



HYBRID CIVIC CENTER ADVISORY COMMITTEE MEETING

**FRED HESSE COMMUNITY PARK, MCTAGGART HALL
WILL BE OPEN TO THE PUBLIC**

**29301 HAWTHORNE BOULEVARD,
RANCHO PALOS VERDES 90275**

The regular meeting of the Civic Center Advisory Committee for October 27, 2022 will take place remotely, in accordance with Government Code section 54953(e) et seq. (AB 361) and Resolution 2021-59, adopted by the City Council on November 16, 2021, and as renewed by subsequent resolution(s) thereafter. The meeting will be conducted through a *hybrid combination of in-person and/or all virtual attendance of the seven members of the Civic Center Advisory Committee and staff liaison at McTaggart Hall, Fred Hesse Community Park, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform.

**For instructions on how to view and participate in the meeting, please fill out the form at
<http://rpvca.gov/participate>**

AGENDA

**29301 HAWTHORNE BOULEVARD, RANCHO PALOS VERDES 90275
THURSDAY, OCTOBER 27, 2022**

6:00 P.M. -REGULAR MEETING

ADJOURNED REGULAR MEETING

CALL TO ORDER: Chair Greg O'Brien

ROLL CALL:
Member Cohu
Member Jankovich
Member LaCombe
Member Petru
Member Rodich
Vice-Chair Seo
Chair Gregory O'Brien

PLEDGE OF ALLEGIANCE: To be announced

CHAIR'S ANNOUNCEMENTS:

APPROVAL OF AGENDA:

PUBLIC COMMENTS ON NON-AGENDA ITEMS:

During Public Comments any person may address the Committee, provided that the item is within the subject matter jurisdiction of the Council and is not otherwise on the agenda. Each speaker will be limited to three (3) minutes to address the Committee. Those wishing to speak are asked to complete a REQUEST TO ADDRESS THE COMMITTEE form located on the table across at the entrance and submit it to the Committee Staff Liaison. You will be called at the appropriate time to make your remarks.

STAFF LIAISON REPORT:

REGULAR BUSINESS:

This section contains items of general business. Prior to the vote of an item, each speaker will be limited to three (3) minutes to address the Committee. Those wishing to speak are asked to complete a REQUEST TO ADDRESS THE COMMITTEE form located on the table across from the entrance and submit it to the COMMITTEE STAFF LIAISON. You will be called at the appropriate time to make your remarks.

1. Approval of Minutes (Waters)

Recommendation: Approve the Minutes of the September 22, 2022 Civic Center Advisory Committee meeting.

2. Status report on Staff's outreach with Los Angeles County officials and the General Services Agency (GSA), Department of Justice (DOJ), and the Federal Emergency Management Agency (FEMA), regarding the public safety programmatic features for the Civic Center. (Waters)

Recommendation:

1. Receive an update report on Staff's outreach with Los Angeles County officials, GSA, DOJ, and FEMA regarding the public safety (sheriff substation and fire station) programmatic features at the Civic Center;

2. If desired, request proceeding with updating the preliminary site plans to address the concerns expressed by Los Angeles County officials, GSA, DOJ, and FEMA that would include identifying a sheriff substation, fire station, and parking structure as an alternative option to the preferred design and repositioning other public safety components of the project within the public safety zone;

3. Request staff prepare an amendment to the Gensler contract and recommending the City Council consider providing added services to modify the preliminary site plans to a) include public safety facilities and a parking structure as an alternative option; and b) update the preliminary site plans for consideration by GSA, DOJ, and FEMA.

3. Scheduling the Civic Center Advisory Committee (CCAC) meetings for November and December. (Waters) (10 minutes)

Recommendation:

1. Cancel the regular November and December meetings and approve conducting a special CCAC meeting on December 8, 2022.

FUTURE AGENDA ITEMS:

This section is designated for individual Committee Members to request that an item be placed on a future Committee meeting agenda. 5 minutes has been allotted for this section.

COMMITTEE MEMBER ORAL REPORTS:

This section is designated for oral reports from Committee Members, to report action taken at intergovernmental organizations, committee, or association meetings.

ADJOURNMENT:

Adjourn to 6:00 P.M. for a Regular meeting - Date to be Determined.

Advisory Board Agendas and Agenda Reports:	Agendas and agenda reports are available for public review within 72 hours of the meeting at City Hall, 30940 Hawthorne Boulevard during regular business hours, 7:30 A.M. to 5:30 P.M. Monday – Thursday and 7:30 A.M. to 4:30 P.M. on Friday; Saturday and Sunday from 10:00 A.M. until dusk; and at the City's website www.rpvca.gov
	Materials related to an item on an agenda submitted after distribution of the agenda packet are available for public inspection at the front counter of the lobby of the City Hall Administration Building at 30940 Hawthorne Boulevard, Rancho Palos Verdes during normal business hours.
Public Correspondence:	We highly encourage written materials regarding Advisory Board Agenda items be submitted no later than 4:00 P.M. the Monday prior to an Advisory Board meeting to allow the Advisory Board Members ample time to review and consider the issues raised prior to making decisions at the Advisory Board meeting. Please keep in mind that it is difficult for Advisory Board Members to carefully review materials submitted after that deadline or at the meeting. Written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials or oral presentation as it may become part of the public record regarding an agenda item. In addition, City meetings may be recorded and may be accessed through the City's website.
Public Participation:	Participants must speak from the podium using the lectern microphone; comments are to be directed to the Advisory Board Members and not to the staff or the public; repetition should be avoided; and reading a submission that has been copied or contained in the agenda will be discouraged.
Public Comments:	The Advisory Board may limit the public input on any item based on the number of people requesting to speak, the length of the agenda, or the business of the Advisory Board.
Conduct at the Advisory Board Meeting:	The Chair shall order removed from the Meeting any person(s) who commit the following acts at a meeting of the Advisory Board: Disorderly, contemptuous or insolent behavior toward the Advisory Board or any member thereof, tending to interrupt the due and orderly course of said meeting; a breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting; disobedience of any lawful order of the Chair, which shall include an order to be seated or to refrain from addressing the Advisory Board from the audience; any other unlawful interference with the due and orderly course of the meeting.
Time Estimates:	The time noted next to an agenda item is only an estimate of the amount of time that will be spent during the meeting on that particular item. Accordingly, these estimates should not be relied on in determining when a matter will be heard, especially since agenda items are often re-ordered during a meeting and may be discussed at any time.
Continuation of Meeting:	The Advisory Board will adjourn its meetings on or before 11:00 p.m. and will not consider new business items after 10:15 p.m., unless the majority of the Advisory Board members who are present affirmatively vote either to extend the meeting after 11:00 p.m. or to consider new business after 10:15 p.m. If the meeting ends before all of the items listed on the agenda are completed, any unfinished business will be continued to the next succeeding day that is not a holiday, at a location to be determined.
American with Disabilities Act:	In compliance with the Americans with Disabilities Act, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please contact the Administration Department at least 48 hours prior to the meeting at any of the following: kbanales@rpvca.gov ; 310-544-5273; 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275.

