



## CIVIC CENTER ADVISORY COMMITTEE MEETING

**KEN DYDA CIVIC CENTER COMMUNITY ROOM  
30940 HAWTHORNE BOULEVARD,  
RANCHO PALOS VERDES, CA 90275**

The Meeting will be open to the public.

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The meeting of the Civic Center Advisory Committee for April 27, 2023 will take place in accordance with the requirements of the Ralph M. Brown Act, Section 54950 et seq. of the Government Code. Remote participation by any Committee/Commission member shall be in accordance with Subdivisions (b)(3) or (f) of Government Code Section 54953. The meetings are held at City Hall Community Room, 30940 Hawthorne Boulevard and via teleconference for staff/consultants/participants using the Zoom platform. **Public participation will be in person and using the *virtual* Zoom platform. Please see separate cover for *virtual* public participation options .**

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**MEETING AGENDA  
CIVIC CENTER ADVISORY COMMITTEE  
THURSDAY, APRIL 27, 2023  
6:00 P.M. – REGULAR MEETING**

### **REGULAR MEETING**

**CALL TO ORDER:** Chair O'Brien

**ROLL CALL:**

Member Jankovich  
Member Kim  
Member Klose  
Member LaCombe  
Member Rodich  
Vice-Chair Cohu  
Chair O'Brien

**PLEDGE OF ALLEGIANCE:** To be announced.

### **CHAIR'S ANNOUNCEMENTS:**

*This section is designated for oral reports from the Chair to report action taken at intergovernmental organizations, committee, or association meetings. 10 minutes has been allotted for this section.*

### **APPROVAL OF AGENDA:**

## **PUBLIC COMMENTS FOR NON-AGENDA ITEMS:**

*During Public Comments any person may address the Civic Center Advisory Committee (CCAC), provided that the item is within the subject matter jurisdiction of the CCAC and is not otherwise on the agenda. Each speaker will be limited to three (3) minutes to address the CCAC. Those wishing to address the CCAC should refer to the separate cover for public participation options or visit [www.rpvca.gov/participate](http://www.rpvca.gov/participate).*

## **STAFF LIAISON REPORT:**

## **REGULAR BUSINESS:**

### 1. Approval of Minutes (Waters)

**Recommendation:** Approve the Minutes of the February 23, 2023 Civic Center Advisory Committee Meeting

### 2. Updated Civic Center Timeline covering significant milestones from 1973-present (Waters)

**Recommendation:** Receive and file an updated Civic Center timeline covering significant milestones from 1973-present.

### 3. Talking points addressing the reasons why the City is pursuing a new City Hall (Waters)

**Recommendation:** Provide input on suggested talking points addressing the reasons why the City is pursuing a new City Hall Building to recommend to be used in public messaging by the City Council, Civic Center Advisory Committee (CCAC) and staff.

## **FUTURE AGENDA ITEMS:**

*This section is designated for individual Committee Members to request that an item be placed on a future Committee meeting agenda.*

## **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. Council Members are required to provide a brief oral report on their attendance at any meetings where City funds have been expended. Detailed reports should be made in writing and will be posted on the City's website.*

## **ADJOURNMENT:**

*Adjourn to 6:00 P.M. on May 25, 2023 for a Regular meeting.*

**Advisory Board  
Agendas and Staff  
Reports:**

Agendas and staff reports are available for public review no later than 72 hours before 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; Hesse Community Park, 29301 Hawthorne Boulevard during regular business hours Monday – Friday from 9:00 A.M. until dusk, Saturday and Sunday from 10:00 A.M. until dusk; and on 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, and electronically on the City's website at <https://www.rpvca.gov/agendas>.

**Public  
Correspondence:**

We highly encourage written materials regarding Advisory Board Agenda items be submitted no later than 4:00 P.M. the day 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 televised and may be accessed through the City's website at <https://www.rpvca.gov/agendas>.

**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. Virtual participation is also offered please visit <https://www.rpvca.gov/participate>.

**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.

Pursuant to GC 54957.95: (a)(1) In addition to authority exercised pursuant to Sections 54954.3 and 54957.9, the presiding member of the legislative body conducting a meeting or their designee may remove, or cause the removal of, an individual for disrupting the meeting. (2) Prior to removing an individual, the presiding member or their designee shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding member or their designee may then remove the individual if they do not promptly cease their disruptive behavior. This paragraph does not apply to any behavior described in subparagraph (B) of paragraph (1) of subdivision (b)(1) means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, one of the following: (A) A failure to comply with reasonable and lawful regulations adopted by a legislative body pursuant to Section 54954.3 or any other law. (B) Engaging in behavior that constitutes use of force or a true threat of force.(2) "True threat of force" means a threat that has sufficient indicia of intent and seriousness, that a reasonable observer would perceive it to be an actual threat to use force by the person making the threat.

