

**City of Rancho Palos Verdes – Ladera Linda Park Master Plan  
Public Workshop**

- Date:** Wednesday, February 21, 2018
- Time:** 6:00pm – 8:30pm
- Location:** Ladera Linda Park – 32201 Forrestal Dr., Rancho Palos Verdes, CA
- City Staff:** Recreation: Cory Linder, Dan Trautner, Matt Waters, Mona Dill, Mary Hirsch & Leslie Williams
- Consultant:** *Richard Fisher Associates:* Dick Fisher, Taylor Smith  
*Dahlin Group:* Gregor Markel
- Topic:** Presenting revised Concept A-1 design of Ladera Linda Park
- Summary:** City staff began with an overview of events leading up to this point, including initial direction received from City Council and RFA's data gathering process, previous Public Workshops, and City Council direction for extra services. Additional services include: development of cross sections & supporting site plan; alternative ADA access options; study plan with grade elevations; preliminary site security coverage; Phase 1 site assessment; traffic/parking impacts; usage; and, additional public outreach. Dick Fisher presented the revised Concept A-1 and all additional studies. Gregor Markel presented 3-D images of the potential design for the community building. City staff closed out the presentation portion of the meeting by discussing the security analysis, traffic/parking analysis, usage, the Phase 1 Environmental Site Assessment, potential rental policies, revised park operating hours, a financing analysis and the next steps in the process. The meeting was then opened up for questions and comments from the community.

**City staff will be accepting Comment Cards through March 2, 2018.**

**HOA Survey Discussion**

A survey was distributed to Ladera Linda HOA residents regarding the project. The survey consisted of 10 questions and had 50% of LL residents respond and several Seaview residents as well. The results of the survey and related concerns were summarized as follows:

- Preferred size of park building – decrease to 7,000 sf. by eliminating (1) classroom and underutilized Discovery Room – they only use it for 15 minutes as an orientation to a hike into the Preserve.
- Relocate basketball courts due to noise away from residents
- Eliminate parking on Forrestal (addressed by City staff in presentation)
- Park security - install ALPR cameras
- Limit park activities that create noise
- Park operation hours (addressed by City staff in presentation)
- Control Forrestal traffic during planned activities (AYSO and events)
- Preserve landscaping of the grounds especially near Forrestal (privacy for surrounding residents) and old-growth trees
- Construction costs – save money by reducing size of building
- ADA Access – want it where the present entrance is
- Left turn accelerating lane at Forrestal Dr. onto Palos Verdes Dr.

Do not want a new Ladera Linda Park that will become destination attraction advertised on social media that will draw large crowds and traffic congestion (such as what happened at Del Cerro Park). Should be designed to satisfy the needs of the local residents. Very concerned about crime, noise, parking, traffic congestion and do not new facility to be a trail head center for the Preserve.

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**Community Comments / Questions / Concerns:**

- The statement that “the community supported Concept A” is not true. It was the best of the options presented but there were still many issues with the proposed design.
- The concept laid out a walking path but people won't stay on the path and will go over to the fence and look into backyards. Do not want shrubs taken down.
  - Response: Path is on average 27 feet away from the fence. The area between the path & the fence will be barrier shrub plantings that discourage pedestrians from wandering off the path.
- AYSO users throw their trash into the backyards of the Seaview residents.
- Traffic Issues: 1) there have been nothing but problems since AYSO started using the fields; and, 2) at peak traffic times, it is impossible to turn left from Forrestal Dr. onto Palos Verdes Dr.
  - Clarification from other resident: the AYSO and traffic issues are separate from the park design.
- Parking Issue – red striping may push parking further on Forrestal and onto Pirate Dr.
- P3 Financing Clarification – why would a private party do that? Private parties can engage in these activities for a lower cost and build savings into amortization cost and spread out over 30 years.
  - Response: City will meet with financial advisors before City Council to get their perspective on how viable this is and if it is a good fit.
- Mediterranean HOA – appreciates that Ladera Linda residents are adjacent to the park and have unique concerns but this is a regional resource for all of the neighborhoods in the area. Hope that this will be a resource to bring the community together and not divide us. As a parent of a young child, he asks that the older residents look back at the time when this was an active site (first as a school and then as a community center) before it became derelict and the surrounding communities are looking for a nice park, not the current norm. When we look at consensus, we need to look back at the whole process from beginning to now. Early in the process, it is being said that there was not support for many of the other elements and that is not true. There were many people who wanted a gymnasium or a pool and there was a lot of opposition. Through this process a general consensus was reached. Those that have young children and wanted more recognized that others did not and said “okay we are willing to compromise”. Please look back at the whole process and don't keep chipping away and chipping away. We will never have 100% consensus but don't forget about the concessions that have already been made. Please look to the newer residents and residents with kids and recognize that we have a right to have a nice, newer facility that we can utilize and have access to. We need to work together and have a compromise.
- Very frustrating that there has never been a place for the parents to sit when their children use the playgrounds. Would like a bench and decent access to the restrooms.
  - Response: Have designed (2) play areas for 2-5 year olds and 5-12 year olds that are side-by-side with a separated area for swings. All around the play area are picnic tables and benches for people who are supervising young children. There is an outdoor access to the restrooms in the community center.
- Do not want to become a destination park for all of South Bay or the county via social media.
  - Response: City will not be posting on social media but cannot control what others post.
- Counters at Del Cerro Park trails showed approximately 2,700 users per week with only 3-5% as local residents. Don't want the same here.
- Why are there 28 parking spaces on Forrestal in the concept plan? Are there 28 people who come use the park per day or are you building in additional parking spaces that will attract more trail users?

