01/19/10-18.

Agenda Item #:

# Staff Report
## City of Manhattan Beach

**TO:** Honorable Mayor Ward and Members of the City Council

**THROUGH:** Richard Thompson, Interim City Manager

**FROM:** Richard Gill, Parks and Recreation Director
Idris Al-Oboudi, Recreation Services Manager
Nhung Madrid, Management Analyst
Erik Zandvliet, Traffic Engineer

**DATE:** January 19, 2010

**SUBJECT:** Consideration of Operational and Parking Options Related to Sand Dune Park and the Surrounding Neighborhood Including but Not Limited to Closing the Dune.

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**RECOMMENDATION:**
Staff recommends that the City Council discuss the recommendations from the Park and Recreation Commissioners and Parking and Public Improvement Commissioners regarding the operation of the dune at Sand Dune Park including its possible closure and provide direction.

**FISCAL IMPLICATION:**
The current operating budget for Sand Dune Park is approximately $125,000. This includes maintenance, replenishing the sand, part time staff and 50% of the Park Ranger's cost. Depending on what option is chosen for the future of the dune, the costs would vary. Attachment A shows the four options and an estimated annual operating cost for each of the four options. The estimated annual operating cost has been revised to reflect the figures more accurately.

**BACKGROUND:**
This past summer, Sand Dune Park experienced a significant rise in attendance and the associated problems that come with increased attendance; increased traffic, noise, parking problems, litter, speeding, rule infractions and sand replenishments.

On August 4, 2009, the City Council directed the Parking and Public Improvements Commission (PPIC) to look at the possible implementation of a neighborhood permit parking program and installation of parking meters on Bell Avenue as a possible solution to lower attendance. The solution would also raise revenue to offset the costs of the park operations and thus provide relief to the neighborhood from the park users. On August 14, 2009, staff closed the dune temporarily due to the problems created in the neighborhood as a result of increased park attendance.

On October 6, 2009, City Council directed staff to keep the dune closed until mitigating measures were in place for the park and neighborhood. Additionally, the City Council directed the Parks and Recreation Commission to look at changes to the operations for the dune at Sand Dune Park. They also directed the Parks and Recreation Commission and PPIC to conduct a joint meeting to discuss operations and parking issues at Sand Dune Park prior to presenting Council with a recommendation. It was also requested that each commissioner provide their opinion/recommendation. This staff report summarizes the discussion held at the Joint Commission Meeting and comments of each commissioner. Prior commission staff reports and minutes are included as attachments.

**DISCUSSION:**

The Parking and Public Improvement Commission (PPIC) met twice and discussed parking and traffic issues associated with Sand Dune Park. The minutes and staff reports for both the September 24, and October 22, 2009 meetings are attached. (Attachments B & C)

The Parks and Recreation Commission (PRC) also met twice regarding Sand Dune Park (October 26 and November 16) and discussed possible changes to the operation of the park that might be used to mitigate the problems that were occurring in the park and neighborhood. The staff reports and minutes of these meeting are attached. (Attachments D & E)

Joint Meeting

The two commissions met jointly on January 7, 2010 and discussed the information that had been ascertained from each of their commission meetings. The draft minutes from this meeting of January 7th are attached. (Attachment F)

Staff presented information to the commissioners (Attachment G January 7th staff report) outlining the major operational and parking issues that had been reviewed during the past five months. The four main alternatives presented are:

A- Status quo-Keep the dune open and implement a residential permit parking/parking meters on Bell Avenue
B- Closing/repurposing the dune
C- Limiting the hours of operation for the dune
D- Implementing reservation system with limited hours that would limit the number of people allowed to use the dune at any one time

Staff discussed the estimated operational costs for each of the above operational changes. As previously stated, the current budget for Sand Dune Park is approximately $125,000. If the dune were closed, a part time person would still be needed to enforce the closure and that cost would be approximately $40,000. Staff stated that if the hours of operation were more limiting and no other measures were taken (Option C) the same staffing and maintenance costs would be needed except for a reduction in the number of sand replenishments.

If a reservation system (Option D) were implemented, staff estimates that an additional part time staff person would be needed at the top of the dune. However, revenue from reservations and

cost savings from the fewer sand replenishments would help offset the expected operational costs.

As an example if staff allowed reservations 4 times per day, for 40 people (160 total per day) X $3.00 per person = $480.00 X 6 days per week (closed Sundays) = $2,880 per week X 52 weeks = $149,760. Because of rain, holidays, cold weather, if only 70% of the time slots were used approximately $104,832 would be realized. This is just one scenario as the number of people, fees, days of operation, number of time slots could all be altered with different results.

Following staff's presentation, the commissioners discussed the options and then took public testimony. Approximately 70 people attended of which 30 spoke. Comments from the public were divided more evenly than in past meetings. Several more people made comments about keeping the dune open.

Commissioner Comments

After public testimony, the Commissioners from the PPIC and Parks and Recreation Commission made the following comments:

Commissioner Cajka (PRC) stated that two questions need to be asked: What is in the best interest of the residents that live adjacent to the park? And what is the intended use of the park? Commissioner Cajka explained that keeping the dune open in its current status was not in the best interest of the residents and it was not the intended use of the park. Commission Cajka suggested that if a reservation system to limit the use of the dune was enforceable, he would be in favor of that option. However, he recommended that the dune be closed, and limit the use of the dune for either educational purposes, or have it open occasionally for family use.

Commissioner Stabile (PPIC) expressed that the core problem is that the dune is overused in terms of its intended purpose and carrying capacity. The only way to effectively address the core problem of overuse is to close the dune. Commissioner Stabile would like to see dune open for work-outs but does not believe there is an effective and workable way, and is in favor of closing the dune as a workout facility.

Commissioner Harris (PRC) asked for a study related to the safety issues that arise during the maintenance of the dune. She also requested staff to compare the operating costs, size, and revenue, if any, of all City parks. Commissioner Harris recommended limiting hours and implementing a reservation system during peak hours, she also suggested "Sand Dune Sundays" where the dune could be open for special events.

Commissioner Adami (PPIC) proposed an incremental approach that would allow all community members, both residents and non-residents alike to use the dune. Commissioner Adami suggested that the solution is not black or white, but needs to be an incremental approach by limiting permits, hours of operation, costs, parking and use. Commissioner Adami recommends the park be converted to a family park to allow enjoyment without limited restriction.

Commissioner Fitzpatrick (PRC) asked that City Council take another look at limiting hours and using a permit/reservation system to minimize use of the dune. Commissioner Fitzpatrick would

like a deeper examination of each issue, in order to allow the dune to be used by children and families.

Commissioner Vigon (PPIC) commented that sand dune is in critical condition, and it cannot sustain the kind of use that was seen this summer. Commissioner Vigon recommended repurposing the dune, planting native shrubs and allowing the public to explore the dune without causing so much erosion.

Commissioner Gill (PRC) recommended closing the dune because it is destroying the surrounding neighborhood. Commissioner Gill also stated that since the City does not have $3,000 for the teen center carnival, the maintenance cost for the dune seems unreasonable.

Commissioner Silverman (PPIC) believes that we do not have enough information to close the dune, or to keep it open. He would like to see how many people should be allowed on the dune. Commissioner Silverman is in favor of a reservation system with limited hours, and stresses the importance of a system that is enforceable and is implemented in conjunction with parking measures.

Commissioner Murray (PRC) feels that the cons outweigh the pros for options A-Status Quo and Option C-Limiting Hours. She is worried that a permit parking program would negatively impact the North Manhattan Beach business community. Therefore, Commissioner Murray is in favor of closing the dune, but she also would like to see the dune open from time to time for family or special events.

Chair Gross (PPIC) observed that the negative impact on the surrounding neighborhood is unacceptable. He suggested that the City Council pick a year, possibly 1980 or 1985, and direct staff to figure out a way to get the dune experience to be like it was in that year. Chairman Gross recommended limiting hours and creating a reservation system to limit use of the dune as a means to achieve that goal.

Chair Nicholson (PRC) commented that there is not an effective management system to get us back to the use levels of 1985 as Commissioner Gross suggested. He explained that it is not fiscally or environmentally responsible to continue to operate the dune as it is now. Chair Nicholson recommended closing the dune with a caveat that the dune can be used for after school programs or open on the weekends for children.

As noted above, the Commissioners were split on closing/repurposing the dune (Option B) or implementing a reservation system with limited hours (Option D). Staff is confident it can implement either of the options (exception is status quo) previously mentioned to achieve the desired level of operation. If a reservation system is the chosen recommendation, then limiting the hours should also be implemented.

**CONCLUSION:**

Staff recommends that the City Council review and discuss the information provided by staff, the Parking and Public Improvements Commission and Parks and Recreation Commission and provide direction. Staff would be able to implement any of the options listed in this report prior

to the summer season and would return to Council after the summer with a status report. City Council would then be able to make any adjustments, if needed to change the level of activity.

Attachments:

A. Sand Dune Park Chart - Options to Control Impacts to Residents
B. Parking and Public Improvements Commission Staff Report for October 22, 2009 with Attachments
C. Parking and Public Improvements Commission Minutes for September 24, 2009 and October 22, 2009
D. Parks and Recreation Commission Staff Report for October 26, 2009
E. Parks and Recreation Minutes for October 26, 2009 and November 16, 2009
F. Joint Commission Meeting Draft Minutes for January 7, 2010
G. Joint Commission Meeting Staff Report for January 7, 2010
H. Public Correspondence since January 7, 2010
I. Memo dated October 21, 2009 – Impacts of Proposition A Funding on Sand Dune Park Options
J. Table of Park and Recreation Facilities and Citywide Map of Parks

# SAND DUNE PARK
# OPTIONS TO CONTROL IMPACTS TO RESIDENTS

| | A<br>STATUS QUO | B<br>CLOSE / REPURPOSE DUNE | C<br>LIMIT HOURS OF OPERATION | D<br>RESERVATION SYSTEM<br>W/ LIMITED HOURS |
|---|---|---|---|---|
| OPERATIONS | NO CHANGE | CLOSE DUNE | • MORNINGS<br>• EVENINGS<br>• WEEKENDS<br>• SEASONALLY | • LIMIT USERS 40 AT A TIME |
| APPROXIMATE ANNUAL COST | $125,000 | $40,000 | $115,000-$120,000 | $50,000-$75,000 |
| PARKING METERS ON BELL AVENUE | YES | NO | OPTIONAL | NO |
| RESIDENTIAL PERMIT PARKING PROGRAM | YES | NO | YES | NO |

ATTACHMENT A

**CITY OF MANHATTAN BEACH**
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development UBJ FOR RT
Esteban Danna, Assistant Planner

**BY:** Erik Zandvliet, Traffic Engineer

**DATE:** October 22, 2009

**SUBJECT: Sand Dune Park Parking Meter and Resident Parking Override Program**

## RECOMMENDATION:

It is recommended that the Commission conduct a public hearing and approve the following recommendations:

1. Installation of parking meters along Bell Avenue between 27th Street to 36th Street.
2. Implementation of a resident permit parking program in the neighborhood surrounding Sand Dune Park pursuant to the terms and conditions identified in the Conclusion of this report.
3. Appoint two members to participate in the Dune Subcommittee that will review and recommend a comprehensive Sand Dune Park operations strategy.
4. Pursue formation of a "double fine zone" to increase the fines for permit and meter parking violations within the Sand Dune Permit Parking Zone.
5. Paint 25 feet of red curb on the east side of Bell Avenue just south of 36th Place.

## BACKGROUND:

On August 4, 2009, the City Council discussed parking and traffic related issues associated with increasing use of Sand Dune Park. After hearing public testimony, the City Council referred the matter to the Parking and Public Improvements Commission (PPIC) to evaluate the feasibility of installing parking meters and implementing a neighborhood parking permit program as a way to regulate overflow parking and park use.

On September 24, 2009, the PPIC discussed the current traffic and parking conditions on the streets surrounding Sand Dune Park, and held a public workshop to hear testimony from users and residents, as well as to solicit comments about the feasibility of placing meters on parking spaces near the park and implementing a resident permit parking program. Additional written correspondence and the draft minutes are attached to this report. All of the discussion and comments were considered in preparation of this report.

On October 6, 2009, the City Council approved an extension of the temporary closure of the dune portion of Sand Dune Park. The additional time is intended to give residents some continued



ATTACHMENT B

traffic and parking relief until a decision can be made regarding park related activities. The Parks and Recreation Commission (PRC) has also been directed to look at various present and long-term operational changes that would reduce neighborhood impacts. At that meeting, the Council also ordered formation of a Sand Dune subcommittee to be overseen by two representatives each from both Commissions to review both operational and neighborhood issues and develop a comprehensive strategy for the Park. After the subcommittee makes its recommendation, the two commissions will conduct a joint meeting prior to presenting the final recommendation to the City Council.

**DISCUSSION:**

Over the years, the popularity of Sand Dune Park has steadily increased, and is now regularly used by residents, sports teams, athletes, and fitness groups for the unique exercise challenge to walk or run up the Sand Dune, most notably in the summer season. This July's attendance spiked approximately 25% higher than previous year. Along with this increased use comes increased neighborhood impacts. Residents in the area have voiced concerns about a multitude of problems primarily focused on parking, traffic, noise and trash. To address these neighborhood concerns the City has taken a number of actions over the years, including:

- Constructed a traffic circle at the south end of Bell Avenue adjacent to the park.
- Striped diagonal parking along the west side of Bell Avenue and prohibit parking on the east side.
- Posted noise and litter prohibition signs.
- Posted Playground warning signs.
- Provided supplemental street sweeping.
- Increased hours of Parks & Recreation staff presence.
- Hired a Park Ranger.
- Increased Police Patrol.

These measures have resulted in some relief to residents, however, attendance at San Dune Park continues to rise, aggravating the associated neighborhood concerns.

In response to the most recent concerns, the City has considered a variety of possibilities to regulate the Park's activities, including; closing the Dune fully or partially; fencing it and/or charging for its use as a way to control attendance. The City is also considering a concept to reduce the number of visitors and related impacts to the neighborhood by charging for parking near the park and restricting the ability for users to park elsewhere in the neighborhood. One way to accomplish this is to install parking meters in certain areas such as Bell Avenue, and implement a Permit Parking program in the neighborhood to decrease the potential for parking intrusion. This concept has the potential to reduce over-use of the park as well as generate revenue to offset some of the City's costs for operating the Dune.

It should be noted that while all of these options are being reviewed by the City Council, the PPIC has been directed to evaluate the feasibility of a metered parking/resident permit program given the existing park operating conditions. The City Council will then review the findings, comments and recommendations made during the PPIC process, and make a final determination whether such a program should be implemented alone or in conjunction with other changes to park operations concurrently being considered by the Parks and Recreation Commission. Before

implementing the PPIC and PRC parking and operations recommendations, the City will need to evaluate if the restrictions are compatible with each other.

Metered Parking and Neighborhood Permit Parking Concerns

At the September 24, 2009, meeting, while the majority of residents were in favor of closing the Dune portion of the park completely, residents generally conceded that a resident permit would offer some improvement to parking conditions, if not actually reducing attendance. Some feared that traffic would still be as bad, if not worse, because park users would hunt around for "free" parking spaces in the neighborhood if the metered spaces are full or to avoid paying. Other concerns included the possibility of non-resident users parking beyond the permit parking zone, thereby shifting traffic impacts to streets that are not presently affected. Still others were concerned that residents living outside the permit zone would be unfairly restricted from using the park because of meter fees or insufficient parking opportunities. A nearby pre-school also noted possible difficulties for staff and parent parking if parking restrictions were imposed.

One resident also requested speed humps or reduced speed limit on Bell Avenue near 36th Place to slow down drivers going to and from Sand Dune Park. While speed humps are not approved for use on city streets except near a school, the Traffic Engineer has reviewed the road conditions and determined that excessive speeding is not prevalent. The average speed near 36th Place is 16 miles per hour (mph), and prevailing speed (85th percent of drivers drive this speed or less) is 20 mph, which are both below the posted 25 mph speed limit. However, sight visibility exiting 36th Place could be improved by painting approximately 25 feet of red curb just south of the intersection. Traffic volumes and speeds will also be monitored as part of the implementation of any parking program to evaluate its effectiveness.

There are several components of a metered parking/resident permit program that are envisioned to meet the intended objectives. Since both systems are currently in place in other areas of the City, this program can be relatively inexpensive and quick to implement on a trial basis. Existing permit parking programs can easily be adapted to the Sand Dune area. The City is currently undertaking a pilot study to test multi-space parking meters near the pier that are capable of credit card payments, variable parking rates, and wireless data communication. Similar devices can be used for the Sand Dune Park area in lieu of individual parking meters and would have features that would increase the effectiveness of the program.

The Traffic Engineer has evaluated the elements of the program as it has been discussed and studied the concerns that have been raised. His findings and observations are as follows:

Residential Permit Parking

A. Given the acute parking impacts generated by Sand Dune Park, a resident permit parking program could be an effective way to address the symptoms of high attendance with less overall inconvenience than currently experienced by residents trying to find parking.
B. Because some residents may feel more or less impacted by Sand Dune parking, an opt-in type resident permit parking program should be developed in the neighborhood surrounding Sand Dune Park. The terms and conditions of the City's two existing permit programs would be adapted to the specific needs of this neighborhood.

C. Transferrable guest permits should be provided for residents to use because of the expected absence of nearby unrestricted parking if all streets "opt-in" to the program.

D. The permit zone should be established with a 20-minute parking time limit effective during Dune hours only. A longer period would not discourage the more athletic types, while a shorter period would cause more inconvenience to residents.

E. A seasonal (April through September) permit program should be implemented initially to minimize resident inconvenience, unless a longer period is warranted by continued parking impacts.

F. It is expected that Sand Dune activity will NOT be affected by the parking meter/resident permit parking program until such time as most of the streets surrounding the park opt-in to the program.

G. There is no guarantee of decreased park use until such time as all streets opt-in to the program. If all nearby streets are posted with restrictions, peak summer use would be expected to decrease to approximately 80 users during peak times, which would lower daily summer attendance by approximately 25%. Traffic volumes on nearby streets would be reduced by about 10%. Off-peak hours and off-season use would not be expected to change significantly with a metered parking/resident permit parking program in place.

H. During the initial stages of permit parking implementation, traffic volumes on residential streets are likely to increase due to park users (and residents) looking for unrestricted parking. In addition, parking demand on those streets that do not opt-in would be expected to actually become worse.

I. Over time, the number of park users would be expected to decrease when repeated visits result in a consistent difficulty in finding available parking or the distance to walk from such parking discourages certain users.

J. There will always be some resident and non-resident users willing to find unrestricted parking or are dropped off that will be not be affected by the permit parking restrictions.

K. Since the actual impacts of Sand Dune parking in un-restricted areas can not be determined and will change depending on the streets that opt-in to a permit program, the initial permit zone should be limited to the current impacted area. This zone would be automatically eligible for permit parking subject to submittal of the required two-thirds (2/3) majority.

L. All entrances to the initial permit zone should be posted with notices such as "RESIDENT PERMIT PARKING ZONE ON POSTED STREETS". This will discourage some parking intrusion even on non-posted streets and reduce some traffic due to drivers hunting for open spaces.

M. To address the possibility of future parking impacts beyond the permit zone, a wider buffer zone should be considered beyond the initial zone where residents can petition for permit parking subject to the Traffic Engineer's confirmation that a parking impact related to Sand Dune exists. See Proposed Permit Zone map.

N. In areas close to commercial zones such as Highland Avenue, resident permit parking could adversely impact customer parking. Special consideration should be made before granting permits in these areas.

O. At the City's or resident's discretion, the transferrable guest permits could be used by residents living outside the permit zone when they are considered a "visitor" to that resident.

