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## **HYBRID CIVIC CENTER ADVISORY COMMITTEE MEETING**

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

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

The regular meeting of the Civic Center Advisory Committee for September 22, 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>**

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## **AGENDA**

**29301 HAWTHORNE BOULEVARD, RANCHO PALOS VERDES 90275  
THURSDAY, SEPTEMBER 22, 2022**

**6:00 P.M. -REGULAR MEETING**

<b>ADJOURNED REGULAR MEETING</b>
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**CALL TO ORDER:** Chair Greg O'Brien

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

**PLEDGE OF ALLEGIANCE:** To be announced

<b>CHAIR'S ANNOUNCEMENTS:</b>
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## 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:

1. Information on how CCAC members can visit Fort MacArthur

## 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) (5 mins.)  
**Recommendation:** Approve the Minutes of the July 28, 2022 Civic Center Advisory Committee meeting.
2. Receive a presentation from CalWater and LA County Fire Department proposing to locate a helopad at the Civic Center (Waters) (30 mins.)  
**Recommendation:**
  1. Receive a presentation from CalWater and LA County Fire Department on their proposal to locate a helopad at the Civic Center; and,
  2. If deemed acceptable, direct Staff and the Consultant to incorporate the helopad in the preliminary site design for the City Council's consideration.
3. Receive a report on Staff's outreach with County Officials regarding their potential commitment to bring public safety agencies to the Civic Center (Waters) (30 minutes)  
**Recommendation:**
  1. Receive an update report on Staff's outreach with County Officials regarding their potential commitment to locate a sheriff substation and a Los Angeles County Fire Station at the Civic Center;
  2. If desired, request proceeding with updating the preliminary site plans that would include the Los Angeles County Fire Department and Los Angeles County Sheriff's Department substations and a parking structure as an alternative option to the preferred design; and,
  3. Request staff prepare an amendment to the Gensler contract for the City Council's consideration to provide added services to modify the preliminary site plans to include public safety facilities and a parking structure as an alternative option.

## 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. on October 27, 2022, for a Regular meeting.

**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](http://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](mailto:kbanales@rpvca.gov); 310-544-5273; 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275.

**DRAFT  
MINUTES  
RANCHO PALOS VERDES CIVIC CENTER ADVISORY COMMITTEE  
REGULAR MEETING  
JULY 28, 2022**

**CALL TO ORDER:**

A meeting of the Rancho Palos Verdes Civic Center Advisory Committee was called to order at 6:03 p.m. by Chair O'Brien. This hybrid meeting took place at McTaggart Hall in Fred Hesse Community Park, 29301 Hawthorne Boulevard via Zoom platform and in-person.

Civic Center Advisory Committee roll call was answered as follows:

**PRESENT:** Cohu, Jankovich, LaCombe, Petru, Rodich, and Vice-Chair Seo and Chair O'Brien

**ABSENT:** None

**PLEDGE OF ALLEGIANCE:** Led by Member Jankovich.

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

**CHAIR'S ANNOUNCEMENTS:** None

**APPROVAL OF AGENDA:**

Member Cohu moved, seconded by Member Seo, to Approve the Minutes of the May 26, 2022 Civic Center Advisory Committee meeting. Motion passed 7-0.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS:** None

**STAFF LIAISON REPORT:** None

**REGULAR BUSINESS:**

1. Approval of Minutes (Waters)

Member Petru moved, seconded by Member Seo, to approve the minutes of the May 26, 2022 Civic Center Advisory Committee meeting with amendments. Motion passed 6-1.

Chair O'Brien abstained.

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

Senior Analyst Waters presented a brief status update on the progress of the Civic Center geotechnical investigation report. He reviewed a memo prepared by the consultant, Leighton Group on the progress of the investigation, and noted that one boring still needs to be completed. He noted that the final report is expected in several weeks and will then be reviewed by the City Geologist. It will then be presented to the CCAC at a future meeting. He noted that while preliminary, the memo does not identify any issues that would preclude the proposed development.

Member Petru moved, seconded by Vice-Chair Seo, to receive and file the report on the Civic Center Geotechnical Investigation Report. Motion passed 7-0.

3. Review a report on the development of the Civic Center Master Plan conceptual budget (Waters)

Senior Analyst Waters presented a status report on the development of the project's conceptual budget and potential project partners. CCAC then reviewed and provided input on a chart showing which components in the existing program document should be a cost borne by the city, which would likely be a cost borne by other organizations, and which might be shared costs.

