consider modifying fencing to provide access points from Amarga Springs Road and/or provide park signage indicating that the site is a public park.			
2008 Coast Vision Plan: None			
<b>2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS</b>			

- Approach HOA to consider a shift to drought tolerant planting to replace or reduce the size of the existing grass field.



Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Eastview Park	
<b>ADDRESS</b>		1700 Westmont Ave.	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7444-001-900	1989		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		9.9	
<b>SOURCE OF FUNDING</b>			
Site is leased by the City.			
<b>CURRENT USE/DESCRIPTION</b>			
This park site is leased from Los Angeles County Sanitation District. Improvements on this site include a children’s playground, picnic facilities, jogging path, permanent restroom, landscaping and an off-street parking lot.			
<b>RESTRICTIONS</b>			
The lease with the Sanitation District precludes adoption of any rules that would limit the use of the park to Rancho Palos Verdes residents and allows for termination of the lease 60-day notice from the District should the land be needed for Sanitation District use. The City may be required to remove the improvements at the discretion of the District if the land is taken back. Passive Use Designation.			

## PRIOR RECOMMENDATIONS

1989 Parks Master Plan: Children's Playground, permanent restroom, jogging path, picnic facilities, landscaping and irrigation, off-street parking lot (note: Park constructed after Master Plan adopted)

2005 Open Space Planning Task Force: Possible consideration as sports field location, ideally one that would not require the installation of permanent facilities. Expand the parking lot and add BBQs.

2008 Coast Vision Plan: None

## 2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS

- **Dog Park:** Off-leash dogs are a common occurrence at Eastview, which has a reputation as being essentially an off-leash facility. A leash law is in effect at all City Parks. Staff has received numerous complaints about residents who feel uneasy or have had unpleasant encounters with off-leash dog. A dog park would not eliminate this issue, but it would be part of the solution, providing an opportunity for dog owners to legally have their dogs off-leash. Public workshops elicited concerns about the project and significant opposition, although the online survey had strong support. The Eastview Dog Park would have both small and large dog runs. The proposed location currently has ample, existing shade trees and would have seating areas, access to water, public restrooms, and sufficient parking. The location is buffered from commercial buildings to the west, is compatible with the land use designation and has approval from the Sanitation District. The park will be unstaffed and have fixed hours of operation consistent with the parks current hours. Staff will utilize existing, approved rule signage from the Rancho Caninos Dog Park.



- Build Dog Park
- Install fitness stations along walking paths
- Install staff office
- Install shade structures
- Improve amenities: benches, tables, trash/recycling cans
- Improve/Widen Walking Paths
- Transition to drought-tolerant landscaping



Photo by Ed Shea/PVNET



<b>PROPERTY NAME</b>		Founders Park	
<b>ADDRESS</b>		1 Ocean Trails Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7564-021-909	2/8/2006		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		5.21	
<b>SOURCE OF FUNDING</b>			
N/A			
<b>CURRENT USE/DESCRIPTION</b>			
<p>This park site was deeded to the City by the V.H. Property Corporation as part of the golf course development agreement. The site is adjacent to the Trump National Golf Course Improvements include picnic tables, a gazebo, nearby restrooms, coastal access, walking and biking trails and landscaping. This park, which is dedicated to the courageous visionaries who helped found the City of Rancho Palos Verdes, has tremendous views of the Pacific Ocean and Catalina Island. A portion of the site can be reserved for weddings and other ceremonial events. Trump National Golf Course is responsible for the maintenance and upkeep of the park as well as handling reservations for rentals which, as of September 2014, are limited to 15 person stand-up ceremonies. The flagpole at Trump National was recently added to Founders Park.</p>			
<b>RESTRICTIONS</b>			
<p>There is a condition on the property regarding special events. The park can have up to six temporary events per year within the park including, without limitation, filming events that close off portions of the park. Limited to recreation and open space uses.</p>			
<b>PRIOR RECCOMENDATIONS</b>			

1989 Parks Master Plan: N/A

2005 Open Space Planning Task Force: N/A

2008 Coast Vision Plan: None

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

- Continue ongoing relationship with Trump National staff to maintain attractive appearance and accessibility of park.
- Improve amenities: benches, tables, trash/recycling cans
- Transition to drought-tolerant landscaping where feasible

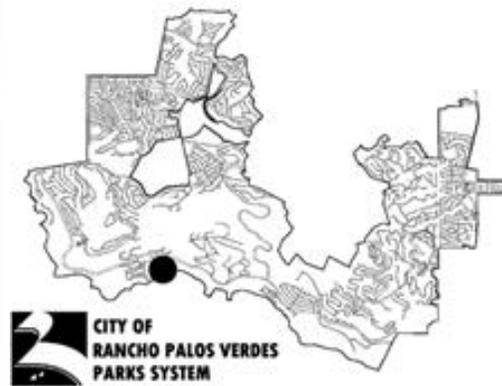


Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Frank A. Vanderlip Sr. Park	
<b>ADDRESS</b>		6500 Seacove Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7573-016-900	1/8/1982		
7573-016-901	1/8/1982		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		4.77	
<b>SOURCE OF FUNDING</b>			
This park site was deeded to the City in satisfaction of conditions of development of the T&T tract			
<b>CURRENT USE/DESCRIPTION</b>			

This park site was deeded to the City in satisfaction of conditions of development of the T&T tract. The park improvements were provided under the Quimby Act requirements, and the park was accepted as complete by the City in 1986 as a prerequisite for the development of the Seacove area. A bluff-top safety railing was later added by the City. Other improvements include benches, a safety fence and landscaping. Unobstructed views of the ocean, headlands and islands are the main attraction at this park.

**RESTRICTIONS**

Proceeds from any sale of park property must be returned to the Quimby fund for future purchase of park land or development of park amenities.

**PRIOR RECOMMENDATIONS**

1989 Parks Master Plan: Install safety railing at the bluff edge and provide trail access.

2005 Open Space Planning Task Force: None

2008 Coast Vision Plan: None

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

- Transition to drought-tolerant landscaping.
- Improve amenities: benches, tables, trash/recycling cans



Photo by Ed Shea/PVNET



<b>PROPERTY NAME</b>		Fred Hesse Jr. Community Park	
<b>ADDRESS</b>		29301 Hawthorne Blvd.	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7583-022-908	4/3/1980		
7583-022-910	5/27/1976		
7583-022-911	5/27/1976		
7583-022-909	4/3/1980		
<b>ACQUISITION COST</b>		\$1,520,000	
<b>ACREAGE</b>		28.68	
<b>SOURCE OF FUNDING</b>			

Construction of the facility used the following funding sources: Quimby Act, Proposition 1, Environmental Excise Tax (EET), General Revenue Sharing, Capital Improvement Fund, Parks and Recreation Fund, Federal Land and Water Conservation Fund. To develop the Lower Hesse Park Trails, the following funding sources were used: Measure A, State Parks and Recreation Grant, Quimby and EET funds. The acquisition of the parks was combined with the purchase of two parcels that make up Grandview Park.

**CURRENT USE/DESCRIPTION**

The park site was acquired from the Palos Verdes Peninsula Unified School District. The purchase was completed in two transactions over a five-year period beginning in 1976. Development of the facility was completed in September 1983 at a cost of \$3,715,405. This park, with its well-manicured parkland and active community center, is one of the most popular in the City. Among the features available for public enjoyment in the upper park area are baseball and soccer fields, numerous picnic tables with barbecues, playground equipment suitable for toddlers to adolescents, and a well-used ¼ mile walking path. Most of the City’s privatized recreation classes are offered at this facility and many Peninsula Senior activities are held here. Additionally three rooms in the 7,300 square foot community center are available for rental for meetings and private parties. In lower Hesse Park, a system of trails, two picnic areas, sand volleyball court, and a parking lot were completed in July 1999. Funds for the \$497,800 improvement project came from:

Measure A	\$210,000
State Parks and Recreation Grant	\$147,750
Quimby/EET Funds	\$140,050

**RESTRICTIONS**

None, however, use of various grant, Quimby, and EET funding for construction carries various restrictions.