P. It is possible that some guest permits may be sold or given to non-residents, thereby undermining the effectiveness of the program.

Q. A limited number of transferable permits should be given to the Beach Babies pre-school for staff and volunteer use, and a short-term loading zone painted adjacent to the school for parent drop-off and pick-up.

Metered Parking

R. Metered parking should be installed only in conjunction with a resident parking permit program. Metered parking without permits would just cause more parking intrusion into the residential streets.

S. The metered parking operating hours should match Dune hours. When the park is closed, all metered spaces would be open for public use.

T. A high meter rate will discourage families and general users, but not athletes and non-residents that are willing to pay an equivalent amount as a "training" fee.

U. Meter rates can be adjusted up or down during the day to influence demand. A variable meter rate would be effective in shifting attendance to non-peak times, while discouraging peak usage.

V. If less park use is desired by both residents and non-residents, metered spaces should be limited to a maximum time limit of two hours to reduce turnover of the parking spaces. If more access to the park is desired for residents, then a maximum time limit of one hour is suggested to discourage loitering.

W. If unrestricted park access by the City's residents is desired, a smart card should be made available to any resident who shows proof of residency for use at the metered spaces.

X. Metered parking should be limited to curb spaces along Bell Avenue both north and south of the park between 27th Street and 36th Street, with continued monitoring to determine the feasibility or need for additional metered parking in the Public Works Yard visitor parking lot or other streets not fronting residential homes.

Y. Two "Pay-by-Space" meter stations should be installed near the park entrances (north and south sides) to reduce visual impacts and help direct users along certain paths away from residences. These meter stations would have the ability to change parking rates at different times of the day or season, and allow smartcard use by residents at no charge.

The City Attorney has made an initial review of the legal issues and environmental consequences of a parking meter/residential parking permit system. Such programs are allowable and practiced in many communities upon making certain findings that the existing parking conditions adversely impact the public welfare and/or general safety or the program would improve the same within the community. In addition, parking meters and parking restrictions are typically exempt from California Environmental Quality Act (CEQA) regulations under Guidelines Sections 15311 and 15321(a)(2) respectively, as having no measureable environmental impact along with application of the "common sense" explanation.

Advantages and Disadvantages

Implementation of a metered parking/resident permit program would have both beneficial and detrimental effects to various community groups. For example, the program could offer some parking relief to surrounding residents, but also add new rules to those public parking spaces. For park users, there may be new costs and added inconvenience to using the Sand Dune, but it may also be less crowded with fewer non-resident athletes. A non-inclusive list of pros and cons is attached to this report.

**CONCLUSION:**

Pursuant to the collective public comments, Commission discussion and traffic engineering analysis made regarding a metered parking/resident permit program, staff recommends the following parking implementation plan:

**Resident Permit Parking**

1. Implement a resident permit program per the attached terms and conditions.
2. Establish an initial Sand Dune Permit Parking Zone (see map) with automatic eligibility to opt-in to the resident permit program.
3. Establish a Secondary Permit Parking Zone (see map) where residents could petition for permit parking restrictions subject to confirmation of parking impacts related to Sand Dune Park.
4. Limit the permit parking restrictions effective April 1 to September 30 only.
5. Restrict parking within the permit zone to 20-minutes during park operating hours only.
6. Charge a nominal biannual $5.00 per hangtag fee to cover materials costs.
7. Post one permit parking sign at each entrance to a street that opts-in to the program.
8. Post "RESIDENT PERMIT PARKING ZONE ON POSTED STREETS" on streets that enter the parking zone.
9. Any parking space partly or full within the public right-of-way would be subject to permit parking restrictions.
10. Assign a specific parking enforcement officer to the Sand Dune permit zone during peak periods.
11. Provide up to eight (8) parking permits to Beach Babies Preschool for use by staff and volunteers within the permit zone.
12. Paint a 10-minute green school parking zone near Beach Babies Preschool for parent drop-off and pick-up.
13. Monitor usage of the permit parking zone and present a follow-up evaluation with recommendations after a trial period.

**Metered Parking**

14. Convert all street parking on Bell Avenue between 27th Street and 36th Street to metered spaces after a resident permit program is established.
15. Parking meters would only be operated between April 1 and September 30.
16. Install two "Pay-by-Space" meter stations near the park entrances.
17. Meter rates would vary between $1.00 per hour and $5.00 per hour depending on peak use hours and seasons as determined by the City.
18. Meters would be enforced during park hours only.
19. Allow residents of the City to obtain payment cards "smartcards" to be used to park free or at a flat reduced rate in any metered space. A nominal charge for the smartcard would cover material costs.
20. Post a maximum two-hour time limit on metered spaces.
21. Review utilization of the metered spaces and present a follow-up evaluation to the PPIC after a trial period.

Pursuant to the published and mailed public notice, all interested parties have been invited to this public workshop to discuss this matter and provide comments. The Commission should consider

all comments and discuss all pertinent issues of a possible metered parking/resident permit program. Representatives from a number of City departments including Police, Parks and Recreation, Public Works and Finance will also be available at the meeting to help answer questions that have arisen during the discussion. The Commission's recommendation will be forwarded to the Sand Dune Subcommittee and City Council for consideration along with the Parks and Recreation Commission's recommendations related to park operations.

Exhibits:

A. Parking Zone Map
B. Pros and Cons List
C. Draft Sand Dune Permit Parking Override Program Guidelines
D. Sept. 24, 2009 PPIC Report with Attachments
E. Draft Sept. 24, 2009 Meeting Minutes
F. Meeting Notice and Notice Area Map
G. Public Correspondence

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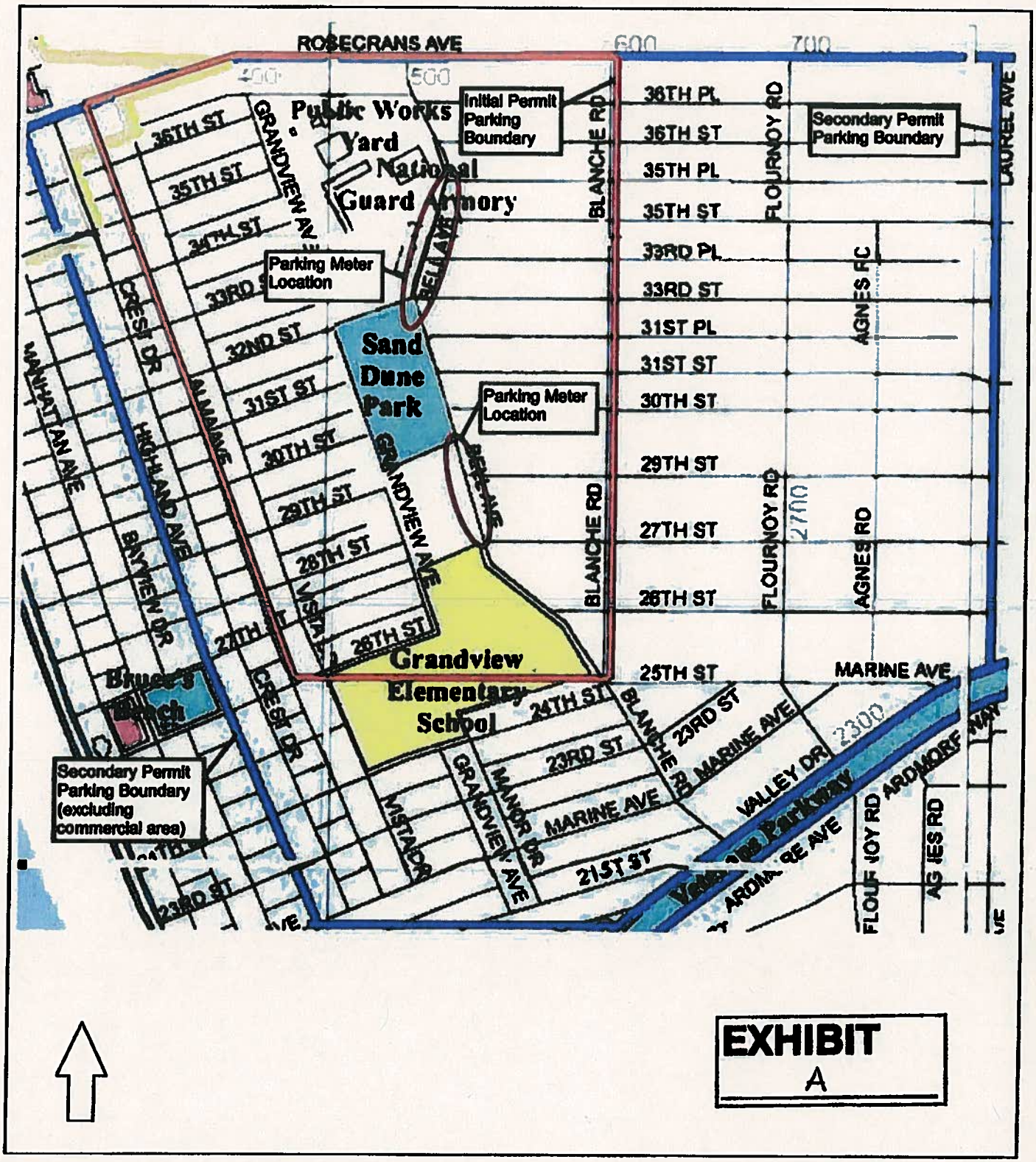


**EXHIBIT**
A

City of Manhattan Beach
Department of Community Development

**SAND DUNE PARK NEIGHBORHOOD**
**Metered Parking / Resident Permit Program**
**Parking Zones**

## SAND DUNE PARK
## PARKING METER AND RESIDENT PERMIT PARKING PROGRAM

**PROS:**

- A permit program would decrease parking intrusion on those streets that opt-in.
- Once a significant majority of streets opt-in, traffic and parking intrusion would be expected to decrease to off-peak levels.
- Fewer non-residents would use the park due to the added inconvenience and cost of parking.
- More parking spaces would be available for local residents during posted hours.
- It would be easier for guests to find nearby parking.
- Traffic, noise and trash issues would decrease on those streets posted with permit parking.
- City residents could be given special parking privileges over non-residents in metered spaces that would result in better access to the Dune.
- Revenue from meters and violations could help offset police enforcement and park operation expenses.
- City residents would have greater opportunity to enjoy the Dune with less crowding.
- The meter fees, operating hours and time limits can be adjusted to address changing conditions or influence park use.
- The resident permit program can be modified as needed to minimize resident impacts or address specific parking conditions.

**CONS**

- Dune parking demand would likely relocate to non-permitted streets within walking distance.
- Dune parking would increase on streets that are not currently impacted, making it harder for residents to find parking.
- Dune attendance and parking demand would not be expected to decrease until a significant majority of the adjacent streets opt-in to the program.
- Hard core athletes will not be dissuaded by parking restrictions, and will find parking outside the permit zone or pay high meter rates.
- Traffic volumes would likely increase during initial implementation due to "hunting" for open spaces.
- Heavy parking enforcement would be required during peak park use times.
- Local businesses along Highland Avenue might be affected by a reduction in public street parking for customers.
- Some residents that don't want a permit system would be required to obtain permits for those streets that opt-in.
- Park users may decide to be dropped-off instead of paying for parking.
- Residents will experience some added inconvenience in obtaining, using and renewing their permits.
- Existing parking spaces that appear to be private but are on public property will be subject to enforcement of hangtags.
- Residents or guests that do not have or forget their hangtags will be subject to parking citations.
- Residents that want to invite a large number of guests will have to make special arrangements prior to their event.
- Residents living outside the permit zone would be subject to parking meters and permit parking restrictions, unless special provisions are made to override either restriction.

EXHIBIT
B

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARMENT
1400 HIGHLAND AVENUE, P.O. BOX 6459
MANHATTAN BEACH, CALIFORNIA 90266

**Draft**

# SAND DUNE RESIDENTIAL PARKING OVERRIDE PROGRAM PETITION FORM PROCEDURES

## PROCEDURES

1. The complete criteria and procedures for the Sand Dune Residential Parking Override Program are available at the Community Development Department Counter at City Hall, located at 1400 Manhattan Avenue.

2. Residents fronting an eligible street may petition for 20-minute time limit parking restrictions on their block. A block is defined as the length of street between two adjacent intersections or between an intersection and the termination of the street or override parking zone in either direction. Street frontages with commercial uses only are not eligible for this program.

3. One or more sponsor(s) (contact person) may circulate the petition form to all residents of the fronting properties on both sides the proposed block. If a resident is against the Residential Parking Override Program, the word "OPPOSED" should be noted in the petition signature space. If the sponsor is unable to contact a resident, "NO CONTACT" should be noted in the petition signature space with the days and times that the contact was attempted.

4. After at least two-thirds (66.6%) of the fronting property owners or residents on both sides of the proposed block have signed in support of the Sand Dune Residential Parking Override Program, the contact person signs the perjury statement on each page of the petition, and submits the petition to the Traffic Engineer. There is no fee to petition for installation or removal of parking restrictions on a street within the program area.

5. City of Manhattan Beach staff will evaluate the petition and verify eligibility of the proposed block. Once verified, the approved block will be posted with "20 MINUTE PARKING (DUNE HOURS), MAY 1 TO SEPT 30, VEHICLES WITH TAGS EXEMPTED". Parking restrictions will be effective on all days, except that vehicles with tags will be exempted from the time limit. All residents on that block will be notified that they may apply for residential override hangtags issued by the City, located at the above address.

6. Residential override tags are available only to applicants who live on a qualified street posted with restricted parking. First-time applicants must show proof of residence. HANGTAGS ARE VALID ONLY FOR THE ADDRESS ON THE APPLICATION.

7. Each qualified residential household is allowed up to three (3) hangtags for vehicles registered to occupants of the residence. In addition, three (3) transferable hangtags may be issued to each household to be used for any guest vehicle of that household. Only three transferable hangtags will be issued per program term to each household. No replacement of lost or stolen transferable hangtags will be issued.

8. The issuance fee for an override hangtag is $5.00 for each hangtag. There is no prorated adjustment or refund in the fee if the applicant enters the program any time after the current program cycle has started. The fee for replacement of lost or stolen non-transferable hangtags is $15.00.

9. All residential parking override tags are valid during the current program term or until the resident no longer resides in a qualified dwelling unit for such override, whichever occurs first.

10. All vehicles must be currently registered to the address on the application. The hangtag shall prominently displayed in the front windshield of the eligible vehicle.

11. All other applicable parking restrictions, such as street sweeping and red curbs, must be followed. Vehicles with override hangtags are NOT exempt from parking meter regulations.

12. The Sand Dune Residential Parking Override Program term is effective from January 1, 2010 to March 31, 2012.



EXHIBIT C

**CITY OF MANHATTAN BEACH**
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development
Esteban Danna, Assistant Planner

**BY:** Erik Zandvliet, Traffic Engineer

**DATE:** September 24, 2009

**SUBJECT:** **Parking and Traffic Issues Related to the Neighborhood Surrounding Sand Dune Park**

**RECOMMENDATION:**

It is recommended that the Commission conduct a public hearing and provide staff with direction regarding possible parking meters, permit regulations or other traffic measures in the neighborhood surrounding Sand Dune Park.

**BACKGROUND:**

On August 4, 2009, the City Council discussed parking and traffic related issues associated with increasing use of Sand Dune Park. After hearing public testimony, the City Council referred the matter to the Parking and Public Improvements Commission to evaluate the feasibility of installing parking meters and implementing a neighborhood parking permit program as a way to regulate overflow parking and park use.

**DISCUSSION:**

Over the years, the popularity of Sand Dune Park has steadily increased, and is now regularly used by residents, sports teams, athletes, and fitness groups for the unique exercise challenge to walk or run up the Sand Dune. This increased use is particularly noticeable in the summer when attendance spikes due to longer and warmer days and attendance. Along with this increased use come increased neighborhood impacts. Residents in the area have voiced concerns about a multitude of problems including; parking, traffic, noise and trash. To address these neighborhood concerns the City has taken a number of actions over the years, including:

- Constructed a traffic circle at the south end of Bell Avenue adjacent to the park.
- Striped diagonal parking along the west side of Bell Avenue and prohibit parking on the east side.
- Posted noise and litter prohibition signs.
- Posted Playground warning signs.
- Provided supplemental street sweeping.

EXHIBIT
D

- Increased hours of Parks & Recreation staff presence.
- Hired a Park Ranger.
- Increased Police Patrol.

These measures have resulted in some relief to residents, however, attendance at San Dune Park continues to rise, aggravating the associated neighborhood concerns.

Metered Parking and Neighborhood Permit Parking

In response to the most recent concerns, the City has considered a variety of possibilities to regulate the Park's activities, including; limiting Park use to residents only; closing the Dune fully or partially; fencing it or charging for its use as a way to control attendance. All of these more direct actions affecting public access or park operations are not the subject of this study or to be formally considered by this Commission.

Rather, the City Council has directed the Commission to consider an alternative concept to reduce the number of visitors to the Park by charging for parking and restricting the availability of free parking elsewhere in the neighborhood. One way to accomplish this is to install parking meters in certain areas such as Bell Avenue and the Public Works parking lot, and implement a Permit Parking program in the neighborhood to address the potential for parking intrusion. This concept has the potential to reduce over-use of the park as well as generate revenue to offset some of the City's costs for monitoring the Dune.

There are several components of a metered parking/resident permit program that are envisioned to meet the intended objectives. Since both systems are currently in place in other areas of the City, this program can be relatively inexpensive and quick to implement on a trial basis. The following list is a working description that can be used for discussion purposes, and is meant to be a foundation on which to a customized program could be built to fit the needs of the community:

1. Metered parking would be installed only in conjunction with a neighborhood parking permit program. Metered parking without permits would just cause more parking intrusion into the residential streets.
2. Metered parking would be limited to curb spaces along all or a portion of Bell Avenue, the Public Works Yard visitor parking lot and possibly one or both sides of Rosecrans Avenue.
3. A payment kiosk could be used in lieu of numerous individual meters to reduce visual impacts and help direct users along certain paths.
4. The metered parking operating hours would match park hours. When the park is closed, all metered spaces would be open for public use. Meter rates can be adjusted up or down during the day to influence demand.
5. Metered spaces may be limited to a maximum time limit of one hour to discourage loitering.
6. The parking permit program regulations would be similar to existing programs in other areas of the City. Hang tag permits would be used on resident vehicles to override the posted time-limit parking restrictions.

7. The permit parking time of day would be limited to the park operating hours. There would be no parking restrictions when the park is closed. This could free up parking in front of homes currently occupied by park users.
8. Time limit parking would be posted in the permitted area to allow up to 20 minutes during park hours for short-term resident parking, while discouraging park users.
9. Parking permits would be available to residents along a street segment that "opt in" to the program. This would allow flexibility in the permit parking boundaries based on actual need.
10. The permit parking zone should be large enough to significantly reduce parking intrusion impacts while not relocating them to other residential areas.
11. Parking permits could be obtained for all vehicles registered to the address.
12. Temporary parking permits would be available for use by non-registered guest and home service vehicles at the discretion of the resident.
13. Park users not living within the resident permit zone would have to park in metered spaces (or walk/bike to the park).
14. Any parking space or pad partly or fully within the public right-of-way would be subject to parking permit restrictions.
15. The costs associated with permit issuance should not be burdensome on the residents.
16. Meter revenues should offset any meter implementation and maintenance costs with the remainder used for park services.
17. Parking citation revenue should offset expected enforcement costs.
18. Other safeguard measures should be incorporated as needed to prevent abuse of the parking regulations.

The Commission has been asked to seek neighborhood and community input, and consider these and other aspects that may affect the possible implementation of such a program. The goal of this meeting is to listen to public input and provide guidance on the elements that would need to be incorporated into a parking based solution.