City Manager Mihranian and Project Manager Robert Godfrey with Griffin Structures spoke about the complexities of developing a conceptual budget, the lessons learned from the Ladera Linda Community Park Project, and the importance of identifying the appropriate categorization of components and their potential funding sources early in the process.

CCAC members expressed their support for this approach while emphasizing the need to continue working towards a conceptual budget for the City Council's consideration.

The CCAC noted that potential exhibit space should not be limited to the Palos Verdes Historical Society but should be described more generally as exhibit space. It was suggested that Staff work with various historical community organizations to come together with the possibility of providing one facility to display their respective collections.

Member Petru moved, seconded by Vice-Chair Seo, to receive a status report on the development of the Civic Center Master Plan's conceptual budget, and provide Staff input in developing the conceptual budget based on categorizing the project's various programmatic components by potential costs to be borne by the City, other agencies and organizations, and/or shared by the City and other agencies. The categories table was

affirmed with adjustments to the Café, Exhibits, and Overflow parking components. Motion passed 7-0.

#### 4. Consider potential modifications to the preliminary site plans (Waters)

Senior Analyst Waters gave a staff presentation on modifying the CCAC's preferred preliminary site plan to have public safety and parking structure as an alternate design option. He indicated that Los Angeles County Fire and the Sheriff's Department stations would not be removed from the project or program, but since neither organization had made a firm commitment at this time it would be prudent to proceed with a preliminary site plan that shows these facilities as options now rather than having to change the design down the road if they decide not to locate at the Civic Center because of costs or design constraints. He suggested that to pursue this alternate option, the contract with Gensler would have to be amended to allow for additional time and costs to finalize a revised preliminary site plan.

City Manager Mihranian noted that this is being brought to the CCAC's attention now rather than later because there appears to be challenges with access to Hawthorne Blvd. for the ingress and egress of emergency vehicles due to the steepness and curvature of the road, as well as the likelihood of having three driveway approaches and a signalized intersection. He indicated that none of his comments are based on engineering reports but his observations. He also noted that response times may or may not make a difference especially when it comes to Sheriff calls with a substation at the Civic Center. He said making design changes later in the process would add time and costs to the project, as the City learned from the Ladera Linda Community Park project.

Chair O'Brien opined that while he understood that Sheriff and Fire might not be part of the project, he would be more comfortable with recommending amending Gensler's contract after an outreach to County officials including Supervisor Janice Hahn to determine if there was support or not.

There was general agreement on this point and the CCAC directed staff to pursue this approach and report back.

Member Petru moved, seconded by Member Seo, to receive an update and to delay providing input on potential programming changes to the preliminary site plan that would not include the Los Angeles County Fire Department and Los Angeles County Sheriff's Department substations and a parking structure until after staff reached out to County Supervisor Janice Hahn's office. The motion included approaching DOJ and FEMA by staff about potential public safety changes to the site plan and discuss if those changes would be feasible and acceptable based on the property use boundary changes. Motion passed 7-0.

## **Future Agenda Items Approved by CCAC:**

1. Request from Los Angeles County Fire Department for installation of a water tank/helopod.
2. Presentation of Geotechnical investigation report.
3. Presentation on future public outreach process.
4. Requested Staff look into the possibility of a tour of Fort MacArthur and report back to CCAC.
5. Consideration of amendment to Gensler contract for additional preliminary site plan work.

**COMMITTEE MEMBER ORAL REPORTS:** None

## **ADJOURNMENT:**

Chair O'Brien moved to adjourn the meeting at 7:36 P.M. to a Hybrid (available via Zoom and in person per the CCAC) Regular Meeting on August 25, 2022 at 6:00 p.m. at McTaggart Hall, Fred Hesse Community Center.

Attest:

/s/Mary Hirsch  
Administrative Assistant

/s/Greg O'Brien  
Chair



**CIVIC CENTER ADVISORY COMMITTEE  
AGENDA REPORT**

**MEETING DATE:** 09/22/2022  
**AGENDA HEADING:** Regular Business

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**AGENDA DESCRIPTION:**

Receive a presentation from CalWater and LA County Fire Department proposing to locate a helopad at the Civic Center

**RECOMMENDED COMMITTEE ACTION:**

1. Receive a presentation from CalWater and LA County Fire Department on their proposal to locate a helopad at the Civic Center; and,
2. If deemed acceptable, direct Staff and the Consultant to incorporate the Helopad in the preliminary site plan for the City Council's consideration.