**PRIOR RECOMMENDATIONS**

1989 Parks Master Plan: Lower Hesse Park-Construct four to eight regulation tennis courts, permanent restrooms and parking. The remainder of the area is to be landscaped as a passive, open greenbelt.

2005 Open Space Planning Task Force: Upper Hesse Park: Upgrading the existing ball field to a league standard playing field. Create a dual track around the perimeter of the park for biking, rollerblading and skateboarding.

Lower Hesse Park: Development of softball and/or soccer fields, however neighborhood opposition to this idea would be significant. Consider improvements including picnic tables, restrooms, barbecues, and paved bike trails. Recommended the City should make a decision on whether it should remain devoted to passive uses or be converted to a combination of passive and active uses. Once that decision is made, the City could go through a facilitated design process to develop a plan to improve Lower Hesse Park as either a passive use facility with better landscaping and irrigation, or a combination active use facility with athletic fields surrounded by passive use improvements.

2008 Coast Vision Plan: None

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

## Upper Hesse Park

- Install fitness stations along walking path
- Install shade structures
- Transition to drought-tolerant landscaping
- Upgrade existing amenities: picnic tables/benches/trash/recycling cans
- Improve/Enhance viewpoints
- Construct tricycle path for tots
- Resurface Parking Lot
- Fiber optic cabling allowing for unified communication with City Hall
- Install solar power system
- Replace fencing on northern border of property
- Design and install and stabilizing view point at the edge of western lawn in Upper Hesse. Include benches etc.
- Replace current railroad tie stairs with concrete stairs.
- Incorporate results of Lower Hesse Park Improvement Project once completed.

Lower Hesse Park: Note: Improvements to this area have been in a planning/design phase since 2005. Conceptual designs were prepared in 2011 which included extensive landscape and trail improvements and active elements such as a basketball court, tennis court, paved parking lot, and a small structure which would include a public restroom, staff office and storage. The City Council directed staff in 2012 to work with the Pacific View HOA to scale back the project and phase in improvements. A draft plan is being prepared for the site with phases including an initial phase funded at \$500,000. Note: Scheduled to be presented to the City Council in August 2015.





<b>PROPERTY NAME</b>	Gateway Park		
<b>ADDRESS</b>	Palos Verdes Dr. South btwn Peppertree Drive and Schooner Drive		
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
	2005		
<b>ACQUISITION COST</b>	See below		
<b>ACREAGE</b>	17 acres		
<b>SOURCE OF FUNDING</b>			
Gateway Park was purchased in December 2005 together with 406.95 additional acres that are now part of the Palos Verdes Nature Preserve. The total cost for the 423.95 acres was \$17,074,057.			
<b>CURRENT USE/DESCRIPTION</b>			
This 17-acre park site open space is surrounded on three sides by the Portuguese Bend Nature Reserve. It is located between Peppertree Drive and Schooner Drive on the landward side or Portuguese Bend Drive South. It is located within an active landslide, on land that is currently stable. This area contains outstanding habitat and is heavily used by hikers, mountain bikers, and equestrians. There are no current improvements on site.			
<b>RESTRICTIONS/ADDITIONAL INFORMATION</b>			
9.3 acres of this property will be included in the Palos Verdes Nature Preserve and is encumbered with a Conservation Easement.			



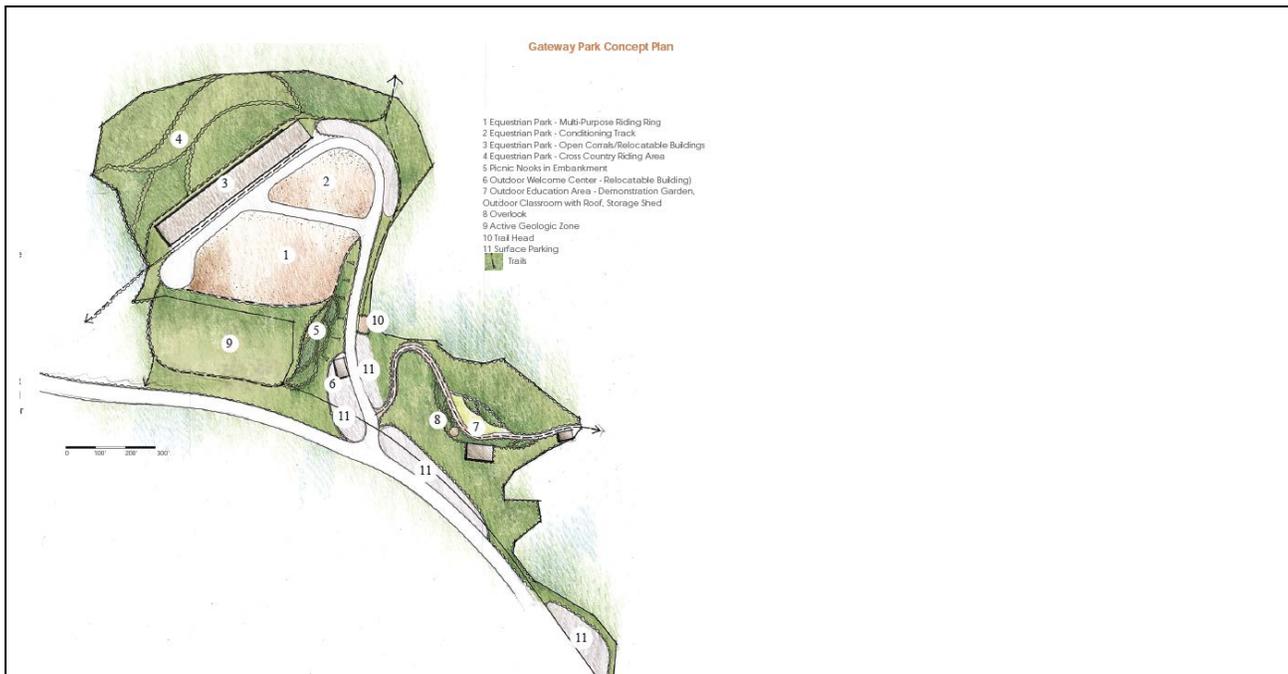
Proposed Gateway Layout

**PRIOR RECOMMENDATIONS**

1989 Parks Master Plan: NA

2005 Open Space Planning Task Force: Recommended that a portion of proposed Portuguese Bend site commonly referred to as the Sandbox be kept out of the proposed Preserve property and utilized as an Equestrian Park.

2008 Coast Vision Plan: The Coast Vision Plan identified the park area to be the future home of an equestrian center with riding rings and public parking that would also serve as a trailhead to the Preserve. None of the proposed improvements would consist of permanent structures because of the active land movement in the area. The equestrian center improvements were envisioned to be sponsored by the local equestrian community. To date, no formal request to construct the improvements from the equestrian community has been received by the City.



2008 Coastal Vision Plan Gateway Park Conceptual Design

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS and ADDITIONAL INFORMATION**

Background Information

When the Palos Verdes Nature Preserve was first created in 2004, an approximately 25-acre portion was set aside at the southern tip of the Portuguese Bend Reserve to be used as an Active Recreation Area (ARA). Subsequently, in 2008, the City Council adopted Coast Vision Plan, which identified the area, now known as Gateway Park, to be the future home of an equestrian center with riding rings and public parking that would also serve as a trailhead to the Preserve. None of the proposed improvements would consist of permanent structures because of the active land movement in the area. The equestrian center improvements were envisioned to be sponsored by the local equestrian community. To date, no formal request to construct the improvements from the equestrian community has been received by the City.