## NEXT STEPS

Pursuant to the published and mailed public notice, all interested parties have been invited to this public workshop to discuss this matter and provide comments. The Commission should consider all comments and discuss all pertinent issues of a possible metered parking/resident permit program. Staff will take the direction offered by the Commission today and present findings and recommendations for a draft program at the scheduled Commission meeting on November 19, 2009. Representatives from a number of City departments including Police, Parks and Recreation, Public Works and Finance can also be available at that meeting to help answer questions that have arisen during the evaluation process. At the November 19 meeting, the Commission will discuss and make a recommendation to City Council for initiating a particular regulated parking program that could begin to regulate park usage as well as address the ongoing traffic and parking issues.

Exhibits:
- A. Neighborhood Vicinity Aerial Map / Area Map
- B. Chronological History for Sand Dune Park
- C. Meeting Notice and Notice Area Map
- D. City Letter to Residents
- E. Public Correspondence

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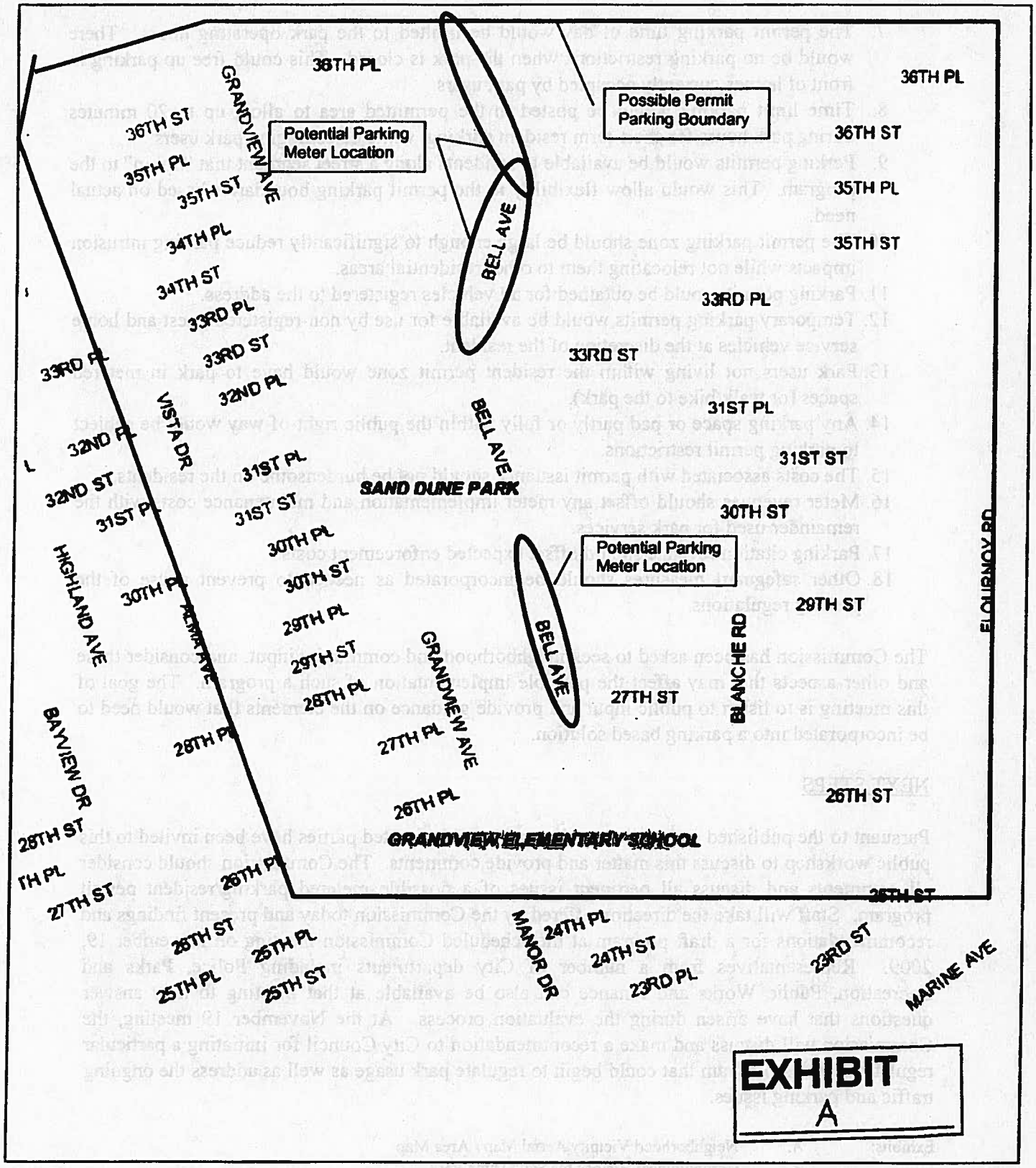
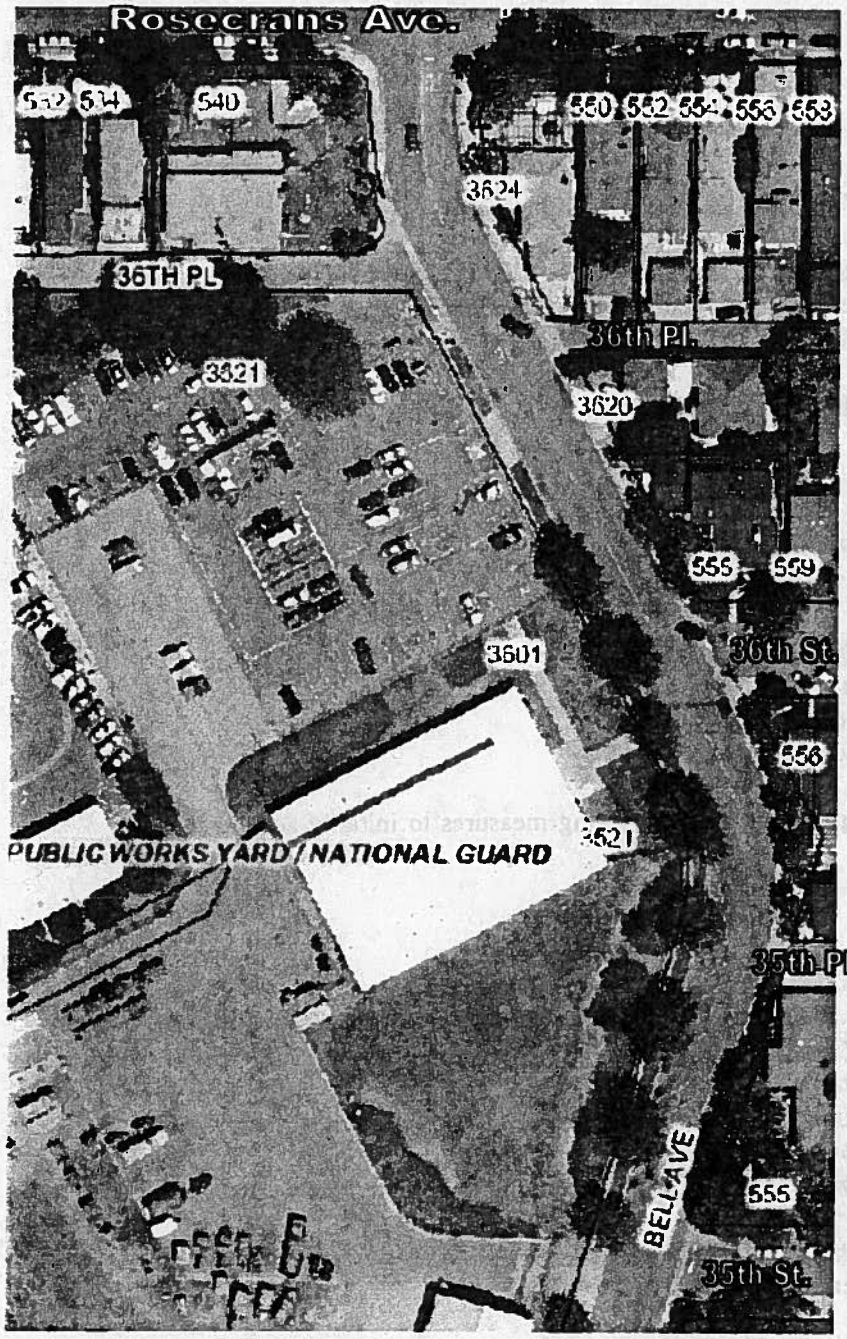
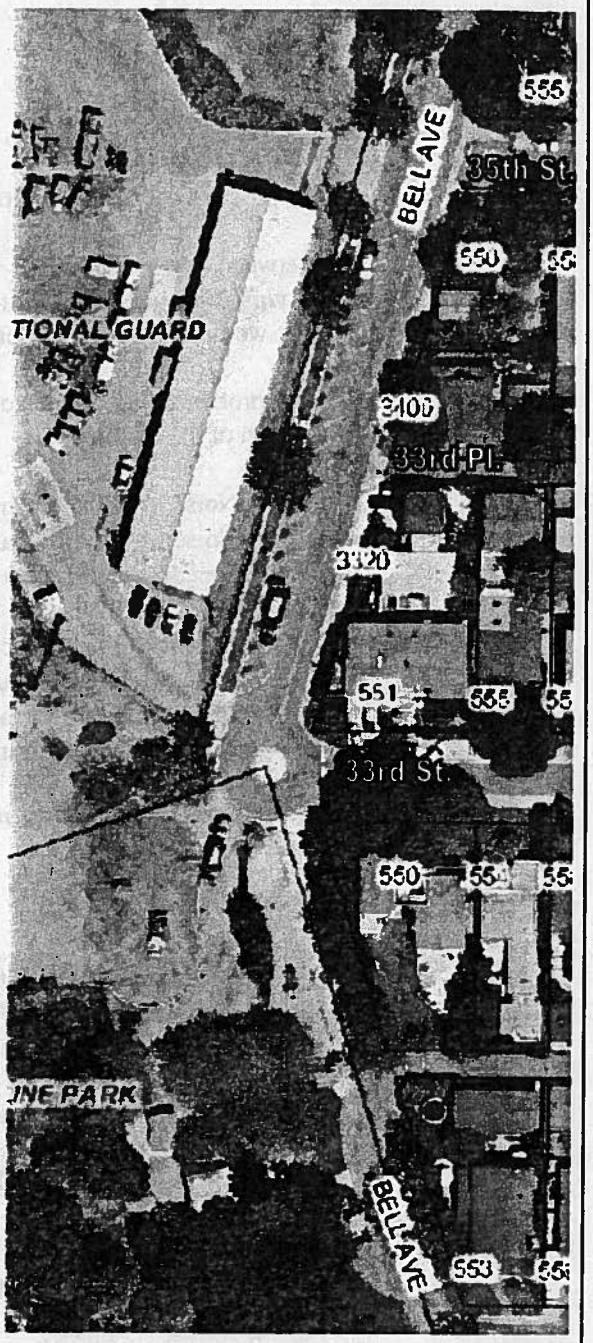



City of Manhattan Beach
Department of Community Development

**SAND DUNE PARK NEIGHBORHOOD**
**Metered Parking / Resident Permit Program Study**




City of Manhattan Beach
Department of Community Development

**SAND DUNE PARK NEIGHBORHOOD**
**Metered Parking / Resident Permit Program Study**

# Chronological History for Sand Dune Park

Between 2000 and 2004, the City Council, Parks and Recreation Commission and a city/neighborhood committee met numerous times to develop and implement measures that would counteract the problems that were occurring at Sand Dune Park.

The problems that were communicated to the City by the residents (most living at the bottom of the dune) were:

- Noise from car alarms and stereos
- Noise from participants shouting and using bull horns
- Speeding along Bell Avenue
- Blocking driveways
- Trash and litter left behind on the streets
- Disrespecting park rules
- Monopolization of the dune by adults
- Before and after hours use violations

In the year 2000, the City implemented the following measures to initially address the above problems.

**2000**

- Open the park daily at 6:00 a.m. instead of opening at dawn
- Close the park at 9:00 p.m. from April 1 through October 31
- Establish quiet hours (enforced by Parks and Recreation staff member) from 6:00 a.m. to 8:00 a.m. and 7:00 p.m. to closing, daily
- Eliminate the four parking spaces in the parking lot south of the tot lot for all except service vehicles and handicap parking (two spaces each)
- Divide the dune 50/50 with 50% for exercise use the 50% for recreational/youth use
- Staff the park daily with Parks and Recreation personnel to enforce the above policies for an initial period of at least six months starting at 6:00 a.m. to 9:00 p.m. daily
- Post signs at the top and bottom of the stairs adjacent to the dune that state "For your safety please no running or jogging on the stairs"
- Remove and replace all current rules and regulations signs. Install signs that were developed by the sub-committee that welcomes users of the park and requests their cooperation in a friendly manner

**2002**

- Added an additional $22,155 to annual budget to staff the park all operating hours with part-time staff
- Post signage along Bell and in the park to communicate operational rules

EXHIBIT
B

- Passed an ordinance prohibiting running on the stairs
- Installed a temporary fence on the dune for two weeks to get the attention and cooperation of those participants creating problems in the neighborhood
- Place extra trash cans along Bell Avenue and at the bottom of the dune
- The group use permit requirement was lowered from 50 to 15
- Groups were prohibited from using the dune any time other than Monday through Friday, 11:00 a.m. to 3:00 p.m.

**2003**

- **Park Ranger Hired** - The full-time position of Park Services Enforcement Officer (Park Ranger) was established to provide staff support in the area of park rules and regulations in all city parks, fields and facilities. The Park Ranger has the authority to write citations for municipal codes.
- Bell Avenue was redesigned to create angled parking on the west side while red curbing the majority of the east side adjacent to resident's homes
- A traffic circle (roundabout) with a drop-off area at the entrance of the park was installed to improve traffic congestion

**2004**

- Dune closed temporarily for two weeks with a fence to change the behavior of the participants at the park
- Staff to conduct hourly rounds to remove excessive trash left on Bell Avenue
- Rearrange the Park Ranger's priorities and routine. Now the ranger goes directly to Sand Dune and waits for a slow period to make his visits to other parks
- Signage installed on the roundabout advising motorists "No stopping anytime-violators will be cited"
- Police Department and PACS officers assigned to enforce violations that are observed through routine and directed patrols
- The area traffic officer and area parking officer assigned to work with park leaders to address issues or problems as they arise
- The Police Department works closely with the on-duty park ranger to provide consistent and coordinated enforcement efforts
- Municipal Code #12.48.055 was adopted, which allows the Parks and Recreation director to temporarily close the dune when necessary
- Municipal Code #12.48.053 was adopted prohibiting the use of personal exercise equipment
- Increased street sweeping on Bell Avenue

# SAND DUNE PARK PARKING STUDY

As directed by the City Council, the Parking and Public Improvements Commission (PPIC) will conduct a Public Workshop to discuss the feasibility of implementing parking restrictions, resident permit parking, and parking meters in the neighborhood surrounding Sand Dune Park as a way to minimize traffic and parking impacts related to park activities.

## PARKING AND PUBLIC IMPROVEMENTS COMMISSION

### SAND DUNE PARK PARKING STUDY

**- PUBLIC WORKSHOP -**

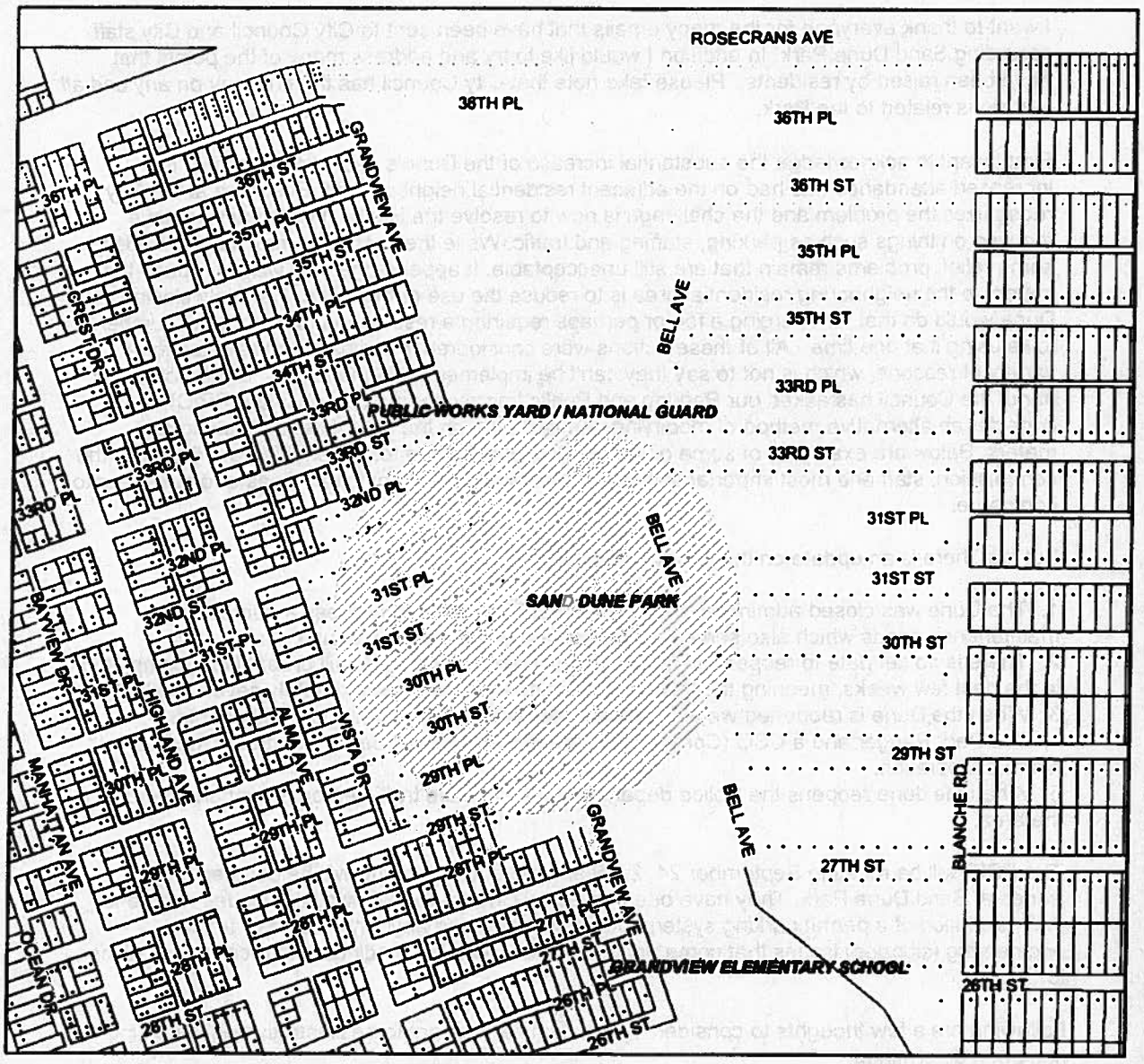
WHEN: September 24, 2009 at 6:30 pm
WHERE: Council Chambers, City Hall
1400 Highland Avenue, Manhattan Beach

Residents are encouraged to attend and participate. The Staff Report will be available at www.citymb.info on September 18 after 5 pm.

For additional information, please call Esteban Danna at (310) 802-5514 or email at edanna@citymb.info

EXHIBIT
C

# Manhattan Beach GIS




**Legend**

Scale: 1:4,714

- Addresses
- Parcels
- Basemap
- BEACH
- BLOCK
- DEADEND (cont)
- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

This map is a user-generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 275 550 ft.

Dear Sand Dune Neighbors,

I want to thank everyone for the many emails that have been sent to City Council and City staff regarding Sand Dune Park. In addition I would like to try and address many of the points that have been raised by residents. Please take note that City Council has the final say on *any* and *all* decisions related to the Park.