**STAFF COORDINATOR:** Matt Waters, Senior Administrative Analyst 

**ATTACHED SUPPORTING DOCUMENTS:**

- A. June 21, 2022 CalWater Email (Page A-1)
  - B. Los Angeles County Fire Department Helopod Location Map (Page B-1)
- 

**BACKGROUND:**

The helipad on the Civic Center site is regularly used by the Los Angeles County Fire Department (LACFD) for exercises and for emergency situations. It is a designated LACFD helispot. Firefighting helicopters land there to fill up with water from a hydrant located approximately 300 feet away which requires hoses to be laid across the Civic Center ingress/egress road.

CalWater has obtained grant funding to install a helopod on the Palos Verdes Peninsula to improve LACFD's firefighting capabilities by improving the efficiency of filling helicopters with water. CalWater has reached out to the City of Rancho Palos Verdes to explore two potential locations; the Civic Center or the Palos Verdes Peninsula Unified School playing fields near Ladera Linda (Attachment A). The existing helipad at the Civic Center site makes it an attractive location.

As the preliminary site plan nears completion, the Civic Center Advisory Committee, at the request of CalWater, is being asked to determine whether the proposed helopod

should be recommended to be added to the programming for the Civic Center for the City Council's consideration.

## **DISCUSSION:**

CalWater approached the City earlier in the year seeking to locate the proposed Helopod at the Civic Center because of its close proximity to the helipad. CalWater was informed that the programming for the Civic Center was completed and accepted by the City Council, and a preliminary site plan was being developed based on the Council-approved program. Understanding the importance the helopod would have for fire suppression, Staff expressed concerns with the overall appearance and aesthetics of it on the overall site, and noted that the City Council would have to make the final decision. It should be noted that Staff suggested that the helopod could be in the form of a pool so that it could serve multiple purposes including recreational and public safety. However, CalWater indicated the helopod was already purchased with the grant funds.

A helopod is essentially a metal water container that can be accessed by a helicopter hovering over it. The proposed helopod weighs 4,600 pounds when empty and has a carrying capacity of 4,800 gallons of water. Its dimensions are 16' L x 8' W x 7'-5" H. It is wheeled and can be moved by a pickup truck with a tilt trailer. A concrete pad is recommended so the helopod does not settle into the ground. The helopod has a valve and can be refilled from the nearest hydrant or water source.

Below is a video link showing a helicopter filling up at Helopod during the 2022 Laguna Beach fire. Helicopters performed 136 helopad fills and dropped 37,900 gallons of water on May 11-12, 2022.

[Video - Coulson 3,000 gallon Chinook hover filling on Laguna Beach Fire HeloPod](#)

Below is a picture of an LACFD fire-fighting helicopter refueling at a helopad.



Below is a closeup of a San Diego County Fire Department helopad.



Representatives from LACFD and CalWater will make a presentation and be available to answer any questions at the September 22 CCAC meeting.

### **CONCLUSION:**

Staff recommends the CCAC receive the presentation, and after reviewing the information provided, determine whether the Civic Center Master Plan should accommodate the proposed helopad and forward a recommendation to the City Council for its consideration at a future meeting.

**From:** Gilbride, Angie <agilbride@calwater.com>  
**Sent:** Tuesday, June 21, 2022 2:19 PM  
**To:** Ara Mihranian <AraM@rpvca.gov>  
**Cc:** Baeza, Agustin <ABaeza@calwater.com>  
**Subject:** HeloPod information  
**Importance:** High

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

Hi Ara,

We sincerely apologize for the delay in getting this information to you. Tammie has been swamped with drought-related projects but we hope this is everything that you requested. I believe you have some of this but please let us know if there is additional information that would help you. We would truly appreciate the opportunity to present before the Committee for the chairs to hear directly from the Fire Department about the importance of this equipment.

Angie

**Specifications - Size and weight of the HeloPod - (with built-in Fill Valve and Float)**

Grant provided by Cal Water to LA County Fire Department

Dimensions: 16' L x 8' W x 7'-5" Tall Rolling on (4) Steel 10" wheels

Capacity: 4,600 Gallons

Weight (Empty): 4,800 lbs

Weight (Full): 43,000 lbs. (HeloPod + Water)

NOTE: It can be moved and towed by a regular CDL holder and using an F-250 or larger Pick-up using a Tilt Trailer. It can also be transported by any Flat Bed Wrecker or Trash Bin Truck company.