On April 1, 2014, the City Council reconfigured and reduced the size of Gateway Park from 25-acres to 18-acres. At this same meeting, the Council also removed the 40-acre Archery Range property located on the opposite side of Palos Verdes Drive South from the Preserve. The Management Agreement with the Palos Verdes Land Conservancy was amended to reflect these changes. Subsequently, staff prepared a conceptual plan for Gateway Park to serve as the main parking area and southern “gateway” to the Palos Verdes Nature Preserve. The concept was developed in part to relieve some of the parking and congestion problems that have developed on Crenshaw Boulevard and the area around Del Cerro Park. The concept plan was presented to the community through the PMPU process and consists of the following elements:

- Dirt access road and parking lot with approximately 30 parking spaces, including several spaces large enough for horse trailers
- Picnic tables and seating areas
- Hitching posts
- Staff/Ranger drop-in trailer (portable)
- Public restrooms (portable)

- Interpretive and educational information on portable kiosks
- Emergency vehicle access

Gateway Park would be a staffed park site, and staff would further educate the public on the rules of the Preserve. Because Gateway Park sits within an active landslide, all improvements would be temporary and mobile.

Public Input:

Numerous strong concerns were expressed during the PMPU public outreach process regarding this proposal including safety, security, and the area’s fragile geology. Residents expressed concerns that visitors would park at Gateway Park and then cross Palos Verdes Drive South to access the beaches and coves. Many residents referenced a tragedy that occurred on July 4<sup>th</sup>, 2014 where an individual drowned and numerous rescues were necessary due to high surf conditions. Social media and increased public awareness of sites such as Abalone Cove and the Nature Preserve were also identified as concerns.

As Gateway Park was by far the most controversial topic addressed during the public outreach process, staff is seeking particular direction from the City Council on how it should be addressed in the Park Master Plan Update. To that end, staff offers the following points to consider:

- The City’s geologist has examined the proposed location and determined that it is appropriate for the proposed uses, none of which are permanent and can be moved as needed.
- Safety is a paramount concern, so the site will be staffed when open to direct visitors towards the Preserve.
- Signage would be installed to inform visitors of potentially dangerous surf conditions and that the lot is intended for Preserve visitors, not beachgoers.
- The parking lot is located as far away from PV Drive South as possible to discourage beach access.
- An Abalone Cove Safety Task Force has been formed to address dangerous surf conditions and has established safety protocols.
- Staff acknowledges that people may ignore all the safeguards listed above and put themselves in danger. Oceans are dangerous and will continue to be so despite all best efforts. There are already a number of parking lots that allow for beach access in Rancho Palos Verdes.
- The City currently has no designated parking spots for the Portuguese Bend Nature Preserve. Gateway Park was removed from the Preserve at the time of its acquisition in order to help address this issue.
- The Portuguese Bend Nature Reserve and the entire Palos Verdes Nature Preserve are a source of tremendous pride for the City. The majority of City residents cannot access this area by foot. Allowing for a modest parking lot at the southern end of the Portuguese Bend Nature Preserve will allow visitors, both resident and non-resident alike, to access this community jewel.

**Alternative A:** Construct dirt access road and parking lot with approximately 30 parking spaces including several spaces large enough for horse trailers, seating areas, a small staff building, restrooms, and interpretive and educational information on the Preserve. Gateway Park would serve as the main parking area and southern “gateway” to the Palos Verdes Nature Preserve, and provide information to encourage proper use of the Preserve, and educate the public on the

delicate resources. The park would be staffed, and staff would further educate the public on the rules of the Preserve. Because Gateway Park sits within an active landslide, all improvements should be temporary and mobile.

**Components:**

- Dirt parking lot with approximately 30 parking spaces
- Several spaces large enough for horse trailers
- Picnic Tables and seating Area
- Interpretive Information and portable kiosk, preserve/safety rules
- Equestrian Trailer access and hitching posts
- Emergency vehicle access
- Staff/Ranger Drop Drop-in Trailer (portable)

**Alternative B: No parking lot or facilities/amenities at Gateway Park**



<b>PROPERTY NAME</b>		Grandview Park	
<b>ADDRESS</b>		6000 Ironwood St.	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7546-026-901	3/20/1981		
7546-026-902	5/17/1976		
7546-026-903	3/14/1979		
<b>ACQUISITION COST</b>		\$469,286	
<b>ACREAGE</b>		17.54	
<b>SOURCE OF FUNDING</b>			
This property was acquired in three parcels. Two were purchased from the Palos Verdes Peninsula Unified School District at a cost of \$434,286, and one from the Norfolk Machine Company for \$35,000. The funds for the purchase were probably from the Capital Improvement			

Fund. The Norfolk Machine Company parcel provided access to the site from Montemalaga Drive.
<b>CURRENT USE/DESCRIPTION</b>
This park site was acquired in three parcels. Two were purchased from the Palos Verdes peninsula Unified School District, and the third was purchased from the Norfolk Machine Company which provided access to the site from Montemalaga Drive. This was once known as the Highland site (PVPUSD). Purchased in conjunction with the Hesse Park parcels. In the agreement with the school district, the City agreed to pay \$380,000 per year to the school district, over a five year period beginning on March 15, 1976. This amounted to \$1,520,000 over the five year period. In return, the City acquired the seven parcels of land. Five parcels known as the Crestmont site became part of Hesse Park and the Highland site. There have been no improvements made to the property.
<b>RESTRICTIONS</b>
Grandview Park, since it was obtained from the Palos Verdes Peninsula Unified School, District cannot be sold with a public vote.
<b>PRIOR RECOMMENDATIONS</b>
1989 Parks Master Plan: Install a parking lot and provide for vehicular and pedestrian access. Improve into a cultivated, passive open space with a small tot lot, restrooms and five to ten picnic sites (tables and pads) in the bowl below the plateau.  2005 Open Space Planning Task Force: Suggested small soccer fields and restrooms on the flat areas. Trail access, bike trails, and skateboard facilities should be considered. Although significant grading would be required and access, parking, and neighborhood opposition would have to be considered, this site has the most potential for athletic fields of all City-owned properties. Recommended that the canyon areas on the east and west edges of the site, with a strip along the northern edge of the park to connect the two canyons, be preserved within the NCCP. Engage in public process that would engage recreational user groups and neighborhood residents.  2008 Coast Vision Plan: None
<b>2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS</b>
Grandview Park offers a large opportunity for development and meeting community recreational needs since it is 18 acres of completely undeveloped parkland. However, because of the site's challenging topography and that it is undeveloped, substantial grading and installation of utilities will be required and will add to the cost of developing the site. In 2010, City Council approved a conceptual plan for Grandview Park, including improved access, amenities, and recreational elements. At the time of this Parks Master Plan Update, the conceptual plans were undergoing the Mitigated Negative Declaration environmental analysis. <ul style="list-style-type: none"> <li>• Recommendation: Dependent on the results on the environmental analysis process, proceed with the "Sycamore Option" beginning with Phase 1 which would include construction of a natural parking lot, restrooms/office, play area, picnic area, and landscaping.</li> <li>• Initiate Facilitated design/pubic outreach/phasing process for remaining elements of Grandview plan including activity lawn, viewing nodes, discovery area, flexible cycling area and walking trails</li> </ul>

SYCAMORE CONCEPT PLAN

one were prepared for Grandview Park.



Council Approved Sycamore Plan



Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Ladera Linda	
<b>ADDRESS</b>		32201 Forrestal Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7564-001-905	9/27/1989	7564-001-911	5/4/1984
7564-001-906	9/27/1989	7564-001-912	8/31/1981
7564-001-908	5/4/1984	7564-001-913	5/4/1984
7564-001-910	9/27/1989		
<b>ACQUISITION COST</b>		\$974,400	
<b>ACREAGE</b>		11.21	
<b>SOURCE OF FUNDING</b>			
Funding for acquisition costs were from the Capital Improvement Fund for Payment made in Years 1983-1986. It is uncertain which funding source was utilized for payments prior to that time. Probable funding sources were Quimby Act, EET, and possibly Federal Revenue Sharing.			
<b>CURRENT USE/DESCRIPTION</b>			
The City purchased the former Ladera Linda Elementary School from the Palos Verdes Peninsula Unified School District. Multiple parcels were purchased over an eight year period beginning in 1981			
The former elementary school site's amenities include a parking lot, restrooms, paddle tennis courts, tot lot, playground, basketball court, soccer and softball fields. Ladera Linda is also home to the Discovery Room which features live and static exhibits of local flora, fauna and historic information. Staff and volunteers provide educational programs on-site for a large variety of school, youth and other groups as well as conduct docent-led hikes in the surrounding hills and Forrestal Property. This location also has a multipurpose room and classroom available for rent for meetings and private parties. There are excellent views of the cliff face, hillsides, coastline and ocean. Once of the classrooms was recently established as a Discovery Room that features static displays about the Peninsula's geology, flora and fauna. The City of Rancho Palos Verdes 2013 Infrastructure Report Card prepared by SA Associates, an engineering firm hired to assess the current condition of existing public structures in the City. The Ladera Linda Community Center received an overall infrastructure score of "F" (FAIL). This rating is given to those building that are in very poor condition. The infrastructure report card utilizes grading criterion that the general public can relate to, similar to the grading used in education. It is the same criterion used by the American Society of Civil Engineers (ASCE) in infrastructure grading.			
<b>RESTRICTIONS</b>			

There are no deed restrictions for this property.