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- Response: Spending a minimal amount of money on fine grading and asphalt, there is room for 28 parking spaces. This was added into the concept at the request of the City Council who wants to address residents' concerns about parking on Forrestal. It does not mean 28 spaces have to be built.
- She would like to see a minimal amount of spaces (maybe 5 spaces) done to start. Do not want to make it too inviting for it to become a gateway park to the Preserve.
- The survey showed that a majority of residents were satisfied with the 28 spaces.
- Can parking on Pirate Dr. be restricted or by permit only? Maybe do both red striping and restricted hours?
  - Response: City staff understand that residents do not want outsiders walking around in the neighborhoods due to recent burglaries. It will come down to residents' attitudes and how they want to address this. If we provide enough parking on Forrestal hopefully it would address this issue.
- Operating hours – why are the proposed hours longer than other high-use parks?
  - Response: We are addressing the security issues and concerns expressed to City staff by residents. We want to show more staff presence.
- Would like to commend staff on presentation. Does not want to see it keep reduce, reduce, reduce. Want to see it become useful once again to the area. Need to take a global look at this and not the minimal amount to the park. We need to address the needs of the whole community.
- Nothing but problems since AYSO started using fields (burglaries, parking, etc).
- Why are you spending all this money on the park but not address the left turn issue from Forrestal Dr.?
- Don't just look at the usage over the past 3 years but over the past 40 years. There used to be dinner dances, weddings, Halloween parties and Christmas parties – it was used. Now it is a ghost town and it's because we were not using it. The park is worn out and needs to be brought to modern standards.
- Will there be a stairway from park site to parking on Forrestal Dr? If you're going to have a community building that is being used you will need to have the overflow parking.
  - Response: Not at this time but can be added at the direction of City Council.
- Noticed that there is not a kitchen in the building layout.
  - Response: There is a staging/kitchenette area near multipurpose room.
- I like the plan a lot. We are losing sight of "community". It is not just a Ladera Linda park. Like the Discovery Room so don't eliminate it. Downsize if needed.
- What is the size of the Multipurpose Room compared to the existing portable the meeting is being held in?
  - Response: Very comparable in size. The overall building is very similar in size to what is being used currently but is a much smaller overall footprint.
- Will there be enough revenue generated each year to cover the operational costs?
  - Response: We don't know exactly how much revenue will be generated but it won't be enough. With restrictions in play and lack of commercial kitchen it will not be a financial driver. It hasn't been in the past and won't be in the future. We have no anticipation that it will bring in enough money to cover anywhere near the operating expenses.
  - So more taxes to pay for this yearly cost?
  - Response: It's similar to a lot of our park sites. It's something that the City takes seriously to provide quality parks and recreation to our residents. Certainly is subsidized.
- To those that say the community used to do a lot more together, today's day and age isn't like that anymore. It's more social media and internet driven and we are not going to get the same type of people. Everyone wants to stay in their house and be on the internet.