First I want to acknowledge the substantial increase of the Dune's use and the impact this increased attendance has had on the adjacent residential neighborhood. Everyone at the City recognizes the problem and the challenge is now to resolve the issues. In the past we have focused on things such as parking, staffing and traffic. While these actions may have provided some relief, problems remain that are still unacceptable. It appears the only way to reduce the impact to the neighboring residential area is to reduce the use of the Dune. Certainly closing the Dune would do that, or charging a fee or perhaps requiring a reservation to control the number of folks using it at one time. All of these actions were considered in the past and rejected for a variety of reasons, which is not to say they can't be implemented in the future. On the other hand, the Council has asked our Parking and Public Improvements Commission (PPIC) to consider an alternative method of modifying demand through the use of permit parking and meters. Below are examples of some of the creative possibilities to be considered. Certainly the commission, staff and most importantly the residents will have many other ideas and questions to contribute.

But first, here is an update on the current situation:

1. The Dune was closed administratively on August 7th in order to address a number of maintenance needs which also serves to break some of the patterns of use.
2. There is no set date to reopen the dune but the maintenance work will probably be completed in the next few weeks, meaning the Dune will have been closed approximately seven weeks.
3. When the Dune is reopened we will increase the park staffing from 1 to 2 attendants.
4. The Park Ranger and a CSO (Community Services Officer) will be on site during the busiest hours of operation.
5. When the dune reopens the Police department will increase traffic enforcement and patrols in the area.

The PPIC will be meeting September 24, 2009 and the entire meeting will be devoted to the issues at Sand Dune Park. They have been asked by Council to review all the issues related to the installation of a permit parking system, parking meters and any other traffic or traffic engineering (signage) issues that come up. They will report their findings and recommendations to Council.

Following are a few thoughts to consider. These items are meant to be illustrative only, nothing has been determined.

1. It is relatively inexpensive to try a permit/meter option. Permit processing is done in-house and we already have systems in place in two other areas of the City.
2. It will not be necessary to purchase a lot of parking meters. New technology also allows us to number spaces and have a central payment location.
3. New technology also allows time of day or day of week pricing to influence demand. For instance if Saturday and Sunday mornings are the busiest we could charge $5 an hour with a 1 hour maximum.
4. Neighborhood permits would significantly free up parking in front of homes and multiple permits could be provided since it is unlikely the neighborhood would give them to Dune users.
5. Commercial vehicles can be exempt.
6. Permits could only be required during the hours the Park is open.
7. A permit system can be implemented fairly rapidly
8. Permit boundaries can be flexible such that when a block feels impacted they can "opt" in.

EXHIBIT
D

9. The neighborhood may want to request Council consider the use of speed bumps which are now only allowed adjacent to schools.
10. There may be improvements recommended to traffic and directional signage in the area.
11. Operational issues such as Park hours or the use of whistles and bullhorns are not under the purview of the PPIC. If City Council decides to address operational issues they may refer these items to the Parks and Recreation Commission or deal with them themselves.

These are just a few of the possibilities to discuss, recognizing that if this approach fails to reduce demand, other options are always available.

Two final points I would like to make are; 1.) The area was never used as a dump, this may have been confused with Live Oak Park which was at one time, 2.) It is not possible to plant half the Dune horizontally. There would be no way to replenish the Dune and the area above would collapse as the lower portion was utilized.

If you would like to discuss any of this with me please feel free to call 310-802-5053 or email gdolan@citymb.info.

Thanks for taking the time to read this and I encourage you to attend the PPIC meeting on Thursday, September 24th, 6:30 p.m. If you are unable to attend please email your comments to Esteban Danna, edanna@citymb.info and he will provide them to the Commission.

Sincerely,
Geoff Dolan
City Manager

33rd Street
Manhattan Beach, CA 90266
August 14, 2009

Dear Mr. Gross,

I was pleased that the Council and City staff listened to the concerns of the citizens relating to the inappropriate usage of the dune at Sand Dune Park. I was surprised that there was little discussion of the environmental impact and the actual total cost to the City given the present situation.

**To protect and sustain the dune, create a natural habitat for native plants, wildlife, and migrating birds and then add a meandering path for lovers of nature.**

**This green solution protects our dune and the quality of life in the neighborhood:**

- Overuse and bulldozing/trucking will not erode the dune and 32nd St.
- Costly meters, unsightly signage, and neighborhood inconvenience will be unnecessary.

**This solution satisfies the Council's priority goal for sustainability:**

- The City Manager writes that we need "to identify opportunities and best management practices that we can consider adopting, thus becoming an even more environmentally sensitive city" and that "we will continue to look for opportunities to be the best stewards of our community and planet resources."

**This solution saves the City money:**

- The City will not need to transport sand on a monthly basis at a huge, un-green expense.
- The City will eventually need to replace the sand that is constantly dumped in the streets.
- Fewer paramedics and police will be needed to maintain park safety and security.
- The money saved could reinstate some of the recently cut recreation programs.

**This solution realizes the goals of Parks & Recreation mission statement:**

- To protect environmental resources, to strengthen community image and sense of place, and to strengthen safety and security.
- Parks & Rec. should not be advocating putting meters on public streets to control overuse of their parks and to raise revenue – this is not their mission.

**This solution is vital for both our community and for the region as well.**

- In LA County, the coastal sand dune habitat is nearly obliterated, so we have an obligation to protect our dune.
- More families will again picnic at the park and more nature-lovers will use the dune.

Thank you for taking the time to consider why we should save our dune. I am looking forward to your response.

Save the dune,

Patricia Ware

Patricia Ware
p.ware@verizon.net

EXHIBIT
E

**From:** BG [onthecourt@roadrunner.com]
**Sent:** Tuesday, September 15, 2009 3:31 PM
**To:** Esteban M. Danna
**Cc:** Portia P. Cohen
**Subject:** Sand Dune

Appreciate the opportunity to give my view as I will be unable to attend the Sand Dune meeting.

I understand the parking meters/residents permits being a quick fix, but I also believe it to be no more than a band aid on the situation. Reduction of parking, or charging for parking will only promote car pooling, as well as filtering into other neighborhoods. The fact that other neighborhoods can "opt in", I'm sure, does not make anyone more comfortable. Needless to say, the number of people on the Dune will not be able to be controlled by only addressing parking.

The "user permit" system appears to be the one and only way to limit the number of people at any given time to be on the Dune. If "x" amount of permits are sold for specific days and time lots, the number of duners would be totally controlled. Permits could be sold at City Hall ahead of time, and when "x" amount of permits for a particular day/time are sold, no more would be issued. User permits have been successful at Live Oak Tennis Courts, Mira Costa Courts, Alta Vista in Redondo Beach, etc. It makes no sense to me not to apply a user permit system. It is the only way to control numbers. If the tennis courts were a free-for-all like Sand Dune, the same problems would occur there. Granted enclosing Sand Dune would be an expense, but the money from selling permits could be applied to that expenditure as well as future maintenance.

Thank you.

Beverly Gurling

**From:** Robert Hess [robert.hess@tsg.la]
**Sent:** Monday, September 14, 2009 10:06 AM
**To:** Esteban M. Danna
**Subject:** FW: Thoughts on Sand Dune Park
Dear Mr. Danna:

Below is a copy of the message I send to city council this morning for your information.

Best regards,

Robert Hess
551 33rd Street

------ Forwarded Message
**From:** Robert Hess <robert.hess@tsg.la>
**Date:** Mon, 14 Sep 2009 08:50:03 -0700
**To:** <CityCouncil@citymb.info>
**Cc:** <gdolan@citymb.info>, Richard Gill <rgill@citymb.info>, <jprice@citymb.info>, Rita Chavers <rmchavers@yahoo.com>, Lisa Grady <gradymoore@aol.com>, Julia Tedesco <ju2tedesco@verizon.com>, Chelsea Fredrick <chelseafredrick@hotmail.com>, Victoria Peters <victoriapeters@earthlink.net>
**Conversation:** Thoughts on Sand Dune Park
**Subject:** Thoughts on Sand Dune Park

Good Morning All:

As one of the families living very close to the bottom of Sand Dune Park, I would like to provide our thoughts about life with the Dune portion of Sand Dune Park closed:

1. The volume of vehicle traffic, and the associated noise and congestion, is significantly lower. The children riding their bikes to school along Bell and 33rd Street have much less traffic to contend with.
2. The parking spaces along Bell remain full. People seem to have transferred their exercise routine from the Dune to the stairs. The noise currently coming from the Park, however, is greatly diminished. Most likely because of the lower number of people.
3. There is significantly less dust on our cars and outdoor furniture.
4. We have not had to call the police about after hours park use since the closure.
5. The "tot lot" in the park area continues to be used by local residents and some from outside Manhattan Beach.
6. We have not been awakened at 5:45 am by the arrival noise of the early Dune user community.

Our Thoughts

1. The adverse impacts on the community seem to stem from the sheer volume of people that use the Dune portion of the park and the types of activities that they engage in on the Dune.
2. A large number of people from outside Manhattan Beach are continuing to use the stairs for exercise. We don't know what experiences other nearby residents have had, but the parking, noise, and vehicle traffic at the current usage level with the Dune portion of the park closed is tolerable.
3. We agree with a proposal for an extended closure of the Dune portion of the park to allow Dune users to find alternative sand-based exercise locations, which are easily available. The funds saved by not needing to reposition the sand could be used to improve the stairs and replant the park area in grass to make it more attractive for the children after school programs.

Best regards,

Robert Hess

------ End of Forwarded Message

**From:** Robin McCall [robinmccall@yahoo.com]
**Sent:** Monday, September 14, 2009 9:10 AM
**To:** Esteban M. Danna
**Subject:** Sand Dune Park
Mr. Danna,

I am a resident of the 400 block of 31st St. and I have been very unhappy with the increased use of Sand dune Park this summer. I have encountered criminal and aggresive behavior by some of the park users, leading to situations where I have feared for my safety. Since the park was closed in August, we have had much relief from the crowds and traffic.
With this in mind, my preference would be to have the park permanently closed!!

Thank you,
Robin McCall

**From:** Kunkee, Elizabeth [elizabeth.kunkee@adelphia.net]
**Sent:** Saturday, September 12, 2009 1:52 AM
**To:** Portia Cohen - External email
**Cc:** Esteban M. Danna; Geoff Dolan
**Subject:** RE: SAND DUNE PARK: Message from the City Manager
Ms. Cohen,

Awesome email! I am so happy to see such clear and open communications as well as the careful and methodical thought behind it.

We have really enjoyed the 7 week vacation from the crowds. Our family has started going to Sand Dune again and we run into neighbors there now, something that we have not experienced in years.

My creative solution would be to ask that the Dune be "kids only" for the next year. Adults could be allowed on the dune only if accompanied by a kid.

I think the Council and City are doing a wonderful job with this issue, you have my heartfelt thanks,
Elizabeth

---

**From:** Portia Cohen [mailto:portia_cohen@yahoo.com]
**Sent:** Friday, September 11, 2009 10:59 AM
**To:** pcohen@citymb.info
**Subject:** SAND DUNE PARK: Message from the City Manager

Message from the City Manager
September 9, 2009

Dear Sand Dune Neighbors,

I want to thank everyone for the many emails that have been sent to City Council and City staff regarding Sand Dune Park. In addition I would like to try and address many of the points that have been raised by residents. Please take note that City Council has the final say on *any* and *all* decisions related to the Park.

First I want to acknowledge the substantial increase of the Dune's use and the impact this increased attendance has had on the adjacent residential neighborhood. Everyone at the City recognizes the problem and the challenge is now to resolve the issues. In the past we have focused on things such as parking, staffing and traffic. While these actions may have provided some relief, problems remain that are still unacceptable. It appears the only way to reduce the impact to the neighboring residential area is to reduce the use of the Dune. Certainly closing the Dune would do that, or charging a fee or perhaps requiring a reservation to control the number of folks using it at one time. All of these actions were considered in the past and rejected for a variety of reasons, which is not to say they can't be implemented in the future. On the other hand, the Council has asked our Parking and Public Improvements Commission (PPIC) to consider an alternative method of modifying demand through the use of permit parking and meters. Below are examples of some of the creative possibilities to be considered. Certainly the commission, staff and most importantly the residents will have many other ideas and questions to contribute.

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Following are a few thoughts to consider. These items are meant to be illustrative only, nothing has been determined.

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2. It will not be necessary to purchase a lot of parking meters. New technology also allows us to number spaces and have a central payment location.
3. New technology also allows time of day or day of week pricing to influence demand. For instance if Saturday and Sunday mornings are the busiest we could charge $5 an hour with a 1 hour maximum.
4. Neighborhood permits would significantly free up parking in front of homes and multiple permits could be provided since it is unlikely the neighborhood would give them to Dune users.
5. Commercial vehicles can be exempt.
6. Permits could only be required during the hours the Park is open.
7. A permit system can be implemented fairly rapidly
8. Permit boundaries can be flexible such that when a block feels impacted they can "opt" in.
9. The neighborhood may want to request Council consider the use of speed bumps which are now only allowed adjacent to schools.
10. There may be improvements recommended to traffic and directional signage in the area.
11. Operational issues such as Park hours or the use of whistles and bullhorns are not under the purview of the PPIC. If City Council decides to address operational issues they may refer these items to the Parks and Recreation Commission or deal with them themselves.

These are just a few of the possibilities to discuss, recognizing that if this approach fails to reduce demand, other options are always available.

Two final points I would like to make are; 1.) The area was never used as a dump, this may have been confused with Live Oak Park which was at one time, 2.) It is not possible to plant half the Dune horizontally. There would be no way to replenish the Dune and the area above would collapse as the lower portion was utilized.

If you would like to discuss any of this with me please feel free to call 310-802-5053 or email gdolan@citymb.info.

Thanks for taking the time to read this and I encourage you to attend the PPIC meeting on Thursday, September 24th, 6:30 p.m. If you are unable to attend please email your comments to Esteban Danna, edanna@citymb.info and he will provide them to the Commission.

Sincerely,
Geoff Dolan
City Manager

;

**From:** Ed McPherson [emcpherson@mcphersonrane.com]
**Sent:** Friday, September 11, 2009 2:55 PM
**To:** Esteban M. Danna
**Cc:** Marlene McPherson; sterngail@aol.com; Geoff Dolan
**Subject:** Sand Dune Park

Mr. Danna:

I understand from the City Manager that, if we cannot attend the PPIC meeting on September 24, we are to write our comments to you concerning Sand Dune Park. My wife and I, who live at 440 31st Street, will be out of town on that date.

Our comments are as follows:

I have lived in Manhattan Beach for 26 years. We currently own homes on 31st Street, Crest Drive, and Manhattan Avenue. I have lived at 440 31st Street for 15½ years. In all of my time in Manhattan Beach, and specifically in the 400 block of 31st Street, I have never seen so many people invading our neighborhood who obviously do not live in the neighborhood. The increased crime reports speak for themselves. In addition, although parking has always been difficult on 31st Street, it has never been as bad as in the past year.

We vigorously support any measures that are calculated to decrease the amount of out-of-city people using Sand Dune Park and the adjacent stairs, including closing the Park altogether. If the Council decides to restrict parking at Sand Dune Park with parking meters or some other alternative, we are completely supportive of such a measure; however, we do not think that it would be fair to charge residents for such parking.

If resident permits (which we support) are being considered so that residents would not be charged for such parking, we strongly request and recommend that parking permits be issued to residents at the top of the Park as well as the bottom. We also strongly request and recommend that the permits not be limited to 30th Street alone. If permits are required to park on 30th Street, out-of-city Park users will simply park on 31st Street and 33rd Street.

**It is imperative that (1) parking permits be issued to residents of 31st Street; (2) the area be policed regularly; and (3) non-commercial vehicles that are parked on 31st Street without such permits be cited or towed.**

We do not believe that limiting the permit requirements to the hours of operation of Sand Dune Park will be effective because (1) people use the Park at all hours of the day and night; and (2) people use the adjacent stairs to work out at all hours of the day and night.

Thank you very much.

Best,
-Ed and Marlene McPherson

---

Edwin F. McPherson
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From: June Moberg [june.moberg@adelphia.net]
Sent: Sunday, August 30, 2009 3:48 PM
To: Esteban M. Danna
Subject: Sand Dune Park

Dear Mr. Danna,

Thank you very much for talking to me last week regarding plans for Sand Dune Park. I will appreciate your forwarding my thoughts on the problem to all concerned persons in the city offices.

I am against parking meters at Sand dune Park for two reasons:

1. It will do nothing to stop the use of the sand dune as an adult recreation/training facility, thus continuing the erosion of the hill.

2. None of the other parks in the city are surrounded by parking meters. If the city needs money make it universal.

My recommendation for solving the problems at Sand Dune Park is to limit the use of the sand dune to children. A sign with a height indicator on it (as used at Disneyland) would make regulation easy. Erosion on the sand dune would be reduced and I believe traffic, trash etc. would be reduced once it's use as a training facility was eliminated. We would not need a fence around the dune and our park would be available for local use. This might require supervision to begin with, but I'm sure locals will be more than happy to alert police should this regulation be abused.

Yours truly,

June Moberg
575 36th St.
Manhattan Beach
(310) 545.1124

**CITY OF MANHATTAN BEACH PARKING AND PUBLIC IMPROVEMENTS COMMISSION**
**MINUTES OF A REGULAR MEETING**
**SEPTEMBER 24, 2009**

## A. CALL TO ORDER

The regular meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the 24th day of September 2009, at the hour of 6:35 p.m., in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

## B. ROLL CALL

Present: Adami, Vigon, Stabile, Silverman. and Chairman Gross.
Absent: None.
Staff Present: Community Development Director Thompson, Traffic Engineer Zandvliet, Assistant Planner Danna, Lt. Harrod and Park Services Enforcement Officer Malatesta.
Clerk: Weeks.

## C. APPROVAL OF MINUTES

***09/24//09-1 August 27, 2009***

Commissioner Stabile modified Page 2, Paragraph 5, of the Parking and Public Improvements Commission minutes of August 27, 2009 as follows: "Commissioner Stabile commented that..."

A motion was MADE and SECONDED (Silverman/Stabile) to approve the Parking and Public Improvements Commission minutes of August 27, 2009 as amended.

## D. AUDIENCE PARTICIPATION

None.

## E. GENERAL BUSINESS

***09/24/09-2 Parking and Traffic Issues Related to the Neighborhood Surrounding Sand Dune Park***

Community Development Director Thompson clarified that, per Council's direction, discussion is to include parking and traffic solutions for problems in the vicinity of Sand Dune Park, and not operational issues at the Park, and after obtaining input from the public and the Commission, staff will formulate recommendations to be considered by the Commission during another public hearing on October 22, 2009.

EXHIBIT
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Traffic Engineer Zandvliet provided background information, including measures previously taken to reduce parking and traffic problems in the area. Mr. Zandvliet provided detailed information about the idea of pairing metered parking with a resident parking permit program similar to the one near Mira Costa High School, that would include an opt-out option for residents. He explained that this is a public workshop type meeting with discussion to be focused on parking and traffic issues around Sand Dune Park, and not operational issues, and that there will be another public hearing before the Parking and Public Improvements Commission on October 22, 2009.

Prior to receiving input from the public, Chairman Gross related his understanding that neither additional enforcement in the area nor the timeline for implementing solutions were addressed by staff. Recalling Tree Section residents' previous resistance to parking signs, he questioned if signs would be essential and if parking could be completely prohibited. Chairman Gross asked for input on smart meters and on the cost of parking permits.

