



CITY OF RANCHO PALOS VERDES

HYBRID CIVIC CENTER ADVISORY COMMITTEE MEETING

**KEN DYDA CIVIC CENTER, COMMUNITY ROOM
WILL BE OPEN TO THE PUBLIC**

**30940 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

**30940 HAWTHORNE BOULEVARD, RANCHO PALOS VERDES 90275
THURSDAY, FEBRUARY 23, 2023
6:00 P.M. - REGULAR MEETING**

ADJOURNED REGULAR MEETING

CALL TO ORDER: Chair Greg O'Brien

ROLL CALL:
Vice-Chair Cohu
Member Jankovich
Member LaCombe
Member Rodich
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 December 15, 2022 Civic Center Advisory Committee Special Meeting

2. Receive a presentation on General Services Administration's (GSA) rejection of a revised Civic Center preliminary site plan with land swap and the submission of revised site plan without land swap option to Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA) (Waters)

Recommendation: Receive a presentation on GSA's rejection of revised Civic Center site plan with land swap option; and the submission of a revised site plan without a land swap option and application forms to DOJ and FEMA for their review.

3. Receive a report on the Civic Center Geotechnical Investigation Report (Waters)

Recommendation: Receive and file a report on the Civic Center Geotechnical Investigation Report

4. Potential use of exhibit space at the Ken Dyda Civic Center and an update on the Palos Verdes Historical Society's museum proposal (Waters)

Recommendation: Receive and file a presentation on the potential use of exhibit space at the Ken Dyda Civic Center including an update on the Palos Verdes Historical Society's (PVHS) museum proposal.

5. Consideration and possible action to provide input to the City Council for development of the City Council Goals for Fiscal Year 2023-24 (Waters)

Recommendation: Provide a list of CCAC recommended goals for the City Council's consideration during the development of the Fiscal Year 2023-24 Goals at its upcoming March 9 workshop.

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 on March 23, 2023.

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
SPECIAL MEETING
DECEMBER 15, 2022**

CALL TO ORDER:

A meeting of the Rancho Palos Verdes Civic Center Advisory Committee was called to order by Chair O'Brien at 6:03 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, LaCombe, Petru, Rodich and Chair O'Brien

Committee Member Seo was recently elected to the City Council and has resigned from the Civic Center Advisory Committee.

ABSENT: None

PLEDGE OF ALLEGIANCE: Led by Member Petru.

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

Consultants present: Robert Godfrey, Griffin Structures; Rose DiSarno and Peter Barsuk, Gensler

CHAIR'S ANNOUNCEMENTS: None

APPROVAL OF AGENDA:

Member Petru moved, and seconded by Member Jankovich, to approve the Agenda as presented. Motion passed 6-0.

PUBLIC COMMENTS ON NON-AGENDA ITEMS: None

STAFF LIAISON REPORT: Senior Analyst Waters expressed acknowledgement and appreciation of departing members Paul Seo (resigned following his election to City Council) and Carolynn Petru (resigned effective December 16 after final meeting). Chair O'Brien, City Manager Mihranian, Senior Analyst Waters, and CCAC members praised Member Petru for her years of service on the CCAC and her decades of dedication to the Civic Center Project.

REGULAR BUSINESS:

1. Approval of Minutes (Waters)

Chair O'Brien moved, and seconded by Member Cohu, to approve the October 22, 2022 minutes as amended. Motion passed 6-0.

2. Receive a presentation from L.A. County Fire Department on their proposal to locate a helopod at the Civic Center (Waters)

Senior Analyst Waters made a brief PowerPoint presentation and Chief Bennett spoke about the need for a helopod and discussed how it would operate. Questions about aesthetics, how helopod would be drained, location, and area it would service (Palos Verdes Peninsula and Catalina Island). Staff emphasized two phases: short-term placement and long-term inclusion in Civic Center Master Plan.

Member Jankovich moved, and seconded by Member Rodich, to direct Staff and the Consultant to incorporate the Helopod in the preliminary site plan for the City Council's consideration. Motion passed 6-0.

3. Review the revised Civic Center preliminary site plans for submission to the appropriate federal agency or agencies (Waters)

Senior Analyst Waters and Rose Disarno and Peter Barsuk with Gensler made presentations on the outreach to L.A. County officials about the sheriff and fire station components, outreach to federal agencies, and the revised site plan options which located all government components in the general-use area and placed public safety and law enforcement components (EOC, sheriff drop-in, helipad, helopod, park ranger facilities, emergency evacuation area, and emergency operations center, maintenance yard and staging area). Gensler presented two options-one with a land swap, the other without. Rose Disarno explained that the land swap option was recommended because it allowed for greater flexibility in placing and shifting components as well as improved accessibility and straightened the boundary lines. General discussion of parking and the possibility that the sheriff drop-in office could be a hub for interacting with the public.

Member Petru raised a concern that having one ingress/egress road leading all the public safety components could be problematic in an emergency.

Senior Analyst Waters responded that language would be added to emphasize that the area would be flexible, able to respond and offer a range of support depending on the type and scale of a particular emergency.

Member Petru moved, and seconded by Member Jankovich, to have staff submit the revised plan with land swap option to the GSA. Motion passed 6-0.

4. Consideration to review the Civic Center Advisory Committee Biannual Report to the City Council (Waters)

Senior Analyst Waters presented the draft biannual report to the City Council on the

CCAC's achievements over the past six months and projected tasks over the next six months.

Member Petru moved, and seconded by Member Cohu, to approve the biannual report with the addition that the CCAC received comments from the public and interested parties, and directed staff to include it in the January 17, 2023 report to City Council. Motion passed 6-0.

5. Consideration to select a Civic Center Advisory Committee Vice-Chair (Waters)

The CCAC elected Member Cohu to serve as Vice-Chair.

FUTURE AGENDA ITEMS:

1. Presentation on the Geotechnical investigation report.
2. Update on site plan review by federal agencies.
3. Update on potential use of exhibit space (Docents, Historical Society, etc.)
4. Update on City Council action on Biannual Report.
5. Project budget combined with bullet point synopsis outlining reasons why a new City Hall is needed.
6. Presentation on future public outreach process.

COMMITTEE MEMBER ORAL REPORTS: None

ADJOURNMENT:

Chair O'Brien moved to adjourn the meeting at 7:53 P.M. to a Hybrid Regular Meeting on Adjourn to 6:00 P.M. for a Regular meeting on January 26, 2023 at the Civic Center Community Room, 30490 Hawthorne Boulevard.

Attest:

/s/Mary Hirsch
Administrative Assistant

/s/Greg O'Brien
Chair



CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE AGENDA REPORT

MEETING DATE: 02/23/2023
AGENDA HEADING: Regular Business

AGENDA DESCRIPTION:

Receive a presentation on General Services Administration's (GSA) rejection of a revised Civic Center preliminary site plan with land swap and the submission of revised site plan without land swap option to Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA) (Waters)

RECOMMENDED COMMITTEE ACTION:

1. Receive a presentation on GSA's rejection of revised Civic Center site plan with land swap option; and the submission of a revised site plan without a land swap option and application forms to DOJ and FEMA for their review.

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst 

ATTACHED SUPPORTING DOCUMENTS:

- A. [December 15, 2022 CCAC Revised Site Plan Staff Report](#)
- B. [November 15, 2022 City Council Report](#)
- C. Site Plan and Project Narrative Submission to GSA (page C-1)

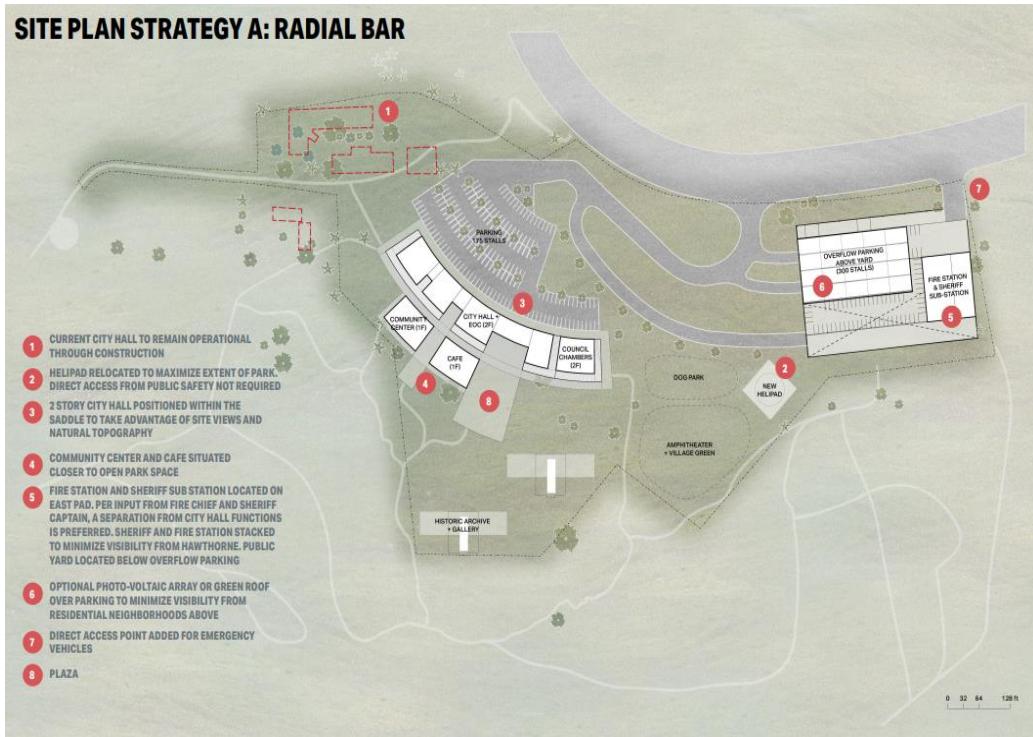
BACKGROUND:

General

On December 15, 2022, the Civic Center Advisory Committee (CCAC) approved a recommendation to submit a revised Civic Center preliminary site plan, with a land swap option, to the General Services Administration (GSA) for review (Attachment A). The preliminary site plan is intended to assist in the development of the project's conceptual budget, as well as guide the eventual master planning design efforts.

After reviewing several designs, the preliminary site plan identified by the CCAC as its preferred site plan, is shown on the next page as the Radial Bar.

SITE PLAN STRATEGY A: RADIAL BAR



The plan originally included fire and sheriff stations but those elements, along with a parking structure that would have provided direct ingress and egress to Hawthorne Boulevard were removed from the plan due to a lack of a commitment from Los Angeles County officials. Details of the outreach effort and the financial and logistical concerns expressed by County officials are attached (Attachment A).

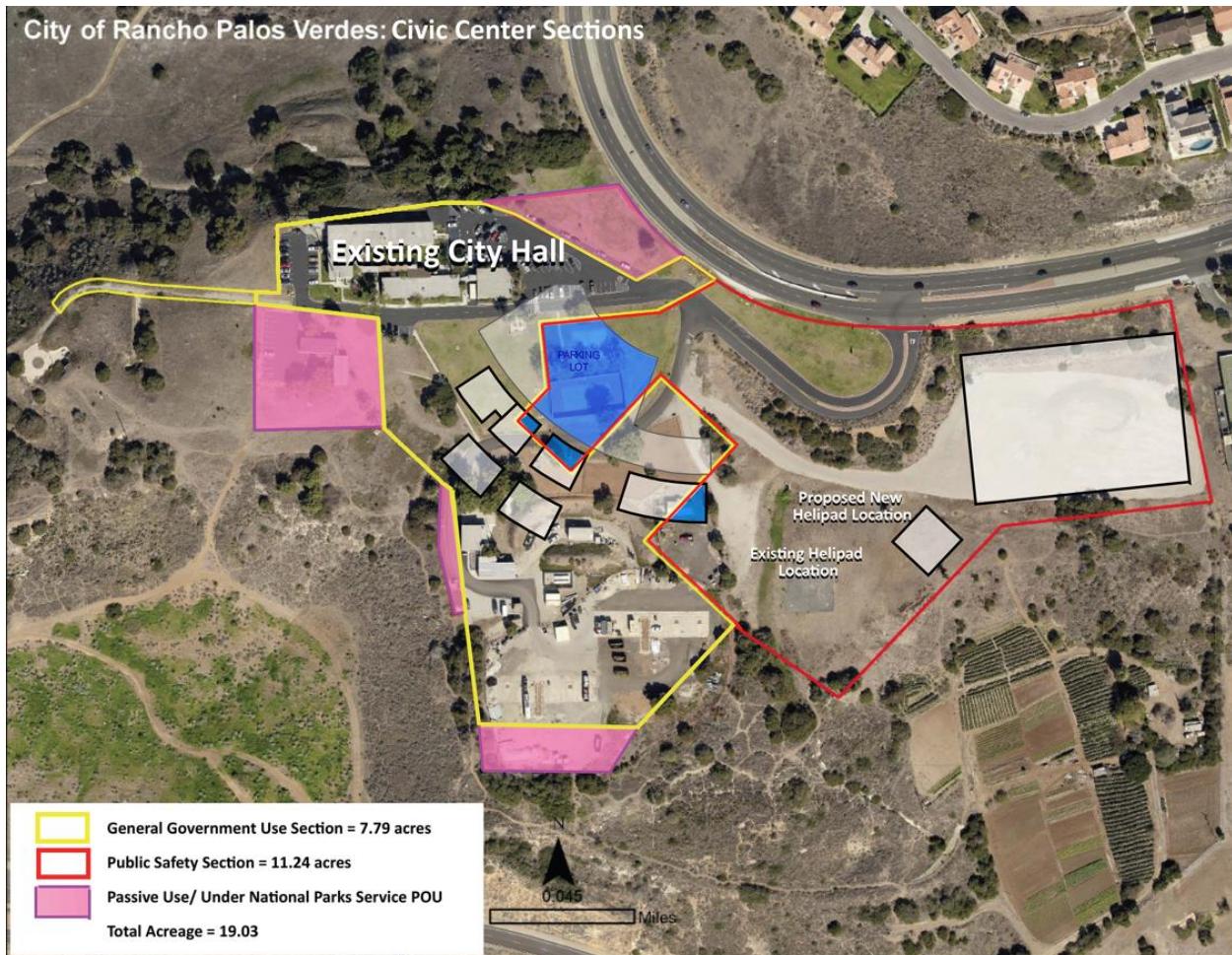
Federal Government Outreach (GSA, DOJ, and FEMA)