**DRAFT
MINUTES
RANCHO PALOS VERDES CIVIC CENTER ADVISORY COMMITTEE
REGULAR MEETING
SEPTEMBER 22, 2022**

CALL TO ORDER:

A meeting of the Rancho Palos Verdes Civic Center Advisory Committee was called to order by Chair O'Brien at 6:00 p.m. This meeting took place at McTaggart Hall in Fred Hesse Community Park, 29301 Hawthorne Boulevard both via Zoom platform and in-person.

Civic Center Advisory Committee roll call was answered as follows:

PRESENT: Cohu, Jankovich, Petru, Rodich, and Chair O'Brien

ABSENT: Vice-Chair Seo and Member LaCombe.

PLEDGE OF ALLEGIANCE: Led by Member Rodich.

Staff present: Ara Mihranian, City Manager; Matt Waters, Senior Administrative Analyst; and Karina Bañales, Deputy City Manager

CHAIR'S ANNOUNCEMENTS:

Chair O'Brien noted that he attended the ceremony where Upper Point Vicente Park was renamed the Ken Dyda Civic Center.

APPROVAL OF AGENDA:

Member Cohu moved, and seconded by Member Rodich, to approve the Agenda as presented. Motion passed 5-0.

PUBLIC COMMENTS ON NON-AGENDA ITEMS:

Kevin Yourman noted that he serves on the Finance Advisory Committee and is a candidate for the City Council. He noted that he was not in favor of debt financing for the Civic Center. He favors forming a committee to explore fundraising.

City Manager Mihranian noted that staff is in the process of developing a philanthropic program that is tentatively scheduled to be presented to the City Council in November. It will cover opportunities to use fundraising or donations for capital projects such as buildings and landscaping medians.

Jim MacLellan expressed concern about the proposed plan being too extravagant. He spoke in favor of a traditional Spanish Revival-style design.

STAFF LIAISON REPORT:

Senior Analyst Waters gave a brief presentation on how CCAC members could visit or arrange for a site tour of Fort MacArthur.

REGULAR BUSINESS:

1. Approval of Minutes (Waters) (5 mins.)

Linda Cohu moved, and seconded by Lisa Jankovich, to approve the Minutes of the July 28, 2022 Civic Center Advisory Committee meeting with approved changes.
Motion passed 5-0.

2. Receive a presentation from Cal Water and LA County Fire Department proposing to locate a helopad at the Civic Center (Waters) (30 mins.)

Member Petru moved, and seconded by Member Rodich, to continue this item to the October CCAC meeting at the request of Cal Water and LACOFD due to staffing issues.

3. Receive a report on Staff's outreach with County Officials regarding their potential commitment to bring public safety agencies to the Civic Center (Waters) (30 minutes)

CCAC received a presentation on Staff's outreach to LA County officials regarding commitments for constructing a Sheriff substation and fire station at the Civic Center. Senior Analyst Waters discussed City Manager Mihranian and his recent meeting with Joe Nicchitta, Chief Deputy CEO of LA County who outlined the County's financial challenges, especially in light of the defeat of Measure FD in 2020 which would have generated significant funds for County Fire personnel, equipment, and new stations. Staff reported that no firm commitments had been obtained from either the Sheriff or Fire Departments. Senior Analyst Waters noted that additional meetings with County's Facilities Division and Supervisor Hahn's office are planned in the coming weeks.

City Manager Mihranian noted that from his observations, as he suspected, it doesn't seem like the County has the resources at this time to commit to being partners in the Civic Center project.

Several CCAC members noted and agreed that it seemed unlikely that the City would receive a firm commitment from the County to locate fire or sheriff facilities at the Civic Center.

Senior Analysts Waters reported he and City Manager Mihranian intend to meet with our representatives from the General Services Administrations (GSA) including the Department of Justice (DOJ) and Federal Emergency Management Agency (FEMA) regarding the possibility that fire and sheriff stations might not be part of the master plan, and to identify what other features of the program might meet their definition of public safety and what non-public safety features might be allowed in the public safety zone.

It was also reported that an initial response was received from DOJ the morning of the meeting that raised concerns and focused heavily on law enforcement concerns, rather than a broader discussion of public safety and emergency services.

City Manager Mihranian said that a clarifying meeting would be scheduled with DOJ and FEMA to discuss the proposed project in more detail and to address any concerns.

Questions were asked about keeping the programmatic features within the area the City owns in fee and without encumbrances.

CCAC Members stressed the importance of obtaining direction and affirmation from DOJ and FEMA before proceeding, and requested staff conduct those meetings by the October meeting.

Member Rodich moved, and seconded by Member Petru, to delay approving any additional design work until further outreach is conducted with DOJ and FEMA.

Future Agenda Items Approved by CCAC:

1. Request from LACFD and Cal Water for installation of water tank/helopad;
2. Update report on the geotechnical investigation report;
3. Gensler Amendment for additional preliminary site plan work;
4. Update on potential use of shared exhibit space (Docents, Historical Society, etc.) under one roof by Peninsula historical organizations. (City Manager Mihranian noted that consideration of potential park locations for a future home for the Historical Society is on the November 1 City Council agenda)
5. Update on outreach to DOJ and FEMA
6. Presentation on future public outreach process

COMMITTEE MEMBER ORAL REPORTS: None

ADJOURNMENT:

Chair O'Brien moved to adjourn the meeting at 7:30 P.M. to a Regular Meeting on October 28, 2022 at 6:00 p.m. at McTaggart Hall, Fred Hesse Community Center.

Attest:

/s/Mary Hirsch
Administrative Assistant

/s/Greg O'Brien
Chair



**CIVIC CENTER ADVISORY COMMITTEE
AGENDA REPORT**

**MEETING DATE: 10/27/2022
AGENDA HEADING: Regular Business**

AGENDA DESCRIPTION:

Status report on Staff's outreach with Los Angeles County Officials and the General Services Agency (GSA), Department of Justice (DOJ), and the Federal Emergency Management Agency (FEMA), regarding the public safety programmatic features for the Civic Center.

RECOMMENDED COMMITTEE ACTION:

1. Receive an update report on Staff's outreach with Los Angeles County Officials, GSA, DOJ, and FEMA regarding the public safety (sheriff substation and fire station) programmatic features at the Civic Center;
2. If desired, request proceeding with updating the preliminary site plans to address the concerns expressed by Los Angeles County officials, GSA, DOJ, and FEMA that would include identifying a sheriff substation, fire station, and parking structure as an alternative option to the preferred design and repositioning other public safety components of the project within the public safety zone;
3. Request staff prepare an amendment to the Gensler contract and recommending the City Council consider providing added services to modify the preliminary site plans to a) include public safety facilities and a parking structure as an alternative option; and b) update the preliminary site plans for consideration by GSA, DOJ, and FEMA.