Concrete is suggested for the Pad as eventually the four corner wheels will sink into the Dirt or non compacted Millings down on to the Rails when and bury the drain it is full. Without the concrete while draining the tank the Millings or Dirt can be tunneled or burrowed and cause erosion.

**Pad Option #1: Hard Packed / Sun Baked and already level Clay Dirt** - When water is poured onto the Soil it doesn't create Mud?? Example: For the Laguna Beach Dip Site we just rolled off the HeloPod and connected the Fire Hose and they had a working safe Dip Site in 15 minutes!. After 18 months they are placing Concrete.

**Pad Option #2:** Concrete Pad 12' x 20' x 8" Thick with Rebar

**Pad Option #3:** Concrete Strips (2) 3' Wide by 20' L x 8" Thick with Rebar

**Safety Items:**

Dust Control is needed to be considerate to neighbors surrounding the Dip Site. It 's also critical to the Pilots for visibility. If your Site is already level and has hard packed / sun baked dirt like

Laguna Beach site you can just do to Pad. But most commonly it is accomplished by using either of two materials: *[See Video's Below]*

Video - Coulson 3,000 gallon Chinook hover filling on Laguna Beach Fire HeloPod

Video - LADWP -LAFD Chatsworth 1st Hover Fills of HeloPod#2 by Ericson Skycrane

Thank you for your help!

**Tammie Myers**

Interim Lead Conservation Coordinator

California Water Service

424-399-9703 Mobile



**Quality. Service. Value.**

[calwater.com](http://calwater.com)

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Good morning Bill,

The City Council and the Emergency Preparedness Committee are in receipt of your email.

The City has been discussing a helopod with the Fire Chief and CalWater. CalWater has obtained a grant to install a helopod on the Palos Verdes Peninsula and have reached out to Rancho Palos Verdes to explore potential locations. We will continue to discuss this with CalWater and the LACFD.

Thank you,  
Ara Mihranian  
City Manager



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----- Forwarded message -----

From: Bill Ward <[bill@pumpppodusa.com](mailto:bill@pumpppodusa.com)>

Date: Thursday, May 19, 2022, 11:54:20 AM -0700

Subject: HeloPod - Critical Asset during the Coastal Fire

To: David Bradley <[david.bradley@rpvca.gov](mailto:david.bradley@rpvca.gov)>, Donald Campbell

<[donald.campbell@rpvca.gov](mailto:donald.campbell@rpvca.gov)>, Larry Maizlish <[larry.maizlish@rpvca.gov](mailto:larry.maizlish@rpvca.gov)>, City Council

General Mailbox <cc@rpvca.gov>  
Cc: Walt Dorn <walt@pumpodusa.com>

Hello Mayor, City Council, Emergency Preparedness Committee,  
I am contacting all the Cities in southern California within the Wildland Urban Interface (WUI) and/or declared High Fire Severity Zones and informing them of our product the **HeloPod** the automatically filling high capacity Helicopter Dip Tank. Being on the PV Peninsula you have the same issue Laguna Beach has, when the Air Calvary arrives there are ZERO open bodies of water for them to Fill from especially during Initial Attack those crucial first 20 minutes to keep the fire small. So Laguna Beach became the first city without a Helicopter to ensured the protection of there community by pre-positioning a HeloPod in the middle on the famous "Top of the World" open space.

Video - Multi-Agency Use of Helicopters Hover Filling on HeloPod  
[https://drive.google.com/file/d/1yRn1mfjkOCQql3iZ\\_cjF6jsB7dWak0fo/view?usp=sharing](https://drive.google.com/file/d/1yRn1mfjkOCQql3iZ_cjF6jsB7dWak0fo/view?usp=sharing)

I am sure your all aware of last weeks Coastal Fire in Laguna Niguel. The HeloPod purchased by Laguna Beach played a critical roll in keeping the fast moving Fire from becoming even more catastrophic and moving west into Laguna Beach. Laguna Beach Mayor praising the performance of the HeloPod.