**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 a 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 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 an accommodation to participate in this meeting, please contact the City Clerk's Office prior to the meeting at: [cityclerk@rpvca.gov](mailto:cityclerk@rpvca.gov); by phone at 310-544-5217; or mail 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275. The City's reasonable accommodation policy is available for review on the City's website (see [City Council Policy 58](#)) Please note that for accommodations that are not readily available, you should make your request as soon as you can prior to the time of the meeting.

**CEQA Compliance  
(Changes as of  
11/7/22):**

01203.0001/851364.1

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

**DRAFT  
MINUTES  
RANCHO PALOS VERDES CIVIC CENTER ADVISORY COMMITTEE  
SPECIAL MEETING  
FEBRUARY 23, 2023**

**CALL TO ORDER:**

A meeting of the Rancho Palos Verdes Civic Center Advisory Committee was called to order by Chair O'Brien at 6:01 p.m. This meeting took place at the Ken Dyda Civic Center Community Room both Zoom and in-person.

Civic Center Advisory Committee roll call was answered as follows:

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

**ABSENT:** None

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

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

**CHAIR'S ANNOUNCEMENTS:** None

**APPROVAL OF AGENDA:**

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

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

**STAFF LIAISON REPORT:**

Senior Analyst Waters reported interviews for vacancies on City Committees,

**REGULAR BUSINESS:**

1. Approval of Minutes (Waters)

Member Rodich moved, and seconded by Vice-Chair Cohu, to approve the December 15, 2022 Special Meeting minutes. Motion passed 5-0.

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)

Senior Analyst Waters made a presentation. Staff explained that the primary reason for the rejection was GSA's belief that part of the space being considered for a swap from the City to GSA would be used primarily for parking for administrative purposes not for public safety/emergency use. Staff discussed that the next step would be to send the revised plan without the land swap option along with application materials to DOJ and FEMA for their review. The Committee discussed continued outreach to GSA to resolve their concerns along with the possibility of reaching out to elected officials, particularly Congressman Ted Lieu to assist.

Vice-Chair Cohu moved, and seconded by Member Rodich, to submit the revised site plan without a land swap option to DOJ and FEMA, continue discussions with GSA, and reach out to elected officials as needed. Motion passed 5-0.

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

Senior Analyst Waters made a brief presentation on the Civic Center Geotechnical Investigation Report submitted by Leighton Group and the subsequent review by the City's geological consultant, Cotton Shires. Robert Godfrey with Griffin Structures, the Civic Center project manager, noted that while Cotton Shires, Leighton, and Staff intend to work out some technical points in the future, no significant impediment to the project was revealed in the report. He confirmed Leighton's recommendations that additional geotechnical investigation would be needed when final designs are prepared. The CCAC received and filed the report.

Member Jankovich moved, and seconded by Member LaCombe, to receive and file the Civic Center Geotechnical Investigation Report. Motion passed 5-0.

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)

Senior Analyst Waters gave a presentation on the Palos Verdes Historical Society's museum proposal. The presentation included City Council's decision to receive and file the proposal on Feb, 21 and its concerns that Lower Point Vicente is not the preferred location and that it should be viewed as a Peninsula-wide issue with all four citiesinvolved. Staff also discussed other individuals and organizations who have collections that could potentially be included in the Civic Center Master Plan. The CCAC discussed the possibility of utilizing the bunker at Battery Barnes. Staff discussed that the City is reaching out to the Coast Guard to reaffirm the City's interest if the site is available through a divestiture process.

Member Jankovich moved, and seconded by Member LaCombe, to 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. Motion passed 5-0.

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)

Senior Analyst Waters made a brief presentation on goals. The CCAC discussed the need to have a defined project schedule and clearly outlined steps. They discussed making changes to the current goal for FY 23-24-shown below. Modified steps shown in red.

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

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 report in progress
- 1.8 Review of revised site plan by federal agencies-in progress

- 1. Review of revised site plan by federal agencies-in progress
- 2. Project Scheduling -in progress
- 3. Delivery Analysis-in progress

4. Project estimate and budgeting-in progress
5. Present budget and site plan to City Council

Member Jankovich moved, and seconded by Vice-Chair Cohu, to reduce and reorder the 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. Motion passed 5-0.

### **Future Agenda Items:**

1. Update on site plan review by federal agencies
2. Analysis/overview of cafe
3. Bullet point analysis of reasons why City needs a new City Hall
4. Opportunities for donations and State and Federal grant opportunities
5. Presentation by Staff and Project Manager on project phases and project schedule

Staff noted that if there is no response from Federal agencies then the March meeting may be cancelled. The CCAC was in agreement with that approach.

### **COMMITTEE MEMBER ORAL REPORTS:** None

### **ADJOURNMENT:**

Chair O'Brien moved to adjourn the meeting at 8:06 P.M. to a Hybrid (available via Zoom and in person per the CCAC) to 6:00 P.M. March 23, 2023 regular meeting 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:** 04/27/2023  
**AGENDA HEADING:** Regular Business

### **AGENDA TITLE:**

Updated Civic Center timeline covering significant milestones from 1973-present.