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

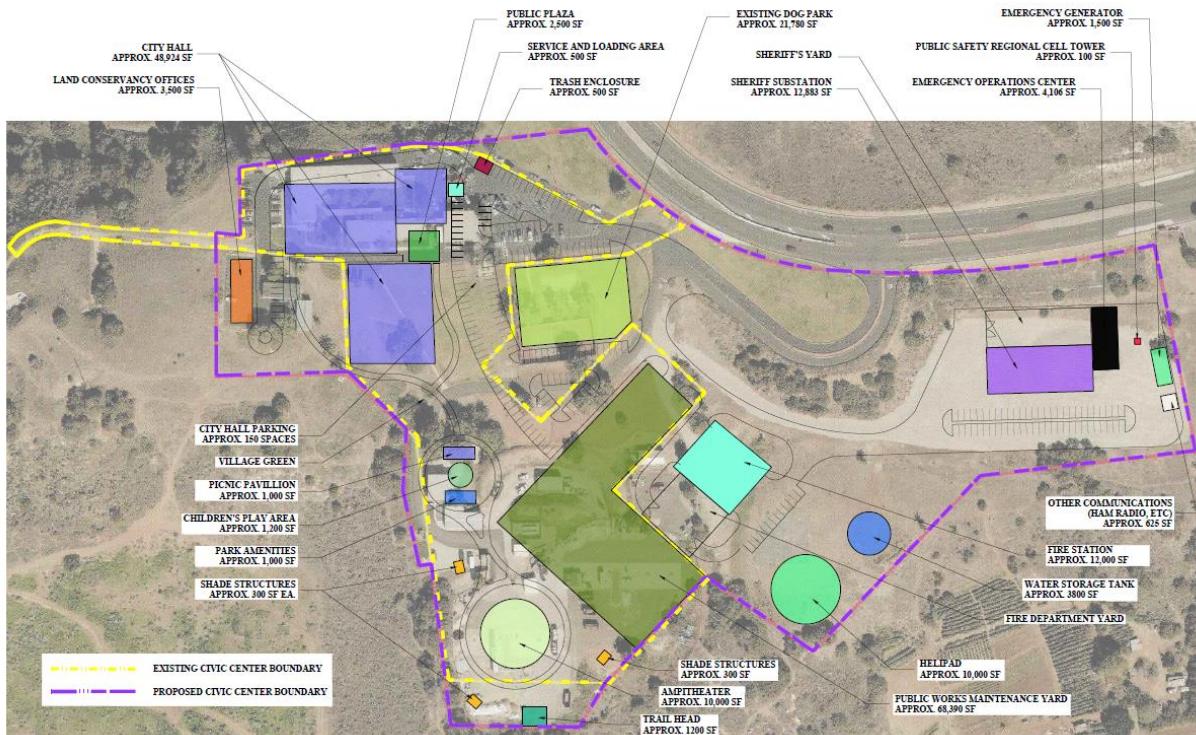
In 2019 the City Council approved agreements with the United States government regarding Civic Center property deed restrictions. This action followed an extensive lobbying effort to shift oversight of that section of the property from the National Park Service (NPS) to the DOJ and FEMA with oversight by GSA. Passive recreation covenants on approximately 9.5 acres on the eastern side of the Civic Center property were replaced with law enforcement (overseen by DOJ) and emergency management (overseen by FEMA) covenants. This area is commonly referred to as the “public safety zone.” GSA is responsible for the overall Federal administration of the site and compliance with the covenants.

Both DOJ and FEMA expressed concerns about the removal of the fire and sheriff stations as they were understood to be the basis for public safety. They also expressed concerns

that parts of several site components in the “general government zone” that are not public safety-related extend into the “public safety zone” as shown below in shaded blue.



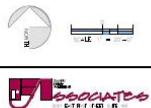
Both agencies referenced a site plan submitted in 2018 to GSA that was subsequently reviewed and accepted by both the DOJ and FEMA. The submitted site plan was part of the basis for approving the transfer of authority from NPS to GSA. The site plan was created by the firm of Richard Fisher Associates and submitted to GSA and NPS by the City as part of the application process (see next page).



DRAFT RPV CIVIC CENTER SITE PLAN FOR NPS

CITY OF RANCHO PALOS VERDES

DECEMBER 2018



This site plan was not known, 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.

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 site plan that was going to be implemented by the City.

Staff subsequently met with Anita Lee, a Realty Specialist in the Real Property Utilization & Disposal Division of GSA. She emphasized the need to submit a revised plan to all three Federal agencies with additional public safety and law enforcement components to offset the removal of the sheriff and fire stations.

The CCAC approved Staff's recommendation seeking City Council authorization to amend Gensler's contract to modify the preliminary site plans to include fire and sheriff stations and a parking structure as an alternative option and to update the preliminary site plans with other components of the program document as public safety elements for consideration by GSA, DOJ, and FEMA.

On November 15, 2022, the City Council approved CCAC's recommendation to amend the professional services agreement with Gensler (Attachment B). Based on the feedback

from Los Angeles County officials and the federal agencies, Gensler prepared revised Radial Bar plans that were reviewed by the CCAC on December 15, 2022. The plans included options with and without a land swap.

The plans included the following public safety features:

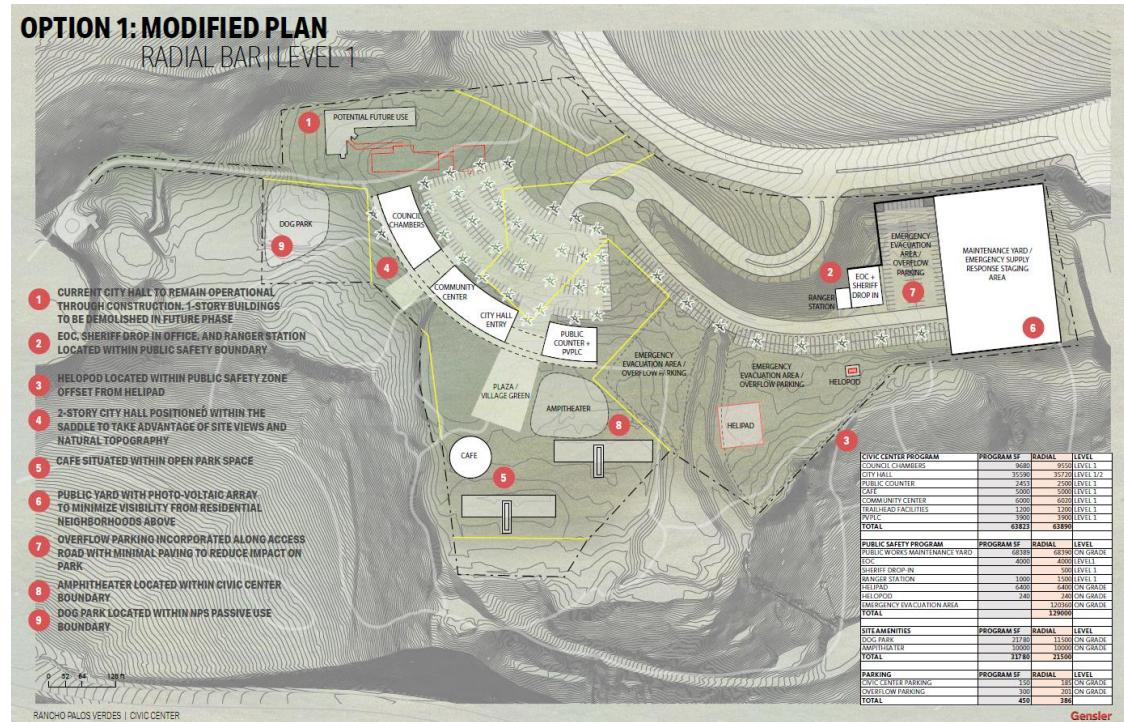
- Helipad
- Helopod (approved by the City Council on January 17, 2023-installation pending)
- Emergency Evacuation Area
- Emergency Operations Center
- Sheriff Drop-In Office
- Park Ranger Facilities
- Maintenance Yard/Emergency supply storage and staging area

Additional details on the public safety features listed above were presented to the CCAC at its December 15, 2022 meeting (Attachment A)

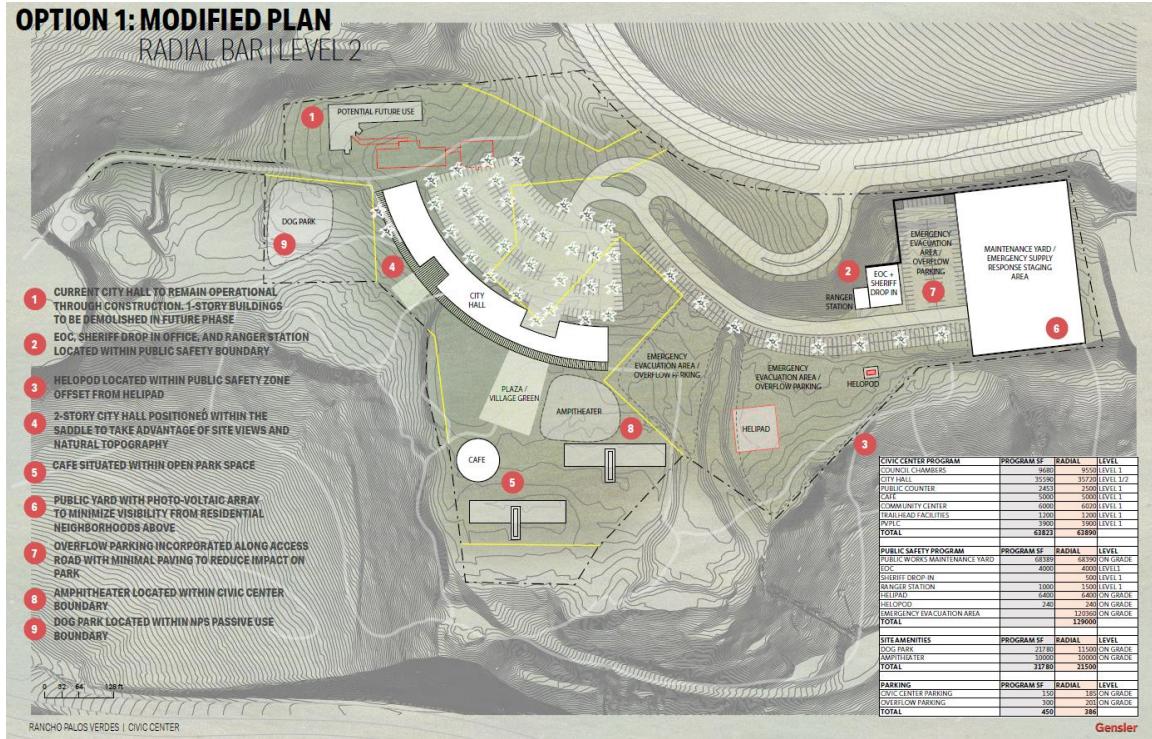
The CCAC considered two modified versions of the preferred Radial Bar plan at its December 15 meeting, one with a land swap and the other without. Both options contained two site plans reflecting the first and second floor levels of the main building.

Option 1: Modified Radial Bar

Option No. 1 reflects a revised Radial Bar plan that relocates portions of City Government buildings and an amphitheater that were previously in the public safety zone to the general government use zone.



OPTION 1: MODIFIED PLAN RADIAL BAR | LEVEL 2

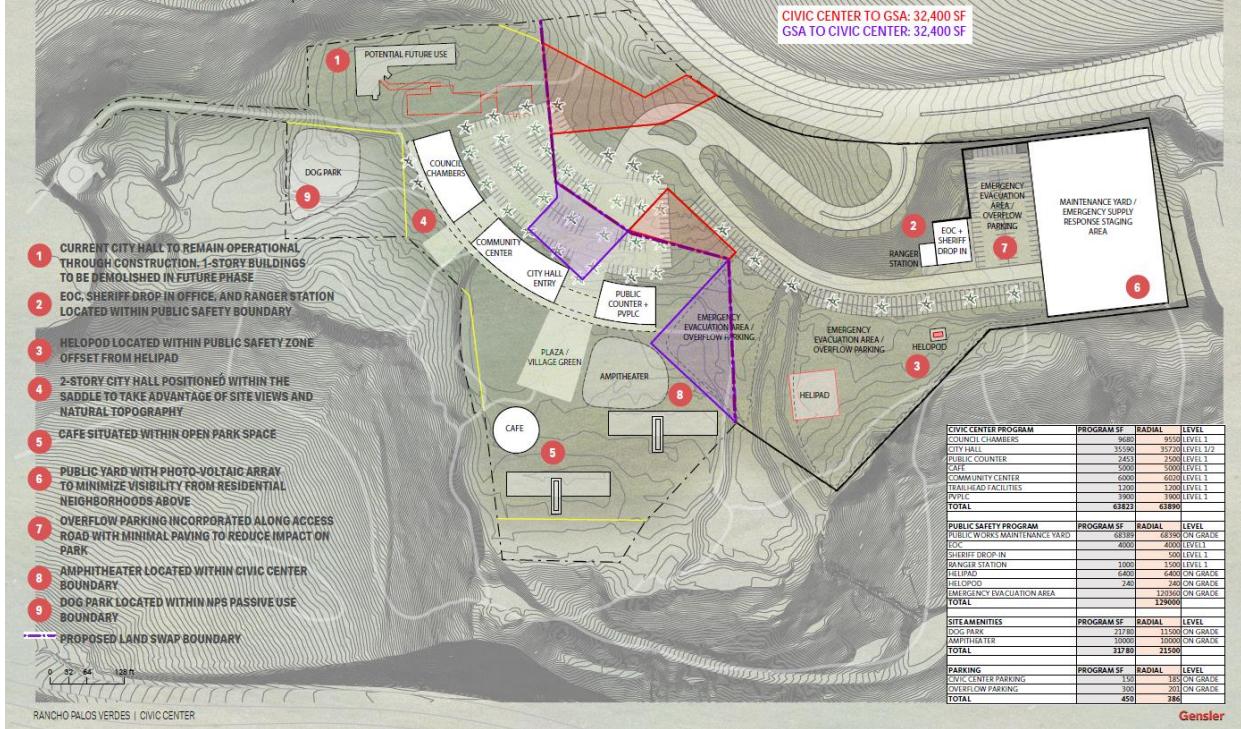


Option No. 2: Modified Radial Bar with Land Swap

Option No. 2 reflects the modified radial plan but with a land swap. A proposed land swap of less than one acre consisting of 32,400 square feet of general unrestricted zone (shown in red) transferred from the City to GSA oversight, with an equivalent transfer (shown in purple) transferred from the City to GSA. This proposal would allow for greater flexibility in the placement of City Hall buildings in the general government use area, as well as improved vehicular and pedestrian access, while not reducing the size of the “public safety zone.”