Traffic Engineer Zandvliet advised that parking meter revenue could be used to help funding additional enforcement; that a resident parking permit program could be implemented by the end of the year, but the installation of parking meters would not be completed until approximately Spring 2010; that signs are mandatory for enforcement, but the number of signs could be minimal; and that parking time restrictions could be discussed this evening. Mr. Zandvliet clarified that smart meters provide much flexibility, including the capability of exempting residents with parking passes from feeding the meters.

Community Development Director Thompson noted that the dune at Sand Dune Park will be closed for a few more weeks for maintenance to bring it up to safety standards. He advised against discussion of permit parking fees this evening, but indicated that, as directed by the Council, they would be nominal.

Commissioner Stabile voiced his impression that both the resident parking permit program and parking meters would only be required during the hours of operation at Sand Dune Park.

Commissioner Vigon requested input on parking permits for guests. He commented on the boundaries for the resident permit parking program outlined by staff and asked if parking for beachgoers, or possible Coastal Commission restrictions, were considered.

Traffic Engineer Zandvliet affirmed that a resident parking permit program could include a to-be-determined number of guest parking permits; that it is within the Commission's purview to recommend different boundaries for residential parking permit areas than those outlined by staff; and that, per Coastal Commission requirements, public parking without restrictions must be provided in all areas west of Highland Avenue.

In response to a question from Chairman Gross, the majority of the audience indicated they live below Sand Dune Park.

Commissioner Silverman disclosed that he does not live too far from Sand Dune Park but, per discussion with the City Attorney, his residence is not in close enough proximity to the Park to prohibit him from participating in the Commission's consideration of this item.

Due to the large number of individuals indicating their desire to address the Commission, the Commission agreed to a two-minute time limit for speakers.

## Audience Participation

**Steve Nicholson, 566 36th Street,** asked staff to examine the unsafe conditions at northbound 36th Street at Bell Avenue, as well as possible unintended consequences of parking meters and/or a resident parking permit program, such as impact on the Armory.

**Jane Gee, 2600 Block of Bell Avenue,** voiced her concern that parking meters and a resident parking permit program would merely shift traffic from one area to another. She drew attention to the need for data to support the installation of parking meters and noted the improved conditions since the dune has been closed for maintenance.

Chairman Gross related his understanding that the purpose of this item is to discuss parking restrictions to reduce the number of patrons at Sand Dune Park, and that closing the Park is not part of this item.

**Mark Kemple, 584 30th Street,** commented on Park patrons' particularly large impact on 30th Street. He said that, should the dune be re-opened, parking meters and a resident permit parking program would be necessities, and Mr. Kemple urged the City to keep the dune closed until effective solutions can be implemented.

**Eric Zoppi, 1421 5th Street,** asked if residents living in other areas could be given parking passes to allow them to park for free near Sand Dune Park.

Community Development Director Thompson advised that the Commission and staff are collecting information and staff will formulate a program based upon input received this evening.

**Marcus Mac, 574 35th Street,** contended that residents should not bare the burden of parking and traffic difficulties with the implementation of a resident permit parking program and that parking signs would create a safety hazard for drivers. He agreed that the dune should remain closed until such time as effective solutions are found and requested input on the cost savings since the dune has been closed.

**Brad Porter, 563 35th Street,** related that five of his neighbors, and a majority of individuals living in the area, support closing the dune which, he said, is the root cause of parking and traffic difficulties in the area. He voiced his concern over the idea of installing parking meters in a residential area.

Chairman Gross reminded those present that closing the dune is not part of this discussion.

**David Kramer, 1626 Gates Avenue,** favored installing parking meters to help regulate the number of individuals frequenting Sand Dune Park. It was his feeling that residents who purchased homes in the area should have been aware of the parking and traffic problems; that, over time, the area has been negatively impacted by Sand Dune Park; and that parking meters will not resolve the problems.

**Nicole Hill, Director of Beach Babies, No Address Provided,** apprised the Commission of the parking difficulties for Beach Babies' employees and parents of children who attend Beach Babies. She noted additional difficulties resulting from parking restrictions for street sweeping; and expressed concern that the problems would be shifted to other streets.

**Kathy Spillane, 571 35th Street,** related her lack of faith relative to a resident parking permit program/parking meters in a residential area. She said that the problems arise from the international workout center at Sand Dune Park.

**Ron Chavers, 420 32nd Street,** stated his opinions that replenishing the sand on the dune directly affects the situation and that parking meters/a resident parking program would shift the problems to other areas.

**Steve Whitsit, 445 28th Street,** voiced his impression that a great majority of residents in the area feel that Sand Dune Park should be returned to a neighborhood park.

**Steven Vargas, 477 32nd Street,** offered input on unpleasant occurrences in the neighborhood resulting from Park patrons, particularly on the cul-de-sac in front of his home. He felt that the situation has been much better while the dune has been closed for maintenance and commented on parking and traffic difficulties in the area.

**Hans Van Doornewaard, 560 Rosecrans Avenue,** suggested that either a stop sign or speed bumps be installed at the end of 36th Street.

**Irene White, 586 33rd Street,** presented photos depicting the improved situation while the dune has been closed, as well as her concern over safety in the area due to traffic issues. She said that parking meters would only be a band aid to a huge wound and that reducing the hours of operation at the Park would resolve many problems.

**Debbie Phillips, 583 33rd Street,** expressed concern that parking meters would increase the number of vehicle trips, which would necessitate additional enforcement, and that Sand Dune Park is an international workout facility. Ms. Phillips related her understanding that, due to requirements associated with funding the City accepted, the dune cannot be closed.

Chairman Gross reiterated his understanding that closing the dune is not part of this agenda item and that it cannot be closed because of requirements pertaining to grant funding the City accepted.

**Cheryl Vargo, 568 33d Street,** discussed the importance of taking measures to improve the situation and the need for signs should parking be restricted.

**Nina Tarnay, 469 32nd Street,** commented on the improved situation while the dune has been closed; the inconveniences caused residents when 32nd Street is closed to replenish the sand at the dune; and the poor condition of 32nd Street.

**Bill Franchini, 592 33rd Street,** said that metered parking on Bell Avenue will not resolve the problems which, he indicated, would just be shifted from one street to another. He agreed that Sand Dune Park should be restored to a neighborhood park; that the situation has been much better while the dune has been closed; that the use of the dune has greatly increased over time; and that the larger context of the problems must be addressed in order to remedy the situation.

**Patrick McDivitt, 566 31st Street,** stated his agreement with closing the dune. He asked how often parking would be enforced and noted the need to do so often. Mr. McDivitt voiced concern over reopening the dune before any action is taken; suggested that the Park be locked after hours; recommended that there be more than a nominal parking fee; and called attention to the loitering in the area due to the large number of patrons at the dune.

**Linda Nadler, 585 29th Street,** agreed with the need to resolve the problems before re-opening the dune and with a smart meter kiosk. She recommended increased parking fees on the weekends and increased enforcement.

**Michael Henry, 3400 Bell Avenue,** highlighted the improved conditions while the dune has been closed. He questioned if parking meters would be enough to accomplish the goal of reducing the number of Park patrons. Mr. Henry discussed that parking meters in the Public Works Department's parking lot could provide additional parking for residents only; that any system utilized should not over burden residents; that guest passes should be flexible; and that residents should not be charged for permits.

**Bill Hory, 1300 Manhattan Beach Boulevard,** disagreed with the idea of closing the dune. He was concerned over a resident parking permit program and said that hard data should be obtained before making decisions about possible solutions. Mr. Hory felt that increased enforcement and high parking violation fines would be constructive.

**Jason Clark, 508 Rosecrans Avenue and 3512 Vista Drive,** stated his agreement with comments made by previous speakers. He discussed the importance of better traffic controls on Rosecrans Avenue to assist with traffic safety problems in the area.

**Will Arvizo, 410 23rd Street,** favored closing the dune. He agreed that parking restrictions would just shift problems to other streets and suggested parking restrictions from Rosecrans to Marine and Pacific to Highland. Mr. Arvizo maintained that the only solution might be to close the dune.

**Don Trucker, 1166 Chestnut Avenue,** commented on the increased parking and traffic problems in the vicinity of Sand Dune Park over the years. He voiced his hope that, in order for the dune to remain open, possible solutions will improve the situation. Mr. Trucker agreed with parking passes for residents, a smart meter kiosk and charging to use the dune.

**Dave Wachtfogel, 591 33rd Street,** related his feeling that the dune has destroyed Sand Dune Park, which has been somewhat reborn while the dune has been closed.

**Denise Mozzotta, 649 33rd Street,** expressed her opposition to resident parking permits and parking meters.

**Gina Chodler, 3320 Bell Avenue,** recommended limiting the hours of operation at Sand Dune Park. She contended that parking meters would not deter use of the Park.

**Gary Horwitz, 645 33rd Street,** felt that resident parking permits and parking meters would not be a sufficient solution. He encouraged the Commission to recommend to Council that a broader solution be addressed.

**Gary Osterhout, 598 31st Street,** opposed parking meters and contended that there are other solutions to the problems, such as reduced hours of operation and increased enforcement. He voiced concern over the negative impact parking meters near Sand Dune Park would have on Highland Avenue and businesses there, and over parking signs in a residential neighborhood.

**Jerry O'Connor, 524 Harkness Street,** explained that a previous subcommittee on which he served did not identify parking restrictions as a primary path to resolving the problems around Sand Dune Park. He discussed the difficult task before the Commissioners and it was Mr. O'Connor's opinion that a solution, such as a reservation system at the Park, lies outside of the Commission's domain.

Chairman Gross reminded the audience that there will be another public hearing at the next Commission meeting, and at a future Council meeting when the Commission's recommendations are considered.

**Wendy Watanabe-Winter, 570 33rd Street,** discussed the increased use of Sand Dune Park over the years. She related her hope that the Commission will obtain input from the City's Park Ranger at Sand Dune Park and her support of resident parking permits which, along with other possible solutions, would reduce problems in the area.

**Faith Lyons, 574 33rd Street,** disagreed with a resident parking permit system, which would not deter the problems and is not the way to address them.

**Shirley Phillips, 571 23rd Street,** informed the Commission as to the difficulty of exiting her driveway due to the large patronage at Sand Dune Park. She mentioned the need to better maintain the Park.

**Penny Hodges, 480 Rosecrans Avenue,** offered input on her decreased use of the dune because it is eroded. She was concerned that parking meters would not help; but, said that resident parking permits would be effective and a start to finding a good solution. Ms. Hodges felt that the dune should not be closed.

**Christine Daviduk, 562 33rd Street,** explained that the turn about at the bottom of Bell Avenue and 33rd Street has created a "sling shot" effect. She commented on safety issues caused by the lack of sidewalks or physical barriers and indicated that parking restrictions would not resolve the problems.

Speakers addressing the Commission for a second time were as follows:

**Mark Kemple, 584 30th Street,** noted that any steps taken must be robust and that the compassion speakers have shown during this meeting must be related to the Council. It was his contention that the use of Sand Dune Park as an international workout facility is inappropriate.

**Jerry O'Connor, 524 Harkness Street,** related his understanding that the idea of installing parking meters arose as a possible source of enhancing revenue during the Council's review of the 2009-2010 Budget and, at that time, was not considered as a solution to the parking and traffic issues in the neighborhood.

**Gary Osterhout, 598 31st Street,** expressed his agreement with Mr. O'Connor's portrayal of how the idea of installing parking meters in the area came about. He stated the following: his impression that access to City parks cannot be restricted to Manhattan Beach residents; his disagreement with installing parking meters; his concern that problems would not be resolved, but shifted to other streets; his opinion that residents should have the ability to vote on a resident parking permit program, should it be adopted by the Council; and his support of speed bumps, but only with the concurrence of residents who they would impact.

**Will Arvizo, 410 33rd Street,** voiced his concern that the problems would just be shifted with a resident parking permit program. It was his viewpoint that the dune should not be reopened until the problems are resolved.

**Shirley Phillips. 571 33rd Street,** suggested that a full-time Police Officer, instead of a Park Ranger, patrol the Park.

At the Commission's request, Park Services Enforcement Officer Malatesta shared information about the increased attendance at Sand Dune Park this year compared to the last four years; the busloads of people who visit the Park; the Code requirement that no groups larger than 15 are permitted in the Park at any one time; the media attention and increased use of the Park resulting from the attention which, in his opinion, would outweigh the effectiveness of parking restrictions; his lack of knowledge as to the maximum capacity at the Park; the cyclical use of the Park; and the demographics of Park patrons. He indicated that the majority of problems at the Park appear to be caused by non-residents and that they occur between 5:00 p.m. and 8:00 p.m.

Responding to questions from the Commission, Parks and Recreation Director Gill provided information about the number of patrons at Sand Dune Park during different times of the year; the existing parking conditions/restrictions in the area; how the large number of patrons might be impacting the dune; and his personal knowledge as to the demographics of Park patrons. He examined the photographs presented by Irene White during input from the audience; estimated the "suitable" amount of attendance at the Park; and affirmed the improved situation in the area when the dune is closed for maintenance. Director Gill clarified that parking meters were originally considered to raise revenue to offset costs associated with the dune; and that meters, along with a resident parking permit program, would improve parking and reduce use. He clarified that and that groups over 15 must have a reservation to use the Park only between 11:00 a.m. and 3:00 p.m. and related staff's opinion that permit parking would discourage patronage.

Lt. Harrod discussed the Police Department's willingness to increase enforcement at Sand Dune Park; however, additional staffing would be necessary. He indicated that crime in the Park has been minimal over the years.

**Commission Discussion**

Commissioner Adami introduced the idea of studying the environmental impact of the increased use on the dune.

Chairman Gross entertained the idea of directing staff to examine the possibility of adding enforcement, which could be funded with parking citation revenue.

Community Development Director Thompson suggested the Commission identify solutions that would work in terms of restrictions, and that staff report back on what can be accomplished. He highlighted the City's commitment to develop a successful program to help alleviate the problems.

Parks and Recreation Director Gill explained requirements accompanying the City's acceptance of Los Angeles County grant funds for Sand Dune Phases I and II, including keeping the Park open and the ability to charge for use of the dune as long as the Park remains open to all Los Angeles County residents. He voiced his lack of knowledge as to whether it would be necessary to repay only a portion or the entire amount of the grant funds if the Park was to be closed.

**RECESS AND RECONVENE**

At 9:20 p.m., there was a recess until 9:30 p.m., when discussion of Agenda Item No. 2 (Parking and Traffic Issues Related to the Neighborhood surrounding Sand Dune Park) continued with all Commissioners present.

Lt. Harrod related Parking & Animal Control's willingness to assist with enforcing a program to reduce problems at Sand Dune Park. He noted the educational process associated with the issuance of parking citations.

Traffic Engineer Zandvliet confirmed for Commissioner Silverman that a resident parking permit program could be restricted to peak hours.

Commissioner Silverman inquired about the possibility of issuing parking permits to residents not living near Sand Dune Park and he voiced his concern that some of the possible solutions could over burden residents.

Community Development Director Thompson advised that a commitment by the City for a multi-departmental approach when the dune reopens will help reduce impact on the neighborhood near Sand Dune Park.

Commissioner Vigon related his understanding the specific reason for this discussion is to help reduce the number of patrons at Sand Dune Park. He recommended that parking citation fees be a minimum of $100.00.

Commissioner Stabile observed that a great majority of residents living near Sand Dune Park would like it to revert to a neighborhood park. Should the Park remain an international workout facility, he felt that parking restrictions would help regulate usage and, therefore, the first thing the Council should address is the type of place they would like the Park to be.

Community Development Director Thompson explained his perception that the Council would like to reduce the number of patrons at Sand Dune Park without changing the use and that they requested the Commission to look into a parking program. He emphasized the importance of moving forward in a timely manner.

Traffic Engineer Zandvliet affirmed that this matter originally arose to raise revenue to help with Park operations and that, due to responses from the public, the Council thought it might be possible to regulate the use at the Park as well.

Chairman Gross related his understanding that the Council's very thorough discussion included keeping the Park open, a determination that the dune is an athletic facility rather than a park and implementing parking restrictions before taking any drastic measures. He pointed out that staff could compile quantitative goals in terms of what the Commission is trying to achieve.

Commissioner Adami stressed the number one issue of safety and the need for data (such as violence, traffic accidents, etc. in the area) prior to making a determination. He felt that the parking meters and a resident permit parking program would be the best solution; that athletics being a part of the Park should not be ignored; and that the environmental impact on the dune should be explored. Commissioner Adami expressed impression that the amount of violence at Sand Dune Park has been minimal and that use of the Park can be restricted, but it cannot be closed.

Commissioner Vigon supported providing Council with what they asked for in a timely manner and he noted that harsh measures would inhibit the use of the dune.

Traffic Engineeer Zandvliet advised that, from a parking meter/permit standpoint, at this time the conditions present in the area surrounding the Park could justify many actions. He recommended against delaying the process to collect data.

Chairman Gross noted the importance of taking residents who do not live close to the Park into account; the idea of residents using the Public Works Department parking lot, as discussed by a member of the audience; and the effectiveness of parking restrictions in decreasing patronage at the Park. He suggested that staff be directed to determine some quantitative goals and that use of the Park be reduced by at least 50%. Agreeing with Commissioner Vigon's idea of raising parking citation fines, Chairman Gross recommended that staff examine the maximum fines/restrictions that can be imposed within the limits of the law.

Traffic Engineer Zandvliet verified staff's willingness to look into issuing parking permits to residents who do not live in the neighborhood and he affirmed that parking restrictions must be designated with signs. He related staff's opinion that patronage at the Park could be reduced by making parking more difficult.

Commissioner Vigon entertained the idea of issuing placards to residents who use the Park but do not live in the immediate area. He suggested that the potential impact of parking restrictions on commercial areas be examined.

Commissioner Stabile related his understanding that it is not the Commission's function to decide how much to reduce use at Sand Dune Park and he noted possible legalities associated with allowing only Manhattan Beach residents to park in the area.

Community Development Director Thompson confirmed staff's intent to provide the Commission with additional information about parking restrictions at the next meeting, including parking for employees of the nearby school. He highlighted the importance of a program that could grow in order to reduce impact on the commercial area.

Chairman Gross clarified that residents would have the ability to opt out of a resident parking program. He related his impression that the permit parking in the Downtown area was expanded.

Traffic Engineer Zandvliet explained that the idea of expanding the permit parking program in the Downtown area will be part of the update to be provided to the Council on the Downtown Parking Study and that more detailed recommendations will be presented for the Commission's consideration at the next meeting.

Community Development Director Thompson related staff's recommendation for a more flexible program than the one previously implemented in the Downtown area.

Commissioner Silverman advised those present of the Commission's intent to work to improve the situation around Sand Dune Park and to put the information provided this evening into the context of what the Council asked the Commission to do.

The Commission unanimously agreed to move forward with a program such as the one outlined by staff this evening, with additions and deletions according to Commission discussion, and to direct staff to report back at the Parking and Public Improvements Commission meeting on October 22, 2009.

A motion was MADE and SECONDED (Gross/Adami) to continue Agenda Item No. 2 (Parking and Traffic Issues Related to the Neighborhood surrounding Sand Dune Park) to the meeting on October 22, 2009.

## F. COMMISSION ITEMS

### *08/27/09.3 Parking Meter Revenues and Traffic Violations Revenues Report*

1. Chairman Gross observed that the parking citation revenue in the Traffic Violations Revenues Report appears to have greatly increased. He related his disappointment that the income from parking has not increased because the rates were rolled back.

Traffic Engineer Zandvliet indicated that a follow up to the Downtown Parking Study, which will include the parking meter rates, will be provided for the Council's consideration in the future.

Assistant Planner Danna related staff's intent to clarify if the parking citation revenue shown on the Report is the net or gross amount.

2. Chairman Gross read aloud a request from a member of the public asking the City to explore issuing citations for parking on sidewalks.