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- I like the usage policy (especially amplified music policy) and operation hours. Is the Sheriff's Department empowered to enforce Park Department policy? Can it be codified into municipal code?
  - Response: It may need to be codified, unless you are talking about disturbing the peace. Noise related laws are already laws that are in effect – nothing new needs to be created. City does have a noise ordinance as well. If City staff cannot get compliance, policy states they will notify the Sheriff's Department.
- Comments from previous City employee & current President of Docents – does not understand objection to Discovery Room. Docents are dedicated to education and the City has been a big important player in providing funding and support of this educational aspect of our program. We value the environment, we value the plantings, we value the ocean and the wildlife. Not everything can be quantified by money. Something has to be done to say this is a fabulous opportunity for our children. It's a Discovery room because it is a whole educational experience about our environment, our community and the land we are on.
- We don't want this to be an information center for the trailhead. Can't we just put all of the items on a cart and utilize the classrooms? The Discovery Room is full and has a lot of duplication.
- Comments from a Ladera Linda docent - Kids universally love the Discovery Room after their hike and the incredible diversity. Wonderful butterfly collection over 80 years old, peacocks, birds, bear skins – this is a regional resource, not just a Ladera Linda resource. All of us on the peninsula should be very proud of this collection and protect at all costs. The collections are in glass cases and to move them from one room to another would destroy the collection. The idea is to make a permanent display to preserve these priceless artifacts that have taken years and years to assemble and can never be duplicated.
- Survey showed trends on what are major concerns: 1) exit for Forrestal onto PV Dr. – it is very dangerous; 2) kids cannot go out to play at Forrestal & Pirate because of the danger from the speeds as people come down Forrestal
- Need a traffic study at Forrestal & PV Dr. Is there conduit already there for a signal?
  - Response: There was a Traffic Study done a couple years ago. Not sure what the conclusion was. It's a definitely a serious issue and an issue for the Traffic Engineer.
- While this the traffic issue is a legitimate and serious issue, but please do not use them as a reason to block the park.
- Don't want to block the park. Just want to keep it for community use and not expanding the use. Would love to have the community center for dances, community events, cub scouts and girl scouts but that is not what it is going to be. When you advertise on social media as a new facility, which you will, it will be very popular. Usage restrictions allow for 57 uses per year (one per week). When you build this beautiful new facility, chop down the trees for ocean views, people will come. Residents are concerned that once it's done we won't be able to stop this. We feel like all the input that we have had and the private meetings are not being considered.
  - Response 1) City does not intend to advertise on social media but it cannot control social media. We will not send out master blasts. This is a community park and always will be. 2) As for uses, the 25 is the number of people to trigger a permit not 25 separate uses. 3) We are not trying to have this be some incredible park. Drawings and building are very nice. This is a very standard park – go to Torrance, San Pedro, Long Beach and you'll find all sorts of parks like this. This is not a Taj Mahal – 8,900 sf is a very modest footprint. Elements of basketball courts, paddle tennis, playground are extremely common elements. We are blessed with great views – that is true. All of our parks have great views. That is just the reality of Palos Verdes. Will some people come for the wrong reasons – sure. We will deal with that with increased security, better site lines for the Sherriff. Most people will come for the right reasons. To have a walk on the

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trail, enjoy the views, go to the butterfly garden. That is certainly the intent and what we told Dick Fisher from the very beginning when Micky Rodich was there. From the very beginning we wanted a low-key, well maintained, well managed community park with a small footprint.