***Firefighters complete containment of Coastal Fire*** <https://www.lagunabeachindy.com/firefighters-complete-containment-of-coastal-fire/>

I have gathered the information of the number of times the HeloPod was used and the amount of water dropped on the Coastal Fire by OCFA and CAL FIRE helicopters. I have included a note from OCFA regarding the use of HeloPod.

May 11th 81 Hover Fills and 23,050 gallons of water  
May 12th 55 Hover Fills and 14,850 gallons of water  
**Totals; 136 Hover Fills and 37,900 gallons of water**

The OCFA is expected to purchase two Tactical HeloPods for Pre-Positioning themselves in July.

Video – KABC7 TV News – Video of Using LBCFD HeloPod Coastal Fire **(18:05 – 19:04)**  
**(Narrative 19:27 – 19:47)** <https://www.youtube.com/watch?v=Sf3kopgvFDY>

Video - Fresno TV News – Video about Laguna Beach Fire HeloPod used in Coastal Fire **(:55 – 1:02)** <https://abc30.com/fire-crews-look-to-new-firefighting-strategy/11843418/>

Video – KCRA TV News – Video of using HeloPod Coastal Fire **(10:02 – 10:20)**  
<https://www.youtube.com/watch?v=BYl-0BCD1sA>

I look forward to talking to you further about protecting your City.

Bill Ward  
Executive Director – Co-Owner


PumpPodUSA  
949-246-6999

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**From:** Maule, Cheyne  
**Sent:** Wednesday, May 18, 2022 2:56 PM  
**To:** Bill Ward <[bill@pumppodusa.com](mailto:bill@pumppodusa.com)>  
**Cc:** [apiweinert34@gmail.com](mailto:apiweinert34@gmail.com)  
**Subject:** Re: Wildfire News of the Day RE: HeloPod

Bill,  
HeloPod was incredible on this incident. Our helicopter pulled from it 55 times on two consecutive days for a total of 110 times. Approximately 29,700 gallons. Does that help? Laguna Beach Fire was really helpful in getting the HeloPod turned on ASAP when the fire started. Our helicopter only made three drops on the fire before the pod was ready for use so very fast. Thank you.

Cheyne Maule  
OCFA - Battalion Chief Air Ops  
Sent from my iPhone

 Powered by [HubSpot](#).

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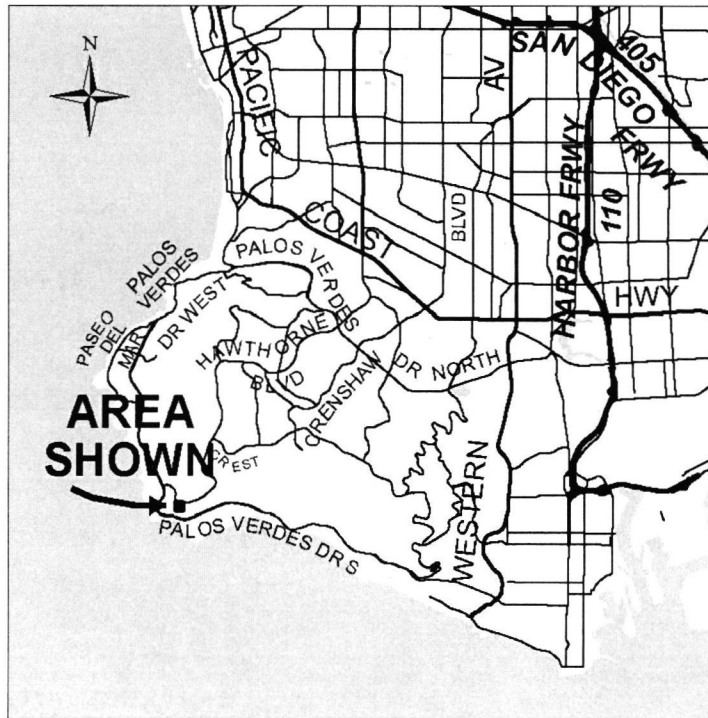


TG: 822G4

GRID: 0837D

NG: 5206D

LAT/LONG 33° 44.639' N / 118° 24.109' W

**AREA MAP**

0 1.75 3.5 7 Miles

**LOCATION**

Adjacent to Rancho Palos Verdes City Hall  
30940 Hawthorne Blvd  
Rancho Palos Verdes

Turn off onto gravel road adjacent to dog park  
Continue to landing area through unlocked gate