Traffic Engineer Zandvliet advised that procedures for enforcing parking on sidewalks will be discussed at a meeting to be scheduled with the Police Department, Parking Enforcement, Public Works and Traffic Engineer Zandvliet.

Commissioner Vigon noted liability issues related to parking on sidewalks.

## G. STAFF ITEMS

1. Traffic Engineer Zandvliet and Assistant Planner Danna reviewed items to be considered by the Commission in the near future.

2. Traffic Engineer Zandvliet shared information on the Council's recent consideration of the El Porto Parking Lot, including their decision not to pursue it any further at this time.

## H. ADJOURNMENT

The meeting was adjourned at 10:35 p.m.

# SAND DUNE PARK PARKING STUDY

As directed by City Council, the Parking and Public Improvements Commission (PPIC) will conduct the continuation of the September 24, 2009 Public Workshop to discuss parking restrictions, resident permit parking, and parking meters in the neighborhood surrounding Sand Dune Park.

## PARKING AND PUBLIC IMPROVEMENTS COMMISSION

### SAND DUNE PARK PARKING STUDY

### - PUBLIC WORKSHOP -

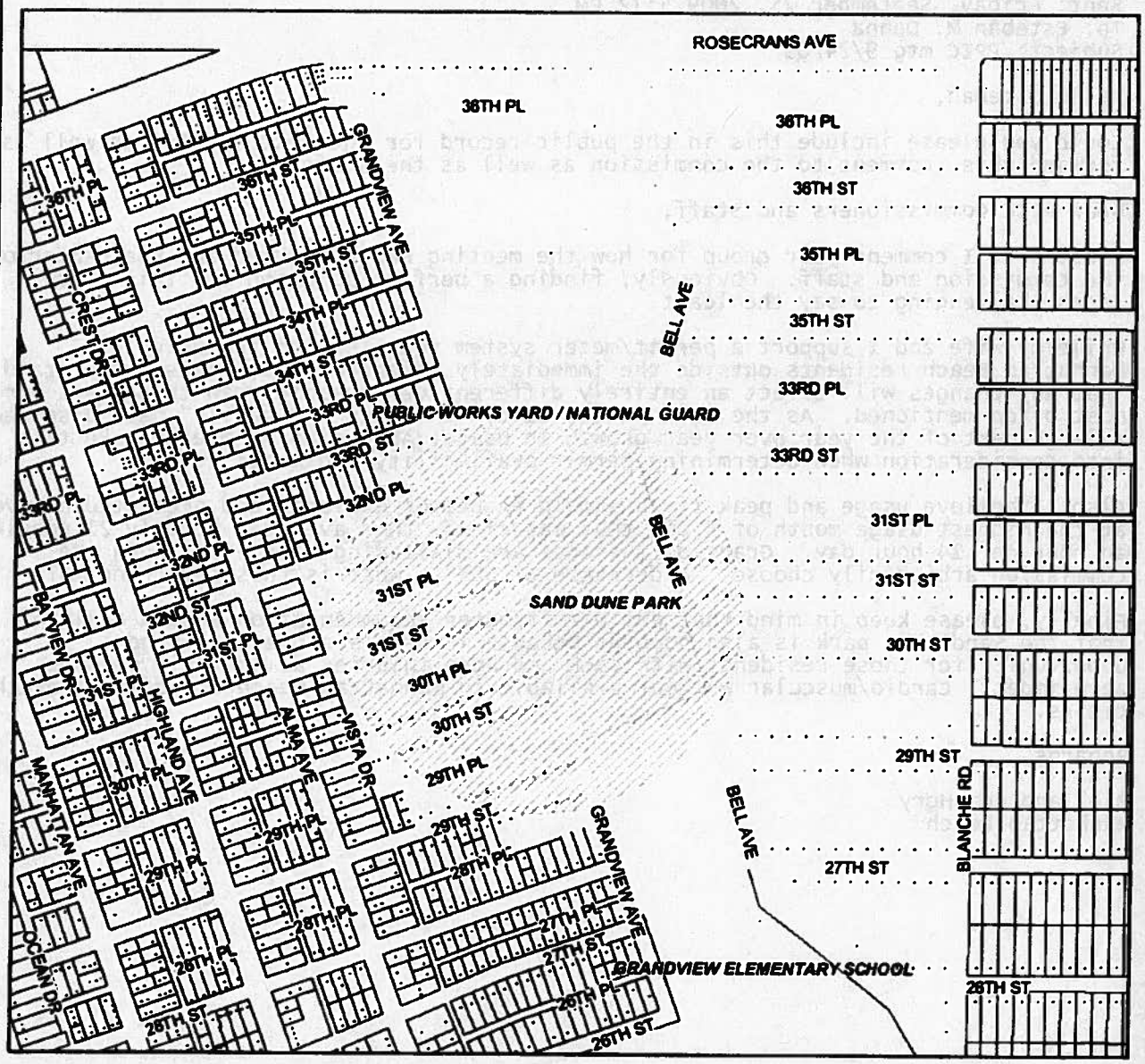
WHEN: October 22, 2009 at 6:30 pm
WHERE: Council Chambers, City Hall
1400 Highland Avenue, Manhattan Beach

Residents are encouraged to attend and participate. The Staff Report will be available at www.citymb.info on October 16 after 5 pm.

For additional information, please call Esteban Danna at (310) 802-5514 or email at edanna@citymb.info

EXHIBIT
F

# Manhattan Beach GIS




## Legend

Scale: 1:4,714

- Addresses
- Parcels
- Basemap
- BEACH
- BLOCK
- DEADEND (cont)
- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

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From: hbill@roadrunner.com
Sent: Friday, September 25, 2009 5:12 PM
To: Esteban M. Danna
Subject: PPIC mtg 9/24/09

Hello Esteban,

Could you please include this in the public record for the next meeting as well as forward this comment to the commission as well as the staff:

Dear PPIC Commissioners and Staff,

First off, I commend your group for how the meeting was conducted and the candor of the commission and staff. Obviously, finding a perfect solution for this issue seems challenging to say the least.

While my wife and I support a permit/meter system that is also inclusive of Manhattan Beach residents outside the immediately effected area, please understand that any changes will effect an entirely different demographic than those that were most often mentioned. As the Park Ranger said, "children and family" have also been a large part of the year over year growth in usage. Accordingly, please take this into consideration when determining permit availability and meter cost.

Also, I believe usage and peak times should be better explored and presented as even at the highest usage month of 9,000 that was cited- this averages to only 21 people an hour per 14-hour day. Granted, averages are misleading here - but when the commission arbitrarily chooses "a decrease of 50%" - what is this referring to?

Finally, please keep in mind that any permit/meter recommendation should realize that the Sand Dune park is also popular because it offers a one-of-a-kind opportunity for those residents with back and knee injuries as the only outside, zero-impact, cardio/muscular workout available in Manhattan Beach or adjacent beach cities.

Regards,

Bill and Ana Hory
Manhattan Beach



EXHIBIT
G

**Pamela G. Chin**
**2409 Vista Drive**
**Manhattan Beach, CA 90266**
**310-545-7073**

October 14, 2009

Mr. Erik Zandvliet, City Traffic Engineer
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Parking & Public Improvements Commission's Proposed Residential Permit Parking District in response to Sand Dune Park Traffic Problems

Dear Mr. Zandvliet,

We have lived exclusively in the Sand Section for over twenty years and in our present home for nearly five years. We reside on the 2400 block of Vista Drive, which is a one way street going north, and directly face Grand View Elementary School. Street parking is at a premium and there is little of it available in the immediate vicinity, except on the short block of 25th Street between Vista Drive and Alma Avenue, and on 26th Street above Alma. We are very troubled that under the residential permit parking district proposed in response to various problems surrounding Sand Dune Park even this limited street parking would be taken from us.

We understand a map created by the Community Development Department shows that the proposed residential permit parking district will be bounded by Flournoy Road, Rosecrans Avenue, Alma Avenue and 25th Street, but would exclude the 2400 block of Vista Drive. This exclusion would cause additional hardship for our family as we have an adult family member who is physically disabled and drives. By way of a brief description, we have a two car garage with a short driveway and when this family member elects to drive, it is necessary to park one car outside on the street so he has sufficient space to safely access the driver's seat. The Commission's proposal would unduly restrict access to the already limited street parking, posing a clear adverse consequence and unwelcome challenges.

Rather than excluding the 2400 block of Vista Drive, this short block should be included in the proposed residential permit parking district to eliminate the difficulties and challenges described above.

I am unable to attend the October 22, 2009 public hearing, but wish to strongly voice my concerns. Thank you for your consideration and assistance in fairly evaluating this proposal.

Very truly yours,

Pamela G. Chin

**From:** GARY GUSTAFSON [mailto:themap@msn.com]
**Sent:** Wednesday, September 30, 2009 7:45 PM
**To:** Portia P. Cohen
**Subject:** Sand Dunes Park

Mayor Portia,

The way to solve the parking problem at Sand Dunes park is to give the people who live in the area stickers & guest placards. If a car on the surrounding streets of the park doesn't have a sticker or guest placard then the vehicle will be towed away. People using the park will have to park their cars in the parking area of the park (no exceptions!). I remember when the sand dunes wasn't a park. Also, is there another place people can go besides the beach to do the same thing?

Gary A. Gustafson

Gary Osterhout
598 31st Street

Dear City Manager:

I notice your September 9, 2009 message to "Sand Dune Neighbors" was attached to the PPIC Staff Report (as well as was posted on the Daily Breeze and City of Manhattan Beach websites). Given this wide distribution, I believe some of your comments do not quite conform to my interpretations of events or need some additional material to fully flesh out the issue. Please consider the following from a Sand Dune Park neighbor and someone who has followed this issue closely for two decades from a neighborhood, PPIC and Park and Rec Commission perspective. I apologize for its length. I did edit it down as much as possible.

**Alternatives to Meters and Permits**. First, you acknowledge the likely success in controlling demand if the City would close the dune or implement a reservation system, to which I agree. You then mention that both actions were considered and rejected "for a variety of reasons." From my close watch of this issue for many years, although closure of the dune has been advocated by a number of residents, closing the dune beyond a temporary basis has never been deliberated at length by Council, nor has been given serious consideration by any subcommittee. Not directly addressing this issue seems logical since there were a number of potential, but overall benign, measure to take to soften the impact of the dune. Thus, as there has been no direct discussion on the topic of closure, we have no idea the compelling reason behind the City's herculean efforts to keep the dune accessible for so many hours of the day, if at all.

On the other hand, the reservation system was seriously considered (and as mentioned last August, favored by staff), yet was tabled (not rejected) with the expressed hope that subsequently implemented actions would sufficient satisfy complaints. This tabling made sense, for the City could not evaluate the effectiveness of the other proposed remedies if such remedies were placed simultaneously with the reservation system. But the reservation system was certainly not "rejected." Further, I believe that another reason the reservation system was "tabled" was because of the neighborhood's visceralreaction to Staff's insistence on an excessively intrusive fence, which in reality is unnecessary for the program's effectiveness.

You next say that these "rejected" actions could be considered in the future. However, from my perspective of political realities, the chance of these alternatives--those you mentioned as having a good chance of controlling demand--are hardly likely to ever see the light of day if a meter/permit program, which has also been "rejected" in the past, is established. Further, the City would be unable to test the efficacy of other approaches, in the absence of a meter/permit system, if the meter/permit system was simultaneously in place.

It is further unlikely, without defined objectives and benchmarks, that the meter/permit program would ever be removed if it proved unsatisfactory in controlling neighborhood

EXHIBIT
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impacts. More likely, new controls would overlay the meter program with those programs that work, making the meter program overkill. I submit that it would be more prudent to try the other programs prior to the meter/permit program, relying on the meter/permit program as the program of last resort. From both a political and physical perspective, the other approaches (reduced hours/controlled access) can be abandoned/removed much easier than a meter/permit program.

Yes, as you say later, residents likely have many other ideas and questions to contribute. But there has been no discussion or identification when or if those better ideas can be presented or considered prior to implementation of a parking meter/permit system, if ever. Thus, for the sake of good process alone, it would seem practical to reject any consideration of a meter/permit program prior to identifying what seems to be the best ideas and questions.

Further, I cannot reconcile your comments that the "rejected" actions would ever be considered in the future, with Councilman Montgomery's recent quote in the Daily Breeze:

> "Only after the city deemed parking modifications ineffective would officials consider other options, like admission fees or closing the park for good." "The final act would be, if necessary, closure itself," he said. "We're trying to do it in the right way, and not doing a knee-jerk reaction to what some people want.""

Given this comment, there would never be consideration of other ideas if the City didn't first try parking modifications.

**What is the real objective?** You mention next in your communication that the Council asked for consideration of a meter/permit program to reduce demand. Were that the objective, one would think that would be stated on the City's announcement mailed to the area and posted in the Beach Reporter. However, that notice only discusses minimizing traffic and parking impacts, both which could be achieved through better enforcement or liberalizing residents' control of right-of-way access, such as allowing personal restriction of their parking pads.

In fact, the word "demand" also doesn't appear in the August 4, 2009 Staff Report to Council (where Council directed a meter/permit study by the PPIC), nor in the related motion or minutes. It seems also fair to consider that revenue generation is an important criteria, as this idea was latest engendered during the May budget sessions under "revenue raiser" discussions, and bruited about during the August Council meeting, but this topic isn't brought up anywhere as if it doesn't exist. Point being, it would be nice if the city could settle on the issue that is really driving this particular action, or at least affirmatively prioritize the impacts to be addressed. For if the only City objective is to just "reduce demand," the City would red-curb Bell entirely, not meter it, and solve the situation that way (which I believe is the alternative advanced by Jim Aldinger during his term on council).

Continuing the confusion, the Mayor posted on the "Civic Couch" website that "Council directed PPIC to hold public hearing(s) on whether or not to install parking meters and/or a residential parking permit program with aim of reducing dune attendance and protecting neighborhood." It makes little sense to me for the PPIC to be asked to make a decision whether or not to install a parking meters/permit program to control demand and protect the neighborhood, but they are not allowed to discuss the relative and comparative merits of any other program that could control demand and protect the neighborhood. Seems there is hardly need for a meeting. A more honest approach would have been to merely ask the PPIC to define the contours of an acceptable meter/permit program.

**Staff/City Accountability.** You say you will increase staffing in the interim from 1 to 2 attendants. It would have more meaning to those impacted to say what the residents can expect from this increase. Two attendants sitting at a card table will be no more effective than one attendant sitting at a card table. Since your managers admit to not being able to adequately train a $9/hour employee to do simple tasks such as as folks to exercise on the correct side of the dune, maybe there should be a manager present instead of a second employee. Or perhaps just have one $18/hour employee that can provide the necessary effectiveness.

Similarly in respect to the Park Ranger and CSO: What will those folks be doing at Sand Dune Park that we could hold them and the city accountable? Do you even know when the "busiest hours" are, when you say they will be present? Were you to articulate those hours, the neighborhood could the hold you to your promise when those primary enforcers are all of a sudden not in attendance, for instance, some Saturday morning when the neighborhood is parked up? Further, at the August council meeting, you seemed not to understand that the "busiest hours" include weekday evenings from 5:30 p.m. to closing. It would be nice to know that the City understands what the busy hours are, and doesn't define that term to the City's convenience.

Similarly in respect to the Police Department increase: What exactly will they be targeting during their increased presence. Can we expect visible radar tracking in the side streets where there have been speeding complaints? If so, how often? Will we expect to see citations, or merely warnings? Will the city post statistics on citations, hours present, etc., to support that this "increase" actually occurred, to be held accountable?

**Restriction of PPIC considered issues.** You state that "the entire PPIC meeting on the 24th will be devoted to the issues at Sand Dune Park." However, I just read the Staff Report to the PPIC, and it specifically says that the following issues will not be considered: "limiting Park use to residents only, closing the dune fully or partially, fencing or charging for its use as a way to control attendance." At best, the meeting will in fact be devoted only to any "issues" involving a meter/permit program, or to those issues you want the PPIC to hear.

On the other hand, you mention in your correspondence that traffic engineering (signage) issues can be addressed. Yet there is no discussion of signage in the PPIC staff report, while I expect this to be a very important issue to the neighborhood, given the anticipated

quantity of signs and the current lack of signage in the neighborhood. Were it not for the fact that residents have continually opposed signage for street-sweeping or even changing the obelisk street markers, I would think this omission might have been an oversight.

**Your Thoughts to Consider.** Your communication next supplies some selected "thoughts to consider." Not certain why the neighborhood would want to get involved with the minutiae of points 1 – 3. However, I notice that you do not mention the specific costs of enforcement nor discusses the purchase, installation and maintenance of signs in commenting on program costs. Nor do you mention that residents will likely be charged for the permits. I notice that the PPIC staff report says "costs associated with permit issuance should not be burdensome on the residents." So, no wonder you say it is "inexpensive" to try a permit/meter option, if the city will charge both for meters and permits. Nor do you commit to a level of pro-active enforcement that could be observable or accountable. Certainly if one limits the extent of enforcement to "complaint only," but do not supply regular patrols, this certainly would cut down on costs—but I don't think this is what the residents expect.

**Transferable permits.** I am curious where you draw your information for the conclusion that "it is unlikely the neighborhood would give [permits] to dune users." For instance, what would prevent a 600 block or 26th St. block resident from handing out permits, knowing that any dune user would park in the 500 block? What would prevent them from providing permits to friends (or themselves) to park in the sand section? To say a dispositive "unlikely" is a presumption with no backing.

**Late Night Free Parking.** You obviously found it important to say that permits could only be required during the hours the park is open. That is all fine, but seems meaningless as the park is open until 9:00 pm and opens again at 6 am. I fail to see any benefit from this statement, unless council is considering to conform park hours to a more reasonable range, in which case the entire permit/meter program should be evaluated with this new criteria in mind.

**Opt-In and Administration.** You state that permit boundaries can be flexible such that when a block feels impacted they can "opt" in. However, you provide no information as to how this voting is to take place, at what percentage of "yes" votes are needed to opt-in (and if an unreceived ballot is a "no" vote), how many streets need to opt-in before implementation, or whether there is an "opt-out." Frankly, given the debacle with undergrounding balloting, I would have hoped that a more defined approach was offered.

Also recognize that unlike the Mira Costa parking permit area where you have a "system in place," in the Tree Section you have the unusual configuration of one block (south side of 31st) that is impacted on both the 30th and 31st Street side, for three blocks. Different than Mira Costa, parking space demand is year-round instead of the Spring semester, outside users are not constrained by class schedules, demand exists longer than the end of the school day, and not all residents in the block are affected as others by people parking on the street. So parallels might not exist, or at least not to the degree suggested.

**Speed bumps.** The neighborhood may want to request Council consider speed bumps. Why doesn't the council or staff recommend those proactively? Why does the "neighborhood" need to do this, and why is there no information as to when and how this should be done. I understand that currently speed bumps in the neighborhoods are not even in the council's toolbox for consideration. It would seem the council should first make this a possibility before the neighborhood has to lobby for them.

**Uses of whistles and bullhorns**. These are already prohibited in the park. Rhetorically, why is this still an issue (why do you even mention it)? And if still an issue, why isn't City Hall addressing it today? You mention early in your report that conditions are still "unacceptable," yet you or staff have never stated that conditions were uncontrollable with available resources. Real accountability requires status quo problems and existing solutions be vetted prior to imposing new changes.