### **RECOMMENDED CCAC ACTION:**

- 1) Receive and file an updated Civic Center timeline covering significant milestones from 1973-present.

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

### **BACKGROUND AND DISCUSSION:**

The City Council appointed seven candidates to serve on the Civic Center Advisory Committee (CCAC) on August 15, 2017. The CCAC first met on September 28, 2017. Since the City's incorporation in 1973, the City has essentially pursued a Civic Center Master Plan which would include an adequate and functional City Hall. A detailed timeline was presented to the originally formed CCAC on October 25, 2017 and was subsequently updated on July 25, 2019.

Given the number of developments that have occurred since the last update and the fact that Committee Member Jankovich is the only original CCAC member still serving, Staff thought it would be informative to currently seated CCAC members to receive an updated timeline for reference purposes. The timeline includes links to many significant CCAC and City Council staff reports, presentations, and other documents.



## **Rancho Palos Verdes Civic Center Site Timeline (Updated April 21, 2023)**

Date	Milestone Event
September 1973	The City of Rancho Palos Verdes incorporates and begins operating from leased offices in the <i>Golden Cove</i> shopping center. Among the early goals of the City's founders is the development of a new civic center.
June 1975	City begins leasing the current Community Development Department building from the Federal government on an interim basis while the acquisition is finalized.
March 1976	Federal government approves the <a href="#">Program of Utilization (POU) for LADA Nike Site 55</a> , which included both upper and lower Point Vicente (the so-called "Lower Site") and the Del Cerro Park.

Date	Milestone Event
December 1979	City acquires Assessor's Parcel Nos. 7573-002-908 and 7573-002-909. APN 7573-002-908 includes the former Nike silos and what is now the Community Development Department building. APN 7573-002-909 is subject to the use restrictions imposed by the POU. The Palos Verdes Peninsula Unified School District (PVPUSD) acquires APNs 7573-002-910, 7573-002-912 and 7573-002-913, the latter including the current 2-story Administration building and the main parking lot. APN 7573-002-906 is retained by the Federal government on behalf of the U.S. Coast Guard (USCG)
October 1980	City approves <a href="#">1980-2000 Civic Center Master Plan</a> . The plan covers the portions of the site that are owned by the City (i.e., excluding PVPUSD and USCG properties). Features include play and picnic areas, trails, some active recreation along the northwesterly boundary of the site, and reuse of the Nike missile silos.
June 1985	PVPUSD relinquishes its property back to the Federal government. APN 7573-002-912 is conveyed to USCG.
June 1987	City acquires APNs 7573-002-910 and 7573-002-913 from the Federal government. Neither parcel is subject to the use restrictions imposed by the POU.
Late 1980s	City reconfigures Civic Center entry driveway and grades what is now the overflow parking lot in the northeasterly portion of the site.
February 1988	City approves lease agreement and conditional use permit (CUP) with what is now Verizon Wireless for a cellphone tower (monopole) adjacent to the Administration building. Subsequent lease agreements with AT&T and Southern California Edison (SCE) are approved in November 1988 and July 1994, respectively.
October 1989	City approves the <a href="#">1989 Parks Master Plan</a> . The plan recommended a number of improvements to the Civic Center site, including a senior center, athletic fields, public restrooms, trails, an amphitheater, and a possible municipal golf course (with the inclusion of the Point Vicente Interpretive Center site at Lower Point Vicente).
October 2000	City commissions a <a href="#">Seismic Hazard Evaluation of the Civic Center buildings</a> . The evaluation concludes that the buildings are expected to perform "satisfactorily," although the 2-story building is expected to suffer "minor structural damage" to its roof connections. Since the City's Emergency Operations Center (EOC) is located in the 2-story building, merely "satisfactory" performance may be considered inadequate to service the City's emergency needs.
March 2005	The Open Space Planning Task Force presents its <a href="#">draft report and recommendations</a> to the City Council, but they are not approved. The Task Force's recommendations for the Civic Center site include remodeling the City Hall Building; relocating the maintenance yard; constructing underground parking; building a gymnasium/pool complex, village green, band shell, art center, athletic fields and sports courts, and trailheads.
May 2006	The City executes a 5-year lease agreement with James Hatano for a 5½-acre portion of the Upper Point Vicente property for a farm (there was a similar