**SPECIAL INSTRUCTIONS**

Dispatch notify LA County Sheriff's Dept –  
Lomita Station – traffic control

**NOTE:** Helispot is also designated as a Los  
Angeles Fire Department helispot

LFD helispot designation –  
"POINT VICENTE PARK"

**HAZARDS****LANDING AREA**

Asphalt  
Multiple ships

**WATER SUPPLY**

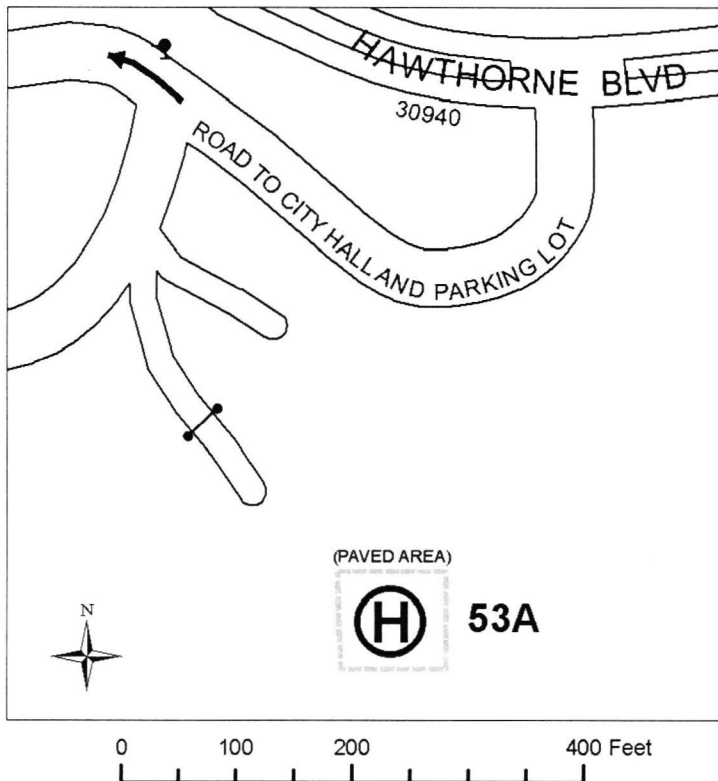
Hydrant – N/W of landing area

300' hoselay

Hoseline crosses road

**HOSELAY SPECIFICS**

Forward lay or reverse lay OK





**CIVIC CENTER ADVISORY COMMITTEE  
AGENDA REPORT**

**MEETING DATE:** 09/22/2022  
**AGENDA HEADING:** Regular Business

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**AGENDA DESCRIPTION:**

Receive a report on Staff's outreach with County Officials regarding their potential commitment to bring public safety agencies to the Civic Center

**RECOMMENDED COMMITTEE ACTION:**

1. Receive an update report on Staff's outreach with County Officials regarding their potential commitment to locate a sheriff substation and a Los Angeles County Fire Station at the Civic Center;
2. If desired, request proceeding with updating the preliminary site plan that would include the Los Angeles County Fire Department and Los Angeles County Sheriff's Department substations and a parking structure as an alternative option to the preferred design; and,
3. Request staff prepare an amendment to the Gensler contract for the City Council's consideration to provide added services to modify the preliminary site plans to include public safety facilities and a parking structure as an alternative option.

**STAFF COORDINATOR:** Matt Waters, Senior Administrative Analyst 

**ATTACHED SUPPORTING DOCUMENTS:**

- A. [July 28, 2022 CCAC Preliminary Site Plan Modification Report](#)
  - B. [October 29, 2019 Civic Center Property Deed Restrictions](#)
  - C. [May 26, 2022 CCAC Preliminary Site Plans Report](#)
  - D. [April 28, 2022 CCAC Preliminary Site Plans Report](#)
- 

**BACKGROUND:**

At its July 28, 2022 meeting, the Civic Center Advisory Committee (CCAC) received a report on potential programming changes to the Civic Center preliminary site plans that would include the following components as alternate option: Los Angeles County Fire Department medium fire station, Los Angeles County Sheriff's Department substation, and a parking structure that would enable public safety vehicles to directly access Hawthorne Boulevard (Attachment A). Staff recommended amending the contract with Gensler to provide added services to modify the preliminary site plans to include an alternative option that did not include the components listed above.