#### **PRIOR RECOMMENDATIONS**

1989 Parks Master Plan: Improve the middle and upper parking lots as needed. Regrade and pave the access road between the lower and middle parking lots.

2005 Open Space Planning Task Force: Consider demolition of buildings for athletic fields or new community park. Consider extensive remodeling of existing buildings and improving parking facilities. Recommended detailed cost-benefit analysis of options.

2008 Coast Vision Plan: None

#### **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**

- Install fitness stations
- Install shade structures on lower level and paddle tennis level
- Pave access road between lower and middle parking lots
- Install two bocce ball courts adjacent to paddle tennis courts
- Improve landscaping on existing multi-use playing field
- Upgrade surfacing of current asphalt play area: keep two basketball courts, add one tennis court.
- Add tot tricycle course
- Transition to drought-tolerant landscaping where feasible
- Install interior paddle tennis fencing separating the two courts.

Note: Local Ladera Linda Residents conducted an informal neighborhood survey. The results can be found in Appendix G.



<b>PROPERTY NAME</b>		Lower Point Vicente Park/Point Vicente Interpretive Center	
<b>ADDRESS</b>		31501 Palos Verdes Drive West	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7573-002-904	7/23/2004		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		27.5	
<b>SOURCE OF FUNDING</b>			
Land was acquired by the County from the Federal Government in 1978. The City entered into a 50-year joint powers agreement with the Los Angeles County Department of Beaches and Harbors (at no annual rental fee) on July 17, 1979. The agreement provided that the City develop and operate the facility under the conditions provided in the approved Program of Utilization prepared by the County and amended by the City. The Point Vicente Interpretive Center opened in 1984, and was expanded in 2006. Development costs were funded by the following sources: SB174 Urban Open Space and Recreation Grant, State, Urban and Coastal Bond Act of 1976, Federal land and Water Conservation Fund and the City Recreation Department Development Fund. The County deeded this property to the City in May 2004.			
<b>CURRENT USE/DESCRIPTION</b>			
Lower Point Vicente is zoned Open Space Recreation, and is identified for passive recreation in the City's General Plan. The site includes the City's Point Vicente Interpretive Center (PVIC), at 10,000 square feet of developed building area, and 13,000 square feet of hard-scaped plazas and outdoor amphitheater area. PVIC is focused on the coastal setting, marine life and history of the Peninsula, and is a center for community functions. A pathway along the bluff edge of the site connects into the Ocean Front Estates bluff front trail system. The site is a popular destination for whale watching, picnics, weddings, and rentals. It is also the site of the annual Whale of a Day community event. Point Vicente Interpretive Center opened in 1984 with a mission to present and interpret the unique features and history of the Palos Verdes Peninsula. It offers educational and recreational opportunities along with dramatic coastline vistas. Its location provides spectacular opportunities to view the annual migration of the Pacific gray whale from December through April. The Interpretive Center features exhibits about the area and members of Los Serenos de Point Vicente, the Center's volunteer docent organization, lead tours of the Center and nearby paths and trails. This beautiful park, on the cliffs adjacent to the Point Vicente Lighthouse, is the only location in the City where an outdoor wedding and reception (permit required) may be held. Picnic tables are available, however fires and barbecues are prohibited at this site. Onsite trails connecton the Northside of the property to the adjacent trail system at Ocean Front Estates.			
<b>RESTRICTIONS/ADDITIONAL INFORMATION</b>			
Subject to Federal Program of Utilization. Excavation cannot occur in areas capped for lead remediation.			

## **PRIOR RECOMMENDATIONS**

1989 Parks Master Plan: Develop an educational center, add interpretive signage, obtain an agreement with U.S. Coast Guard station for access to the lighthouse to conduct docent-led tours. Build a golf course on the grounds of Point Vicente Park/Civic Center and PVIC.

2005 Open Space Planning Task Force: Pursue the completion of PVIC expansion project and reopen the park fully to the public. Provide a trail connection between the PVIC property and the bluff top trail at Oceanfront Estates. Pursue grant funding for “Outdoor History Museum”.

2008 Coast Vision Plan: Development of Outdoor History Museum/PVIC Phase III, expanded parking and access. Determine a broad site design and program possibilities for publicly accessible space at the adjacent Point Vicente Lighthouse property should the City obtain permission to this land via the Coast Guard, and a Complementary Education Public Use Facility, focusing on the role of companion animals and the unique story of animal life on the Peninsula. In August 2011, the Annenberg Foundation formally withdrew their development application for Lower Point Vicente. Since that time, the Council adopted Vision Plan for Lower Point Vicente continued to show the Annenberg facility as a future project for this property. In order to update the Vision Plan document to remove the Annenberg Foundation’s project from Lower Point Vicente given the withdrawal of the project, the Council directed Staff to place such an item on a future Council agenda. At its November 20, 2012 meeting, the Council amended the Vision Plan by removing the Annenberg Foundation’s proposal and substituting it with a public green area. The Council also directed Staff to initiate a public outreach process to develop an updated plan for Lower Point Vicente (the Lower Point Vicente Improvement Project) that would eventually be incorporated into the Council adopted Vision Plan. Note: An amended site plan for Lower Point Vicente is scheduled to be considered by the City Council at the July 7, 2016 City Council Meeting. The amended site plan for Lower Point Vicente was developed based on public input gathered during the February 5 and March 25, 2015 workshops and is intended to replace the current site plan in the Council-adopted Coast Vision Plan.

## **2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

The Lower Point Vicente Park Improvement Project is still in progress at the time of the Parks Master Plan’s consideration/adoption. The results of that process, which focuses site improvements including new decomposed granite trails, reconfigured and new parking spaces, drainage facilities, landscaping, fencing, signage, and grading, as well as exterior exhibits at PVIC (Phase 3) will be incorporated into the Master Plan once finalized and approved. The outdoor exhibit elements being considered include the following elements:

1. Parking Lot/Bioswale
2. Grassland/Play Area
3. Tongva Village
4. Geology/Fossil Dig
5. Dry Farming
6. WW II History
7. Overlook area
8. Wall of Honor