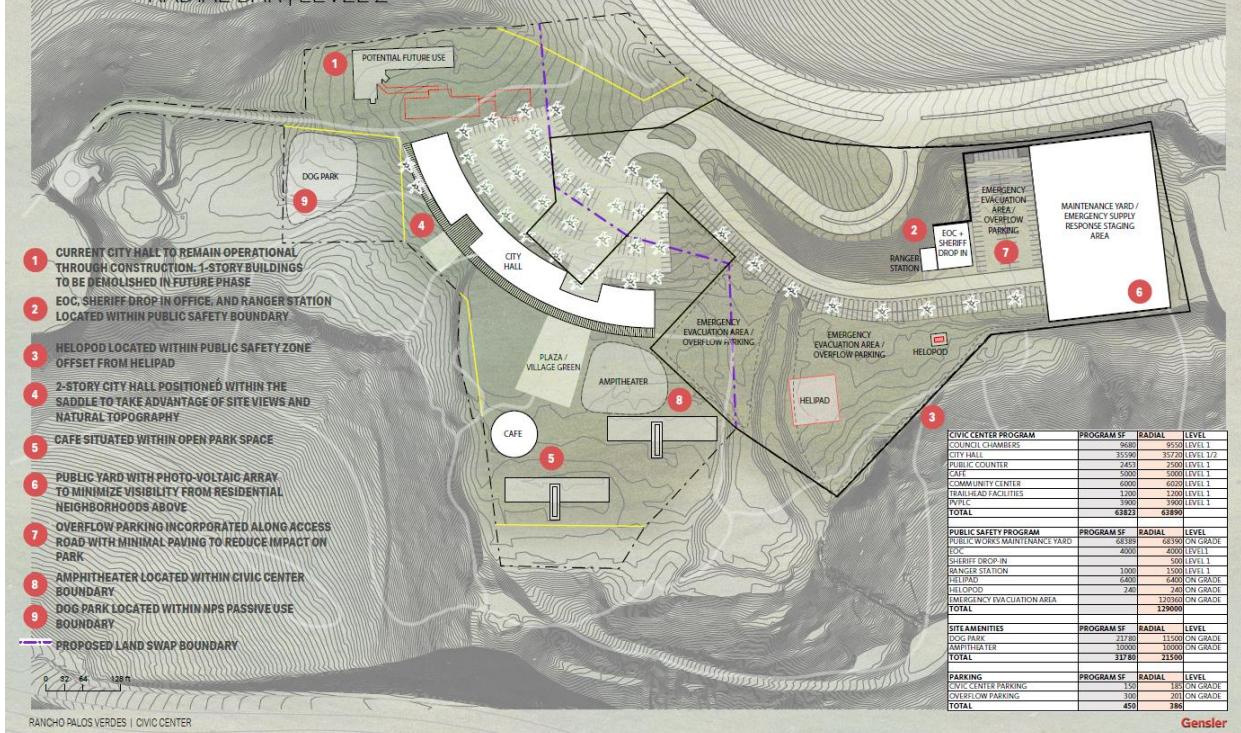
OPTION 2: MODIFIED PLAN WITH LAND SWAP

RADIAL BAR | LEVEL 1



OPTION 2: MODIFIED PLAN WITH LAND SWAP

RADIAL BAR | LEVEL 2



During a meeting with Anita Lee, Staff discussed the process for a potential land swap between the “public safety zone” and the “general government use zone” of the site. She

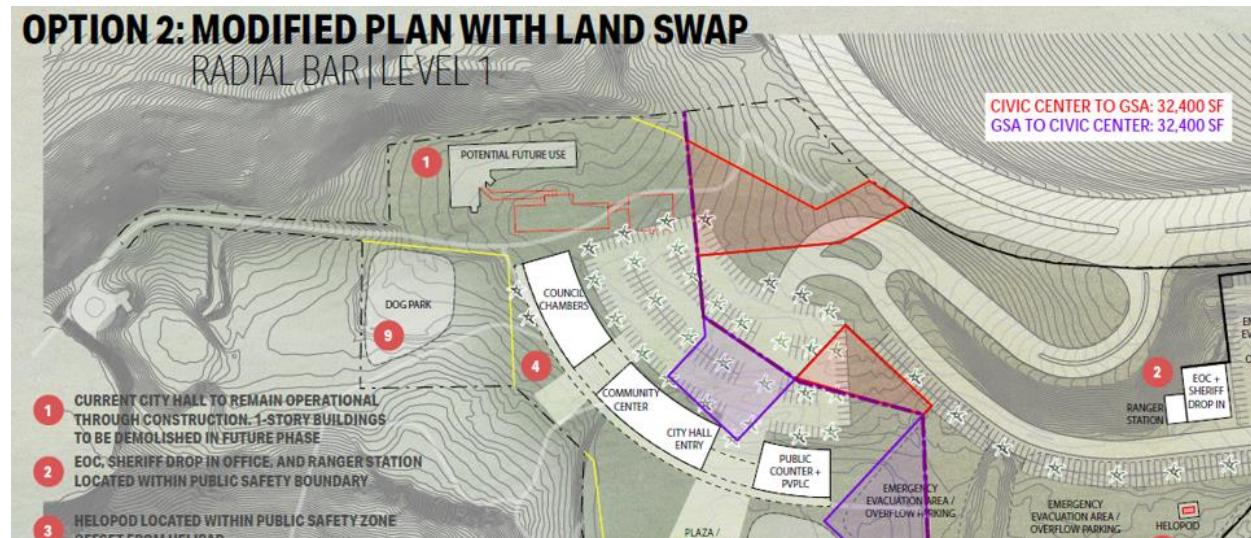
recommended that if the CCAC wished to pursue a land swap option, then the City should submit a revised plan with a detailed project narrative (attachment A) to the GSA for its review. She noted that the review process would be informal and should be accomplished within a short time frame. If approved, the plan would then be forwarded to DOJ and FEMA for review. If the CCAC does not recommend pursuing the land swap option, or if the land swap option is rejected, the City could submit the modified radial bar plan and project narrative without a land swap component to the GSA, DOJ, and FEMA for review.

Staff recommended the land swap option (Option No. 2) given the anticipated short review process of the land swap proposal by GSA and Gensler's opinion that it has significant advantages in terms of building location, flexibility and overall accessibility.

The CCAC directed staff to submit the land swap option and the project narrative to the GSA at its December 15 meeting. If GSA approved the land swap option, Staff would proceed with submitting that design to DOJ and FEMA for review. If GSA rejected the land swap, the next step would then be submitting the design without the land swap (option 2) to DOJ and FEMA.

DISCUSSION

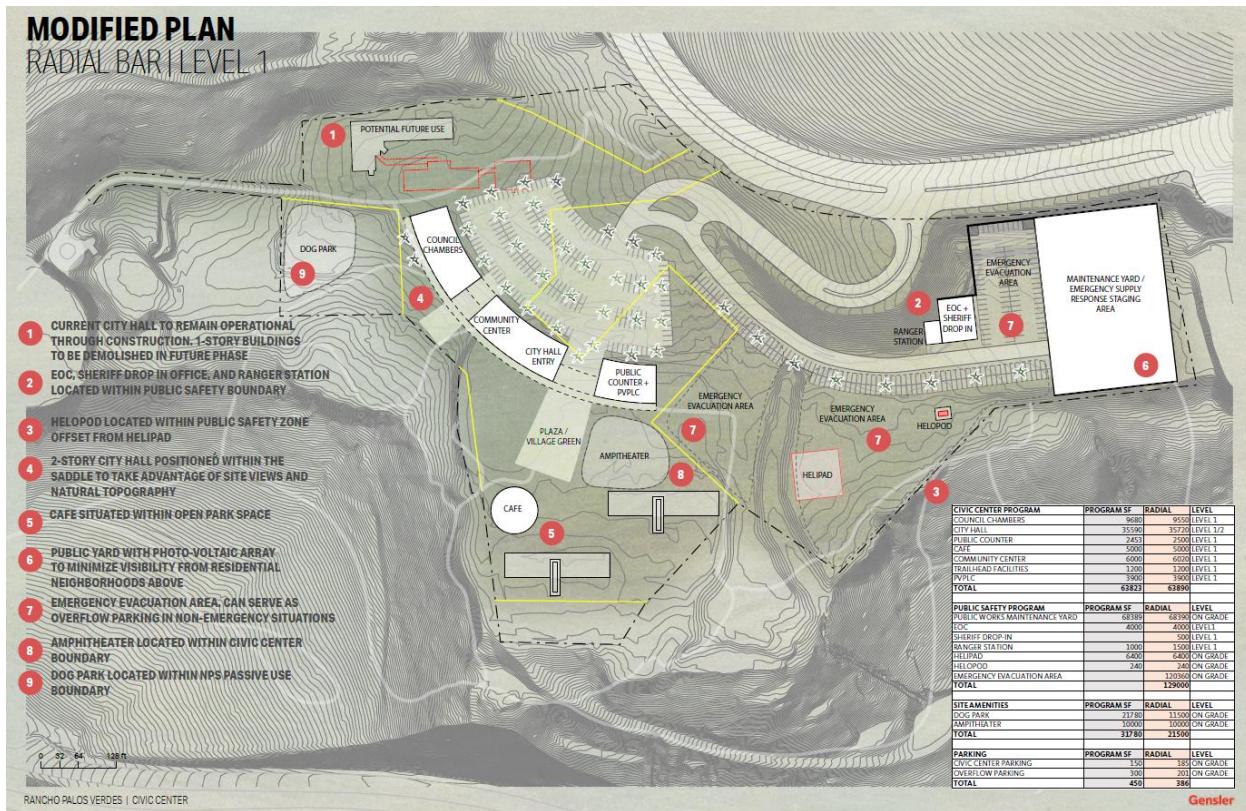
Staff submitted the land swap option and project narrative to GSA on January 11, 2023 (Attachment C). City Manager Ara Mihranian and Senior Administrative Analyst Matt Waters subsequently met (virtually) with Anita Lee on February 2, 2023. She stated that after reviewing the City's submittal, GSA would not approve the proposed land swap design option. She stated that the primary concern was that sections of the site that were proposed to be moved from Civic Center to GSA oversight (as shown in red sections below) were going to be used primarily for parking to access government buildings and only used for emergency purposes occasionally.

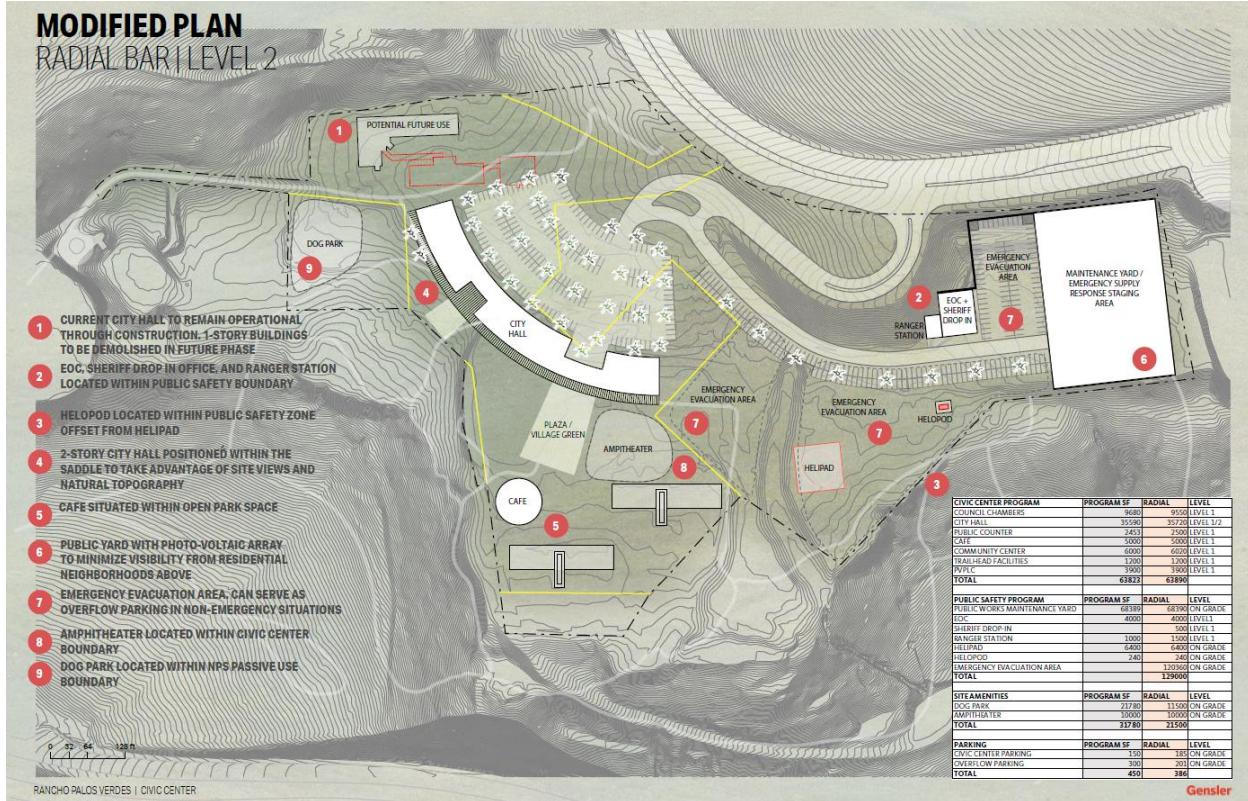


She stated that it was not GSA's role to decide whether the public safety and law enforcement project components presented by the City would be acceptable or not, reiterating that that was in the domain of FEMA (public safety) and DOJ (law

enforcement). She reiterated that the next step would be to submit the revised site plan, without the land swap option, to both DOJ and FEMA along with application forms that she would provide along with contact information for both agencies.