The report noted that the medium fire station and Sheriff substation had been part of design considerations for the site since the project began based on their strong scores on a 2017 resident survey and a subsequent 2018 public workshop. Both components are part of the program document that was first approved by the City Council in 2019 and again in 2021 as part of a program document update and validation. The eastern section of the Civic Center property was designated for public safety and law enforcement when federal oversight of property deed restrictions of the site shifted to the Department of Justice and the Federal Emergency Management Administration (FEMA) in 2019 (Attachment B). The stations and parking structure were included in the preliminary site plans prepared by Gensler that were reviewed by the CCAC at its April 28 and May 26, 2022 meetings (Attachments C and D).

The July 28 Staff report noted that while there was general support from the Los Angeles County Sheriff and Fire Departments officials throughout the process, a firm commitment of interest and financial support was never obtained from the County. Staff noted that recent conversations with both Fire and Sheriff officials have not been encouraging in terms of either Department's willingness to commit to the Civic Center project. The report also listed the following concerns why the inclusion of fire and sheriff facilities might not be prudent:

- Adequate line of sight for emergency vehicle ingress and egress onto Hawthorne Blvd.;
- Adequate street geometrics to accommodate three driveways that will likely need to be signalized;
- Sufficient undeveloped surface area for on-site turning movements;
- Potential environmental impacts to neighboring residents, i.e. noise and biological (edge effects to the adjacent Palos Verdes Nature Preserve);
- No significant improvement to Sheriff response time due to the fact that deputies primarily respond to calls directly from their vehicles not from a station locale; and,
- Potential diminished response times to the eastern coverage area of Station No. 53 if closed.

The lack of a firm commitment or even clear support from either the LA County Fire and Sheriff Departments, to date, is concerning due to its impact on the overall site design and potential cost and time implications if future design changes to the site plan are warranted. The July 28 report noted the following: *The removal of a significant portion of the potential public safety components on site (although there would still be a helipad, emergency operations center (EOC), and a maintenance yard) has significant programming and design implications.* The eastern section would need to be re-designed to remove the Fire and Sheriff substations and modify the remaining programmatic features in the area.

All three preliminary site plan designs considered by the CCAC, including the preferred Radial Bar design, has a parking structure that allowed for direct access to Hawthorne Boulevard for quick public safety access while positioning the maintenance yard on the bottom floor of the structure. That immediate access would no longer be necessary,

which removes or reduces an undoubtedly challenging design to parking. However, it would require design changes to potentially re-locate and re-configure the maintenance yard and provide desired surface parking that could potentially benefit one of the project's stakeholders, Terranea Resort. While most of the changes are on the eastern portion of the property, the need to identify space and an appropriate location for both the parking and the maintenance yard may have an adjacency effect on the western portion of the property.

Additionally, the financial understanding from the onset of the Master Plan process was that the City would provide the land, and the Sheriff and Fire Departments would fund the construction of their respective stations. In light of these concerns, Staff recommended on July 28 that the CCAC consider revising the preferred preliminary site plan that would not include the Sheriff and Fire stations, but rather as an alternate option, for the City Council's eventual consideration.

The CCAC directed staff to first reach out to Los Angeles County officials to determine if there was support for either or both of the Sheriff and Fire stations. The CCAC acknowledged the possibility that neither component would be part of the eventual design but opined that it would be prudent to reach out to higher-level officials in the County to determine the level of support before recommending amending Gensler's contract.

## **DISCUSSION:**

### County Outreach Efforts

Following CCAC direction, Staff has reached out to the County. As part of an unrelated meeting, City Manager Ara Mihranian was connected to Los Angeles County Assessor Jeffrey Prang who put him in touch with Joe Nicchitta, Chief Deputy CEO of Los Angeles County's Chief Executive Office. City Manager Mihranian and Senior Administrative Analyst Matt Waters met with Mr. Nicchitta recently to review the project in detail and discuss the likelihood of obtaining a firm commitment from the County. Mr. Nicchitta noted that given the current financial realities of Los Angeles County, particularly involving Fire and Sheriff services, he had doubts about the practicality of new stations being funded by the County. He noted the 2020 Los Angeles County Fire District Parcel Tax, Measure FD, that was rejected by Los Angeles County Fire District voters. Measure FD, if it had passed, would have levied an annual parcel tax of \$.06 per square foot of structural improvements on property up to 100,000 square feet. This would have generated an estimated \$134 million annually to hire and train fire fighters and paramedics, replace aging equipment and vehicles, and fund new facilities. Mr. Nicchitta noted that the failure of Measure FD had a significant fiscal impact on County Fire finances. He indicated that he would put the City Staff in touch with the appropriate County staff, including the Los Angeles County Asset Manager, to respond to the City's request for a commitment.