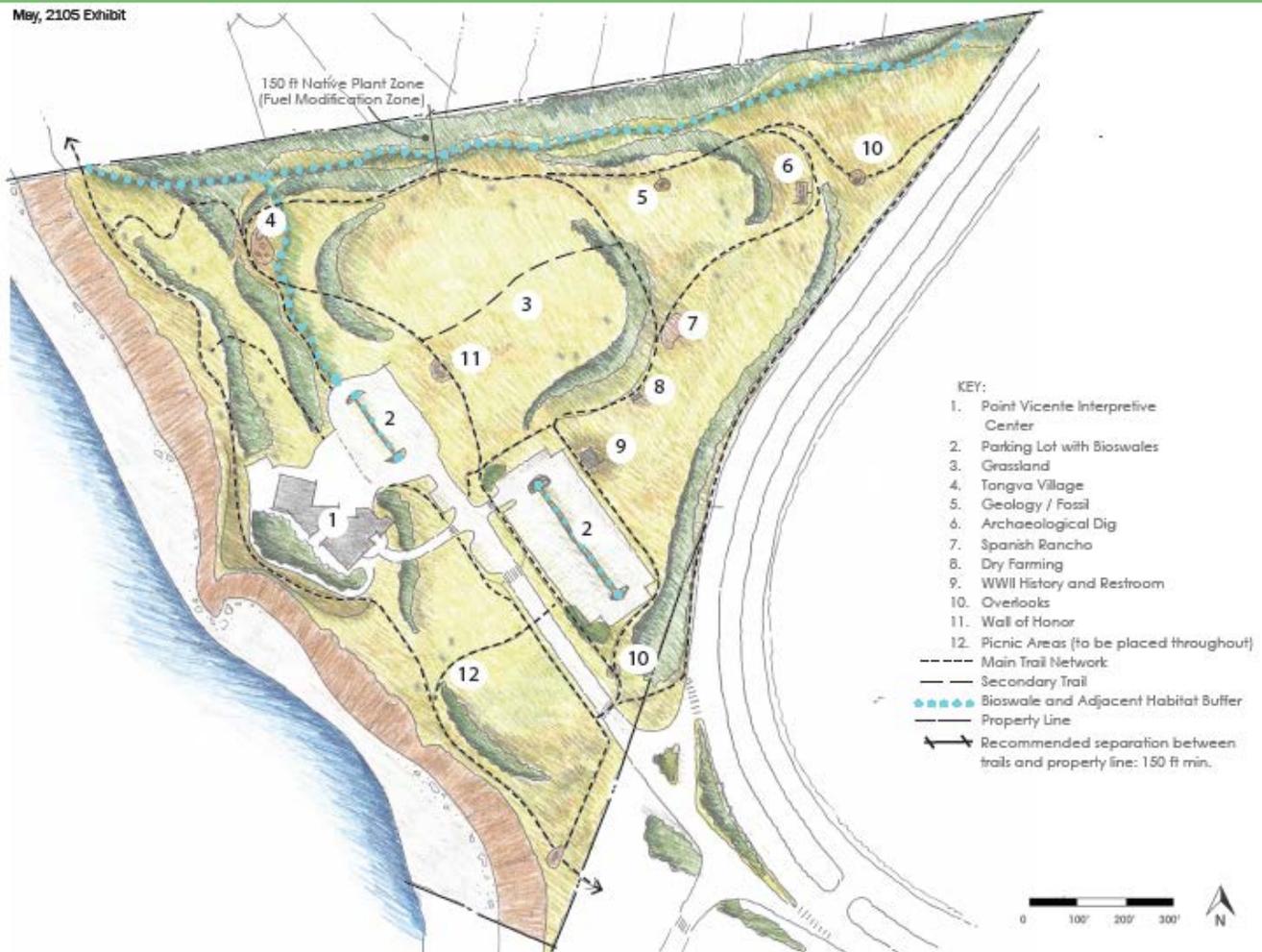
A planning/design effort was also underway at the time of the Master Plan’s submission for indoor exhibits (Completion of Phase II) which will upgrade, enhance, and unify the museum’s current exhibits. Staff and members of Los Serenos de Point Vicente Docents are currently working with an exhibit designer and seeking grant funding for the projects. The results of that process are recommended to be incorporated into the Master Plan once the initial design is finalized and approved.

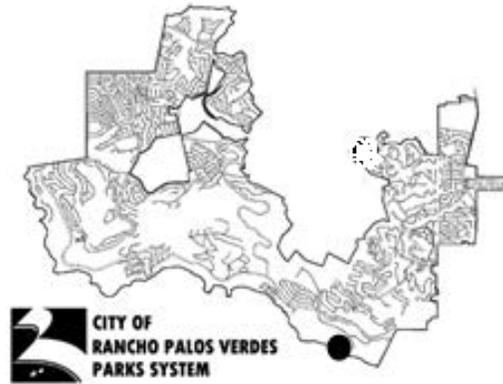
## Recommendations

- Implement Lower Point Vicente Improvement Project (once approved) to include: new decomposed granite trails, overlooks, reconfigured and new parking spaces (including new upper terrace parking lot), drainage facilities (including a bioswale), landscaping, fencing, way finding signs and minor site grading to accommodate the improvements, Phase 3 exhibits living history exhibit process, authorize staff to look for funding sources.
- Incorporate Phase 2 Interior Exhibit Update into Master Plan once process is complete and approved by Council.
- Transition to drought-tolerant landscaping where feasible
- Install Solar Power System on the Point Vicente Interpretive Center building

# LOWER POINT VICENTE CONCEPT PLAN

May, 2105 Exhibit





<b>PROPERTY NAME</b>		Marilyn Ryan Sunset Point Park	
<b>ADDRESS</b>		1 Ocean Trails Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7564-021-019*	5/23/ 2011		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		1.5	
<b>SOURCE OF FUNDING</b>			
Deeded to the City by the Trump National Golf Course as part of the golf course development agreement. Officially acquired on May 23, 2011.			
<b>CURRENT USE/DESCRIPTION</b>			
Passive park with tremendous views of Trump National Golf Course and Pacific Ocean. Site features picnic tables, benches, a water fountain, a dolphin statue and a bridge named in honor of LAPD Swat Officer Randall Simmons who was killed in the line of duty. The park is named for the original Mayor of Rancho Palos Verdes. Property is maintained by Trump National Golf Course.			
<b>RESTRICTIONS</b>			
Use must be consistent with approvals of overall project. There is a condition on the property regarding special events. The park can have up to six temporary events per year within the park including, without limitation, filming events that close off portions of the park.			
<b>PRIOR RECOMENDATIONS</b>			
1989 Parks Master Plan: N/A			
2005 Open Space Planning Task Force: N/A			
2008 Coast Vision Plan: None			

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

- Transition to drought-tolerant landscaping where feasible
- Continue to maintain positive working relationship with Trump National to maintain attractive appearance and accessibility of park.



Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Martingale Trailhead Park	
<b>ADDRESS</b>		22 Martingale Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7568-007-900	2/14/1978		
<b>ACQUISITION COST</b>		\$46,392	
<b>ACREAGE</b>		.98	
<b>SOURCE OF FUNDING</b>			
Unknown			
<b>CURRENT USE/DESCRIPTION</b>			
<p>This parcel was designated for construction as a trailhead park and to establish easements for a fifteen foot wide equestrian trail that traverses this parcel as well as Lots 20 and 21 of the same tract. Park improvements were completed and the park was dedicated in 1990. The site is located in an Equestrian Overlay District. The trailhead provides access to a trails system serving the cities of Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates. Both hikers and equestrians utilize this park. Improvements include landscaping, a tri-level drinking fountain which serves horses, humans and small animals, a mounting block, and a seating rock.</p>			
<b>RESTRICTIONS</b>			
There are no deed restrictions for this property.			

## PRIOR RECOMMENDATIONS

1989 Parks Master Plan: None

2005 Open Space Planning Task Force: Improve maintenance or replace existing California peppertree with a more appropriate species or remove.

2008 Coast Vision Plan: None

## 2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS

- Upgrade existing amenities including water fountain and signage.





<b>PROPERTY NAME</b>		Pelican Cove (formerly Point Vicente Fishing Access)	
<b>ADDRESS</b>		31300 Palos Verdes Dr. West	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7573-002-902	7/23/2004		
<b>ACQUISITION COST</b>			
<b>ACREAGE</b>		10.53	
<b>SOURCE OF FUNDING</b>			
The City acquired this property from Los Angeles County through a grant deed in 2004.			
<b>CURRENT USE/DESCRIPTION</b>			
This site features a paved parking lot, restroom building, improved trail to the shoreline, and incredible Catalina and ocean view. Native plantings surround the parking lot which links to the public parking lot at Terranea and the adjacent coastal trail system. The parking lot, restroom building, and the landscaping is maintained by the Terranea Resort pursuant to the Council-adopted Terranea Maintenance Agreement. Name changed to Pelican Cove in 2011.			
<b>RESTRICTIONS</b>			
9.3 acres of this property will be included in the Palos Verdes Nature Preserve and is encumbered with a Conservation Easement.			
<b>PRIOR RECOMMENDATIONS</b>			
1989 Parks Master Plan: None			
2005 Open Space Planning Task Force: Noted that developer of current Terranea Property is required to expand this park by 2.2 acres, improve the fence and public restrooms, increase the size of the existing off-street parking lot by 50 spaces, and maintain all improvements. This park will provide a connection to the bluff top trail network that will be built in conjunction with the development of the resort.			
2008 Coast Vision Plan: None			

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

- Upgrade existing amenities.