Date	Milestone Event
	agreement for a portion of Lower Point Vicente adjacent to PVIC that expired in 2011).
September 2008	The City Council approves the <a href="#">Coast Vision Plan</a> . The plan seeks to create a modern vision to unify the City's coastal resources at five (5) key sites: Upper Point Vicente, Lower Point Vicente, Abalone Cove, Gateway Park and Del Cerro Park. At Upper Point Vicente, the Vision Plan included a new City Hall with surface parking; a village green; community and cultural centers; and trailheads.
December 2008	City commissions a <a href="#">Phase 1 Environmental Site Assessment</a> of the entire Upper Point Vicente property. The assessment recommends additional soil sampling in the actively farmed areas of the site, and excavation of suspected underground storage tanks (USTs) near the Nike missile silos.
March 2009	City commissions a <a href="#">Limited Site Assessment</a> of the suspected USTs. The "anomalies" identified in the 2008 Phase 1 Environmental Site Assessment are determined to be thick foundations, not USTs.
June 2010	The City Council receives a <a href="#">Staff report on financing options for a new Civic Center</a> . The report provides background on past planning efforts for the Civic Center site, and suggests financing options such as municipal bonds or a public-private partnership (P3).
September 2010	City commissions a <a href="#">Phase 1 Environmental Site Assessment</a> of the existing Civic Center site. The scope of the 2010 assessment is more focused than that of the 2008 assessment. The assessment identified no Recognized Environmental Conditions (RECs) within the study area.
September 2010	City commissions a <a href="#">Hazardous Material Survey</a> of the two (2) Civic Center buildings. Suspected asbestos-containing materials (ACMs) and lead paint were observed in both buildings.
October 2010	City acquires APN 7573-002-914 from Los Angeles County through a tax-defaulted property sale. This is a small parcel located between the overflow parking lot and the public right-of-way of Hawthorne Boulevard. A Phase 1 Environmental Site Assessment prepared for this property identifies no RECs.
September 2011	City commissions <a href="#">Americans with Disabilities Act (ADA) assessments</a> of the Civic Center buildings and grounds. More than \$1.3 million in necessary modifications to the buildings and grounds are recommended.
November 2012	The City Council considers a request to extend and reassign the lease with Mr. Hatano for the farm at Upper Point Vicente. The National Park Service (NPS) raises objections on the grounds that the farm is inconsistent with the POU, even though it existed prior to the City's acquisition of the property. The matter is considered by the City Council several times over the next year or so. In December 2013, the City Council agrees to maintain the status quo and allow the farm to continue to operate—paying annual rent of \$100—without a formal lease.
December 2013	Staff contacts NPS to gauge their receptivity to modifying the POU to shift a 6.6-acre designated active recreation area to the upper portion of the Upper Point Vicente site. Staff follows up on this request again by letter in July 2014. The eventual response from NPS in September 2014 suggests they

Date	Milestone Event
	may be open to this, but they raise new concerns about the consistency of the existing Hatano Farm and emergency helipad with the POU.
April 2014	The City Council directs Staff to work with Skatepark PV, Inc., on studying the feasibility of a skate park/plaza on the Civic Center site.
October 2015	The City Council approves the <a href="#">2015 Parks Master Plan Update</a> . The updated master plan envisions the possible inclusion of a number of improvements to the Civic Center site, including a new City Hall and community center; a skate park/plaza; an outdoor swimming pool; shade structure and play equipment; walking paths and trails; a village green; tennis courts, a permanent dog park; and a Wall of Honor.
August 2016	Staff makes inquiries with USCG about the possibility of acquiring APNs 7573-002-906 and 7573-009-012 as surplus property. In April 2017, Staff is informed that USCG is evaluating the request for divestiture of these parcels.
November 2016	The City Council approves a community survey for the Civic Center Master Plan project. Surveys are mailed to more than 13,500 Rancho Palos Verdes residences in December 2016.
February 2017	The Civic Center Master Plan survey closes. Nearly 2,300 completed surveys were returned to the City, a 17% return rate that is well above industry standards for a direct-mail campaign. The highest-rated components identified in the survey included picnic facilities, trailheads, public safety first responder facilities/heliport, village green/public plaza, shade structures, community center, amphitheater, playground and permanent dog park.
February 2017	The City Council approves a contract with American Capitol Group (ACG) for Federal advocacy (i.e., lobbying) services. Among the tasks assigned to ACG are assisting the City with modifying the POU.
March 2017	NPS concedes that many of the Civic Center elements identified as desirable in the survey response would be allowable under POU, with the exception of public safety elements.
March 2017	The City Council receives a <a href="#">Staff report summarizing the survey results</a> and recommending the adoption of resolution <a href="#">2017-35</a> to form of a Civic Center Advisory Committee. Recruitment for the Committee starts in April 2017, and the City Council conducts interviews of candidates from May through July 2017.
June 2017	The City Council receives a <a href="#">Staff report summarizing the status of the Civic Center Master Plan project</a> .
August 15, 2017	The City Council selects seven (7) candidates to serve on the Civic Center Advisory Committee (CCAC).
September 28, 2017	Council selects Bill Gerstner as CCAC's first Chair and Noel Park as CCAC's first Vice-Chair. CCAC holds its first meeting September 28. Received overview of survey results and Master Plan process to date. Reviewed draft work plan. <a href="#">Click here to view Agenda Packet</a>
October 25, 2017	CCAC receives Civic Center Site Timeline and analysis of survey results. <a href="#">Click here to view Agenda Packet</a>
November 30, 2017	CCAC reviews and approves report on existing and needed Civic Center services and amenities. <a href="#">Click here to view the Agenda Packet</a>