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst 

ATTACHED SUPPORTING DOCUMENTS:

- A. [September 22, 2022 CCAC Public Safety Outreach Plan](#)
- B. [July 28, 2022 CCAC Preliminary Site Plan Modification Report](#)
- C. [October 29, 2019 Civic Center Property Deed Restrictions](#)
- D. [May 26, 2022 CCAC Preliminary Site Plans Report](#)
- E. [April 28, 2022 CCAC Preliminary Site Plans Report](#)
- F. 2019 Email communications between City, GSA, and NPS

BACKGROUND:

At its September 22, 2022 meeting, the Civic Center Advisory Committee (CCAC) received a presentation on Staff's outreach efforts to ascertain the level of commitment

from Los Angeles County for a sheriff substation and/or a fire station at the Civic Center site (Attachment A). Staff also reported that they had reached out to the City's representative at the GSA, as well as DOJ and FEMA, based on direction received from the CCAC on July 28 to clarify questions and concerns about public safety zone requirements on the Civic Center site, particularly in relation to the possible removal of the sheriff and fire stations from the primary preliminary site design. Staff informed the CCAC at that meeting that they had received an email from DOJ that raised concerns about the removal of law enforcement elements from the Master Plan. Staff noted that they intended to reach out to GSA, DOJ, and FEMA for more information. The CCAC directed Staff to continue meeting with officials at the County and the Federal government, and to report back at the October 27 meeting.

This evening, Staff will provide an update on its public safety outreach with LA County, GSA, DOJ, and FEMA, and to seek direction on how to proceed.

DISCUSSION:

1. Public Safety Outreach

At its July 28 and September 22 meetings, the CCAC received reports on potential programming changes to the Civic Center preliminary site plans that would include the following components as an alternate option: Los Angeles County Fire Department medium fire station, Los Angeles County Sheriff's Department substation, and a parking structure that would enable public safety vehicles to directly access Hawthorne Boulevard (Attachments A and B).

The reports noted that the medium fire station and Sheriff substation had been part of design considerations for the site since the project began based on their strong scores on a 2017 resident survey and a subsequent 2018 public workshop. Both components are part of the program document that was first approved by the City Council in 2019 and again in 2021 as part of a program document update and validation. The stations and parking structure were included in the preliminary site plans prepared by Gensler that were reviewed by the CCAC at its April 28 and May 26, 2022 meetings (Attachments D and E).

There was general support from the Los Angeles County Sheriff and Fire Department officials throughout the process, though a firm commitment of interest and financial support was never obtained from the County. Staff noted that recent conversations with both Fire and Sheriff officials have not been encouraging in terms of either Departments' willingness to commit to the Civic Center project. There are concerns regarding line of sight, traffic concerns with multiple signalized driveways, potential impacts on neighboring residents, no tangible difference to sheriff response times, and a decrease in fire department response time to the east side of the City if Station No. 53 were to close.

The lack of a firm commitment or even clear support from either the LA County Fire and Sheriff Departments, as well as County officials, is concerning due to its impact on the overall site design and potential cost and time implications if future design changes to the

site plan are warranted. The eastern section (public safety zone) would need to be re-designed to remove the Fire and Sheriff stations and modify the remaining programmatic features in the area.

Additionally, the financial understanding from the onset of the Master Plan process was that the City would provide the land, and the Sheriff and Fire Departments would fund the construction of their respective stations. The CCAC directed staff on July 28 to reach out to Los Angeles County officials to determine if there was support for either or both the Sheriff and Fire stations before recommending amending Gensler's contract, as summarized below.

Los Angeles County Chief Executive Office

As reported to the CCAC on September 22, City Manager Mihranian and Senior Administrative Analyst Waters met with Joe Nicchitta, Chief Deputy CEO of Los Angeles County's Chief Executive Office to review the project in detail and discuss the likelihood of obtaining a firm commitment from the County. Mr. Nicchitta noted that given the current financial realities of Los Angeles County, particularly involving Fire and Sheriff services, he had doubts about the practicality of new stations being funded by the County. He noted the 2020 Los Angeles County Fire District Parcel Tax, Measure FD, that was rejected by Los Angeles County Fire District voters. Measure FD, if it had passed, would have levied an annual parcel tax of \$.06 per square foot of structural improvements on property up to 100,000 square feet. This would have generated an estimated \$134 million annually to hire and train fire fighters and paramedics, replace aging equipment and vehicles, and fund new facilities. Mr. Nicchitta noted that the failure of Measure FD had a significant fiscal impact on County Fire finances.

Los Angeles County Asset (Facilities) Management Team

On October 12, City Manager Mihranian and Senior Administrative Analyst Waters met with a Los Angeles County Asset Management team led by John Cooke, Assistant Chief Executive Officer of the County's Asset Management Branch. During that conversation, County staff noted the following concerns with locating a fire and sheriff station at the Civic Center:

- Limited available County funding for station construction.
- Fire and sheriff have separate funding sources which raised concerns about how that would be coordinated and allocated with a shared facility. Different funding sources for sheriff and fire stations would be a complicating factor.
- New stations are usually allocated for areas in the County that are experiencing population growth and development which is not the case in Rancho Palos Verdes. They noted that funding for these new facilities come from developers as part of their project's mitigation measures for increased housing.
- Fire stations are not built on top of vertical structures (i.e. parking structures). They expressed a concern with the weight a fire truck, not to mention multiple fire trucks and equipment, would have on a parking structure and the added cost for

engineering such a structure. They noted that slab on grade is the standard construction approach.

- The County had done a prioritization assessment of fire stations in the Palos Verdes Area and Station No. 2 located in Palos Verdes Estates has the highest rated priority for possible replacement. Thus, if funding were to become available it would be for Fire Station No. 2
- Concerns about vehicle turning radius and other logistical issues
- Ingress and egress concerns onto Hawthorne Blvd.
- Fiscal impact of failed 2020 Measure FD
- Little to no current capital planning for sheriff stations or substations

Los Angeles County Supervisor Hahn's Office

On October 12, City Manager Mihranian and Senior Analyst Waters also met with Mark Baucum, Chief of Staff to Los Angeles County Supervisor Janice Hahn, and other County staff. After hearing an overview about the project, he noted that while funding was technically possible, given the County's fiscal situation, Measure FD's failure, multiple County priorities, and the concerns raised by the County's Asset Management Branch (they had spoken in advance of our meeting), a commitment from the County of financial support for either or both stations was unlikely.

Federal Government Outreach (GSA, DOJ, and FEMA)

On October 29, 2019, the City Council approved agreements with the United States government regarding Civic Center property deed restrictions. This action followed an extensive lobbying effort to shift oversight of that section from the National Park Service (NPS) to the DOJ and FEMA through GSA. Passive recreation covenants on approximately 9.5 acres on the eastern side of the Civic Center property were replaced with law enforcement (DOJ) and emergency management (FEMA) covenants, commonly referred to as "public safety."

On July 28 2022, the CCAC directed staff to approach the DOJ and FEMA to clarify questions and concerns about public safety zone requirements on the Civic Center site, particularly in relation to the possible removal of the sheriff and fire stations from the primary preliminary site design, although it would be retained as an alternate option.

At its September 22 meeting, Staff informed the CCAC that it had received an initial response from DOJ that focused heavily on law enforcement concerns, rather than a broader discussion of public safety and emergency services. Staff noted that they would reach out to DOJ, FEMA, and GSA to discuss the proposed project in more detail and to address any of their concerns. The CCAC passed a motion to delay approving any additional design work until further outreach was conducted with these federal agencies.