**Planting Horizontal.** For some reason, you state that it is not possible to plant half the Dune horizontally, as there would be no way to replenish the dune. Interesting that this statement appears in the communication, given that this has nothing to do with a meter/permit program. However, if the inability to plant half of the dune is the only thing holding back City Hall from limiting access in this form, please consider the following:

1. "Planting half of the dune" has been advocated by residents as a conceptual, or metaphorical, approach. It doesn't necessarily mean to separate the dune literally and exactly in half, or even necessarily to plant it. The idea is to shrink the mass to a point where the sand dune experience can be enjoyed by kids along with family members, but it is uninviting from a work-out standpoint.
2. To achieve the above, the dune could be horizontally bi-sected by a temporary plastic fence, or even cones or yellow police tape staked to the ground, with a posted sign. Anyone crossing that line is simply in violation, and the upper portion could be opened from time to time for folks to enjoy the full-dune experience.
3. If planting is indeed desired, then the upper sand landscape could be appropriately terraced for stability. The lower sand portion could then be managed to be as high up from the bottom that is serviceable by front-end loader, bulldozer, or conveyor belt system (similar to what one sees at sand and gravel pits). Replenishment could occur more often via front-end loader as these frequently pass the park on the way to the maintenance yard.

If those approaches seem infeasible, perhaps a reasonable group of people committed to the success of such an approach can be organized to identify a workable solution. Thank you for your consideration of the above.

Sincerely,
Gary Osterhout
598 31st St.

**From:** Lissen Gregory [lgregory@tangraminteriors.com]
**Sent:** Sunday, September 20, 2009 3:54 PM
**To:** Esteban M. Danna
**Subject:** Sand Dune Parking Study input

Hi. I live at Blanche and 30th Street and care about the situation at Sand Dune however I cannot attend the 9/24 Public Workshop since it is Back-to-School night at Mira Costa that night. If you can share my input, it would be most appreciated.

The root of the problem is over-crowding and over-use of Sand Dune Park at the Dune so I believe that is where the problem should be addressed--- by limiting use of the dune---- and not by penalizing the neighborhood and their guests with the use of permit parking which would not only limit residents but will turn into to a larger problem as the dune users with cars expand their search for free, non-permit parking in the neighborhood. I am not in favor of metered and permit parking in the neighborhood and do not think it would resolve the problems.

If the quantity of people using the park cannot be limited---or this would not be sufficient to alleviate the problems- has the City thoroughly investigated the use of the parking lot at the Armory or obtaining parking property at this park-adjacent site OR considered transforming the public works property to accommodate parking? Possibly the city could shift the public works property and Armory property around to accommodate parking adjacent to the park. If this is not an option, please tell the residents why. (Maybe the frequently asked questions can be posted on the city web site). If the traffic and park access could be limited Bell Avenue, it could avoid the dune-related parking in the residential neighborhood.

There are other beach-adjacent dune locations that aren't in the middle of a residential neighborhood that could be developed or expanded into a regional workout park, for example near LAX where there already is a small park along Vista Del Mar. Can the City of MB work with the City of Los Angeles to advocate this?

Thanks for sharing/considering my input! Please call me if you have any questions.

**Lissen Gregory Schnack**
Senior Account Manager

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**From:** Kunkee, Elizabeth [elizabeth.kunkee@adelphia.net]
**Sent:** Sunday, September 20, 2009 6:28 PM
**To:** Esteban M. Danna
**Subject:** Sand Dune parking solution

Hello, I am unable to attend the Sept 24th meeting.

My 2 cents:

Any parking solution MUST include permit parking for Alma Ave and the "upper neighborhood".

We do not have sidewalks in the "upper neighborhood" (Vista, Alma, and the 400 blocks) and so it is critical to keep traffic to a minimum. Encouraging people to cruise for parking spots would put our children (who ride bikes, walk, scooters) at risk.

Thank you,
Elizabeth Kunkee
3208 Alma Ave

**From:** Kunkee, Elizabeth [elizabeth.kunkee@adelphia.net]
**Sent:** Sunday, September 20, 2009 8:45 PM
**To:** Esteban M. Danna
**Subject:** RE: Sand Dune

FYI

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**From:** Kunkee, Elizabeth [mailto:elizabeth.kunkee@adelphia.net]
**Sent:** Sunday, September 20, 2009 8:36 PM
**To:** 'gdolan@citymb.info'
**Cc:** 'CityCouncil@citymb.info'
**Subject:** Sand Dune

Mr. Dolan,

I took my kids to the Sand Dune Tot Lot again today and we had a really good time. As I've mentioned before, I had completely stopped using the tot lot since there were way too many kids (due to their parents walking the dune). Since the dune has closed, it is as if the tot lot is "open" again.

First, let me plead for a much longer administrative closing.

Second, I wanted to comment on the Park Ranger. I watched carefully today and also spoke with the young man. He, like other Park Rangers that I've observed, was very nice and polite. However, he seemed to be focused on encouraging healthy use of the park and chatting with users and chatting on his cell phone rather than being especially vigilant about any violations of the rules. In fact, when I pointed out a violation (a user "doing the dune" in the vegetated area), he said, "oh well, he's leaving" and let the violation just drift off. My point is that I think we need staff with an enforcement mindset, rather than a Parks & Rec type staff person. We need a staff person that patrols with the same assertive vigilance that characterizes Manhattan Beach's parking enforcement staff.

I would like to see the park open to all, with an appropriately limited attendance, and with rigorous enforcement of the rules so as to give the park a squeaky clean "Disneyland" type atmosphere.

Thank you,
Elizabeth Kunkee
3208 Alma Ave.

**From:** Geoff Dolan
**Sent:** Monday, September 21, 2009 10:08 AM
**To:** Richard Gill; Richard Thompson; Esteban M. Danna
**Subject:** FW: Comments on Sand Dune Letter to Neighbors
fyi

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**From:** PetersonDT@aol.com [mailto:PetersonDT@aol.com]
**Sent:** Saturday, September 19, 2009 3:14 PM
**To:** Geoff Dolan
**Subject:** Comments on Sand Dune Letter to Neighbors

First, thank you, thank you, thank you and the City Council for temporarily closing the park and aggressively pursuing all of the actions aimed at significantly reducing the number of people using the sand dune in what was once a lovely and quiet neighborhood park. I applaud the proposed metered parking along Bell Avenue and the other residential streets in the vicinity of the park, but suspect that, even if fully implemented, it may not produce significant reductions in the number of people using the sand dune. If it does, so much the better. If it does not, I am desperately hopeful that the next action will be to "narrow " the sand portion of the dune by increasing the current "width" of the planted area to the south and adding a new planted area to the north.

The recent improvements at the top of the dune should help to reinforce more considerate behavior of the dune users upon reaching the top, however, many are currently using the 32nd Street cul-de-sac as a warm-up and cool-off extension of the park, creating congestion, noise and constant disruption of vehicular traffic on our one lane portion of 32nd Street from Crest eastward to the top of the dune. I have been advised by the Chief Park Ranger that it is a violation of the Vehicle Code to impede vehicular traffic on any public street. I would strongly urge the City to install new signs informing dune users of this and directing that the Chief Park Ranger and staff enforce compliance. Until the very day of the recent closure of the dune, at any given time there were 15 to 20 people in the middle of the cul-de-sac working out and/or cooling-off. This is both a pedestrian safety and neighborhood civility issue. I've lived adjacent to Sand Dune Park for 35 years and only the brief period prior to the City's 2001 closing of the park have street conditions been any worse.

The City has taken some excellent first steps to curtail over-use and abuse of this small neighborhood park and its supporting infrastructure for the benefit of both park neighbors and sand dune users. We need to continue to carefully monitor the number of people using the dune and aggressively implement actions to restore a balance between reasonable capacity and actual usage for the next several years.

I will not be in town for the September 24 meeting on the park, but wanted to submit my observations for consideration.

Thank you again,

David T. Peterson
476 32nd Street
Manhattan Beach, CA

sand dune parking Riley

From: Patti Riley [patti.riley2@verizon.net]
Sent: Tuesday, September 22, 2009 5:21 PM
To: Esteban M. Danna
Subject: sand dune parking

esteban-

since i am unable to attend the meeting on thursday, i just wanted to express my feelings in regards to the issue of parking and possible permits at and near the park...

even though the idea of meters on bell to help recoop monies spent to run the park, and permits for local residents to keep dune-users from parking in front of our homes are both good ideas, they are not the solution... there is truly only one solution to the problems that effect our neighborhood...close the dune forever!...restore(by closing) the coastal dune to keep us with manhattan's green ideals, and ALL of the parking problems, trash, dumping of sand, traffic, excess police protection, excess paramedic response, will go away...NO DUNE- NO PROBLEMS!...

thank you, patti riley

**From:** Debbie Van Ness [debbievanness@yahoo.com]
**Sent:** Wednesday, September 23, 2009 2:15 AM
**To:** Esteban M. Danna
**Subject:** Sand Dune Park
Hello...

I am a resident in the 400 block of 34th Street and would like to weigh in on the Sand Dune park issue in case I can not make the meeting on Thursday to discuss this. I would like to see the sand dune remained closed indefinitely. I have lived in my home for 24 years and have never seen the problems that I have in the last few with the park. People come and disrespect our neighborhood and our neighbors by being loud at all times of the day and night, blasting music, taking up precious parking spaces and littering. I have even heard neighbors speak of aggressive behavior towards residents, though I haven't witnessed that myself.

I have never been one to restrict others from coming and enjoying our public spaces but it has gotten ridiculous on the dune. I walked the top of the dune the other day and was kind of shocked at the damage that was done to both the dune and the sidewalk on top. There are just too many people using it...many, if not most, of whom are not tax paying residents. Sand Dune has always been a neighborhood park for people who live in the area. I raised my son here and spent many hours in the park there meeting friends and neighbors and friends of neighbors. I certainly would hope others in the community would be able to enjoy it the same way.

Now when you go (when the dune is open) there are throngs of people who have no connection to the community. Their workouts make it less kid friendly and ,as I stated earlier, many of them have no respect for the surrounding neighbors. When I read in the Beach Reporter quotes from coaches who bring entire football teams for regularly scheduled workouts on the dune then I think something is wrong....it is not being used for its intended purpose....as a public space for community members. Who is going to pay for the damage that has been done by the overuse now? I used to think we could solve it or at least mitigate it by monitors and fees and so forth, but the problems have gotten too big for that. I think it's time to close it, repair it and not open it again until we can figure out how to manage it better.

On restricted parking.... I for one would be in favor of permitted parking for residents in this area but not necessarily to solve the problem of the sand dune. Parking has just gotten out of hand here lately. I live on 34th street and can hardly ever get a spot on my street near my home during the day and evening hours. Between the workers and patrons of the north end businesses it is no fun finding a parking spot. Other communities have it and it seems to work. I would favor permitted parking in a major way.

Thank you for reading this. I hope to see you on Thursday evening!

Debbie Van Ness
432 34th Street
31330-545-7242

From: Neil Riley [neil.riley@verizon.net]
Sent: Thursday, September 24, 2009 9:34 AM
To: Esteban M. Danna
Subject: sand dune parking

Dear Esteban, and members of the PPIC,

I am unable to attend tonight's meeting, but I would like say a few things regarding parking around Sand Dune Park. We live in the 500 block of 33rd St. and are heavily impacted by users of the sand dune. The recent closure of the sand dune has dramatically demonstrated that ALL of the problems are related to the sand dune.

There are people working out on the steps. There are people enjoying the green belt and children in the playground. There is enough parking on Bell to accomodate the amount of people that are currently using the park.

The temporary closure of the dune has dramatically demonstrated how easily ALL the problems can be solved, without additional expense, studies, parking meters,etc.

Last May I saw Mayor Cohen on Headline News Local Edition talking about ways to "reduce expeditures" and "maintaining a high quality of life" in Manhattan Beach. Well, here it is: Save the city over $120,000.00 a year, AND restore normalcy to community. AND, you don't have to spend any money or do anything! It's already done.

Sincerely,

Neil Riley
564 33rd St.
MB

FW Tonight's meeting re Sand Dune Park

From: Liza Tamura
Sent: Thursday, September 24, 2009 9:55 AM
To: Richard Thompson; Esteban M. Danna
Cc: Geoff Dolan
Subject: FW: Tonight's meeting re Sand Dune Park

Hi Richard & Esteban,

This e-mail letter is for your meeting tonight. Thanks.

Liza

-----Original Message-----
From: Richard Montgomery
Sent: Thursday, September 24, 2009 9:25 AM
To: 'cschreiner@omnivera.com'; Liza Tamura; Richard Gill
Subject: Re: Tonight's meeting re Sand Dune Park

Thank you Chuck for your comments.

City council is not attending or participating in any way in the meetings with the ppic commission.

However, I can forward your comments to our city clerk and she can deliver them to the ppic commissioners.

Sincerely, Richard

Richard P. Montgomery, Council Member
City of Manhattan Beach

----- Original Message -----
From: cschreiner <cschreiner@omnivera.com>
To: Portia P. Cohen; Richard Montgomery; Nick Tell; Wayne Powell; Mitch Ward; Geoff Dolan
Cc: faith@spectrum.net <faith@spectrum.net>; BPorter@comstock-homes.com <BPorter@comstock-homes.com>
Sent: Thu Sep 24 09:15:12 2009
Subject: Tonight's meeting re Sand Dune Park

Dear City Manager and Council Members,

I live at 550 33rd St - right next to Sand Dune Park. I cannot attend tonight's meeting. I want to voice my opposition to parking meters as a way to address the Sand Dune over use. I think it will not address the core issue, that the park is not capable of being a regional workout facility. Attempts to manage the park that do not directly address this will not succeed. The parking meter approach will not stem the tide.

I believe the solution must be derived from a conscious and deliberate effort that focuses on the park's intended design: a family park with children's enjoyment at the core of its purpose. The solution must grow from this and effectively eliminate its current regional workout facility capacity. My children are now grown, but this was the allure and nature of the park when we bought our home. This is the solution that we who love the park enough to have chosen to live near it believe is appropriate.

Thank you for your consideration.

Chuck Schreiner

**From:** Olga Reisler [olga.reisler@gmail.com]
**Sent:** Thursday, September 24, 2009 3:46 PM
**To:** Esteban M. Danna
**Subject:** sand dune parking

I live in the Sand section of MB but fully appreciate the challenges my neighbors in the Sand Dunes area are facing.Unfortunately MB has been trying to address the problem for the last few years with declining success.Current proposals at best will move the parking issue to the neighboring areas,and at worst will continue to plague the Dune residents since it's doubtful the number of people ,the noise or the garbage will be decreased.As a practical matter the only 100% solution is to close down the Dune.As an alternative to try may be to allow usage permits (one/per family ,w/ID) for MB residents only.Trying a "test" with the parking meters etc will only continue this discussion into the future. Thank you for soliciting resident input.

**From:** Mark D. Kemple [mkemple@JonesDay.com]
**Sent:** Thursday, September 24, 2009 4:27 PM
**To:** Esteban M. Danna
**Cc:** erika.yount@bankofamerica.com
**Subject:** Traffic at the Dune

COMMENT TO THE PARKING COMMISSION - September 24 Meeting

The area surrounding the play ground and green belt at Sand Dune Park is a sleepy neighborhood and a kid Mecca. There are no traffic arteries leading to it. And there is no parking structure for that little greenbelt and playground. Why would there be?

Yet it is now proposed that a regional world-class work out facility – recently featured in *Sports Illustrated* and *Men's Health Magazine* – be opened adjacent to that little park, yet still with no traffic arteries or designated parking structure to accommodate the huge numbers of cars documented to swarm the streets of this little neighborhood if that facility is opened.

What City Planner in his or her right mind would approve that? No one. I presume that's why you are meeting. To be clear, this is not merely an issue of inconvenience to the residents. This increasingly popular destination in a neighborhood without the facilities to accommodate it, poses significant safety risks on our narrow streets.

On 30th street, where we and our 3 and 5 year old sons live, the problem is particularly acute. 30th street dead ends at that greenbelt. The cars of dune users race down the hill looking for parking, and then race back up the hill, often frustrated, when they don't find it. In the middle of that cycle, they attempt – by the dozens – to negotiate a 3-point turn at narrow dead end at exactly the spot where children congregate to play. Such use of our kid-laden streets is not tenable.

I see two realistic options. One, close the dune. That's where we are today, and our streets have been quiet. (I realize that this option may be out of your bailiwick.)

Two, if the dune is to be re-opened, prior thereto the streets surrounding it must be permitted for parking, and the few existing parking spaces by the dune must be strictly metered. Obviously, this will lower the condensed and intolerable congestion of the narrow streets immediately adjacent to the dune – the core problem.

Some say that permitting will just push parking and traffic back farther from the dune, and not decrease usage. Look, common sense tells us that inconvenience lowers usage. Other than closing the dune, every solution proposed relies on creating inconvenience, because we all know it works. Second, pushing parking opportunities back from the park to a far broader area – even if it does not lower total usage – necessarily reduces congestion on each street. The current situation concentrates all the activity in a very small area immediately adjacent to this kid's park, and thereby compounds the hazard. Even if the same numbers of people came – which strikes me as highly unlikely – street congestion will be greatly reduced by permitting immediately around the park.

Others say that "no parking" signs that accompanies a permit system creates driver distraction. Any incremental risk that a one-time glance at signage that forever puts that driver the street is not available for dune use, does not begin to balance the risk posed by wild overuse of our narrow streets. All solutions require communication to the driver-users.

I've also heard an alternate suggestion that we build a larger parking lot at the armory. Absent permitting the surrounding streets, that will do nothing to lesson the load on those streets. Dune users will always first attempt to park on our sleepy little streets that are immediately adjacent to the dune. And God forbid you meter a parking lot or spaces without permitting the surrounding streets. Further, a parking lot will only encourage still greater dune usage, and greater traffic on these narrow streets.

If the dune is reopened without prior and severe mitigation of congestion on these narrow streets, when that unreasonable urban planning decision turns to tragedy, will we look at each other say, "Gee, Who saw that coming?" I for one, would not accept that missive, and am confident that I won't be asked to. To me, the obvious

and effective solution is permitting street parking and strict metering on existing spots.

Thank you for your attention, public service, and anticipated mitigation of this serious risk.

Mark D. Kemple
Jones Day
555 South Flower Street, 50th Floor
Los Angeles, California 90071
mkemple@jonesday.com
Tel. 213 243-2195
Fax. 213 243-2539

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This e-mail (including any attachments) may contain information that is private, confidential, or protected by attorney-client or other privilege. If you received this e-mail in error, please delete it from your system without copying it and notify sender by reply e-mail, so that our records can be corrected.
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October 12, 2009

Erik Zandvliet, Traffic Engineer
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach. CA 90266

**RE: Sand Dune Park**
**Parking and Traffic on Rosecrans (from Alma to Flournoy)**

Dear Mr. Zandvliet,

Please do not overlook Rosecrans Avenue when considering parking and traffic improvements. We who live on Rosecrans suffer from the same problems that the interior neighborhood does. The visitors to Sand Dune Park fill up the street parking early in the morning and then come and go all day long. The weekends are very bad. They even park blocking my driveway access and I have had to call the police and have their cars towed so I can get my car out. I have lived in my Rosecrans home since 1969. Who knew this little park could cause so many neighborhood problems 40 years later.

Parking is limited to one side of Rosecrans and we have cars parking on Rosecrans not only by Sand Dune Park users but by the subcontractors at the Chevron refinery, for L.A.X. to avoid airport parking fees, overflow event parking from Veranda's, and the beachgoers and bikers who park and walk/ride. Rosecrans Avenue has become a catch all parking spot. We accept the fact that parking is limited in the beach communities, but with the increased use at Sand Dune Park, the parking situation on Rosecrans has become a nightmare.