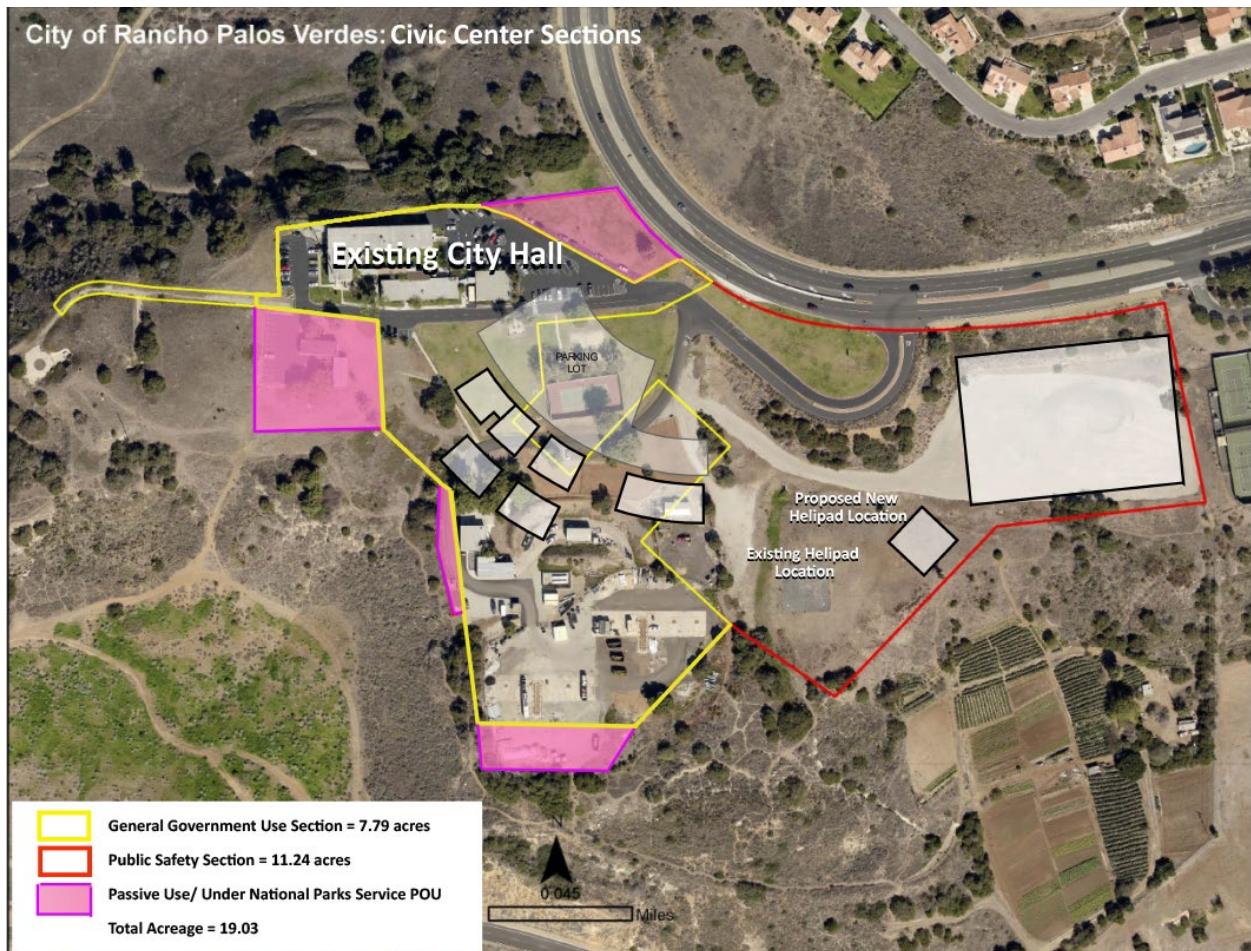
<b>Date</b>	<b>Milestone Event</b>
Jan. 25, 2018	CCAC discussion of USCG acquisition process. Report presented on ALTA survey status. Report on survey of recent Civic Center projects. <a href="#">Click here to view the Agenda Packet</a>
Feb. 22, 2018	CCAC updated on land-use restrictions, review of existing uses/additional needs matrix and proposed outreach plan. Early discussion of program document. <a href="#">Click here to view the Agenda Packet</a>
March 22, 2018	CCAC receive a presentation by LACO Fire Dept. Chief John Mancha. Discussion of program document and securing firm to produce the program document. Presentation of Current usage levels at park facilities. <a href="#">Click here to view the Agenda Packet</a>
May 24, 2018	CCAC discussion of Phase II Environmental Site Assessment- CCAC directs Staff to proceed with RFP for Phase II. Staff also directed to proceed with RFP for development of programming document. <a href="#">Click here to view the Agenda Packet</a>
June 28, 2018	CCAC receives a presentation by PVPLC, update on administrative/legislative remedies to land-use restrictions/review of Phase 1/2 ESA. Discussion of M. Arthur Gensler Jr. and Associates, Inc. (Gensler) providing pro bono work on programming document. <a href="#">Click here to view the Agenda Packet</a>
July 17, 2018	City Council approves pro bono services from Gensler. <a href="#">Click here to view the Agenda Packet</a>
July 26, 2018	CCAC approves RFP for Phase 1/2 ESA. Review of Gensler involvement in programming document and upcoming community outreach meeting. <a href="#">Click here to view the Agenda Packet</a>
August 8, 2018	Community Outreach meeting at PVIC. Facilitated by Gensler with support from Staff and Committee members. 93 attendees.
August 23, 2018	CCAC updated on development of preliminary program document by Gensler. Review of workshop results. Provided direction to Gensler. <a href="#">Click here to view the Agenda Packet</a>
Oct. 4, 2018	CCAC receives a presentation/discussion with LA County Sheriff's Department Commander, Keith Swensson. <a href="#">Click here to view the Agenda Packet</a>
Nov. 1, 2018	CCAC receives an update on development of program document and design presentation from Gensler. Discussion of maintenance yard alternate locations, fire risk, and fire station. Committee approves program components. <a href="#">Click here to view the Agenda Packet</a>
Dec. 6, 2018	CCAC receives update on Civic Center Master Plan Conceptual Design. Receives analysis of possible inclusion of LA County Fire Station in program document main section. Recommendation for inclusion of fire station not accepted by CCAC. <a href="#">Click here to view the Agenda Packet</a>
Feb. 7, 2019	CCAC receives a Land Use Update-NPS plans to turn over control of site to General Services Administration (GSA). Discussion of programming document components-no action taken. <a href="#">Click here to view the Agenda Packet</a>
April 16, 2019	City Council receives update on CCAC progress. <a href="#">Click here to view the Agenda Packet</a>
May 7, 2019	City Council appoints Carolynn Petru as new CCAC Chair. Directs all advisory boards and the Planning Commission to report on activities at a Council