Photo by Ed Shea/PVNET

<b>PROPERTY NAME</b>		Point Vicente Park and Civic Center	
<b>ADDRESS</b>		30940 Hawthorne Blvd.	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7573-002-908	3/6/1979	7573-002-912	6/7/1985
7573-002-909	9/27/1978	7573-002-913	6/5/1987
<b>ACQUISITION COST</b>		\$950,000	
<b>ACREAGE</b>		73.35	
<b>SOURCE OF FUNDING</b>			
\$450,000 land \$500,000 building (Capital funding, see Resolution 87-19)			
<b>DESCRIPTION</b>			
65.12 acres of land for this park was acquired from the Federal Government after its use as a NIKE Missile Base was closed and it was declared surplus by the General Services Administration(GSA). The 8.23 acres designated Civic Center was purchased from GSA in two parcels. The park site surrounds the City’s Civic Center and includes open grassy areas, a sand volleyball court, tennis court, “Rancho Caninos” a temporary dog park, and a spectacular view of the ocean. This is the site of the City’s annual July 4 <sup>th</sup> Independence Day Celebration. 65.12 acres of the property is part of the Alta Vicente Nature Preserve. By permit, model helicopters are allowed to be flown at this park site in a designated area surrounding a helicopter pad located near the maintenance yard. The U.S. Coast Guard also owns a 3.93 acre parcel located on the west promontory overlooking the Point Vicente Lighthouse, which is the site of several communications towers and an abandoned WWII-era artillery bunker.			
<b>RESTRICTIONS/ADDITIONAL INFORMATION/CURRENT USE</b>			

### Background Information

The size of the Point Vicente Park/Civic Center property, combined with its tremendous ocean views, few nearby neighbors and location adjacent to City Hall, has made it a focal point for potential development plans and site improvements throughout the City's history. The property, which boasts spectacular coastal and ocean views, is a tremendous resource that could potentially accommodate a number of civic, recreation, and cultural needs for the community. The property consists of three components:

#### **Point Vicente Park**

The 65.12 acres of park land that was acquired from the Federal Government after its use as a NIKE Missile Base was closed and the property was declared surplus by the General Services Administration (GSA). The majority of the park is part of the Alta Vicente Nature Reserve, which is part of the larger 1,450-acre Palos Verdes Nature Preserve, and has been set aside for habitat preservation under the Natural Communities Conservation Plan (NCCP). In addition to the habitat areas and existing public trail network, other land uses include a 5.5-acre farm, an unpaved public parking lot and an emergency helipad. By permit, model helicopters are allowed to be flown in a designated area surrounding a helipad.

#### **Civic Center**

The 8.23 acres of designated Civic Center was purchased from GSA in two parcels. There are no use restrictions on the land acquired by the City in-fee for Civic Center use. The Civic Center includes the City Hall offices, maintenance yard, an open grassy areas, a sand volleyball court, one tennis court and the "Rancho Caninos" temporary dog park. This is the site of the City's annual July 4<sup>th</sup> Independence Day Celebration. Palos Verdes on the Net, Peninsula Volunteer Alert Network (PVAN) and Peninsula Seniors also have facilities on the property.

#### **Coast Guard**

The U.S. Coast Guard also owns a 3.93 acre parcel located on the west promontory overlooking the Point Vicente Lighthouse, which is the site of several communications towers and a historic WWII-era artillery bunker.

### Active Recreational Opportunities

Point Vicente Park is conditioned by deed to allow continuous public access for recreational use in perpetuity. The land may not be sold or transferred to any entity other than another governmental agency, and then only with the consent of the Department of the Interior. The park land has an approved Program of Utilization (POU) that describes future development. Any change to that Program must be approved by the National Park Service and the State Department of Parks and Recreation. The park land may not be leased and any concession agreement for operation of recreational facilities must be approved by the National Park Service and the State Department of Recreation and Parks.

While the majority of the park is restricted for passive recreation, the POU identifies a 6.6-acre area in the northern portion of the property to be used for active recreational purposes. However, this area of the site is now part of the Palos Verdes Nature Preserve, where active recreation would not be permitted. According to the Conservation & Open Space Elements section of the City's General Plan, "Any changes in land use to the property through future Master Planning efforts would require approval by the Planning Commission and City Council through public hearings along with review and approval of a change, if necessary, to the Program of Utilization by the National Park Service." Staff

approached the National Park Service in 2014 about the possibility of moving the 6.6-acre active recreation area from its current location adjacent to the Villa Capri Condominiums to the upper portion of the park adjacent to the existing City Hall facilities. In September 2014, the National Park Service representative concurred that this proposal would be consistent with the site's POU (see attached email). A potential reconfiguration of the 6.6-acre area to the upper portion of the site is depicted in yellow in the aerial photograph below:



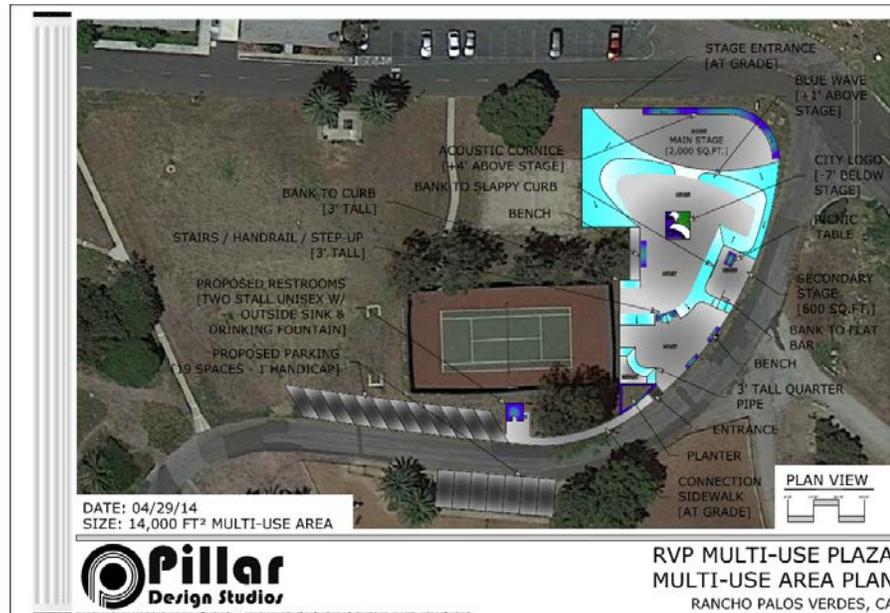
Proposed ±6.6-Acre Active Recreation Area  
LADA NIKE Site 55, Point Vicente, Rancho Palos Verdes (GSA No. 9-D-Calif-1088)

### Potential Skate Park/Plaza

On April 15<sup>th</sup>, 2014, the Council tasked the Director of Recreation and Parks to work with the Skatepark PV Inc. (SPV) Board of Directors to review, evaluate and modify as necessary, the skate park proposal by SPV and report back to the City Council with a recommendation specifically addressing the feasibility of allowing a privately funded skate park to be constructed at Point Vicente Park/Civic Center. Staff analyzed the feasibility of the project by looking at a number of factors including a) needs assessment; b) consistency with the 1989 Parks Master Plan; c) consistency with the 2008 Coast Vision Plan; d) Program of Utilization/Zoning; e) financial/liability analysis; and f) visual/aesthetic concerns. Upon completion of the analysis, staff believes that, if it is the desire of the Council and the community to have such a facility at Point Vicente Park, it would be feasible to construct a skate park on the property that conforms with the site's current zoning/land use deed restrictions, and that issues concerning financing, insurance and visual/aesthetic concerns could be addressed through the proper agreements, operating procedures, and project design/site placement.