Staff has requested the application forms and expects to receive them shortly. Staff will submit the revised site plan, without the land swap option, to DOJ and FEMA with the accompanying application materials as shown below. The labeling of Element No. 7 has been changed from the version shown to the CCAC on December 15. The new wording emphasizes its essential use as an emergency evacuation area. The design also shows more clearly that Element No. 7 covers a larger section of the public safety zone. The application will emphasize the importance of a robust emergency/evacuation plan especially in light of the recent tragic earthquake in Turkey and Syria and the ongoing threat of fire, earthquakes and other potential natural disasters in the Palos Verdes area that is known to have limited access off the Peninsula. A USA Today article from 2019 published after the Paradise fire disaster noted that the Palos Verdes Peninsula has more people and fewer egress lanes than Paradise-putting it at more than five times the population-to-lane ratio as Paradise. Rancho Palos Verdes' 90275 zip code was noted as having one of the highest population-to-evacuate-route ratios in Southern California.





ADDITIONAL INFORMATION:

Civic Center Master Plan Conceptual Project Budget

Determining that the proposed preliminary site plan is acceptable to those federal agencies is a crucial step that needs to be completed before a preliminary conceptual project budget is completed. Once accepted by the federal agencies, as well as the CCAC, Griffin Structures will work with Staff and Gensler to develop a preliminary conceptual budget. The Finance Advisory Committee will also be asked to review the preliminary budget and identify potential funding sources. A recommendation will then be presented to the City Council for its consideration.

CONCLUSION:

Given GSA's rejection of the revised site plan with land swap option, Staff is proceeding with submitting the modified Civic Center site plan without a land swap to DOJ, and FEMA for review.



January 11, 2023

United States General Services Administration
Anita Lee, Realty Specialist
Real Property Utilization
Division 9
50 United Nations Plaza
4th Floor, Room 4341
San Francisco, CA 94102

SUBJECT: Revised Conceptual Plan for the Rancho Palos Verdes Civic Center
Master Plan

Dear Ms. Lee:

We are writing to you about the Rancho Palos Verdes Civic Center Master Plan. As you know, the development of a Master Plan at this stunning coastal site has been a City aspiration for decades. We sincerely appreciate you taking the time out of your schedule recently to meet with us and share advice and guidance about next steps in the progress of this important community project.

Attached are a revised site plan and a detailed project narrative memorandum for GSA's review. The narrative provides background on the Civic Center Master Plan project including the conveyance of a portion of the property from the National Park Service (NPS) to the Department of Justice (DOJ), Federal Emergency Management Administration (FEMA) and GSA in 2019. The narrative also addresses the recent development that the Los Angeles County Sheriff and Fire stations would not be a part of the plan's public safety zone based on recent feedback received from Los Angeles County officials. Based on that information, our recent outreach to DOJ and FEMA and our discussions with you, we are submitting a revised conceptual plan with additional public safety and law enforcement components for your initial review and input. We believe the revised site plan design, which includes a helipad, helopod, emergency operations center, designated emergency evacuation area, sheriff drop-in office, park ranger facilities, and a maintenance yard/emergency supply storage and staging area more than offsets the removal of the fire and sheriff stations. The project narrative includes a description of each element including estimated square footage. Additionally, all general government buildings are now positioned within the general government use zone with no protrusion into the public safety area.

The revised plan also includes a proposed land swap of less than one acre of land which staff and the City's project designer Gensler, believes will increase flexibility in the placement of City buildings as well as enhance vehicular and pedestrian access in the general government use area. The plan was approved for submission to GSA by the Civic Center Advisory Committee on December 15, 2022. Our understanding is that the submitted plan will be reviewed by GSA, and if deemed acceptable, the City would then be instructed to proceed with a formal submittal to DOJ and FEMA along with additional application material.

Thank you again for your assistance and feel free to reach out to us with any questions, concerns, or requests for additional information.

Sincerely,



Matt Waters
Senior Administrative Analyst
Recreation and Parks Department
310-544-5218
mattw@rpvca.gov



Ara Mihranian
City Manager
310-544-5202
aram@rpvca.gov

Attachments: Project Narrative Memorandum
Revised Civic Center Site Plan



MEMORANDUM

To: Anita Lee, Realty Specialist, U.S. General Services Administration

From: Matt Waters, Senior Administrative Analyst, City of Rancho Palos Verdes

Subject: Revised Conceptual Plan for the Rancho Palos Verdes Civic Center Master Plan

Date: January 11, 2023

The City of Rancho Palos Verdes (City) is submitting a revised conceptual plan for the Civic Center Master Plan project located at 30940 Hawthorne Boulevard in Rancho Palos Verdes for General Services Administration (GSA) review. The revised plan includes a proposed equivalent swap of land between the general government use area and the public safety zone.

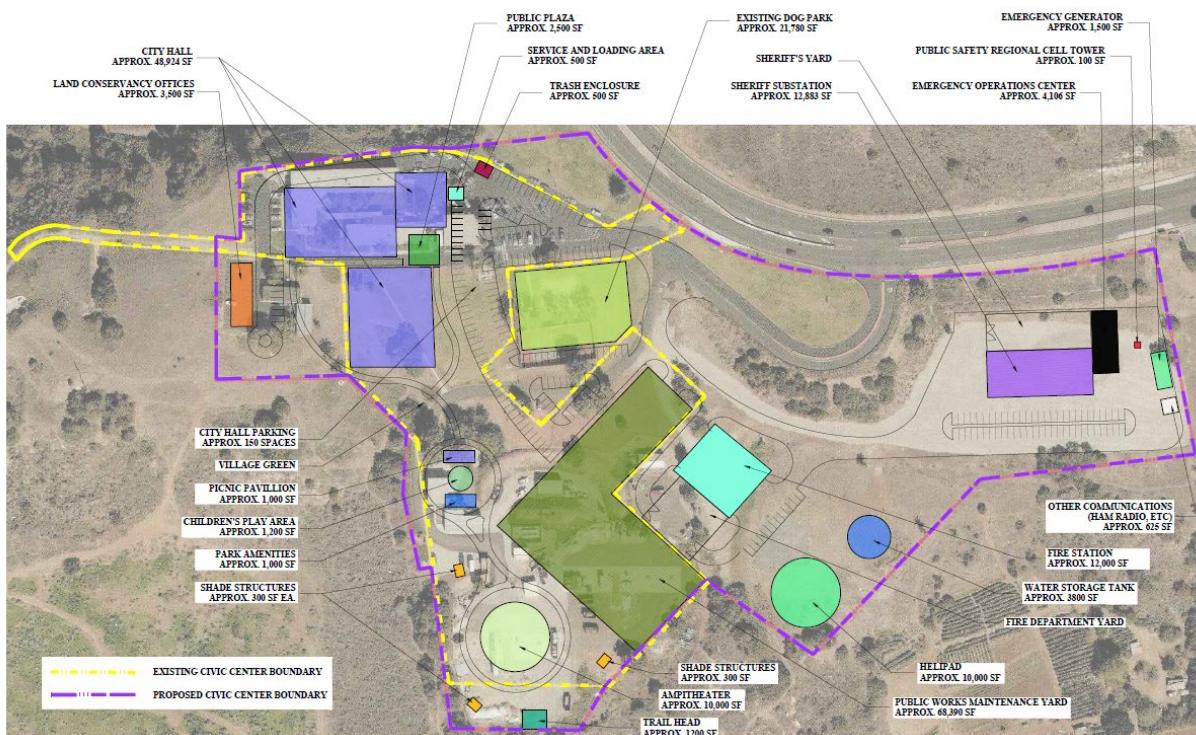
The City is requesting that GSA determine if the revised plan is acceptable as submitted or if further revisions need to be made. It is our understanding is that if it is deemed to be acceptable, the City would then be instructed to proceed with submitting formal project applications to both the Department of Justice (DOJ) and the Federal Emergency Management Administration (FEMA) for their review.

BACKGROUND

The 19.03-acre Civic Center property was formally acquired from the federal government as part of the National Park Service's (NPS) Federal Lands to Parks Program in 1979. From that time until 2019, it was under the oversight of the NPS and conservation easements contained within a Program of Utilization (POU) were in place on an 11.24 acre section of the property that limited the uses of the property to "passive recreational use". Since the City incorporated, City Hall has operated out of the buildings formerly used by the military. Creating and implementing a Civic Center Master Plan, with functional City Hall offices and other civic related amenities, has been a long-standing City goal for the Civic Center campus.

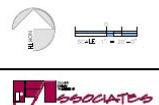
For 25 years, the City reached out to the NPS on numerous instances to lift or relax the existing “passive recreational” deed restrictions to allow for added acreage to support development of a Civic Center Master Plan to include, among other things, public safety components. While considering the programmatic features for the future civic center including public safety priorities of the City Council and the community, the City requested the NPS allow the placement of public safety facilities, such as a fire station, Sheriff’s Department substation, updated helipad, and emergency operations center on the Civic Center property. These efforts were unsuccessful, so the City pursued conveyance of a portion of the property to other federal agencies.

Part of a 2018 application submittal to GSA that was subsequently reviewed and approved by DOJ included a conceptual diagram of the site created by the firm of Richard Fisher Associates. The Plan identifies possible public safety and law enforcement components in the public safety zone including a sheriff substation and yard, emergency operations center and yard, a public safety regional cell tower, ham radio and other communications, a fire station and fire station yard, and a helipad, as shown in the below plan:



DRAFT RPV CIVIC CENTER SITE PLAN FOR NPS
CITY OF RANCHO PALOS VERDES

DECEMBER 2018



In 2019, based on the recommended direction of Ralph Conner of the General Services Administration (GSA), and Dan Smith, Acting Director of the NPS, staff filed paperwork

with the GSA to convey the oversight of the property to the DOJ and FEMA for public safety uses.

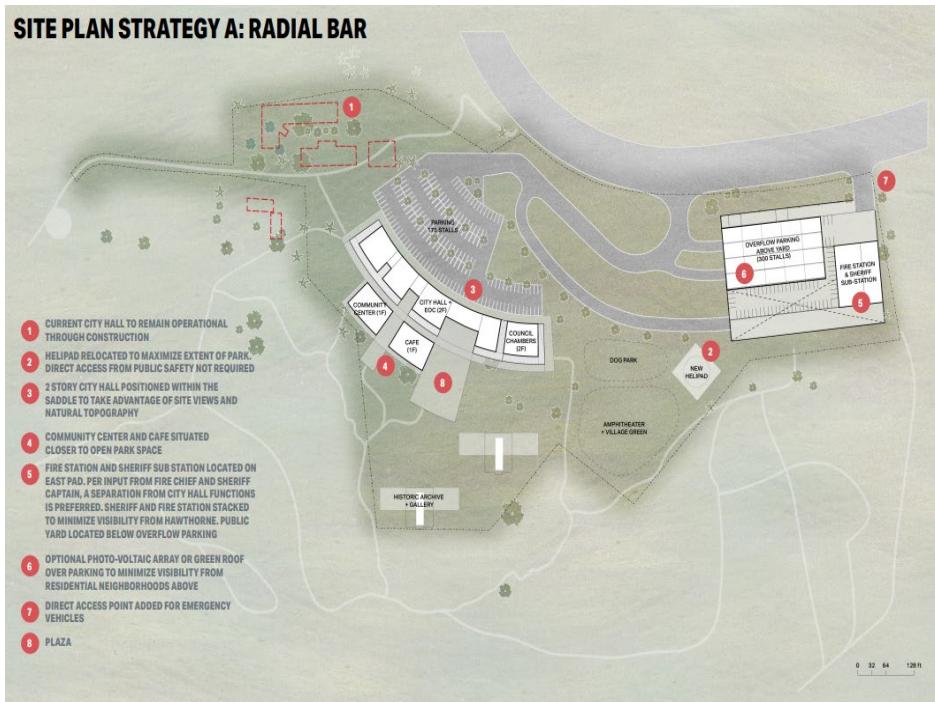
The City received formal approval in 2019 from all agencies involved —GSA, DOJ, FEMA and NPS — to transfer oversight of a 9.48 acre portion of the subject property from NPS to the DOJ and FEMA (with GSA acting as their agent). Thus, the allowed use of that portion of the the property has changed from passive recreation to public safety uses. The additional 9.48 acres allows for much needed public safety improvements and facilities.

In 2018, prior to the transfer of oversight from NPS, the Rancho Palos Verdes City Council appointed a Civic Center Advisory Committee (CCAC) with a goal of working with Staff to produce a draft Civic Center Master Plan for their consideration. An early part of that effort was establishing a program document-essentially a list of desired components for the site and their rough square footage. City contracted with the firm of Gensler to produce this document which involved extensive discussions with City officials, a community survey, and public workshop. Public safety components received high scores on both the survey and workshop. Following a recommendation by the CCAC, the program document was approved by the City Council in 2019. It was later updated and approved by the City Council in 2021.

The Program document includes proposed components for the entire Civic Center site including the public safety and law-enforcement related components including:

- Sheriff Station
- Fire Station
- Helipad
- Emergency Operations Center
- Maintenance Yard (for emergency staging and response)

Subsequently, in January 2022 Gensler was hired to develop a preliminary site plan and Griffin Structures was hired to serve as Project Manager. Below is the preliminary site plan that was prepared by Gensler and was identified as the preferred option of the CCAC.



Funding, logistical, and commitment concerns were raised by Rancho Palos Verdes City Manager Ara Mihranian of the likelihood of Los Angeles County constructing a fire station and sheriff station on the top of a parking structure with direct ingress and egress onto Hawthorne Boulevard. The City Manager's concerns were initially brought to the CCAC's attention at its July 28, 2022 meeting. As a result, the CCAC directed staff to reach out to officials with Los Angeles County regarding their level of commitment to sheriff and fire stations being part of the Civic Center Master Plan.

The CCAC received updates at its September 22, 2022 meeting on meetings Staff had held with a number of Los Angeles County officials, including Joe Nicchitta, Chief Deputy CEO of Los Angeles County's Chief Executive Office, John Cooke, Assistant Chief Executive Officer of the County's Asset Management Branch, and Mark Baucum, Chief of Staff to Los Angeles County Supervisor Janice Hahn regarding the likelihood of obtaining firm commitments from the County to fund the construction of a fire or sheriff station at the Civic Center site. While no definitive commitment or rejection was received at these meetings, the consensus was that funding or support was unlikely due to financial and logistical concerns.

Based on this conclusion, the CCAC's recommendation was to have Gensler modify the design to create a primary main design without the fire and sheriff stations.