Date	Milestone Event
	Meeting bi-annually by adopting City Council Policy No. 54. CCAC receives report on completed Phase 1 and 2 Environmental Site Assessments. <a href="#">Click here to view the Agenda Packet</a>
May 21, 2019	City Council assigns Council liaisons to City Committees and Commissions. Then-Mayor Jerry Duhovic and Councilmember Susan Brooks serve as CCAC liaisons. <a href="#">Click here to view the Agenda Packet</a>
May 23, 2019	CCAC receives a presentation on land use restrictions. CCAC directs Gensler to move fire station and maintenance yard into regular section of programming document. Receives report on Phase 1 & 2 investigations. <a href="#">Click here to view the Agenda Packet</a>
July 8, 2019	CCAC approves revised programming document and directed Staff to present to Council at future meeting date. Presentation from Gensler on programming document and revised conceptual design. <a href="#">Click here to view the Agenda Packet</a>
September 3, 2019	City Council receives a report that transfer of oversight of portion of Civic Center Property from National Park Service to the Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA), with General Services Administration (GSA) oversight has been approved for public safety purposes, also now known as the “public safety zone.”. <a href="#">Click here to view the Agenda Packet</a>
October 15, 2019	City Council Directs staff to develop a Request for Proposal for master plan design services and construction drawings, and approves Civic Center program document. <a href="#">Click here to view the Agenda Packet</a>
Feb. 27, 2020	Architecture/design RFP planning process started <a href="#">Click here to view the Agenda Packet</a>
May 28, 2020	CCAC continues work on RFP process Consider revisions to Program document to address COVID-19 concerns. <a href="#">Click here to view the Agenda Packet</a>
October 22, 2020	CCAC reviews and offers input on Civic Center related questions for upcoming Citizen Satisfaction Survey. Process for developing RFP for architecture/design services put on hold pending analysis of financing options such as Design/Build and P-3. <a href="#">Click here to view the Agenda Packet</a>
Dec. 9, 2020	CCAC receives a presentation on financing and development options. <a href="#">Click here to view the Agenda Packet</a>
March 25, 2021	CCAC receives update on Ladera Linda Community Park project and reviews Citizen Satisfaction survey results. <a href="#">Click here to view the Agenda Packet</a>
April 22, 2021	CCAC provides direction on hiring a project manager and the RFP scope of services. <a href="#">Click here to view the Agenda Packet</a>
June 24, 2021	CCAC member Linda Cohu appointed by City Council. CCAC provides direction and approves draft RFP for Project Management Services. <a href="#">Click here to view the Agenda Packet</a>
July 22, 2021	CCAC Chair Greg O'Brien is appointed by City Council. CCAC reviews and provides direction on updated Civic Center Program Document. <a href="#">Click here to view the Agenda Packet</a>
August 26, 2021	RFP for Project Management Services Distributed: PowerPoint presented to CCAC. <a href="#">Click here to view the Agenda Packet.</a>