On September 15, Staff sent the following questions to DOJ and FEMA personnel who were involved in the 2019 shift in property deed restrictions. DOJ's responses are in **red**, FEMA's in **blue**:

- Would the change from sheriff and fire stations being definite components to possible components be a significant concern?

No response from DOJ

Yes. While it doesn't necessarily need to be a fire station, it would need to be a legitimate emergency management use.

- Would the inclusion of non-public safety elements such as a parking lot or general government buildings be allowable in that area? The current preliminary designs locate the great majority of government buildings, including a new City Hall outside of that area in the western section of the property, but parts of the building and parking lot protrude into the public safety section.

It seems that you are asking if property conveyed for law enforcement purposes can be used for non-law enforcement purposes and the answer to that is no. However, if the parking lot is for the Sheriff's office then it could be understood as part of the law enforcement requirement and allowable.

If parking is for emergency management use it should be fine. FEMA requires that the use be 100% emergency management. The only exception to this requirement is a joint law enforcement/correctional use through DOJ. This is because both are covered under the same CFR (Code of Federal Regulations).

- Would a land swap of acreage be a possibility, e.g. an EOC is permitted in the general government section of the property in exchange for a comparable size section of the public safety area being used for a non-public safety use, such as parking.

This is GSA's domain; BJA (note: BJA is Bureau of Justice Assistance-a division of DOJ) has no authority to permit or deny such a proposal.

This would be a question for GSA.

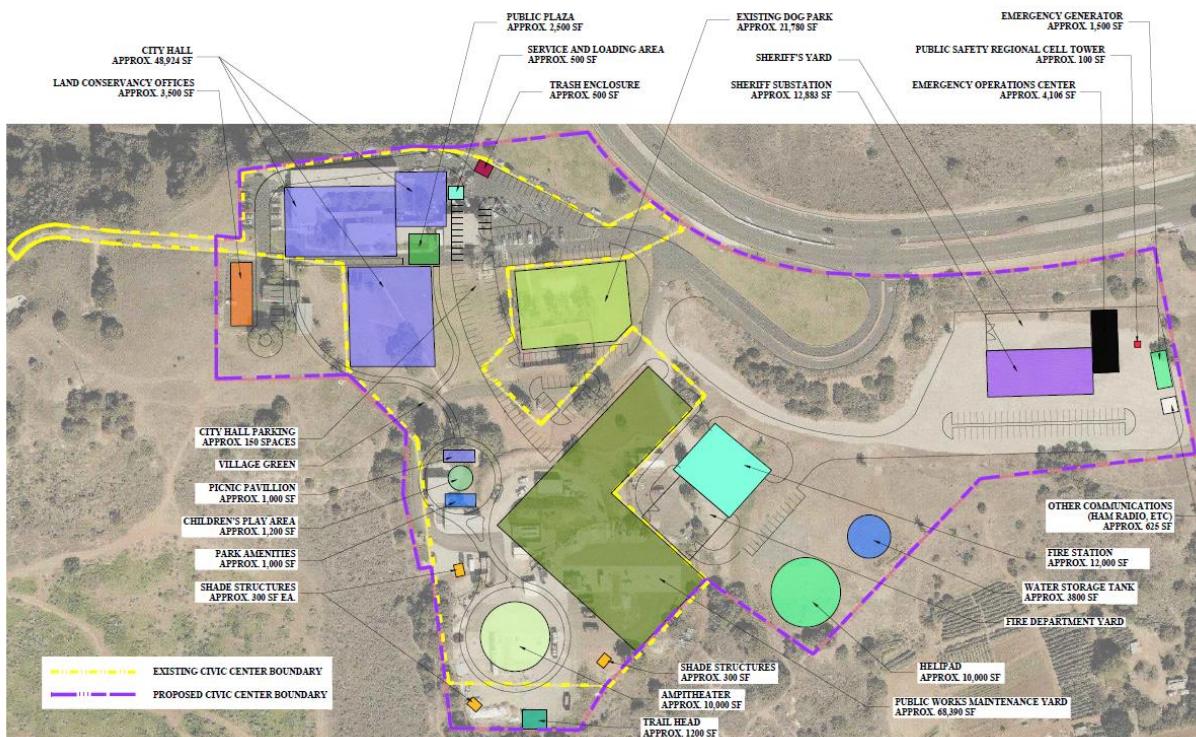
- Would a maintenance yard be considered a viable public safety component since it would be used in emergency situations?

If the "maintenance yard" would fall within the definition of law enforcement, then it should be okay with BJA.

If the maintenance yard is used for maintenance of emergency management assets such as vehicles, equipment, buildings, etc., then yes.

Both DOJ and FEMA responded that it would be difficult to more fully address the questions raised above without a revised detailed proposal. This is because both agencies referenced a conceptual plan that was submitted in 2018 to GSA and subsequently reviewed by both DOJ and FEMA that was used as part of the basis for

approving the transfer of authority from NPS. An email and letter exchange between former City Manager Doug Willmore to NPS and GSA in 2019 included the preliminary site design (see below) created by the firm of Richard Fisher Associates that was submitted to GSA and NPS as part of the application process (Attachment F).



DRAFT RPV CIVIC CENTER SITE PLAN FOR NPS

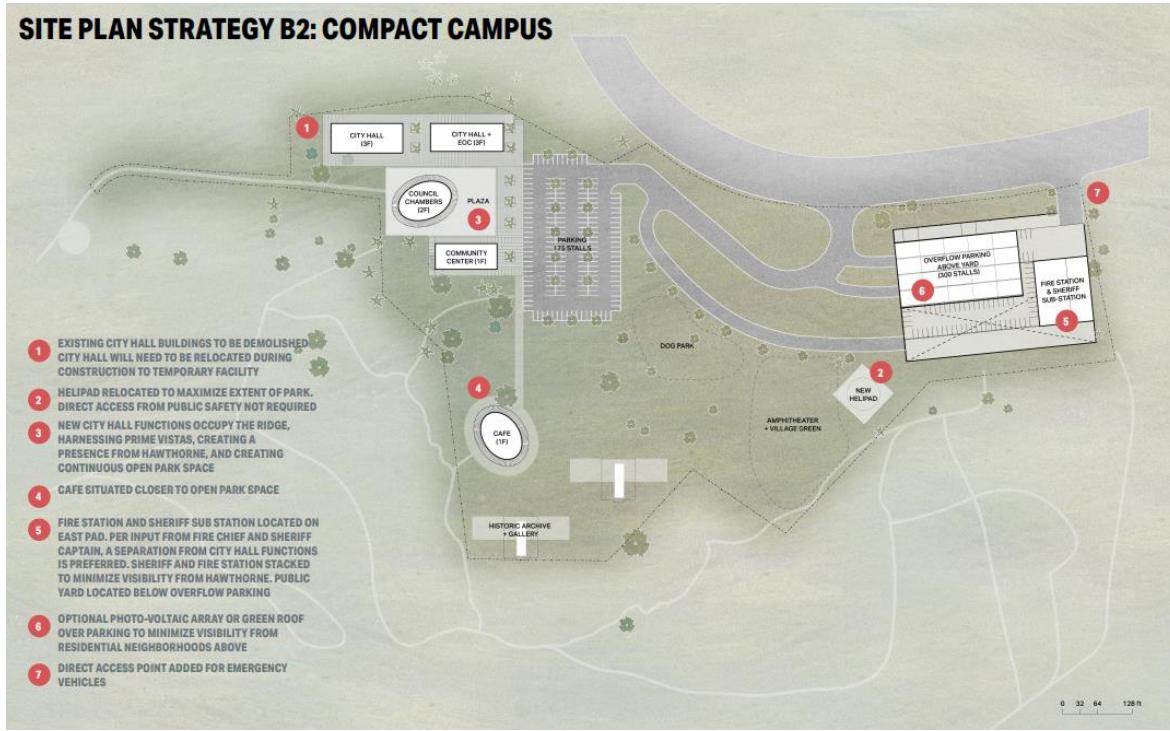
CITY OF RANCHO PALOS VERDES

DECEMBER 2018



This plan was not used or reviewed by the CCAC, current staff, or Gensler in creating the current program document or the preliminary site plans that have been reviewed by the CCAC, including the preferred Radial Bar plan shown on the next page:

SITE PLAN STRATEGY B2: COMPACT CAMPUS



During subsequent conversations with DOJ, FEMA, and GSA it became apparent that there was an assumption on their part that the 2018 Richard Fisher Associates site plan was an approved plan that was going to be implemented by the City. DOJ noted that the original application may have been prematurely submitted, stating that law enforcement commitments should have been clarified prior to DOJ providing a positive determination.

Staff reached out to both DOJ and FEMA for clarity and greater detail, and to arrange a meeting to discuss next steps and ask follow-up questions only to be informed that the next step would be the submission of a revised plan for their review. No clarifying questions would be addressed prior to that submission. In fact, they declined any further communications with staff until a revised site plan was submitted.

Staff subsequently met with Anita Lee, a Realty Specialist in the Real Property Utilization & Disposal Division of GSA. She reiterated the need to submit a revised plan to all three Federal agencies and said the unwillingness to meet in advance of a submission was a common practice.

Ms. Lee stated that it may be possible to exclude DOJ if there is no law enforcement presence (assuming that there is no Sheriff substation in the plan). However, it is worth noting there may be some other Civic Center elements that could serve a law enforcement purpose and may be viewed by DOJ as acceptable substitutes for a sheriff station. Captain Powers said that a drop-in office with amenities would be helpful to law enforcement operations. Such a use could be incorporated into the public safety section, perhaps as part of the EOC. Shifting office, storage, and meeting space for the Park Rangers to the public safety zone might also be an acceptable law enforcement

component. The City Council-approved Program Document has the Park Rangers located in the City Hall building in the Recreation and Parks section.

What became increasingly concerning to staff was that Ms. Lee said that the City may be non-compliant if concrete steps are not made towards completion of the Civic Center per an approved plan with public safety elements. She referenced a 5-year compliance review period. While emphasizing that the GSA would work closely with the City on revisions to the project plans, she noted that non-compliance could eventually lead to the public safety section of the property reverting to Federal control leading to an eventual sale of the land. In that situation, the City would have the option to buy back the property or a portion at current fair market value. While that amount is not known, given the size, location, and views from the property, it would be reasonable to assume that that dollar amount would be in the tens of millions. She reiterated that the GSA would rather work towards resolving any issues and advised that creating and submitting a revised plan was the appropriate next step.

Staff questioned whether the restricted area could be reverted to the NPS for recreational purposes, and although that may be an option, she indicated that her impression was that NPS would probably be uninterested because of the current improvements (i.e. helipad, etc.).

Staff asked Ms. Lee if she could provide any guidance regarding other components, besides fire and sheriff stations, that would be defined as public safety. Staff and Ms. Lee discussed the possible inclusion of components such as a maintenance yard, EOC, helipad, and a parking lot (which could be used as a staging area in case of emergency). She said she would reach out to FEMA to see if there is a list of qualifying public safety components but wasn't certain that one exists. As noted above, FEMA said that a maintenance yard, if used for maintenance of emergency management assets such as vehicles, equipment, and buildings would qualify. FEMA also stated that a parking lot could be considered public safety if it is used for emergency purposes. That use would need to be 100% for emergency use unless some of the parking was also used for law enforcement.

2. Updating the Preliminary Site Plans

Based on the above discussion, while firm commitments may still happen in the future, given the lack of current commitments and the County's financial realities, staff maintains that the advisable approach is to proceed with preliminary programming and design that includes City-supported programmatic components, as well as components that have realistic support from other organizations. Thus, to avoid future added project design costs and processing delays moving forward, it is recommended that the CCAC's preferred preliminary design not include a fire or sheriff station but would allow for that possibility in the future via an alternate site plan option.

3. Gensler Contract Amendment

Given the significance of these changes to the preliminary site plan and concerns expressed by the County and the Federal agencies (GSA, DOJ and FEMA), particularly with their request that a revised site plan be submitted for their consideration, if the CCAC is in general agreement with the above discussion, it may wish to request staff prepare and recommend an amendment to Gensler's current contract for the City Council's consideration to provide added services to modify the CCAC's preferred preliminary site plan. The added service would include modifications so that the primary option does not include public safety facilities and a parking structure and reconfigures the maintenance yard, surface parking lot and other elements of the program that may be considered "public safety" as an alternate option. Sheriff and Fire stations and a parking structure with access to Hawthorne Boulevard would still be included as an alternate option to revert to in the event the County commits the needed resources to locate at the Civic Center in the future. Additionally, adjustments to reflect the concerns expressed by DOJ, FEMA, and GSA would be part of the added services.

Staff will work with the project manager and Gensler to develop an amended contract to be presented to the City Council for review and approval at an upcoming meeting, possibly as soon as November 15. If approved by the City Council, the CCAC would receive a status update at its next meeting and may be able to review the revised plans at a future meeting, possibly at its January 2023 meeting. A revised site plan will then be forwarded to GSA, DOJ and FEMA for acceptance before proceeding on developing the conceptual project budget.

CONCLUSION:

Depending on CCAC direction this evening, an amended Gensler contract for additional preliminary site planning services may be presented to the City Council for review and approval on November 15. If approved, following completion of the additional site planning work by Gensler, Staff would proceed with submitting the revised plans to DOJ, FEMA, and GSA for their review.



Siegenthaler, David <david_siegenthaler@nps.gov>

Re: City of Rancho Palos Verdes Amendment to Program of Utilization for Upper Point Vicente Park

1 message

Siegenthaler, David <david_siegenthaler@nps.gov>

Fri, Aug 9, 2019 at 5:18 PM

To: Teresa Takaoka <TeriT@rpvca.gov>, Doug Willmore <DWillmore@rpvca.gov>

Cc: "anita.lee@gsa.gov" <anita.lee@gsa.gov>, Deborah Cullen <DCullen@rpvca.gov>, Gabriella Yap <gyap@rpvca.gov>, Ara Mihranian <AraM@rpvca.gov>, Stan Austin <stan_austin@nps.gov>, Jo Anne Blankenship <jo_anne_blankenship@nps.gov>, Stephanie Burkhardt <Stephanie_Burkhardt@nps.gov>, Ray Murray <Ray_Murray@nps.gov>, Wendy Ormont <Wendy_Ormont@nps.gov>, Suzanne Carlson <Suzanne.Carlson@sol.doi.gov>

Re: GSA No. 9-D-CA-1088(2); former Nike 55, Point Vicente

Dear Doug:

We received and reviewed the City's response, by your letter dated July 24, 2019, to our questions regarding amendment to the Program of Utilization for the property that will remain in the Federal Lands to Parks Program at Upper Point Vicente Park.