Council directed staff to update the Parks Master Plan prior to making a decision regarding the SPV skate park proposal. It is still Staff's position that a skate park is a feasible component that would serve a wide range of people, but particularly the traditionally underserved teenager and

young adult population. A skate park received a 4 out of 5 on Point Vicente Park/Civic Center Workshop comment cards, strong support from the Tape Dot Exercise, and slightly more respondents choosing to support the skate park, over don't support it on the online survey. (Note: the term "skate park" was used on the online survey, rather than SPV's preferred "skate plaza" nomenclature. This was done for the sake of clarity because "skate park" is a more common name for such a facility.)



Overview of proposed 15,000 square foot skate plaza location

The 15,000 square foot design may be larger than needed. Several Councilmembers expressed concern about its size and prominent location. Appendix E details a number of local skate parks, most of which range from 8,000 to 10,000 square feet. The very popular Peck Park Skate Park in San Pedro, for example, is 8,000 feet. A smaller footprint would also allow for more flexibility in where the skate park is located on site and how it is configured, leaving additional room for other components, additional parking, or a larger village green. Point Vicente Park/Civic Center has ample space, is located on a major street, and can be accessed by public transportation. Skateboarders would not be able to access the location by skateboard due an existing skateboarding ban on Hawthorne Boulevard. SPV has indicated that they would be able and willing to finance the design and construction of the project.

### PRIOR RECOMMENDATIONS

1989 Parks Master Plan: Develop Senior Center. Add irrigation, turf and fencing to the athletic field. Add public restroom. Construct two paddle tennis courts. Add pedestrian paths throughout property. Construct amphitheater with semi-circular benches. Build Municipal golf course which would wrap around existing and proposed park facilities (included Point Vicente Interpretive Center)

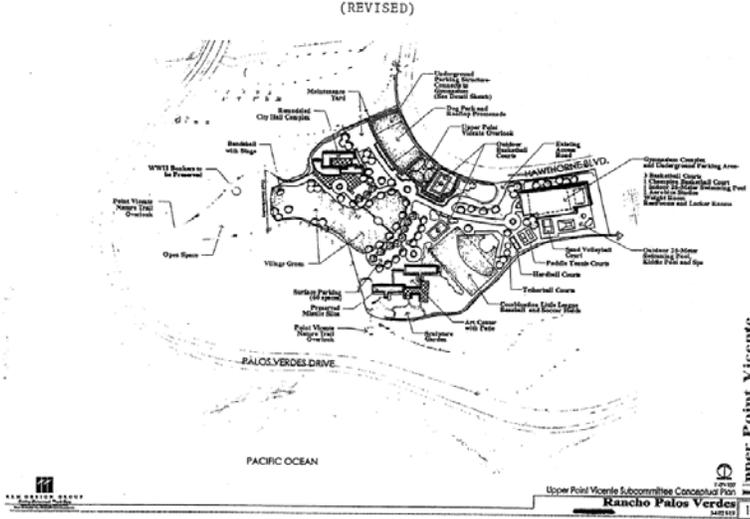
2005 Open Space Planning Task Force

- Remodeled City Hall Complex
- Relocated Maintenance Yard
- Underground Parking
- Gymnasium and Pool Complex
- Village Green
- Band Shell with Stage
- Art Center
- Baseball and Soccer Fields
- Volleyball/Handball/Tetherball/Paddle Tennis Courts
- Trail Heads to Access Open Space

**Upper Point Vicente Conceptual Plan**

**Fig. 1**

(REVISED)

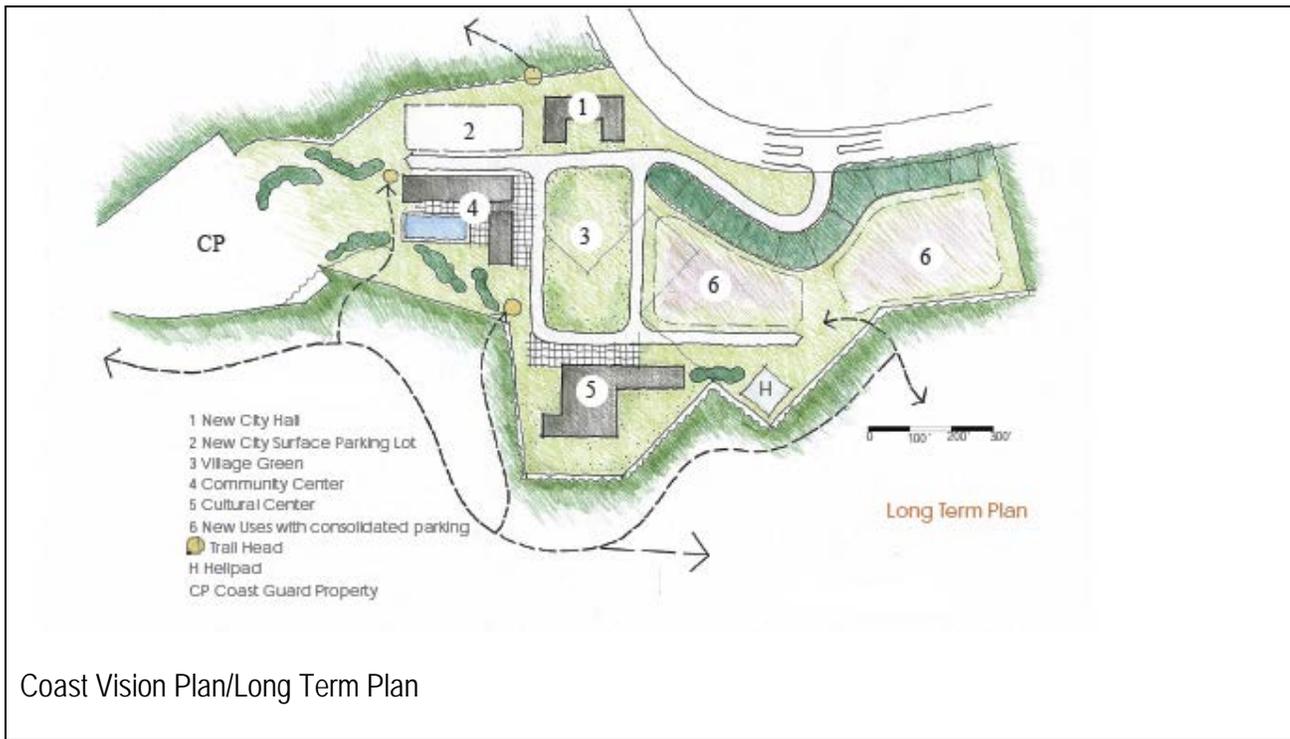


2008 Coast Vision Plan: Recommended a formal master plan of site to include:

- Market analysis of potential arts and recreation facilities
- Programs to serve a range of possible uses and user groups
- Parking needs analysis
- Incorporate utilities study
- Pursue funding sources

Components Included:

- New City hall
- New City Surface Parking Lot
- Village Green
- Community Center
- Cultural Center
- Trail Head
- Unspecified new uses with consolidate parking



Coast Vision Plan/Long Term Plan

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

The number of undeveloped acres at Point Vicente Park/Civic Center combined with its tremendous ocean views, and location adjacent to City Hall has made it a focal point for potential development plans and site improvements throughout the City’s history. The Point Vicente Park/Civic Center site has been viewed as a resource that could accommodate a number of civic, recreation, and cultural needs. The City Hall buildings are in great need of renovation to meet organizational needs, comply with safety and code requirements, and comply with all Americans with Disabilities Act (ADA) guidelines.

