

**DRAFT**

**DRAFT**

CITY OF MANHATTAN BEACH  
MINUTES OF THE PARKS & RECREATION COMMISSION

December 3, 2007  
6:30 P.M.

CONTENTS

Page

Review of the Steering Committee Recommendation Facilities Strategic Plan..... 1

**ROLL CALL**

Present: Commissioners Gill, Harris, Lear, Murray, Nicholson, Fitzpatrick and Shambaugh

Absent: None

Others Present: Director of Parks and Recreation Richard Gill, Assistant to the City Manager Lindy Coe-Juell and Facility Strategic Plan Consultants Jim Favaro and Steve Johnson.

**AGENDA CHANGES**

None

**GENERAL BUSINESS**

Review of the Steering Committee Recommendation Facilities Strategic Plan

Facility Strategic Plan Consultants Jim Favaro and Steve Johnson began their presentation by explaining that five City facilities, Begg Pool, Joslyn Community Center, Manhattan Heights Community Center, Scout House and Live Oak Hall, are in terrible shape and would be extremely costly to repair, renovate and upgrade all codes.

The state of existing facilities, along with growing and changing recreational needs in the community, are the impetus for the City taking the time to look at all of its facilities and develop a long range plan for the replacement of these facilities.

Jim Favaro stated that two locations in Manhattan Beach have been discussed and studied for the future locations of its recreational/cultural and civic facilities. Mr. Favaro stated to the Commission that the present location of the Joslyn/Live Oak Park area, along with school district land located on the western border of Polliwog Park, are the sites being reviewed. Mr. Favaro stated that over 80 outreach meetings were held over the last year with the stakeholders (scouts, schools, PTA, botanical gardens, seniors, etc.) and interest groups that would most likely use the new facilities. After the stakeholder meetings, Mr. Favaro told the Commission that a lengthy needs analysis was conducted for a community steering committee comprised of 20 members of the community that met at least monthly during the past year. Mr. Favaro also stated that the City and steering

committee conducted a revenue cost recovery analysis for each of the proposed facilities. Mr. Favaro stated that during the steering committee meetings, several priorities came out of the discussions which were:

- Facilities should be right sized (not a regional draw)
- Open space was important
- Maintain the number of ball fields and outdoor courts
- The amount of parking at each site was important (not too much or too little)

Mr. Favaro stated that the current layout of facilities in our parks is jumbled and dysfunctional at best. They are scattered, taking up a lot of open space and many are just plopped down because the need arose at that time (i.e. ceramic studio in the same building as the tennis office and playground room). Mr. Favaro stated it would take over \$80 million to bring our existing facilities up to code. This would not provide for new or more space.

Mr. Favaro reviewed the facilities and amenities proposed for the Polliwog and Joslyn location but he cautioned that the FSP is a Masterplan and, as such, it sets aside space for the facilities that are deemed necessary. The Masterplan is not a design plan. It only sets aside space for future facilities.

Mr. Favaro explained the details of the Facilities Masterplan by stating the amount of space that is being dedicated for the various recreational activities at each site. After the presentation by consultants Favaro/Johnson, the Commission reviewed the information and then went through a series of questions pertaining to the Masterplan. The Assistant to the City Manager Lindy Coe-Juell recorded the Commission's answers to the questions as well as the Commission's comments. This information will be presented to the City Council in February 2008.

#### **ADJOURNMENT**

The meeting was adjourned at 10:08 p.m.