Based upon that response, we approve an amendment to the Program of Utilization as follows:

- The size of the Upper Point Vicente Park land that is subject to the deed dated October 30, 1979 is reduced by 9.48 acres as described in the executed Deed of Release.
- The designation of an active recreation area is dropped.
- The park will be used for passive recreation and preservation of its biological resources, with public access provided by a system of multi-purpose trails and signed trailheads.
- Primary parking and trailhead access will be provided from the adjoining City-owned Civic Center/Emergency Services area accessed off Hawthorne Boulevard. Secondary pedestrian access and trailheads will remain available off the Salvation Army Trail along Palos Verdes Drive West and the cul-de-sac adjacent to St. Paul's Lutheran Church.
- The park will be operated and open to the public on the same schedule as are other City Parks, generally one hour before sunrise to one hour after sundown. Exceptions may be made for special events or activities.

Please note the following regarding the July 24 letter from the City:

With the release of FLP covenants from the 9.48 acre portion of the land conveyed in the FLP deed, the Department of the Interior/National Park Service has no jurisdiction over development and use of the Civic Center/Emergency Services site, and this Program of Utilization amendment should not be construed as an approval (or disapproval) of those developments.

This amendment to the Program of Utilization does not include the non-conforming, non-recreational agricultural use that exists within a designated open-space, passive recreation area of the park. As we have discussed previously, that issue needs to be taken up separately, and it need not delay the transfer of covenants to FEMA and DOJ of the 9.48 acre portion.

The transfer documents for the 9.48-acre portion of the park going to the FEMA and DOJ public benefit programs, the Deed of Release and Declaration of Restrictions, are currently being drafted by GSA and NPS.

Please feel free to contact me if you have any questions.

Sincerely,
David

David Siegenthaler
Pacific West Region
National Park Service
333 Bush Street, Suite 500
San Francisco, CA 94104-2828
V: 415-623-2334
F: 415-623-2387

Federal Lands to Parks
Land and Water Conservation Fund
Urban Park and Recreation Recovery Program
National Historic Lighthouse Preservation Program

On Wed, Jul 24, 2019 at 12:54 PM Teresa Takaoka <TeriT@rpvca.gov> wrote:

Hello Ms. Lee and Mr. Siegenthaler-

Please see the response letter and attachments from the City of Rancho Palos Verdes on behalf of Doug Willmore.

Please let me know if you have any problems opening the attachments.

Thank you.

Teri



July 24, 2019

Anita Lee, Realty Specialist
Office of Real Property Utilization & Disposal GSA
50 United Nations Plaza, Suite 4345 Mailbox 9
San Francisco, CA 94102

Dear Anita,

Please see our responses below to your questions in your email of July 16, 2019.

1. Provide narrative description of the change in use and how the remaining park will be used for public park and recreation area purposes.

The current POU for Point Vicente Park calls for an approximately 6-acre active recreation area including tennis courts, picnic area and athletic field. The remainder is to be left in an essentially natural condition for passive recreation use, with site treatments to include parking, picnic area, trails, vista area, and natural landscaping.

The improvements would increase the footprint of the property allocated for the Civic Center by 9.48 acres resulting in an overall footprint of 17.27 acres. The increased footprint would accommodate a new sheriff sub-station, fire station, improved pedestrian and vehicular circulation, increased parking, enhanced trailheads, picnic areas, public restrooms and possible offices for the Palos Verdes Peninsula Land Conservancy. A playground, sitting areas, shade areas, picnic tables, and viewing areas will also be added to the site. Additionally, the existing tennis courts and dog park will remain in its general location.

The remaining portion of the property acquired from the Federal Government is reserved for parkland and recreation, most of which is enrolled in the City's Palos Verdes Nature Preserve (Preserve). The Preserve property is protected in perpetuity for protection of biological resources and passive recreation in accordance to the City's NCCP/HCP, which will not be impacted by the proposed improvements. When the POU was created in 1976, the City had recently incorporated three years prior and due to its newfound Cityhood, public amenities like parks were lacking. In the 40-plus years since, the City has acquired and/or improved over 200 acres of active park space, not including the Civic Center property. The first attachment contains more details regarding the parks in the City and their origin, source of funding, and current uses and descriptions. Thus, as you can clearly see, because of other active recreation developments in the last 40 years, the City no longer needs the 6 acre active recreation area at the Civic Center site.

2. Provide a description of the effect of the new site development in the former park area to be converted to other uses on the remaining parkland and public use of it. This should address how mitigation or avoidance will be provided for potential visual, noise, runoff, erosion, introduction of non-native species, and public access impacts. It should also

address what effects the loss of the 6-acre active recreation area will have on local recreation need and opportunity.

All improvements would be subject to the California Building Code, as well as the California Environmental Quality Act (CEQA), to ensure potential impacts to sensitive resources are mitigated to a less than significant level. All improvements would be subject to the Minimization Measures described in the City's NCCP/HCP. An Environmental Impact Report (or EIR) will likely be required because the proposed elements in the Civic Center program include public safety components not currently at the site. EIRs are extensive reports prepared if there is substantial evidence that a project may have a significant effect on the environment as set up in CEQA. There will be additional studies conducted as part of the EIR, including traffic, drainage and water quality, construction and operational noise impacts, lighting, fuel modification, and biological resources.

The site improvements would not impact any sensitive habitat within the restricted site, or negatively impact the City's publicly available recreational land on the property. The area proposed for improvements has already been semi-improved for many years with a large gravel lot, paved driveways, tennis courts, a volley ball sand court, and some lawn area. It is actually left over property from what was an active military base many years ago, and these improvements came with the property. None of it is native habitat or environmentally sensitive. Converting it to useable space, much of which would in fact improve access to the park grounds. The improvements will be designed to protect view corridors, as defined in the City's General Plan, from the roadways, trails, and park grounds.

In terms of local recreation need and opportunity, the improvements will not negatively impact the amount of available recreational land in the City. At the time the POU was authored, it articulated that the City needed to increase its parkland by 190 acres based on the population growth as projected by the General Plan. The City has since exceeded this requirement by over 700% by acquiring 1,400 acres of land that is dedicated to habitat preservation in perpetuity. In fact, the improvements will help create a gateway to the overall Preserve by serving as a launching pad to the 31+ miles of public trails throughout the City.

3. How and where will the park be identified (signed as a public park per the deed requirement)

In accordance with the deed requirement, the existing plaque identifying when and by whom the property was transferred to the City will remain in its current location with some possible cosmetic improvements. The existing entry sign off Hawthorne Blvd., as well as the newly installed preserve monument signs at the trailheads will also remain (see attached photos).