Recommendations:

- Authorize a facilitated Master Plan Design and Public Outreach Process for Point Vicente Park/Civic Center using the Coast Vision Plan Long Term Plan as a base document with the inclusion of a skate park in the “new uses” area.
- Confirm the following recommended components to be included in Master Plan Process
  - ✓ City Hall
  - ✓ Community Center
  - ✓ Skate Park/Plaza (not to exceed 10,000 feet)
  - ✓ Outdoor Swimming Pool
  - ✓ Shade Structures
  - ✓ Children’s Playground
  - ✓ Walking paths w/fitness stations
  - ✓ Enhanced amenities: picnic tables, benches, trash/recycling cans/BBQs
  - ✓ Improved Village Green
  - ✓ Tennis courts
  - ✓ Permanent dog park
- Direct staff to continue the process to move the 6.6 acre parcel from its current location along the northerly boundary of the lower portion of Point Vicente to the upper portion of

the park adjacent to the existing City Hall facilities

- Incorporate results of Public Works Corporation Storage Yard Relocation process to study the possibility of spreading out the storage yard to strategic locations throughout the City with a smaller central office at City Hall, thereby increasing the efficiency of Public Works operations and allow for the potential development of all or part of the existing maintenance yard.



<b>PROPERTY NAME</b>		RPV BEACH	
<b>ADDRESS</b>		1 Ocean Trails Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7564-021-019*	May 23, 2011		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		--	
<b>SOURCE OF FUNDING</b>			
Acquired as part of the Trump National Golf Course Development Agreement. Acquisition date February 8, 2006. Former Name Trump Beach.			
<b>CURRENT USE/DESCRIPTION</b>			
Public beach accessible by steep trail. Public access to trail via Trump National Golf Course and Founders Park. Native habitat area.			
<b>RESTRICTIONS</b>			
Must be consistent with approvals of overall project site. Dogs are not allowed on beach.			
<b>PRIOR RECOMMENDATIONS</b>			

1989 Parks Master Plan: None

2005 Open Space Planning Task Force: None

2008 Coast Vision Plan: None

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

Upgrade park amenities



Photo by Ed Shea/PVNET



**CITY OF  
RANCHO PALOS VERDES  
PARKS SYSTEM**

<b>PROPERTY NAME</b>		Robert E. Ryan Park	
<b>ADDRESS</b>		30359 Hawthorne Blvd.	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
7588-022-900	4/12/1977		
7588-018-901	4/27/1982		
7588-018-902 (3,551 sq ft portion)	3/30/10		
<b>ACQUISITION COST</b>		\$1	
<b>ACREAGE</b>		10.3	
<b>SOURCE OF FUNDING</b>			
This property was transferred from the County to the City.			
<b>CURRENT USE/DESCRIPTION</b>			
The park was originally constructed and owned by the County of Los Angeles. Named for City Founder and former Rancho Palos Verdes Mayor Robert E. Ryan. Park former name was Rancho Palos Verdes Park. Upon incorporation of the City of Rancho Palos Verdes, title to the park was transferred from the County to the City. This park features a community building with a small activity room and patio which are available for rent, a tot lot, playground, picnic areas with barbecues, fields, and a baseball diamond. Views from this park are superior, and the mature trees add to the atmosphere.			
<b>RESTRICTIONS</b>			

The property must be utilized in perpetuity for public recreation purposes. Should the City fail to do so, the deed specifies that the property be transferred back to the County of Los Angeles Department of Parks and Recreation. The softball field was leveled and improved in 2011 and a parking lot improvement project was completing in 2014, which increased the number of parking spaces and improved automobile access for disabled park patrons.

**PRIOR RECOMMENDATIONS**

1989 Parks Master Plan: None

2005 Open Space Planning Task Force: Expand parking facilities water fountains. Consider adding additional softball field.

2008 Coast Vision Plan: None

**2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS**

- Remodel or build new community building. Original building dates back to the 1960s. Larger building could accommodate more rentals and classes.
- Transition to drought-tolerant landscaping where feasible
- Improved Amenities: Benches, picnic tables, bbqs, trash/recycling cans
- Install shade structures
- Fiber optic cabling to allow for unified communication with City Hall



<b>PROPERTY NAME</b>		VISTA CATALINA PARK	
<b>ADDRESS</b>		1 Ocean Trails Drive	
<b>PARCEL NUMBERS/DATE ACQUIRED</b>			
Lot D 7564-027-005	Still VH prop	Lot K 7564-020-112	1-26-06 VHS Prop
Lot E—APN n/a	Still VH Prop	7564-020-900	1-26-06 RPV Prop
Lot G 7564-020-109	Still VH Prop		
Lot I 7564-020-111	Still VH prop		
<b>ACQUISITION COST</b>		\$0	
<b>ACREAGE</b>		.2	
<b>SOURCE OF FUNDING</b>			
Deeded to the City as part of the golf course development agreement.			
<b>CURRENT USE/DESCRIPTION</b>			
Small pocket park located adjacent to PV Drive South at main entrance to Trump National across from Marilyn Ryan Sunset Point Park. Park has magnificent views of the Pacific Ocean and Catalina.			
<b>RESTRICTIONS</b>			
Must be consistent with approvals of overall project site. There is a condition on the property regarding special events. The park can have up to six temporary events per year within the park including, without limitation, filming events that close off portions of the park			
<b>PRIOR RECOMMENDATIONS</b>			
1989 Parks Master Plan: na			
2005 Open Space Planning Task Force na			
2008 Coast Vision Plan: none			
<b>2015 PARK MASTER PLAN UPDATE RECOMMENDATIONS</b>			
<ul style="list-style-type: none"> <li>• Transition to drought-tolerant landscaping where feasible</li> <li>• Continue to work with Trump National staff to maintain attractive appearance and accessibility</li> </ul>			

## **RELATED PLANS**

### **Palos Verdes Nature Preserve Public Use Master Plan (PUMP)**

The Palos Verdes Nature Preserve (Preserve) encompasses approximately 1,450 acres comprised of ten individual Reserves, 424 acres of which consists of the Portuguese Bend Reserve. The Preserve is owned by the City of Rancho Palos Verdes and is managed by the Palos Verdes Peninsula Land Conservancy (PVPLC) for ecological values and habitat restoration. This preserve is home to coastal sage scrub habitat, a community of intensely fragrant and highly drought resistant native shrubs and flowering plants. Living throughout this rare habitat are many different animals, including the threatened California gnatcatcher and coastal cactus wren and two species of endangered butterflies. The individual reserves provide excellent recreational opportunities, as they are full of networks of hiking, equestrian, and bicycle trails. There are 33 miles of hiking, equestrian, and mountain bike trails available to the public.

The Preserve PUMP was established in 2006 and addresses issues germane to the Preserve such as public access, trailhead locations, parking, trail use, fencing, signage and lighting. The PUMP Committee holds regular public meetings at RPV City Hall.

The Palos Verdes Nature Preserve already has a well-established system for receiving public input, reporting incidents, and initiating changes, and pursuing enhancements to the existing Preserve. Future significant changes/additions to the Preserve and any significant changes to its operating procedures should be incorporated into the PUMP.

### **Trails Network Plan Update**

A significant effort to combine and unify the various City trails-related plan is currently underway. Several public workshops have already been conducted. The Trails Network Plan Update is being facilitated by the Community Development Department and seeks to consolidate and update the following plans:

- ✓ Conceptual Bikeways Plan-updated 1996
- ✓ Conceptual Trails Plan- updated 1993
- ✓ Preserve Trails Plan
- ✓ Ocean Front Estates Trails
- ✓ Terranea Resort Trails
- ✓ Trump National Trails
- ✓ California Coastal Trail

Proposed changes are subject to public input and City Council approval.



## **Appendices:**

Appendix A: 1989 Parks Master Plan Update

Appendix B: 2005 Open Space Planning & Recreation and Parks Task Force Final Report

Appendix C: Coast Vision Plan Report and Amendments

Appendix D. Comprehensive Public Outreach Results

Appendix E Sport Fields/Facilities/Skate Park/Youth League Information

Appendix F: Status/Update of 1989 Parks Master Plan Recommendations

Appendix G: Ladera Linda Resident-Generated Survey

Appendix H: Park Amenities