Additionally, through the County Assessor's Office, as well as Erika Velazquez, Supervisor Janice Hahn's Peninsula Cities Area Director, City Manager Mihranian has a pending meeting the following week with Mark Baucum, Chief of Staff to Supervisor Hahn.

City Manager Mihranian has also had a conversation recently with Los Angeles County Sheriff's Department Captain James Powers. Captain Powers reiterated that adding a substation at City Hall did not seem necessary nor would it increase response time and opined that a drop-in office for Sheriff personnel with basic communication equipment and access to a bathroom or kitchen would be preferable. This element could be included as part of the City Hall building or on the eastern public section zone of the Civic Center perhaps in conjunction with an Emergency Operations Center (EOC).

It is worth noting that Captain Powers and Tracy Ju, a contracts officer with the Sheriff's Department toured the City Center site in April 2022. Fire Department personnel Deputy Chief Thomas Ewald and Acting Chief, Construction and Maintenance Division Ron Bleier toured the site in May 2022. No commitments of support were expressed during or after either of these tours.

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

#### Gensler Contract Amendment

Given the significance of these changes to the preliminary site plan, if the CCAC is in general agreement with the above discussion, it may wish to request staff prepare an amendment to Gensler's current contract for the City Council's consideration to provide added services to modify the CCAC's preferred preliminary site plan (Radial Bar Plan). The added service would include modifications so that the primary option does not include public safety facilities and a parking structure and reconfigures the maintenance yard and surface parking lot. A Sheriff and Fire stations and parking structure with access to Hawthorne Boulevard would still be included as an alternate option to revert to in the event the County commits the needed resources to locate at the Civic Center in the future. Staff will work with the project manager and Gensler to develop an amended contract to be presented to the City Council for review and approval at an upcoming meeting, possibly as soon as October 4. If approved by the City Council in October, the CCAC may be able to begin reviewing the revised and alternate preliminary site plans as early as its October and November 2022 meetings.

#### **ADDITIONAL INFORMATION:**

#### Outreach to Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA)

On October 29, 2019, the City Council approved agreements with the United States government regarding Civic Center property deed restrictions. This action followed an

extensive lobbying effort to shift oversight of that section from the National Park Service to the Department of Justice and the Federal Emergency Management Agency (Attachment D). Passive recreation covenants on approximately 9.5 acres on the eastern side of the Civic Center property were replaced with law enforcement and emergency management covenants.

The CCAC, on July 28, directed staff to approach the Department of Justice and the Federal Emergency Management Administration to clarify questions and concerns about public safety zone requirements on the Civic Center site, particularly in relation to the possible removal of the sheriff and fire stations from the primary preliminary site design, but to be retained as an alternate option.

Staff has contacted, and has yet to hear back from the officials at DOJ and FEMA who were involved in the 2019 agreement to discuss the following issues and concerns:

- Would the change from sheriff and fire stations being definite components to possible components be a significant concern?
- Would the inclusion of non-public safety elements such as a parking lot or general government buildings be allowable in that area? The current preliminary designs locate the great majority of government buildings, including a new City Hall outside of that area in the western section of the property, but parts of the building and parking lot protrude into the public safety section.
- Would a land swap of acreage be a possibility, e.g. an EOC is permitted in the general government section of the property in exchange for a comparable size section of the public safety area being used for a non-public safety use, such as parking.
- Would a maintenance yard be considered a viable public safety component since it would be used in emergency situations?

Staff is working to setup a meeting with DOJ and FEMA to discuss these issues in greater detail and will report any follow-up information to the CCAC.

## **CONCLUSION:**

Depending on CCAC direction this evening, an amended Gensler contract for additional preliminary site planning services may be presented to the City Council for review and approval in October 2022. If approved, following completion of the additional site planning work by Gensler, which may take one to two CCAC meetings to develop the updated designs, a preliminary budget estimate will be prepared by Griffin Structures and brought to the CCAC at a future meeting date for consideration to forward a recommendation to the City Council. In considering the preliminary budget, the Finance Advisory Committee will also be asked to review the preliminary budget and identify potential funding sources for those programmatic components to be borne by the City.