4. How will the public access the park (i.e. roads, trailheads, parking)

Access to the park grounds will essentially remain unchanged. The primary entry point for pedestrians and vehicles will remain off Hawthorne Blvd. The public parking lots will

be sited throughout the property to provide access to the on-site trail system (as well as a gateway to the overall Preserve), tennis courts, picnic and barbecue areas, the dog park, and public restrooms. Secondary pedestrian access exists off the Salvation Army Trail along Palos Verdes Drive West and the cul-de-sac adjacent to St. Paul's Lutheran Church which also provides on-street parking at the trailhead.

5. When will the park be open to the public?

In accordance with the Rancho Palos Verdes Municipal Code Section 12.60.030, park grounds are open to the public one hour before sunrise until one hour after sundown. These hours may be expanded to accommodate special events or activities.

6. What is the current plan for trails and vista areas on the site?

According to the City Council-adopted Preserve Trails Plan, there are 5 multi-purpose (pedestrian, bicycle and equestrian) trails located on the overall property (see attached map). These 5 trails and trailheads will remain in their current location (and are currently signed with an entry marquee and preserve rules).

7. What is the plan for elimination of the non-conforming, non-recreation agricultural use of the site?

There are no current plans to remove the existing agricultural use from the site. The farm was present when the federal government owned this property, and when they transitioned it to the City without any stipulations regarding its removal. This is a permitted use in the City's NCCP/HCP and has been integrated as an interpretive feature into the park system as a historic dry-farming operation. An existing trail runs through the crops. It is currently used for educational tours, and the Palos Verdes Peninsula Land Conservancy has expressed interest in building in more public access and possibly moving their nursery for native plants there.

8. Site plan - include principle access roads to and within the site, parking areas, trails, vista area, trail access points, sign locations.

The initial site plan we submitted to NPS and GSA previously is attached. Please note that with additional information from the EIR and related studies, public input, and collaboration with other agencies, the layout of the site plan may change considerably, but for the better. We anticipate it will still contain the elements discussed, but placement may need to change to mitigate or avoid environmental impacts.

Sincerely,



Doug Willmore
City Manager

July 24, 2019

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Encl: Amendment to Program of Utilization Parks List (via email)
Civic Center Drawing Master Plan_2018DEC17-30X42 (via email)
Preserve Monument Sign Photo (via email)
Deed Required Plaque Photo (via email)
Preserve Trails Plan (via email)

PROPERTY NAME Abalone Cove Shoreline

Park ADDRESS 5970 Palos Verdes Drive South

PARCEL NUMBERS/DATE ACQUIRED

7572-018-900 6/14/1988
7573-007-900 6/14/1988
7572-019-900 6/14/1988
7572-019-902 1/13/87 (Archery Range)
7572-019-901 6/14/1988

ACQUISITION COST \$1,060,00

ACREAGE 124.31 total acres

Ab. Cove 79.16 acres

Archery 45.15 acres

SOURCE OF FUNDING/ACQUISITION INFORMATION

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 the 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.

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

PROPERTY NAME Ladera Linda

ADDRESS 32201 Forrestal Drive

PARCEL NUMBERS/DATE ACQUIRED

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

ACQUISITION COST

\$974,400

ACREAGE

11.21

SOURCE OF FUNDING

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. CURRENT USE/DESCRIPTION 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. One of the classrooms was recently established as a Discovery Room that features static displays about the Peninsula's geology, flora and

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.

PROPERTY NAME **Point Vicente Park and Civic Center**

ADDRESS 30940 Hawthorne Blvd.

PARCEL NUMBERS/DATE ACQUIRED

7573-002-908 3/6/1979

7573-002-912 6/7/1985

7573-002-909 9/27/1978

7573-002-913 6/5/1987

ACQUISITION COST

\$950,000

ACREAGE

73.35

SOURCE OF FUNDING

\$450,000 land \$500,000 building (Capital funding)

DESCRIPTION

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 4PthP 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.

PROPERTY NAME **Robert E. Ryan Park**

ADDRESS 30359 Hawthorne Blvd.

PARCEL NUMBERS/DATE ACQUIRED

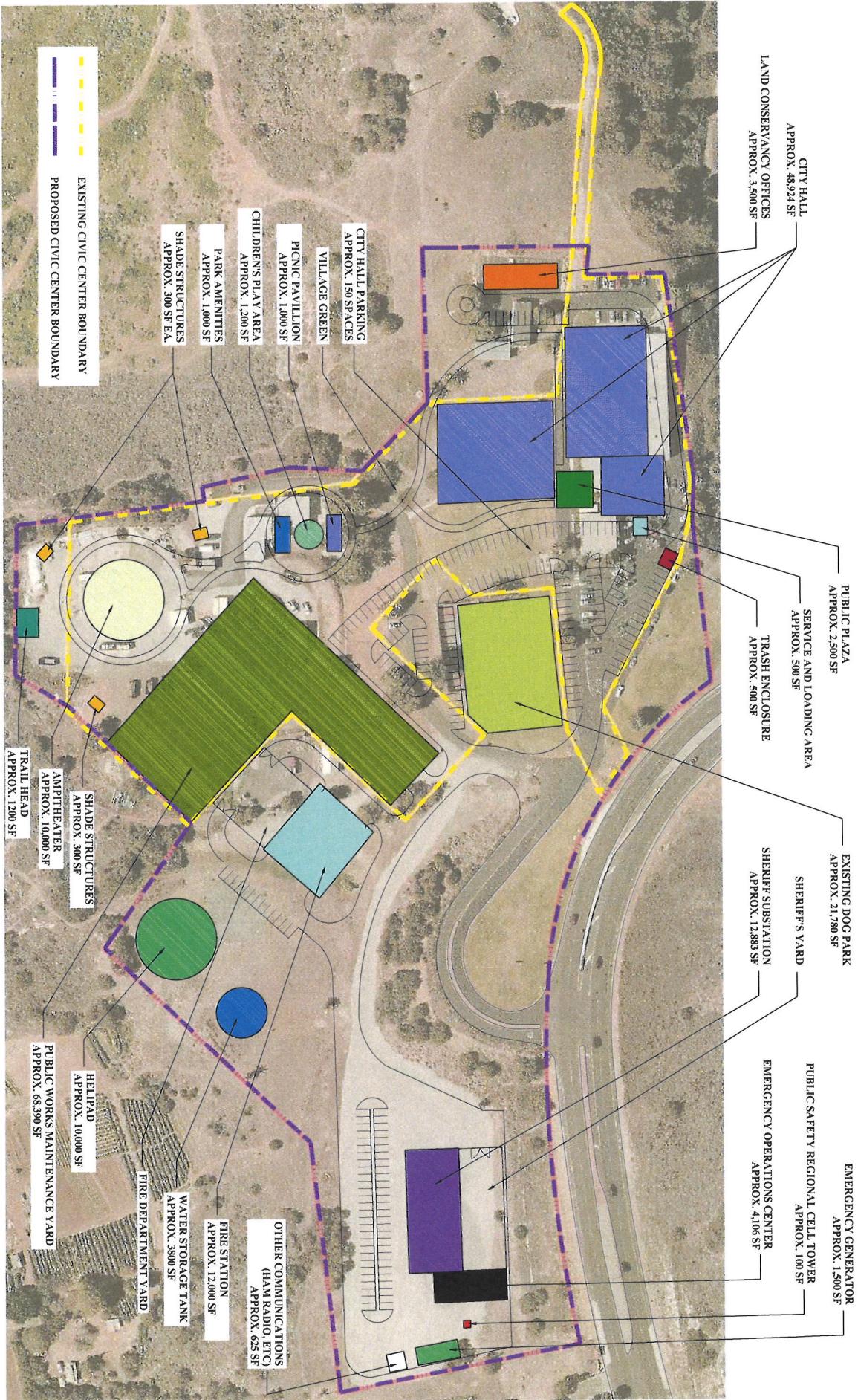
7588-022-900 4/12/1977

7588-018-901 4/27/1982

7588-018-902 3/30/10 (3,551 sq ft portion)