- I have to testify tomorrow in court against the woman who broke into my house. My neighbor on Sea Raven who had a similar thing happen has put her house on the market. That is the very thing we are trying to prevent – neighbors feeling unsafe in the neighborhood.
  - Response: The City can definitely understand and that is a horrible thing to go through. The Sheriff will speak at the City Council meeting and agree that a well-designed park will increase security and safety and have a positive effect.
- A well-designed park will bring in hoards of people.
  - Community Member Response: That's the preserve not the park.
- More homeless people walking on the slide area. You don't think this isn't going to be a magnet for them?
- It is such quick access to the 110 freeway.
  - Response: This park, as the years go by, will become a derelict eyesore. Having a new park will increase security.
- 1) Cutting down the shrubs and creating ocean views will be a draw. If this is going to be a community park, let's put in the playgrounds and the community center but keep the shrubs. The community does not want to open up the view to everybody because that is going to be the draw. Now you have put a walking path all the way around the park and given plenty of parking and magnificent views of the sunset. People will congregate for the views. People will advertise the trails on social media. My concern is removing all of the shrubs on the south side without having the community support.  
2) As for shrubs on Forrestal and cutting them down for sightline and safety, even if shrubs do not provide a sound barrier, they do provide a visual barrier from her house to the park. They give me some privacy in my backyard and my bedroom. To remove the shrubs just to make the sheriffs' job easier leaves her perplexed. This is a community park and she is a member of the community and the park should not be designed for the sheriff. No one can see all the way into the park from Forrestal so by removing the shrubs, users can see into our yards and vice versa. For the safety of the park, the sheriff will have to drive into the park anyway so I don't understand taking the shrubs out for that purpose. Can't you make the park safe by putting a fence around the park and locking the gate at night?
  - Response: 1) The initial designs had the building facing away from the views. Residents at the last Public Workshop asked to increase the views from the building and Richard Fisher Associates was told to modify the concept accordingly. 2) We don't want a bad element of any community to feel comfortable to come into this park to do unlawful things and threaten the safety of the people surrounding the park. You want it open and visible to detour those activities. As for a gate, that can be brought to the City Council. RPV does not have any park facility at this time that is fully lockable. Also, having staff here later in the day should help. Currently staff leave and AYSO is still using the upper fields. Our security is currently volunteer and the gates are locked or not depending on who has volunteered for the day. The new design will not solve all the issues and make all them go away. We're not going to say that nobody will be here at night but we are trying to mitigate the issues through design, through staffing and increased patrols.
- How will the building be serviced? Trash? Deliveries?
  - Response: We did not get to that level of detail in presentation. Dumpster location and path of travel of trash disposal truck. Truck will not have to back up which is a safety issue. Dumpsters are convenient to the building but not in the line of sight. Deliveries could be pulled up right to the sidewalk area.

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- What is the cutout or inset in design in the roof?
  - Response: That is where the building mechanicals are housed. People will not have a direct line of sight from the street which is a security issue.
- Regarding the proposal to paint the curb red on Forrestal, can we do it tomorrow?
  - Response: Maybe not that rapidly but it can be addressed, like staff hours, by increasing the budget. It can be considered well before the construction phase.
- Noise of the basketball courts – they need to move to the back of the park.
  - Response: One of the designs in last April's community meeting had the design at the other end of the park. Parents concern is that they have children of varying ages with some using playground equipment and the older children wanting to play basketball. By keeping them together, parents are able to supervise their children. Also went from (2) full size courts to (1) full and (1) half size, hoping to reduce the noise level. As for noise study, City Council said that since there is a court there already, they would not spend money on that issue.
  - Is the noise only during the day? (Crowd answers yes). Then what is the problem? I have to listen to AYSO during the day but none of the noise is there at nights.
  - Can a half court be included near the play equipment and the full court moved by the paddle tennis courts?
- Building design – amazed at how much glass is there. 1) it makes a nice target for vandals. 2) hard to get LEED certified.
  - Response: As for glass, Hess Park has security shutters that have been very effective. They were installed in the 1980's and there have been zero instances of damage to windows. For LEED certification, the new glass on the market today do not pose an issue. Things can be done in the design. By creating an overhang, glass does not become a conductor for the direct sunlight but you are still able to capture the sunlight allowing for reduction of energy consumption.
- Regarding the building, from the previous concept to now there are only a few less inside and outside corners on the exterior walls. Those are expensive to design and expensive to build. To save money, we should make walls on the building flat. They don't provide a service. Need to reorganize rooms to make straight walls.
  - Response: The building is a fairly simple set of rectangles. In order to decrease the building size but still meet ADA and building code requirements for items like the restrooms, the insets are needed. To take them out would increase the size of the building. Could we study it further? Absolutely.
- Basketball courts – there are young men that use the court that use language that is not nice.
  - Response: An increase of City staff at the park that can monitor undesirable behavior may help with this as well.

**Prepared By:** Richard Fisher Associates

**Date Prepared:** 3/7/18