On July 28, 2022, the CCAC directed Staff to approach both DOJ and FEMA to clarify questions and concerns about "public safety zone" requirements on the Civic Center site, particularly given the removal of the sheriff and fire stations.

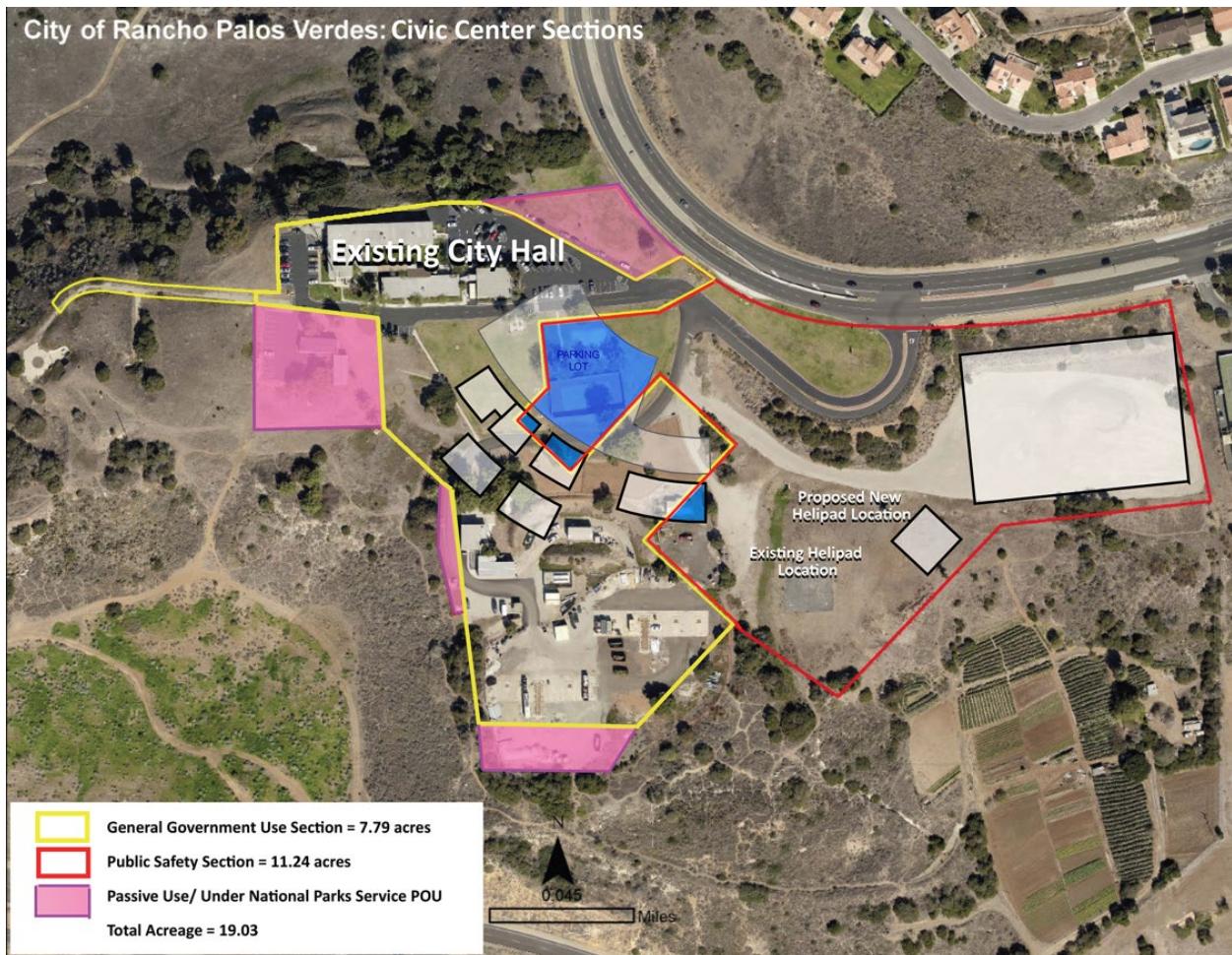
In response, both DOJ and FEMA expressed concerns about the removal of the fire and sheriff stations as they were understood to be the basis for public safety. They also

expressed concerns that parts of several site components in the “general government zone” that are not public safety-related extend into the “public safety zone” as shown on the next page in shaded blue.

Staff became aware during subsequent conversations with DOJ, FEMA, and GSA that there was an assumption on their part that the 2018 Richard Fisher Associates site plan shown earlier in this report was an approved site plan that was going to be implemented or was in the process of being implemented by the City. While current staff, Gensler, and the CCAC were aware of the shift from NPS to DOJ, FEMA, and GSA oversight, the 2018 site plan sent to GSA was not known, used or reviewed by Staff or the City Council. In addition to the need to remove the sheriff and fire stations from the design, Gensler analysis of the 2018 plan identified significant issues with the design proposed by Richard Fisher, particularly the traffic and circulation layout particularly when considering the topography of the site from Hawthorne Blvd., the only form of ingress and egress to the site. Staff reached out to DOJ and FEMA for clarity and greater detail, and to arrange a meeting to discuss the next steps and ask follow-up questions, only to be informed that the next step would be submitting a revised site plan for their review. No clarifying questions would be addressed prior to that submission.

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 site plan to all three federal agencies and said the unwillingness to meet in advance of submission was a common practice. She noted that other Civic Center programmatic elements could serve a law enforcement or public safety purpose and may be viewed as acceptable substitutes for a sheriff or fire station.

Ms. Lee raised the possibility that the City may be non-compliant if concrete steps are not made toward the completion of the Civic Center per an approved site plan with public safety elements. 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 zone” of the property reverting to Federal control which could result in an eventual sale of the land. She added that the City could purchase the restricted “public safety zone” or a portion thereof at the current fair market value. She reiterated that the GSA would rather work towards resolving any issues and advised that creating and submitting a revised site plan was the appropriate next step.



MODIFIED SITE PLAN

Based on those discussions with GSA and email exchanges with DOJ and FEMA, it became clear that a revised Civic Center site plan would need to be submitted for review and approval by those agencies. On October 27, 2022, the CCAC recommended added services for Gensler to modify the preliminary site plan based on feedback from Los Angeles County and the federal agencies. On November 11, 2022, the City Council approved that recommendation and amended Gensler's contract to redesign the site plan to 1) remove the inclusion of general government uses in the public safety zone; and 2) increase the public safety and law enforcement components to offset the removal of the fire and sheriff stations.

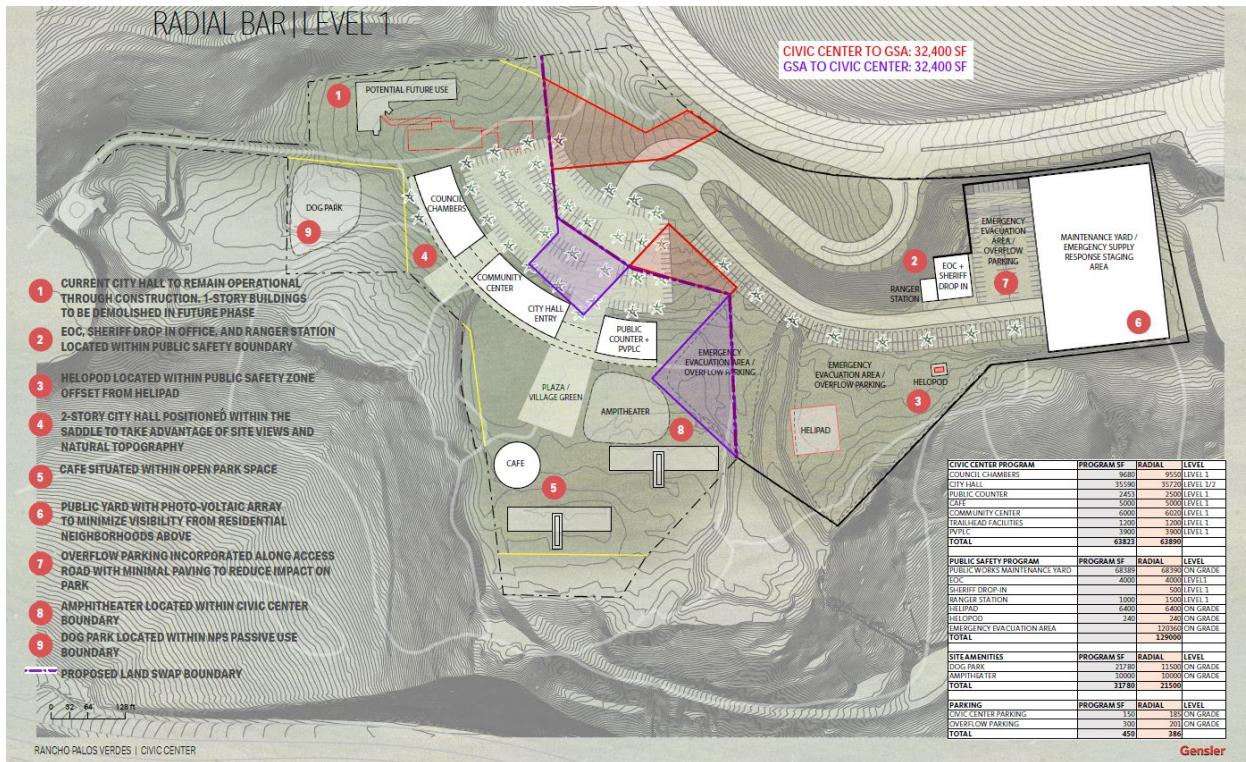
During its review process, Gensler recommended that a land swap could be beneficial to the site design. A proposed land swap of less than one acre consisting of 32,400 square feet of general unrestricted zone (shown below in red) transferred from the City to GSA oversight, with an equivalent transfer (shown in purple) transferred from the GSA to the City was recommended. This proposal would allow for both greater flexibility in the

placement of City Hall buildings in the general government use area, and improved vehicular and pedestrian access, while not reducing the size of the “public safety zone.”

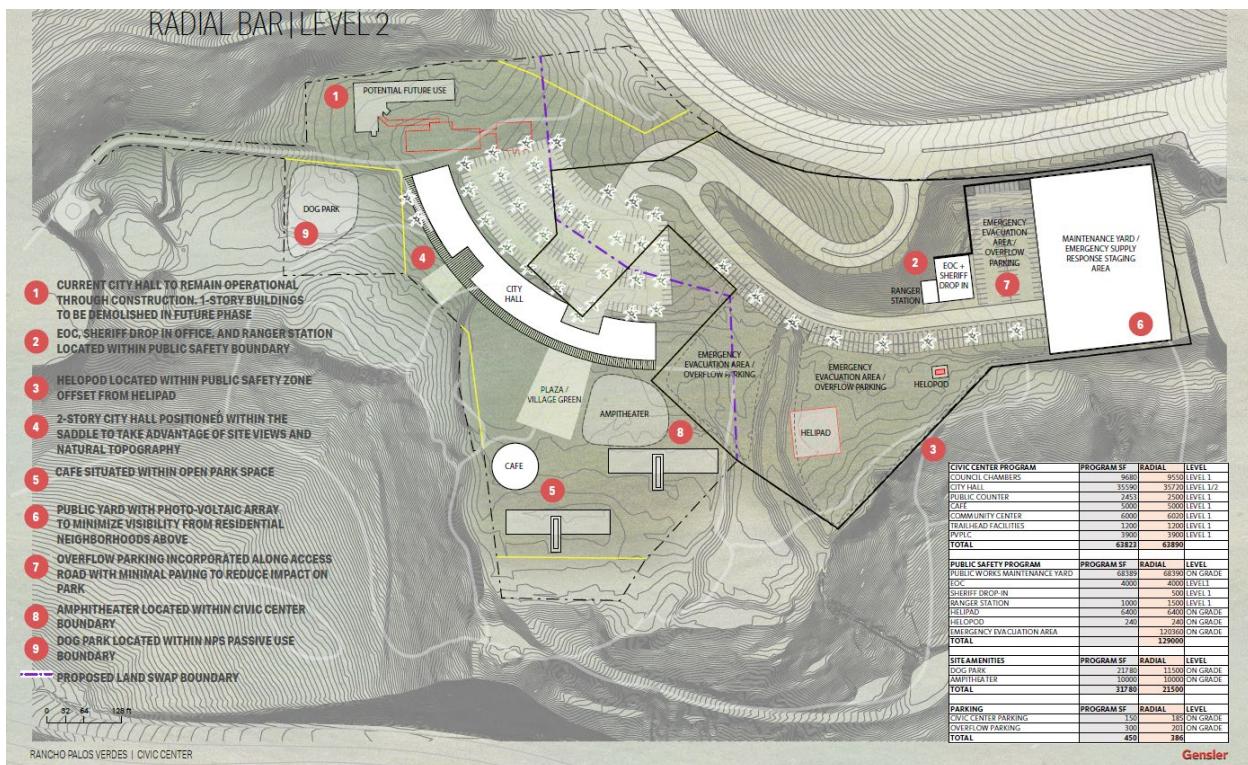
During a follow-up meeting with Anita Lee regarding a potential land swap, she recommended that if the City wished to pursue that option, then the City should submit a revised plan with a detailed project narrative to the GSA for its preliminary review. She noted that the review process would be informal and should be accomplished within a short time frame. If approved, the plan would then be forwarded to DOJ and FEMA for review.

The revised plans shown below were approved by the CCAC on December 15, 2022 for submission to GSA, DOJ, and FEMA. The plans show the first and second levels of the main City Hall building with the proposed land swap areas shown in purple and red on the Level 1 design. Square footages are shown in the legend at the bottom right.

Modified Plan With Land Swap: Radial Bar Level 1



Modified Plan With Land Swap: Radial Bar Level 2



This plan relocates portions of City Government buildings and an amphitheater that were previously in the public safety zone to the general government area. Additionally, an existing dog park has been moved to an area of the site that is still under National Park Service (NPS) oversight and is limited to passive recreational use. Staff's understanding is that a dog park may qualify as a passive recreational use and will confirm that with NPS.