DRAFT RPV CIVIC CENTER SITE PLAN FOR NPS

DECEMBER 2018



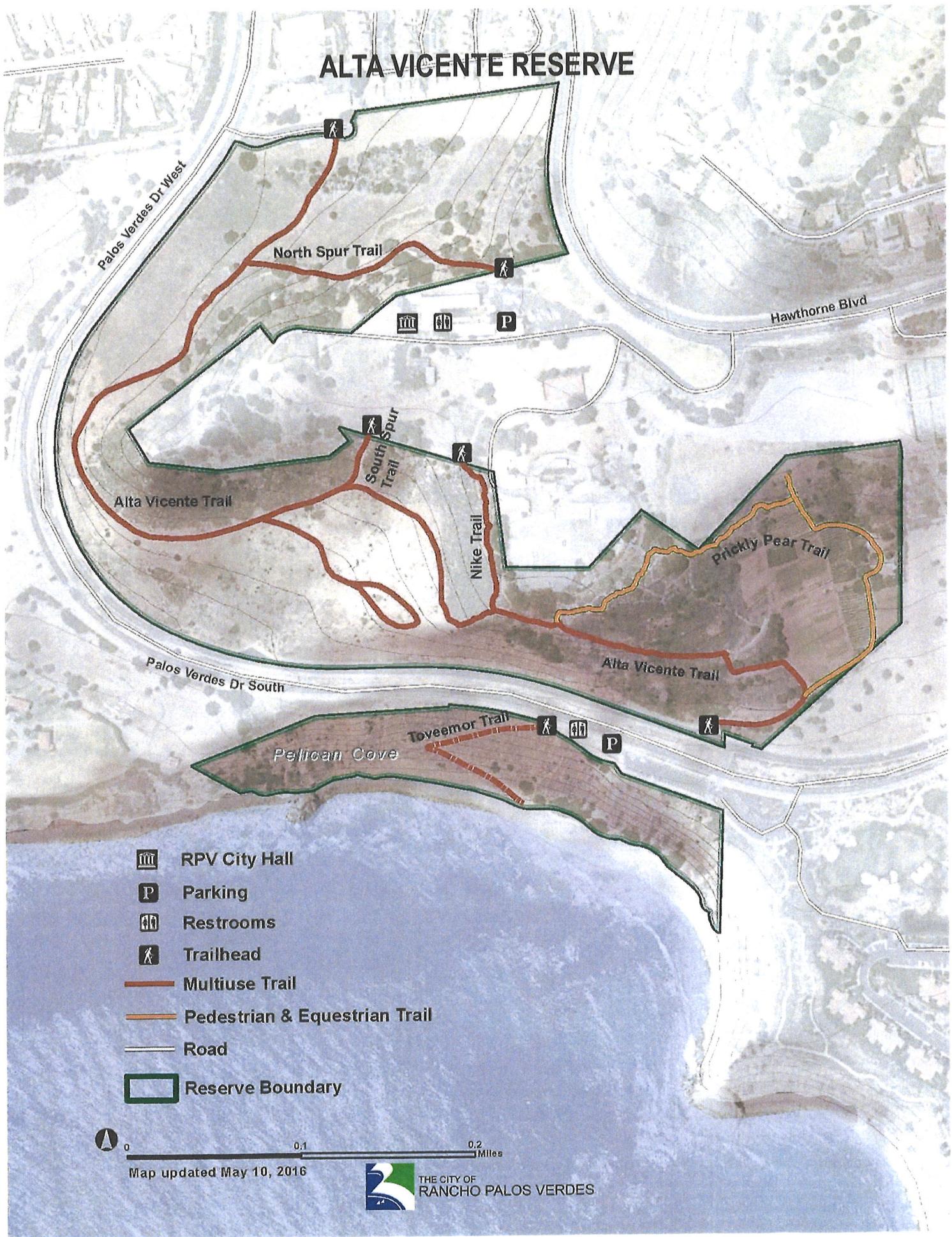


ALTA VICENTE
RESERVE

PALOS VERDES NATURE PRESERVE



ALTA VICENTE RESERVE





**CIVIC CENTER ADVISORY COMMITTEE
AGENDA REPORT**

**MEETING DATE: 10/27/2022
AGENDA HEADING: Regular Business**

AGENDA DESCRIPTION:

Scheduling the Civic Center Advisory Committee (CCAC) meetings for November and December.

RECOMMENDED COMMITTEE ACTION:

Cancel the regular November and December meetings and approve conducting a special CCAC meeting on December 8.

ORIGINATED BY: Matt Waters, Senior Administrative Analyst 

BACKGROUND AND DISCUSSION:

The CCAC regularly meets on the fourth Thursday of each month at 6 pm. The CCAC has occasionally held special meetings on other dates, typically due to scheduling concerns. In prior years, the CCAC has adjusted its regular meeting schedules in November and December. This is due to the fact that the fourth Thursday in November is always Thanksgiving. Furthermore, City Hall is often closed or only partially staffed on the fourth Thursday in December, before shutting down for the holiday break. This year, City Hall will only be at half-staff level on the fourth Thursday in December which falls on December 23.

The CCAC has addressed this differently each year:

- 2017: The CCAC met on October 25, November 30 and did not meet in December.
- 2018: The CCAC held three consecutive special meetings: October 4, November 1, and December 6.
- 2019: The CCAC met on October 28, did not meet in November, and opted to hold a special meeting on December 5.
- 2020: The CCAC did not meet in November and opted to hold a special meeting on December 9.
- 2021 The CCAC held special meetings on November 18 and December 2

Options for the CCAC's consideration:

- 1) Meet on November 18 and December 16 which is the third Thursday of each month.
- 2) Meet on November 18 (or other November date) and choose not to meet in December.
- 3) Cancel the regular scheduled November and December meetings and choose to meet on December 8 as a special meeting.
- 4) Choose alternative meeting dates.

It should be noted that special meetings do not have to take place on Thursdays.

Staff recommends Option No. 3 - cancelling the November and December regular meetings and holding a special CCAC meeting on December 8. Based on direction from an earlier business matter on tonight's agenda, if desired, this would allow sufficient time for staff to present a report to the CCAC on City Council's November 15 action regarding an amended contract with Gensler for special services, as well as any initial progress made by Gensler on revised conceptual site designs. A draft of the CCAC's biannual report to the City Council in January 2023 will likely be on the agenda as well.