<b>Date</b>	<b>Milestone Event</b>
September 9, 2021	CCAC recommends naming the Civic Center the Ken Dyda Civic Center and naming the ingress/egress road into the Civic Center “Ken Dyda Way”. Appointed an Ad Hoc Subcommittee to participate in the development of a facilitated public workshop on municipal financing of capital projects. <a href="#">Click here to view the Agenda Packet</a>
October 28, 2021	CCAC approves the revised program document and directed Staff to forward to the City Council. <a href="#">Click here to view the Agenda Packet</a>
December 7, 2021	City Council validates the updated program document. City Council approves naming Civic Center the Ken Dyda Civic Center and the entry road “Ken Dyda Way”. <a href="#">Click here to view the Agenda Packet</a>
January 27, 2022	CCAC receives presentation by ARUP on a workshop on Project Delivery Options for Major Municipal Capital Projects. Approved workshop date of March 10, 2022. <a href="#">Click here to view the Agenda Packet</a>
February 15, 2022	City Council approves professional services agreements with Project Manager Griffin Structures and Gensler to provide additional design work. Work to include a geotechnical investigation of the Civic Center site. <a href="#">Click here to view the Agenda Packet</a>
February 24, 2022	CCAC receives introductory presentations from Gensler and Griffin Structures and provides direction on preliminary site planning process. CCAC provided input on FY 2022-23 Civic Center related City goals. <a href="#">Click here to view the Agenda Packet</a>
March 10, 2022	CCAC/FAC Co-hosted meeting: Financing Workshop by Arup. <a href="#">Click here to view the Agenda Packet</a>
March 2022	Multiple public tours of Civic Center site including the Nike Missile Silos. Hundreds of residents and visitors attended.
March 24, 2022	Civic Center Tour and Facilitated Workshop: Workshop attendees heard overview of project and program document, participated in breakout sessions. Workshop facilitated by Gensler. <a href="#">Click here to view the Agenda Packet</a>
April 21, 2022	Then-Mayor Bradley sends a letter to the USCG expressing an interest in acquiring or pursuing joint partnerships regarding Battery Barnes and Pt. Vicente Lighthouse properties. <a href="#">Click here to view the letter</a>
April 28, 2022	CCAC provides input on preliminary Civic Center site plans prepared by Gensler based on input from Staff, CCAC, and public workshop. <a href="#">Click here to view the Agenda Packet</a>
May 26, 2022	CCAC provides more input on preliminary Civic Center site plans and expressed preference for radial bar design option. <a href="#">Click here to view the Agenda Packet</a>
July 28, 2022	CCAC provides input on potential changes to the preliminary site plan that would not include a fire station or Sheriff Station within the “Public Safety zone.” CCAC provides input regarding conceptual budget based on categorizing programmatic costs based on whether costs would be borne by City, other agency, or shared. CCAC directs staff to reach out to DOJ, FEMA, and GSA to clarify public safety zone requirements at the Civic Center site. CCAC received a preliminary geotechnical report from Leighton Group. <a href="#">Click here to view the Agenda Packet</a>

<b>Date</b>	<b>Milestone Event</b>
September 22, 2022	CCAC receives an update on Staff's outreach to Los Angeles County officials regarding the lack of a firm commitment to locate a sheriff substation and a Los Angeles County Fire Station at the Civic Center and directs staff to prepare an amendment to Gensler contract to modify preliminary site plans. <a href="#">Click here to view the Agenda Packet</a>
October 27, 2022	CCAC receives update on outreach to GSA, DOJ, and FEMA and directs staff to update preliminary site plan options to position additional public safety components in the public safety zone and modify the preliminary site plan options accordingly. New preliminary site plan to be submitted to GSA for initial review. <a href="#">Click here to view the Agenda Packet</a>
December 15, 2022	CCAC reviews modified radial bar designs prepared by Gensler with and without land swap and directs Staff to submit to appropriate federal agencies. CCAC receives a presentation from staff and LA County Fire Department on proposed helipad to be located at the Civic Center. <a href="#">Click here to view the Agenda Packet</a>
February 21, 2023	City Council authorizes sending letter of interest sent to USGS regarding interest in Pt. Vicente Lighthouse and Battery Barnes. <a href="#">Click here to view the Agenda Packet</a>
February 23, 2023	CCAC receives an update on GSA's rejection of revised site plan with land swap and the forthcoming submission of revised site plan without land swap options to DOJ and FEMA. CCAC received and filed a report on the Civic Center Geotechnical Investigation report. CCAC provided input on the 2023-24 goals. <a href="#">Click here to view the Agenda Packet</a>