While the sheriff and fire stations have been removed, the proposed revised plans, as described below, includes a significant number of public safety and law-enforcement components as summarized below:

Helipad – current feature (public safety):

The existing helipad currently serves as a base of operations for Los Angeles County Fire Department emergency services and is proposed to be repaired and enhanced in its general footprint. This use would continue as part of the revised design. Estimated Square Footage: 6,400 SF

Helopod - new feature (public safety):

If acceptable to the CCAC and ultimately the City Council, the helopod is a refillable water container that can be filled by a Los Angeles County Fire Department helicopter hovering above the container. This improves emergency response by allowing multiple fire-fighting

helicopters to fill up with water simultaneously by using both the helipad and the helopod. Estimated Square Footage: 240 SF

Emergency Evacuation Area - current feature (public safety):

A significant portion of the public safety zone can be used for an evacuation zone in case of an emergency, serving as a relief and recovery center that could be scaled up or down in size depending on the type and severity of the emergency. This area would be used for public parking when not activated for emergency purposes. Estimated Square Footage: 120,360 SF

Emergency Operations Center - current feature, improved and relocated to Public Safety Zone (public safety and law enforcement):

The City's current emergency operations center (EOC) is located in the existing City Hall, sharing space in a small community room. In a new Civic Center, a new, modern and efficient EOC, potentially serving the four Peninsula cities, would be built in the public safety zone as a stand-alone building. The EOC would include an emergency generator and communication equipment. Estimated Square Footage: 4,000 SF

Sheriff Drop-In Office - new feature (Law enforcement and public safety):

The Sheriff Department has indicated that a small drop-in office with basic amenities (office/kitchen/bathroom/storage) would improve its operational capabilities. Estimated Square Footage: 500 SF

Park Ranger Facilities - current feature, to be improved and relocated to public safety zone (Law enforcement and public safety)

The City's Park Rangers are responsible for maintenance and front-line security and operational enforcement in the City's 1,500 acre Palos Verdes Nature Preserve which includes the 55 acre Alta Vicente Reserve which wraps around the majority of the Civic Center site. Their facilities, which may connect to the Sheriff Drop-In Office, would include public counter, offices, bathrooms, a kitchen, vehicle parking, and equipment storage. Estimated Square Footage: 1,500 SF

Maintenance Yard/Emergency supply storage and staging area current feature - to be improved and relocated to public safety zone (public safety)

The City's maintenance yard would be modernized, reduced in size for greater efficiency and relocated to the public safety zone. Emergency supplies and equipment are stored at that location. Mutual aid assistance from other agencies could be staged there during emergency situations. Estimated Square Footage: 68,390 SF

The public safety elements are purposefully designed and placed to maximize flexibility in responding to a wide range of public emergencies. Given the one ingress/egress access point to the public safety zone, this intentional flexibility is crucial, allowing for a large evacuation site in the case of a major emergency such as a significant earthquake,

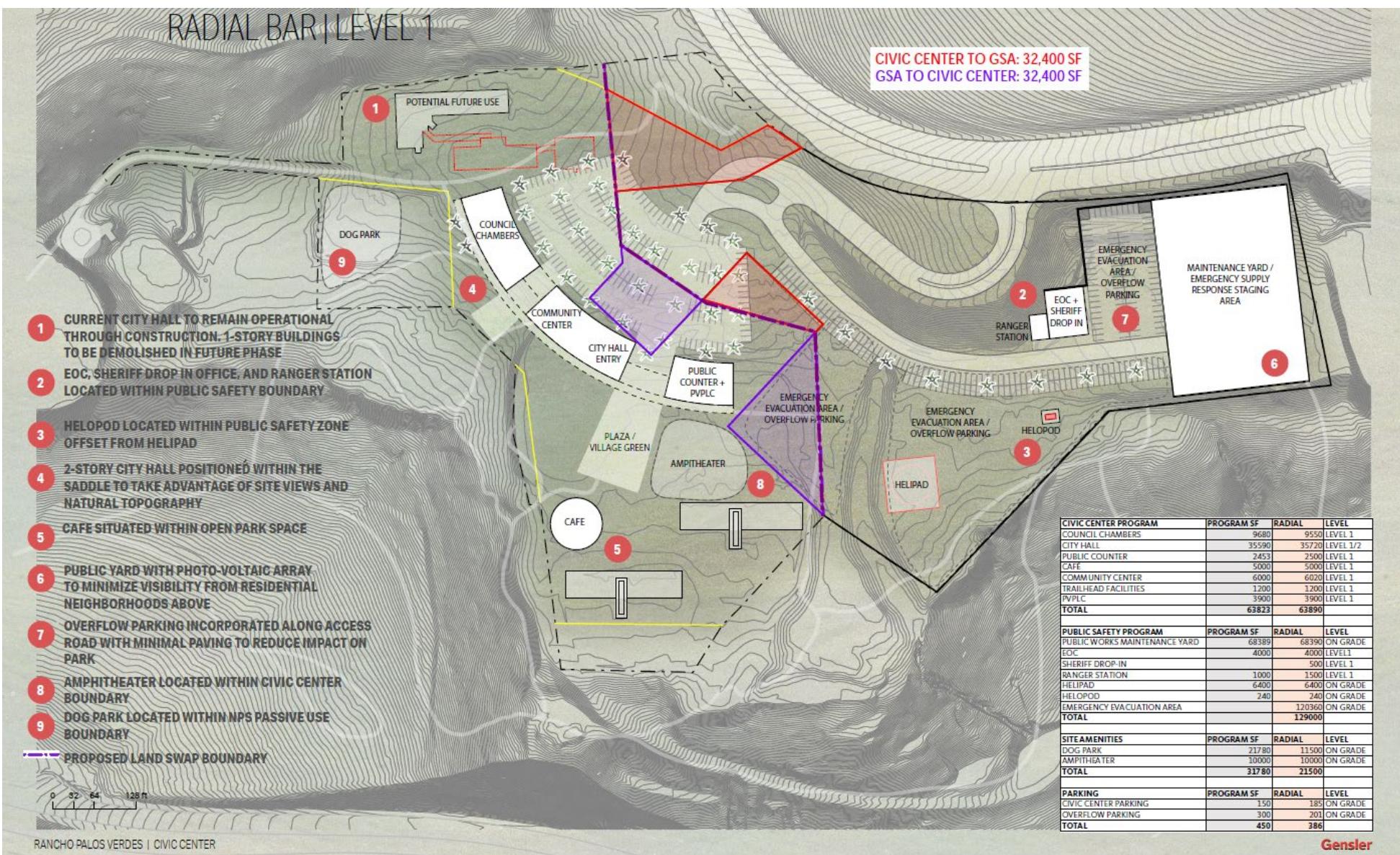
or as a base of operations for mutual aid firefighting equipment in case of a fire in the City's extensive nature preserve areas. The ability to stage and store emergency equipment, vehicles and personnel to combat a wide range of emergency situations, with the ability to scale the City's response level up or down as needed, represents a significant expansion and improvement of the City's public safety capabilities. The inclusion of park ranger offices and storage along with a sheriff drop-in office enhances the law enforcement presence at the site as well.

Thank you in advance for your consideration and please reach out to the following City Staff with any questions or comments.

Matt Waters
Senior Administrative Analyst
Recreation and Parks Department
310-544-5218
mattw@rpvca.gov

Ara Mihranian
City Manager
310-544-5202
aram@rpvca.gov

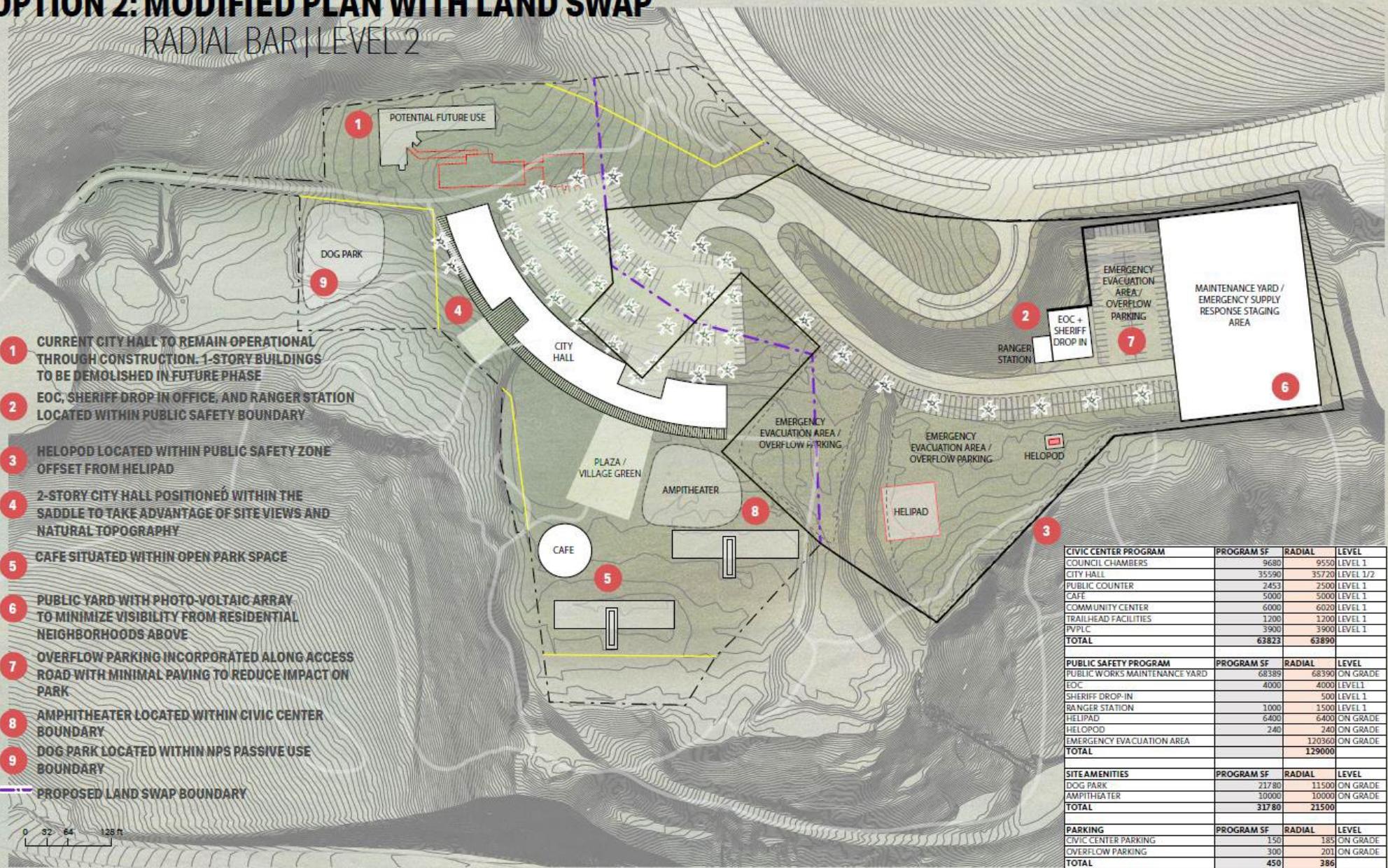
Attachment: Revised Rancho Palos Civic Center Master Plan with Land Swap



OPTION 2: MODIFIED PLAN WITH LAND SWAP



RADIAL BAR | LEVEL 2



RANCHO PALOS VERDES | CIVIC CENTER

Gensler



CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE AGENDA REPORT

MEETING DATE: 02/23/2023
AGENDA HEADING: Regular Business

AGENDA DESCRIPTION:

Receive a report on the Civic Center Geotechnical Investigation Report

RECOMMENDED COMMITTEE ACTION:

1. Receive and file a report on the Civic Center Geotechnical Investigation Report

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst 

ATTACHED SUPPORTING DOCUMENTS:

- A. [Review of Geotechnical Report by Cotton Shires](#)
- B. [Leighton Group Geotechnical Investigation Final Report](#)
- C. [July 14, 2022 Leighton Geotechnical Investigation Memorandum](#)

BACKGROUND AND DISCUSSION:

The City Council approved an agreement with Griffin Structures (Griffin) on February 15, 2022 to provide project management services for the Civic Center Master Plan project. The agreement's scope included a Geotechnical investigation of the site to be conducted by a Griffin subcontractor, Leighton Group (Leighton).

The purpose of the geotechnical investigation is to provide preliminary information on the nature of the Civic Center site and its geologic conditions as it relates to opportunities and constraints related to preliminary site planning efforts. Prior to preparing a site plan, it is important to have a thorough understanding of the geologic condition of the site to determine where and whether potential development can occur.

Leighton completed all scheduled boring and drilling on site. Surface and subsurface investigative methods were performed including geologic reconnaissance, bucket auger drilling, downhole logging, hollow stem auger exploration, and geotechnical laboratory testing. Leighton also reviewed geotechnical reports and supplemental documentation prepared in 1999 and 2000 for the proposed Terranea Resort (then referred to as Long Point Development) which looked at both Upper and Lower Point Vicente. Leighton has reviewed items including topography, landforms, cliff face setbacks, locations of mapped springs and seeps, slope profiles and slope aspect, geologic structures, weathering of geologic units, the proximity of active faults, and the potential for earthquake ground shaking.

Leighton, at Staff's request, produced a memo on the progress and findings to date that was reviewed by the CCAC at its July 28, 2022 meeting (Attachment C).

The final report was submitted on December 16, 2022 by Leighton (Attachment B). The report was subsequently reviewed by the City's geological consultant, Cotton Shires. Its review was submitted to the City on February 16, 2023 (Attachment A).

The Leighton report is divided into three sections: Introduction, Findings, and Conclusion and Recommendations. While highly technical in nature, the report does not preclude the general location and type of buildings and components as laid out in the preliminary site plans.

Below are some key takeaways from the geotechnical report's conclusions and recommendations summary:

- 1) The site is not located within a state designated special study zone for surface fault rupture.
- 2) The site is subject to strong ground shaking as is the case for most of Southern California.
- 3) The site is not located within a currently designated liquefaction hazard zone
- 4) The site is underlain by stiff to hard clay and silt, and shallow bedrock.
- 5) Proposed Civic Center improvements can be founded on conventional spread footings bearing solely on a zone of newly excavated and recompacted engineered fill soils derived from onsite earth materials
- 6) The report contains specific recommendations for site grading, foundations, and other geotechnical aspects of the conceptual project.

The report notes that the eventual project should be performed in accordance with all applicable building codes and standards to reduce seismic risk and that Leighton Consulting should be retained to provide geotechnical review of site grading, foundation and shoring if applicable when final plans are available. They note that additional geotechnical review may be necessary if the site's conceptual plan changes significantly.

City Geologist Review

Cotton Shires, the City's Geological consultant reviewed the submitted Leighton Geotechnical Review. Their report noted that the report by Leighton was based on conceptual designs prepared by Gensler that are still being evaluated. They note that formal design plans have not been prepared.

Cotton Shires report includes the following comments and recommendations (details can be found in Attachment A):

- 1) Leighton did not plot the conceptual design on their geologic map and cross sections with the presumption that this will be done as part of a future design-level geotechnical investigation

- 2) Notes that Leighton relies on subsurface exploration data from a 2000 investigation of the Point View Development. That data should have added as an appendix to the report.
- 3) States that Leighton should perform their own geologic mapping of the site and provide a statement that they have reviewed and accepted the previous geologic mapping performing in 2000.
- 4) Seismic design parameters should be updated.
- 5) Requested a discussion of the significance of the proposed of the structural setback line of the geologic map in the southern portion of the project area.
- 6) Request for clarity and recommendations in section 3.8 Earth Anchors.
- 7) A design-level geotechnical investigation should be performed once the City's preferred design for the Civic Center Master Plan is selected.
- 8) Leighton should make the findings required by RPV Municipal Code Title 15, Section 107A.3 regarding the safety of the site against hazards from landslide, settlement, or slippage, and the effect the proposed project will have on the geological stability of the site.

Staff will follow up on these remarks and concerns with both Cotton Shires and Leighton. Staff will work with Leighton and Cotton Shires to determine which issues, if any, need to be addressed now and which need to wait until the Civic Center Master Plan enters the design phase.

CONCLUSION:

It is important to have a thorough understanding of the geologic condition of the site to determine where potential development can occur. The completed geotechnical report, combined with a review by the City Geologist, is an important tool to confirm and guide the current site plans as well as any future refinements to future site design work.



CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE AGENDA REPORT

MEETING DATE: 02/23/2023
AGENDA HEADING: Regular Business

AGENDA TITLE:

Receive a presentation by staff on the potential use of exhibit space at the Ken Dyda Civic Center, including an update on the Palos Verdes Historical Society's (PVHS) museum proposal.

RECOMMENDED CCAC ACTION:

1. Receive and file a presentation on the potential use of exhibit space at the Ken Dyda Civic Center, including an update on the Palos Verdes Historical Society's (PVHS) museum proposal.

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst

ATTACHED SUPPORTING DOCUMENTS:

- A. October 31, 2022, introductory email request from PVHS (A-1)
- B. [November 15, 2022, staff report](#)
- C. [November 15, 2022, PVHS presentation](#)
- D. [February 1, 2023, public workshop Staff presentation](#)
- E. [February 1, 2023, public workshop PVHS presentation](#)
- F. [February 21, 2023, City Council Staff report](#)
- G. [April 18, 2017, Lower Point Vicente outdoor interactive exhibits report](#)

BACKGROUND AND DISCUSSION:

At its October 27, 2022 meeting, the Civic Center Advisory Committee (CCAC) requested that it receive a presentation on the potential use of exhibit space at an upcoming meeting.

The CCAC has long supported the inclusion and display of historic and culturally significant artifacts on the Civic Center site. The CCAC has focused on the underground Nike missile silos located at the site's existing maintenance yard as a potential future location that could be combined with an above-ground entrance and gallery. Exhibit space has been included in preliminary site designs, and the CCAC reviewed and City Council-approved program document, but no final design has been approved. The CCAC clarified at its July 28, 2022 meeting that a potential use for the Civic Center site could include general museum and artifact displays but did not identify a particular organization, and did not preclude the possibility of multiple organizations coming together to house historic collections in one building.

Below is a list of Palos Verdes Peninsula-based organizations and collections that could be part of an eventual exhibit.

- *Los Serenos de Point Vicente* - Los Serenos de Point Vicente has significant historical, cultural, geologic, and marine mammal artifacts stored at Point Vicente Interpretive Center and off-site. A large portion of its collection was previously stored at Ladera Linda Community Park but had to be moved to storage units due to the recent demolition and ongoing construction at that facility.
- *Discovery Room* - The Discovery Room's broad collection of natural artifacts was previously located in a 1,000-square-foot room at the former Ladera Linda Community Park but is now also in storage due to the site's current construction. Many of its artifacts are owned by longtime resident and docent Yvetta Williams. While a limited number of the Discovery Room's artifacts will eventually be displayed in the new Ladera Linda Community Park's meeting room or stored in carts and a small storage room at that site, the majority will remain in storage.
- *Vanderlip* - Members of the Vanderlip family have contacted the City about their interest in displaying their collection of art, furniture, and archival materials if a location becomes available.
- *Palos Verdes Historical Society (PVHS)* - Founded in 1976, PVHS has an extensive collection of historical exhibits and artifacts that were displayed at the Malaga Cove School until 2006. PVHS' collection is stored in a trailer at the Ken Dyda Civic Center and other storage locations.

PVHS Museum Proposal

PVHS approached the City on October 31, 2022, about identifying a City park location, specifically Lower Point Vicente next to the Point Vicente Interpretive Center (PVIC), for an approximately 5,000-square-foot museum to house its collection (Attachment A).

The City Council received a report on a proposal from the PVHS on November 15, 2022, regarding a potential location for a museum at a City park (Attachment B).

At the November 15 meeting, the City Council reviewed a table showing City parks with sufficient space to accommodate a 5,000-square-foot museum. The table looked at the following factors:

- Whether there was sufficient space
- Slope/grade concerns
- Parking concerns, particularly whether there was existing parking or a need to build additional parking
- Whether California Coastal Commission review would be required
- Land use designation
- Constraints/comments

Park Site	Suff. Space	Usable Slope/ Grade	Parking	CA Coastal Comm.	Land Use	Constraints/Comments
Abalone Cove	Yes	Yes	Additional parking needed. Hourly rate for parking.	Yes	Rec. Passive Open Space Preserve	Located by a state designated Ecological Reserve. Parking lot is fully used during the spring and summer months. Driveway ingress and egress would need to be improved
Upper Hesse	No	Yes	Additional parking needed	No	Rec. Active	Only sufficient flat area occupied by sports field use
Lower Hesse	Yes	Yes	Additional parking needed	No	Rec. Active	Passive uses are preferred by residents and confirmed by City Council. Recent passive improvements
Ryan Park	Yes	No	Additional parking needed. limited area for on-site parking	No	Rec. Active	Only sufficient flat area occupied by a baseball field
Eastview	Yes	Yes	Additional parking is likely needed	No	Rec. Passive	Park owned by County Sanitation District
Ladera Linda	Yes	Yes	Additional parking is needed	No	Institutional Public	In current development. Adding a museum would take away a significant portion of open areas or recreational facilities
Ken Dyda Civic Ctr.	Yes	Yes	Additional parking could be accommodated. Study needed.	No	Rec. Passive, Institutional Public, and Open Space Preserve	Included in Council-approved program document. Possible use of Nike missile silos as exhibit space. Site is currently in the master plan process. Subject to Federal POU.
Lower Pt. Vicente	Yes	Yes	Additional parking could be accommodated. Study needed	Yes	Rec. Passive & Open Space Preserve	Site under the oversight of Federal Program of Utilization, Lead contamination concerns. Resident concerned about coastal development. Near proposed outdoor docent exhibits.
Del Cerro Park	Yes	Yes	Additional parking needed	No	Rec. Passive	Significant neighborhood concerns regarding existing parking/traffic. Subject to Federal Program of Utilization.
Grandview Park	Yes	Yes	Street Parking Only	No	Rec. Passive	Not centrally located in RPV. Undeveloped park. Limited driveway ingress and egress.

The Ken Dyda Civic Center and Lower Point Vicente Park were identified in the report as the most feasible locations.

PVHS President Dana Graham made a presentation to the City Council that evening that included details about its proposal and the organization's strong preference for the Lower Point Vicente site (Attachment C). His proposal included the following points:

- PVHS is seeking City approval for the development and construction of an approximately 5,000-square-foot museum at Lower Point Vicente Park, adjacent to PVIC.
- Funding would be achieved through a combination of major donors, smaller donations, and grants.
- PVHS stated that it has a major anonymous donor who has promised to fund the project if it is built at Lower Point Vicente Park.
- PVHS's presentation noted that approval from the City is a necessary first step to secure major donor(s) so they can be assured of a location, approved concept, and general timeframe.
- PVHS would pay for the construction and would then be deeded to the City.
- PVHS would manage and maintain the exhibits.
- The City would cover all costs relating to staffing, operations, and maintenance of the facility.
- President Graham said that Los Serenos de Point Vicente (Los Serenos), which provides educational services and tours at PVIC, could expand to provide similar services at the PVHS museum.
- PVHS's presentation stated that many South Bay cities have historical museums, including Manhattan Beach, Hermosa Beach, Redondo Beach, and Torrance, but not the Palos Verdes Peninsula. It is worth noting that PVIC has many historical exhibits on display.

While PVHS has stated that no architectural style or design has been chosen, below are preliminary design concepts excerpted from the presentation:



The City Council concurred with Staff's recommendation that Lower Point Vicente Park and the Ken Dyda Civic Center were the most viable site options. Council directed Staff to return with an update that includes the following:

- Conduct public outreach to determine the level of support for both a historical museum, including outreach to various stakeholders, and the level of support for the two identified alternatives;
- Analyze the estimated staffing and operations, and maintenance costs for a 5,000-square-foot facility;
- Perform further analysis of the two sites; and
- Discuss the role of Los Serenos de Point Vicente Docents.

A public workshop was conducted by Recreation and Parks staff at Hesse Park on February 1.

The workshop was publicized via the City's website, social media, and listserv messages. Notices were sent to all residents within a 1,000-foot radius of both the Ken Dyda Civic Center and Lower Point Vicente Park, all City homeowners associations (HOAs), the Rancho Palos Verdes Council of Homeowners Associations (CHOA), and interested parties, including the Palos Verdes Peninsula Land Conservancy, Terranea Resort, and Los Serenos de Point Vicente.

Twenty-two people attended the workshop, which consisted of presentations by Staff and PVHS President Graham, followed by a robust question-and-answer period (Attachments D and E).

The following is a summary of the 14 comment card responses and general comments received at the public workshop:

	Yes	No				
Is it important that the City of RPV have a historical museum?	12	2				
	1	2	3	4	5	AVG.
How likely would it be that you would visit a historical museum in RPV? 1 lowest 5 highest	1	0	2	1	10	4.4
What is preferred location for a potential historical museum?		Lower Point Vicente	Ken Dyda Civic Center		No Opinion	
		10	3		1	
	1	2	3	4	5	AVG.
Indicate your level of support for a historical museum if it was paid for with private funds but operated and staffed at City expense. 1 lowest 5 highest.	2	0	0	1	10	4.3

Comments from the cards included the following feedback:

- Positive about design
- Good start
- Differences between docents and PVHS need to be resolved
- Concern that exhibits are duplicative of PVIC
- Belief that design will complement PVIC
- Concerns about impact on Oceanfront Estates residents
- Believed concept of an additional museum was over after the Annenberg project
- Frank Vanderlip needs to be recognized for his accomplishments

It is worth noting that six of the workshop attendees identified themselves as being members of the PVHS.

Below is a sample of verbal comments and concerns made at the workshop.

- Discussion of docents' proposed role.
- Number of staff needed.
- Will museum take donations? Yes.
- Concerns about parking, dark sky impact, view impairment
- Operating hours -To be determined.
- Clarification from PVHS that it chose Lower Point Vicente because of proximity to PVIC. People won't want to go to both.
- RPV is the biggest City on the Peninsula so museum should be there.
- Old Malaga Cove site was too small.
- Comparing PVHS project to Annenberg project is misleading. 1/10 the size.
- Concern from docents that the plan overlays Council-approved outdoor exhibits.
- PVHS said plan could be shifted on site if needed.
- Concern that a great deal of planning had gone into the outdoor exhibits - adding that an additional museum could undo that work.
- Worry about loss of green space.
- Concern that exhibits at PVIC aren't enough to encourage visitations and field trips.
- A docent noted that school tours are booked solid and there are plenty of artifacts to keep the museum fresh.
- Keep the design similar to PVIC.
- Multiple museums at one site is a popular concept.
- Can PVIC be expanded to accommodate PVHS exhibits?
- PVHS said its major donor wants a standalone building at Lower Point Vicente.
- Discussion of Annenberg project and role of National Park Service.
- Discussion of size of PVHS collection and the need for storage. PVHS plan calls for underground storage of exhibits.
- Question about size of exhibit space at PVIC. Answer: approximately 5,000 square feet.
- Request for more information on outdoor exhibits at upcoming City Council meeting.
- Will Council approve at meeting? To be determined.
- What is the purpose of gathering comments? Purpose is for Council to see the comments and the flow of discussion.

Additional information on the workshop including a summary of comment cards and public comments can be found in the February 21 City Council staff report (Attachment F)

In addition to the workshop, 50 emails have been received since the November 15, 2022 City Council meeting, with the great majority being sent after the February 1, 2023 workshop. Forty were opposed to locating a historical museum at Lower Point Vicente Park and 10 were in favor. Emails from PVHS President Graham and PVHS member Dwight Abbott both mentioned a Nextdoor post dated February 4, 2023, that they believe preceded many of the opposing responses. Below is the text of that post:

Posted on Next Door, Saturday, February 4, 2023

Dear Neighbors- Some folks want to build a rather ugly looking museum on the beautiful open space next to the Interpretive Center. We already have a museum there, and it would be a redundancy. They basically want to put images in there with the history of Palos Verdes. All of that could easily be achieved with a DVD or YouTube video without destroying one of the last open landscapes. Take a moment to write an email to MattW@rpvca.gov and cc@rpvca.gov expressing how destroying this open land will eliminate the hunting grounds for the local great horned owls, red tail hawks, foxes, coyotes, and other creatures. It is no wonder the Palos Verdes Blue butterfly is almost extinct. We already have the Interpretive Center. The only ones who would benefit from this project are the contractors and anyone who has their hands in the cookie jar. Put the history of Palos Verdes in a video for those who want to learn. Why destroy more open lands? Send your emails today. We all moved to Palos Verdes for its scenic beautiful coastlines. Not to have more buildings to look at.