It is worth pointing out that the POU described in the above milestone timeline sets the framework for what uses are permitted at the Civic Center. According to the POU that was entered into between the City and NPS states the section of the property shown in red below was limited to passive use-no government or park buildings or improvements could be built on that site. The City reached out to the General Services Administration to pursue conveying the red section of the property to the oversight of the Department of Justice and the Federal Emergency Management Administration. This would allow for the inclusion of public safety related components in the red section which is now referred to as the Public Safety Section.



The milestone information provided herein was to recap the background commencing from the City incorporated today, and staff recommends receiving and filing this report unless additional information is requested by the CCAC.



# CITY OF RANCHO PALOS VERDES

## **CIVIC CENTER ADVISORY COMMITTEE AGENDA REPORT**

**MEETING DATE:** 04/27/2023  
**AGENDA HEADING:** Regular Business

### **AGENDA TITLE:**

Talking points addressing the reasons why the City is pursuing a new City Hall Building

### **RECOMMENDED CCAC ACTION:**

- 1) Provide input on suggested talking points addressing the reasons why the City is pursuing a new City Hall Building to recommend to be used in public messaging by the City Council, CCAC, and staff.

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

### **ATTACHED SUPPORTING DOCUMENTS:**

- A. [May 14, 2014 City Council Infrastructure Report](#)
- B. [2011 ADA Assessment Report for City Hall Buildings](#)
- C. [Gonzalez Goodale Architects Civic Center Facilities Assessment](#)
- D. [May 24, 2018 CCAC report on resources needed to set up City Meeting](#)

### **BACKGROUND AND DISCUSSION:**

Chair Greg O'Brien has asked staff in recent months to produce a list of talking points covering the main reasons why the City is pursuing a new City Hall building. Chair O'Brien noted that a compact and easily communicated list of reasons would be helpful to himself and CCAC members, as well as the City Council and staff, when interacting with the general public and answering questions about the CCAC and the Civic Center Master Plan particularly as it relates to a new City Hall building. The CCAC approved adding this item to the list of future agenda items at its February 23, 2023 meeting.

The emphasis of the talking points is on reasons why Rancho Palos Verdes needs a new City Hall building. The report also addresses aspirational and aesthetic reasons why Rancho Palos Verdes would want a new City Hall building.

### **Conditions**

- The two main City Hall buildings received C ratings in a 2014 Infrastructure report (Attachment A).
- Deficiencies were also outlined in a 2010 assessment performed by Gonzalez Goodale (Attachment B) and a 2011 ADA analysis (Attachment C).
- Inadequate central air or heating

- While improvements have been made to address electrical, utility, seismic, air circulation and other issues, the buildings are 60 years old and nearing the end of their useful life.
- The current buildings are not as energy efficient as modern civic buildings. Even a larger building built with modern materials and techniques can be more energy efficient than the current building.

## **Functionality**

- The main buildings were built to accommodate a military base not a City Hall.
- A new City Hall building can be a part of attracting and retaining new personnel. Today's civic and office design is very different from when the existing build was constructed for other purposes.
- The largest gathering space in the building has a legal maximum of 60.
- Current layout is not conducive to maximum efficiency. The building's configuration limits options for improved layouts. Preliminary site plans prepared by Gensler allow for greater flexibility and functionality
- The configuration of the building is confusing and not easy for visitors to navigate. Ex. Reception desk and cashier located in different building. Many Public Works offices are accessed directly through the community room.

## **Cost Implications**

- Addressing concerns about utilities, ADA, and “staying up to code” comes with significant costs, both one-time and ongoing
- In 2017, the cost of setting up and staffing of City meetings at Hesse Park was estimated at over \$150,000 annually (Attachment D).
- A remodel to modernize the existing building would require a full gutting of the building to allow for seismic upgrades, proper layout and expansion displacing staff and City operations either on campus or to another location requiring leasing trailers or space and building the space out to be able to serve the community.

## **Aesthetics**

- The site's location, tremendous views, buildable space, and historic setting combine to make it a potential hub for the RPV community-now and into the future.
- Additional increases in service levels could lead to use of unattractive temporary office trailers
- Preliminary site plans prepared by Gensler make better use of the views and topography

## **Community Identity**

- Building a new City Hall has been a goal of the City for almost 50 years. The 1975 General Plan, and the updated 2018 version, states the site has “potential for becoming a strong focal point for the community.”

- This isn't a short-term project-this is for current and future generations.  
A mature 50-year-old City deserves better facilities.

Staff is looking to the CCAC for input on these suggested talking points and can return with a revised report and additional information if desired.