Below is a brief list of general email comments received:

- Concerned about impact to habitat and animals.
- Desire to maintain open space.
- Look at other locations.
- Consider adding another room at PVIC.
- Duplication of PVIC exhibits.
- A history museum is a great idea.
- Parking concerns.
- Historical concepts could be captured on video or on YouTube.
- Overlap with Los Serenos de Point Vicente outdoor exhibits.

The focus of the emails was on the Lower Point Vicente Park concept, not the Civic Center option, which was only mentioned in several of the emails.

Financial Analysis: Estimated Staffing and Operations and Maintenance (O&M) Costs

As mentioned previously, PVHS has indicated that it would cover the cost of construction, relying on grants and fundraising, with the primary funding coming from an anonymous donor. PVHS has not provided an estimate for the cost of construction.

PVHS's proposal calls for the City to cover the costs of staffing, operations, and maintenance after construction. Below are estimated annual expenses based on comparisons to other City facilities.

Proposed Historical Society Museum	Estimated Annual Cost
Water	\$22,700
Gas	\$1,100
Electricity	\$14,200
Telephone	\$1,500
Total Utilities	\$39,500
1 Recreation Supervisor I	\$101,100
1 Rec Specialist (28 hrs/wk)	\$34,200
1 Recreation Leader II (28 hrs/week)	\$30,800
3 Recreation Leader I (20 hrs/week)	\$76,300
Total Staffing Costs (Salary and Benefits)	\$242,000
Janitorial Services	\$9,500
Landscaping	\$37,000
Emergency Repairs/Misc. Repairs	\$7,000
Alarm Services and Security	\$14,000
Janitorial Services	\$4,000
Total Maintenance Costs	\$71,500
Operating Materials and Supplies	\$19,000
Exhibit Repairs	\$6,000
Total Recreation Operation Costs	\$25,000
Total Staffing and O&M Annual Estimated Costs	\$378,000

These are based on 2022-23 costs and would be expected to escalate significantly by the time construction was completed.

Analyses of Ken Dyda Civic Center and Lower Point Vicente Park

Lower Point Vicente Park Analysis

Lower Point Vicente Park was identified as an appropriate and feasible location for the proposed PVHS museum for a number of straightforward reasons. The site has sufficient space for a 5,000-square-foot museum, the existing grade is relatively flat, the site has sufficient space for additional parking, and the site already has a museum (PVIC).

However, a number of constraints and concerns would need to be addressed. First, Lower Point Vicente is on the site of a former U.S. Army base and is still subject to a federal Program of Utilization (POU). The National Park Service and the State Office of Grants and Local Services (OGALS), which oversees the POU, would need to review and approve the addition of a new museum. While PVIC's initial construction in 1984 and subsequent expansion in 2006 were approved by NPS, a 2008 proposal by the Annenberg Foundation to develop an educational public-use facility featuring companion animals to be located at Lower Point Vicente near the proposed PVHS museum site was not approved. After several years of pursuing this project, the Annenberg Foundation formally withdrew its proposal in August 2011. The Annenberg proposal faced community

opposition due to the site's unique open space feel and desired passive recreational use of the site, as well as the deed restrictions in the POU for passive recreation. It is worth noting that the Annenberg proposal was significantly larger in scope than the PVHS proposal (approximately 51,000 sq. ft.).

The City has a long and established history going back to its incorporation efforts in 1973 to proceed carefully in regard to coastal development. Community concerns about any proposed coastal development would be anticipated, and nearby residents would likely express concerns about any proposed building development and its potential impacts as it relates to view obstruction, noise, traffic, light, and glare. A number of these concerns were brought up during the recent workshop and in public emails. The PVHS proposal would also be subject to California Coastal Commission review.

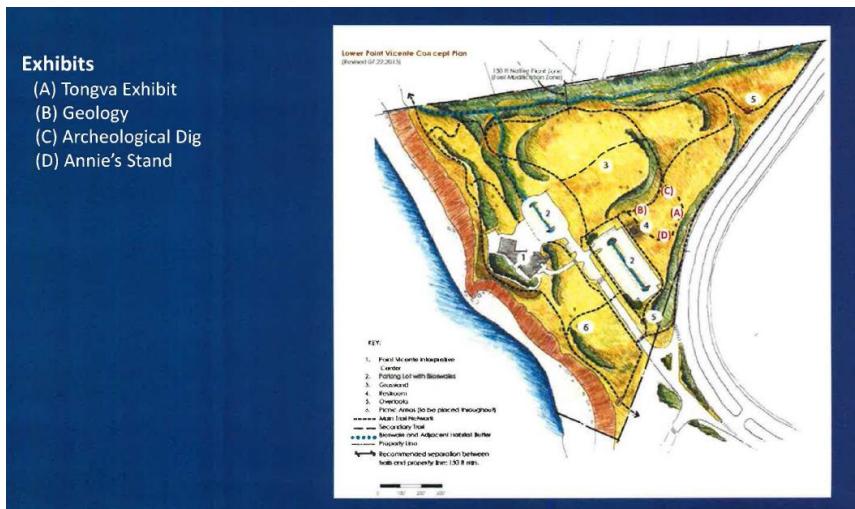
The expansion of PVIC was delayed for several years due to the discovery of lead contamination at the site from an Army firing range. While the PVHS proposal shows that its proposed location is not in a lead-contaminated area, this would need to be confirmed by a geotechnical investigation and approval by the Department of Toxic Substances Control (DTSC) who have deed restrictions over the property.

The proposed site also overlaps a City Council-approved location for Los Serenos de Point Vicente docent historical exhibits. The City Council approved modifying the Parks Master Plan on April 18, 2017, to include a variety of improvements, including outdoor interactive exhibits at Lower Point Vicente Park (Attachment H). This plan was the result of several years of planning and coordination with Los Serenos de Point Vicente docents, Oceanfront Estates residents, City Staff, a representative from the California Native Plant Society, resident Eva Cicoria, and then-Mayor Jim Knight. A plan that included an array of outdoor exhibits was reviewed by the NPS and OGALS and determined to be consistent with the POU and Land and Water Conservation Fund (LWCF) related deed restrictions.

The historical exhibits consisted of outdoor interactive stations to be sponsored and funded by Los Serenos de Point Vicente. They consisted of the following exhibits and signage:

- Tongva village
- Geology fossil exhibit
- Archaeological dig
- Spanish rancho exhibit
- Dry farming (Annie's Stand)
- WW II exhibit

Below is an excerpt of the conceptual plan with locations for exhibits:



The exhibits and signage have not been constructed to date.

While PVHS representatives have stated that the precise location of the building could be shifted to accommodate the outdoor exhibits and signage, the Master Plan would need to be revised to accommodate the proposed PVHS museum. Additionally, it can be anticipated that nearby residents may object to the addition of a museum in addition to the outdoor exhibits and signage.

A. Ken Dyda Civic Center Analysis

The Ken Dyda Civic Center was also identified as an appropriate and feasible location for the proposed PVHS museum. The site has sufficient space, the existing grade is relatively flat, there is room for additional parking, and a portion of the site is designed for institutional public use.

There are a number of constraints and challenges with the Civic Center site. Like Lower Point Vicente Park, the Civic Center property was also a former military base and certain portions of the site are subject to a POU that is overseen by the Department of Justice (DOJ), Federal Emergency Management Administration (FEMA), General Services Administration (GSA) and the NPS. Due to restrictions tied to the POU, a significant portion of the Civic Center on its east side is limited to public safety and law enforcement use. Because the PVHS proposal does have a public safety component, it would not be allowed to be built in the public safety zone. The Civic Center site would not be subject to California Coastal Commission review since it is located outside the City's Coastal Zone.

It is worth noting that PVHS has stated that its major donor is only interested in funding a standalone building at Lower Point Vicente. Based on that statement, the fundamental premise that the PVHS would fund the construction and then deed the property to the City would not apply at the Ken Dyda Civic Center.

Response from Los Serenos de Point Vicente

The proposal from PVHS calls for Los Serenos de Point Vicente to expand education and docent services. PVHS President Graham made a presentation to Los Serenos de Point

Vicente in November 2022 about their proposal. Los Serenos de Point Vicente sent in a response letter on February 7, 2023, stating its formal position on PVPHS' proposal. Below is a list of the essential elements of Los Serenos de Point Vicente' letter:

- Los Serenos de Point Vicente does not oppose PVHS' wish to build a museum.
- Concern that the topics covered in the proposed museum would be a duplication of displays at PVIC.
- Besides, whales and whale watching, PVIC has displays on indigenous peoples, California Missions, Spanish ranchos, Japanese farmers, Marineland, the Point Vicente Lighthouse, geology, and archeology.
- The Native Plant Garden has displays on plant life on the Peninsula.
- The proposed Lower Point Vicente location interferes with the outdoor exhibits proposed by Los Serenos de Point Vicente and adopted by the City Council in 2017 (discussed in more detail previously in this report).
- Los Serenos de Point Vicente supports consideration of the Ken Dyda Civic Center at City Hall, noting that the area has sufficient area to accommodate the museum, including the possible re-purposing of the Nike missile silos.
- Los Serenos de Point Vicente cannot commit to providing a new museum with docent support since it is not part of the organization's mission.
- Los Serenos de Point Vicente suggests that if a new museum is approved, the two organizations should collaborate on the type of exhibits to be displayed to minimize duplication.

The City Council is scheduled to hear this item on February 21 (Attachment G). Below are the recommended City Council actions.

- 1) Receive and file a status update report on a proposed Palos Verdes Historical Society (PVHS) museum based on City Council direction at its November 15, 2022 meeting; and,
- 2) If desired, provide Staff direction on how to proceed with the proposed PVHS museum including, but not limited to, if and where the requested building should be located at a City Park, whether the City should consider incurring operating and maintenance costs, whether the City Council-adopted Parks Master Plan should be amended, initiate discussions with the National Park Service, and initiate discussions with Department of Toxic Substances Control, among other things.

Staff will update the CCAC on any action taken by the City Council at its February 21 meeting.

CONCLUSION:

Staff recommends the CCAC receive and file this report.

From: [Matt Waters](#)
To: [Matt Waters](#)
Subject: FW: Historical Society Museum
Date: Wednesday, November 2, 2022 1:42:32 PM

From: Dana H Graham <danahgraham@cs.com>
Sent: Monday, October 31, 2022 1:04 PM

To: Matt Waters <MattW@rpvca.gov>
Subject: Re: Historical Society Museum

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Hon. Mayor and RPV City Council Members:

The Palos Verdes Historical Society has been without a museum, to house and display the countless historical artifacts we have in storage, since 2006 when the School District took over our former site in the Malaga Cove School tower.

What we are looking for from you is written approval for construction of a museum adjacent to the Pt Vicente Interpretive Center in the location shown on the accompanying diagram. We view this to be an expansion of the PVIC, with the building itself being subject to the normal City process. Upon completion, we would deed the building to the City. The Historical Society would manage and maintain the displays, while the City would staff and maintain the building.

You will see that we have done quite a bit of research as to the viability of a one-story, approximately 5000 sf museum, and have attempted to anticipate and solve every reasonable objection -- view obstruction, lead contamination, environmental compatibility, etc.

The project would be privately funded, but to keep our benefactors on board, they need to know where the museum would be located and that we are making progress toward it. We had originally wanted to make this presentation last July but, for a few reasons, that didn't happen.

Our goal is to come away from this meeting with an agreement in principle as to museum location. We will then proceed thru the normal channels (Planning Commission, etc) for approval of the building itself.

Thank you again for your favorable consideration of our proposal.

Dana Graham -- President, Palos Verdes Historical Society



CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE AGENDA REPORT

MEETING DATE: 02/23/2023
AGENDA HEADING: Regular Business

AGENDA TITLE:

Consideration and possible action to provide input to the City Council for development of the City Council Goals for Fiscal Year 2023-24.

RECOMMENDED CCAC ACTION:

- (1) Provide a list of CCAC recommended goals for the City Council's consideration during the development of the Fiscal Year 2022-23 Goals at its upcoming March 15, 2023 workshop.

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst 

ATTACHED SUPPORTING DOCUMENTS:

- A. [Quarterly City Council Update from December 20, 2022](#)

BACKGROUND AND DISCUSSION:

On March 17, 2020, the City Council agreed to change the annual goal-setting process from a calendar year basis (January 1 to December 31) to a fiscal year basis (July 1 to June 30). This change was intended to align the goal-setting process with the City's annual budget process and is now part of this year's budget calendar. The City Council also agreed to receive quarterly updates.

The goals are currently grouped under the following categories:

Category: Public Safety

Goal: Maintain a high level of public safety with public engagement.

Category: Infrastructure

Goal: Maintain and improve all public infrastructure (including transportation systems, parking, utilities, storm drains, and sewers).

Category: City Land and Facilities

Goal: Maintain and improve all City-owned properties.

Category: Quality of Life

Goal: Maintain and improve the quality of life for RPV residents.

Category: Citizen Involvement and Public Outreach

Goal: Engage residents and community partners in assisting the City Council, City Committees/Commissions, and City Staff facilitate the decision-making process.

Category: Government Efficiency, Transparency, and Accountability

Goal: Maximize the use of each tax dollar and optimize services delivered to RPV residents.

The Civic Center previously had a number of separate City Council goals including pursuing partnerships, outreach to Federal agencies regarding the possibility of a land swap, and presenting financial options for City Council consideration. The City Council has opted for a streamlined approach with fewer goals with clearly defined sub-steps identified for each goal (Attachment A). Below is the current 2022-23 City Council-approved Civic Center related goal, its current status, and FY 2023-24 recommendations.

1. Complete Civic Center Project Feasibility and Site Planning-Phase 1

Category: City Land and Facilities

Goal Steps and current status

- 1.1 Pre-design workshop--completed
- 1.2 Project Scheduling -in progress
- 1.3 Delivery Analysis-in progress
- 1.4 Site plan revisions-in progress
- 1.5 Revise and prepare site plan for City Council-in progress
- 1.6 Project estimate and budgeting-in progress
- 1.7 Geotech investigation reportin progress
- 1.8 Review of revised site plan by federal agencies-in progress

Overall Status: Not completed.

Recommendation for FY 2023-24: Staff recommends continuing this over-arching goal for 2023-24

In addition to the above goal, Staff seeks any recommendations that the Committee wishes to offer regarding these or any other CCAC-related goals for the City Council's consideration.

The Committee's recommendations will be included in a staff report to the City Council, tentatively set to be included in the agenda for the City Council's Goals Workshop on March 15, 2023.