Please take note of our cry for help and consider the following:

1) Marked designated parking spaces with meters.
2) Parking passes for residents and their guests (similar to the passes that are issued to construction vehicles all over our city).
3) We also need a traffic light installed at Bell Avenue and Rosecrans Avenue. Something needs to be done before someone is killed.
   a) Blocked view of oncoming cars from the left turn onto Bell from Rosecrans, and left turn onto Rosecrans from Bell, due to the bushes and trees in the road divider east and west of Bell on Rosecrans.
   b) Increased traffic from Sand Dune Park.
   c) City owned vehicles coming and going from the City Yard on Bell Avenue.
   d) Subcontractors turning left onto Rosecrans out of Chevron's South exit (right turn only posted).

By the way, City vehicles are directed by a sign at the yard exit to turn left and be kind to neighbors. But this is not being followed.

If you are truly concerned about the safety and peaceful quietness of our neighborhood, you will consider these improvements. We can all co-exist if all of us abide by some simple rules.

Sincerely,

Barry Deziel
576 Rosecrans Avenue
Manhattan Beach, CA 90266
(310) 545-6062

cc: Mayor and City Council Members

sand dune park parking RIley

From: Patti Riley [patti.riley2@verizon.net]
Sent: Wednesday, October 21, 2009 6:38 AM
To: Esteban M. Danna
Subject: sand dune park parking

to whom it may concern-

i am again unable to attend the ppic meeting tonite, but simply wanted to express one thought....there are NO parking problems/issues at sand dune park anymore!...if the city continues to keep the dune closed, the parking problems/issues are non-existent!...

thank you, patti riley

RECEIVED
OCT 2 ' 2009
By AS

October 22, 2009

Parking and Public Improvement Commission (PPIC)
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Permit Parking District Consideration for Sand Dune User Impacts

Dear Sirs:

Having lived in Manhattan Beach for 18 years and in our current location at 563 35th Street for 6 years, we are pleased that something is finally being done to address the ever-increasing sand dune user situation. I attended the PPIC Meeting in September 2009 on this issue and did speak supporting OUTRIGHT DUNE CLOSURE; however, I am not able to attend tonight and offer my thoughts in writing in lieu of attending.

We understand that the PPIC's sole directive from City Council is to study the viability of metered parking along Bell Avenue and a Resident Parking Permit program for surrounding streets in response to this issue. Having read the October 22, 2009 report prepared by Erik Zandvliet (Traffic Engineer) and submitted to PPIC by Richard Thompson and Esteban Danna (City of Manhattan Beach), further study appears to be necessary in the following areas of the report:

- **Pursue a "Double Fine Zone"** – please elaborate on what this means. Current parking violations are $45.00 each; so fines in this area would be $90.00?? Is this allowed by law or is this simply a wish? The residents need to know what fines will be to determine if this is enough of a deterrent or how often these will be enforced.
- **The "Opt-In" program** needs to be outlined in detail. Not just a brief section in Paragraph B on Page 3.
- **20-Minute Parking for Permit Zone** – ABSOLUTELY UNACCEPTABLE. Who decided 20 minutes is satisfactory (Paragraph D – Page 4?). Residents have workers at their homes, children's parents who visit during the day, etc… and all of them only have 20 minutes park within a permit zone? NO WAY. We propose that if you have a resident permit in the permit zone, the parking is UNLIMITED DURATION so it does not cause negative effects to residents living in the area.
- **Seasonal Permit Program** --- Again, this is ABSOLUTELY UNACCEPTABLE. If we are implementing a parking program, it needs to be done year-round. Who decided/suggested April – September is reasonable? Holidays, daylight savings days after September, as well as year-round weekends are just as big a draw for

sand dune users considering our temperate weather. Please re-think this and implement a year-round permit program.

- **Signage** --- In addition to signs posted as proposed in Paragraph L on Page 4, residents should have the option to have additional signage placed on their streets to discourage non-permitted parking in a permit zone. This can be done on an individual basis (in front of one's home if requested) or via "opt-in" program along the street.
- **Metered Parking** --- Item #15 on Page 6 says meters will only be operational between April 1 and September 30th. Again, If we are implementing a parking program, it needs to be done year-round for consistency and ultimately to reduce dune usage throughout the year.
- **Metered Parking Costs** – Item #17 on Page 6 details meter rates at $1.00 to $5.00/hour depending upon peak use. THAT IS NOT ENOUGH OF A DISCOURAGEMENT. The meter rates should begin at $3.00 to $5.00/hr and go as high as $10-$15/hr during the summer months and peak use times (evenings).
- **Trial Period** – Item #13 on Page 6 also discusses a follow-up evaluation with recommendations after a trial period. We need SPECIFIC GOALS and MONITORING DATES not a vague statement like this. Are we monitoring quarterly for this "trial period" and what are we basing our results on? What if the evaluation leads to a smaller dune-user reduction than previously thought ---- then what? If we are going to implement this program, this is NOT the end of the issue --- it is the beginning to justify it via monitoring and reporting.

In summary, any progress towards reliving the current situation when (if) the Dune re-opens is welcome. We have a unique opportunity to set a long-term plan and monitoring for this area to ensure the recommendations that are outlined are meeting the residents (and city's) expectations. **Please do not send this recommendation back to City Council without detailed recommendations and adjustments on the above issues. Wait a month or two and get it right so the residents are supporting these recommendations!**

Regardless, the constant threat of Dune Closure needs to be acknowledged by PPIC and City Council if monitoring of this program reveals that it is not meeting goals. That said, we remain firmly in support to CLOSE THE DUNE PERMANENTLY instead of trying these band-aid approaches to fixing the problems that are created by over-use from a regional attraction that was never intended to be used as one.

Sincerely,

Carre and Brad Porter
563 35th Street
Manhattan Beach, CA 90266

October 12, 2009

Erik Zandvliet, Traffic Engineer
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

P. please distribute copies to each PPIC + Parks + Rec Commissioner - Thank you - Porter

**RE: Sand Dune Park**
**Parking and Traffic on Rosecrans (from Alma to Flournoy)**

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Please take note of our cry for help and consider the following:

1) Marked designated parking spaces with meters.
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If you are truly concerned about the safety and peaceful quietness of our neighborhood, you will consider these improvements. We can all co-exist if all of us abide by some simple rules.

Sincerely,

Barry Deziel
576 Rosecrans Avenue
Manhattan Beach, CA 90266
(310) 545-6062

cc: Mayor and City Council Members

Subject: Indifference or Unawareness
From: <bill7581@roadrunner.com>
Date: Thu, December 03, 2009 5:24 pm
To: "CityCouncil@citymb.info" <CityCouncil@citymb.info>, rgill@citymb.org

Dear Mayor Cohen, City Council, and Mr. Gil,

While only a very small minority have consistently shown up to support continued recreational usage of the Dune, I would caution from inferring this equates to indifference until the January City Council meeting when broader support for the Sand Dune traditionally occurs. Furthermore, I am not too sure how representative this issue really is when the total participation for both sides during the recent Park and Recreation meeting represents less than 1% of all Manhattan Beach households.

Whether or not this is the case this time around remains to be seen, but recent petition activity I have been receiving on www.sanddunepark.com from MB residents seems to indicate a more recent awareness/concern that the Dune's future is questionable as:

.
1. The original reason for the August closure of the Dune was for maintenance issues – not for indefinite closure to debate its future. Since the dune has always reopened, most residents may simply be under this presumption.
2. Unless one regularly reads the local Thursday media, there really has been no easy way for residents to become aware of the more serious issues at hand.

Accordingly, I would encourage the City Council and Parks & Recreation to find alternative methods to better alert the entire Manhattan Beach community to January's meeting.

Again, the overwhelming number of Manhattan Beach residents like ourselves that prefer continued recreational usage of the Dune - completely support new measures (e.g. reduced peak hour usage, reduced weekend usage, paid usage permits, etc.) to lessen the impact to fellow residents and believe these solutions should first be given a chance.

Regards,

Bill and Ana Hory

12-03-09 Email from Lou Le Roy RE Sand Dune at Sand Dune Park

From: Richard Gill
Sent: Thursday, December 03, 2009 11:18 AM
To: Richard Montgomery; 'lindlou2@verizon.net'; Bruce Moe; Portia P. Cohen; Richard Thompson; Lindy Coe-Juell
Cc: Jane Grace; Nhung Madrid; Idris Al-Oboudi
Subject: RE: Sand Dune at Sand Dune Park

Thanks Richard/Lou, yes I will see that this e-mail is distributed with the packet for the joint mtg. in January.
Jane, Nhung please see that this is added to the packets along with the other e-mails we have received.

-----Original Message-----
From: Richard Montgomery
Sent: Thursday, December 03, 2009 9:23 AM
To: 'lindlou2@verizon.net'; Bruce Moe; Portia P. Cohen; Richard Gill; Richard Thompson; Lindy Coe-Juell
Subject: Re: Sand Dune at Sand Dune Park

Thank you Lou.

I will forward your comments to all PPIC commissioners and Parks and Rec Commissioners.

Rich Gill and Richard Thompson, can you make sure this email is sent to all Parks & Rec and PPIC commissioners?

Sincerely, Richard

Richard P. Montgomery, Council Member
City of Manhattan Beach

----- Original Message -----
From: Linda and Lou Le Roy <lindlou2@verizon.net>
To: Richard Montgomery
Sent: Thu Dec 03 08:59:46 2009
Subject: Sand Dune at Sand Dune Park

Richard,

I respectfully request that before further decisions are made regarding the potential reopening of the Dune at Sand Dune Park that the following four issues be addressed by the city. I did formally request that a Traffic study be performed at the first Parks and Recreation meeting. I'm not sure that this request was passed on to the city council. Therefore the basis for my email.

I want you and the city council to know that the residents in the Dune adjacent neighborhood are grateful for the actions the city has taken to date. I would like for all of us to fully understand what is occuring within the neighborhood based on a fact based analysis. My request is to promote the level of understanding I believe everyone would like to see but I will not speak for others. The following are for issues that need to be addressed based on fact not emotion. Thanks for your time and effort.

Best Regards

Lou Le Roy

12-03-09 Email from Lou Le Roy RE Sand Dune at Sand Dune Park

1.) Perform and provide the results of a Geological survey addressing fissures within or near the Dune and stability of the Dune. Picked up from a statement made at the August 4th city council meeting. I believe this statement was made by Richard Gill but it may have been made by Geoff Dolan. You might want to ask a staff person to review the meeting tape and look in the section where Richard Gill was presenting.

2.) Provide accurate, audited yearly recurring costs to maintain the Dune including costs of Police and EMS and additional Park Ranger support. The costs to include city employees time even though some might suggest they are on the payroll and the city would have incurred those employee costs anyway.

3.) Perform and provide the results of an Environmental impact study regarding any additional emissions to the Chevron Refinery adjacent neighborhood, as a result of the additional 100-300 cars per day. We all understand that the emissions from the Refinery are greater than the additive of the cars that circle the neighborhood but how much more emissions do the residents need to be exposed to.

4.) Perform and provide a Traffic impact study addressing a reasonable and safe traffic profile for neighborhoods with streets the size and width of the streets in the Dune adjacent neighborhood. This could be fact based if the analysis included a review for the basis in designing the neighborhoods and streets. I would suggest that the analysis should include assumptions used such as: Demographics of residential occupation, Cars per household, Garage parking, Street Parking, Additional property use such as gardeners, nanny's, car washers, maids etc.

**Jane Grace**

---

**From:** Richard Gill
**Sent:** Tuesday, December 08, 2009 3:34 PM
**To:** info@sanddunepark.com
**Cc:** Jane Grace
**Subject:** RE: Indifference or Awareness

Thanks Bill, we will incorporate what's below or have it as an attachment. To tell you the truth I'm not too sure about a compromise anymore. I'm starting to hear "since over 6,000-8,000 people use the dune in a month why are only 4-5 showing up for the mtgs".. It makes it tough for council to have any other position.

---

**From:** info@sanddunepark.com [mailto:info@sanddunepark.com]
**Sent:** Monday, December 07, 2009 6:12 PM
**To:** Richard Gill
**Subject:** RE: Indifference or Awareness

Hello Richard,

Sorry - must not have attached the list. Again, I know this has been way too much to place on your lap, but I am hopefully that a compromise is not yet out of the question!

Since I had to leave about 45 minutes before the meeting ended, here's what I wrote down:

**Operating Hours**

Pros

- Reduction of peak usage hours most effective at reduction of usage, cost, and residents complaints.
- Least costly
- Easiest to implement
- Most immediate results
- Reduced usage leads to reduced costs
- Consistent with Parks and Recreation mission statement
  - "promoting health and wellness"
  - "providing recreational experiences".

Cons

- The most amount of pros and least amount of cons

Usage arbitrage as many may change their work-out to new operating hours (but this can be easily limited by "maximum occupancy"!

**Reservation System**

Pros

- Reduced usage
- With reduced usage, reduction in costs, maintenance, litter, noise, etc.
- Address local resident concerns, especially during peak usage
- Revenue for the City – a net-positive ROI?
- Consistent with Parks and Recreation mission statement
  - "promoting health and wellness"
  - "providing recreational experiences".
- Make sure non-refundable so penalize
- Consistent with 1970 General Plan of creating a recreation area at Sand Dune park for all Manhattan Beach residents

Cons

- Children excluded?
- Penalize local residents as normally have enjoyed last minute ability to utilize the dune (especially those with

children that simply do not have the luxury of micro-planning their day.

- Costs to operate/maintain

**Keeping or Closing the Dune for Recreational Area**

Pros

- Keeping a one-of-kind facility open to Manhattan Beach residents that simply does not exist anywhere else (zero impact, incline/decline, muscular/cardiac workout)
- Increase usage by MB families (as this has dramatically reduced during current closure)
- Keep image as desirable family city
- New revenue source
- Reduced costs (if opening coincides with reduced hours, reservation system, permits, etc.) as reduced usage will reduce maintenance
- Consistent with 1970 General Plan of creating a recreation area at Sand Dune park for all Manhattan Beach residents
- Increase value of the Manhattan Beach Brand as national recognition of a desirable destination.
- Consistent with Parks and Recreation mission statement
    - "promoting health and wellness"
    - "providing recreational experiences".

Cons

- Unprecedented in South Bay and neighboring cities as all cities have similar growth issues at parks that have outgrown original intention, but have somehow found solutions to allow continued public usage
- Punish the other 95% of Manhattan Beach residents who may use the Dune
- Slippery slope as precedent sent may handcuff city council for future resident requests
- Penalize MB families as
- Unknown costs to change dune into anything else (e.g. if change to nature preserve)
- Unknown costs to maintain if change into anything else (e.g. if change to nature preserve)
- Potential liability if LA County Bond is challenged

-------- Original Message --------
Subject: RE: Indifference or Awareness
From: "Richard Gill" <rgill@citymb.info>
Date: Mon, December 07, 2009 6:53 pm
To: <info@sanddunepark.com>

Hi Bill, not too sure what pro and con list you are referring to.

---

**From:** info@sanddunepark.com [mailto:info@sanddunepark.com]
**Sent:** Friday, December 04, 2009 2:35 PM
**To:** Richard Gill
**Subject:** Indifference or Awareness

Hello Richard,

Sorry, but I initially wrote the wrong email address for you.

By the way, did you receive our pro and con list as I had to catch a red-eye flight that night and missed the last 45 minutes?

Regards,

Bill Hory

-------- Original Message --------

**Nhung Madrid**

**From:** Jerry Hankins [j.hankins@verizon.net]
**Sent:** Thursday, December 10, 2009 10:01 AM
**To:** Nhung Madrid
**Subject:** Parking and Public Improvements Commission

PLEASE FORWARD TO THE PPIC COMMISSIONERS:

Commissioners,

Since it has been decided that there will be no environmental review of the dune, I respectfully request that you take just 5 minutes of your time to observe the erosion and sand loss on this small patch of land.

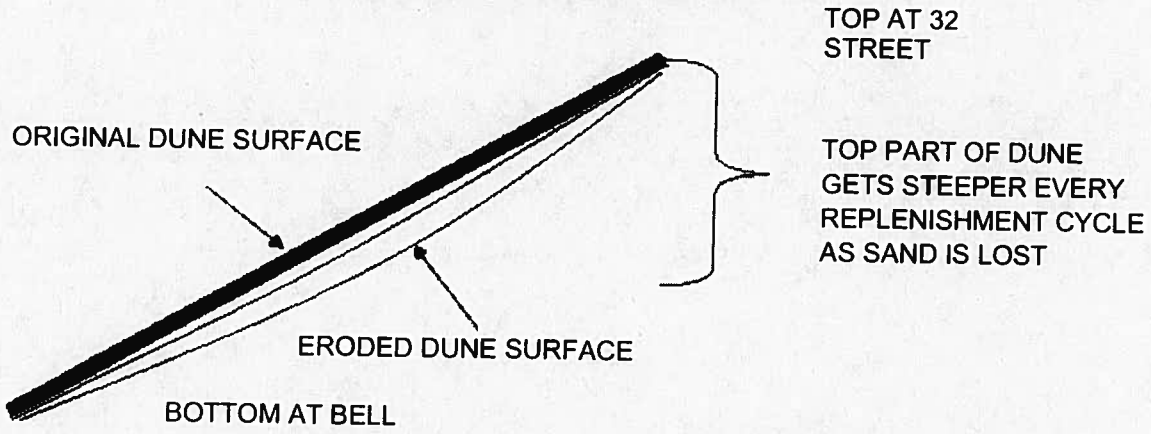
Every time that a replenishment cycle is run to cover the erosion, more sand is lost and the face of the dune becomes more concave. As the concave shape has become more pronounced, the top portion of the dune becomes steeper and steeper and the sand slides down faster and faster. This steeping process is driving the ever increasing frequency of the replenishment, but the procedure is fundamentally self defeating.

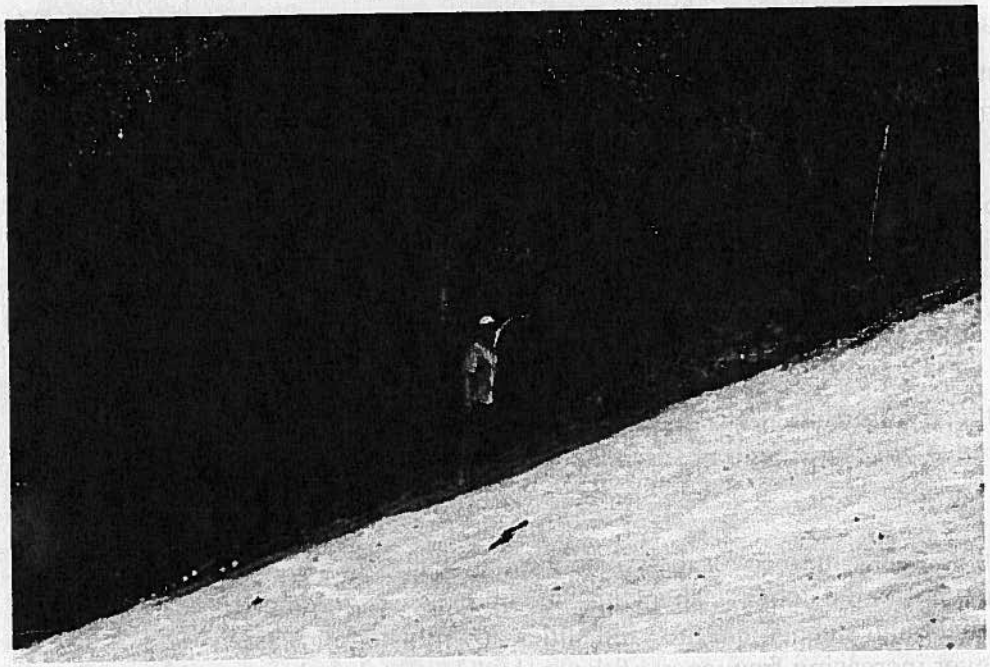
Discussions thus far are in the swamp of conflicting rights, needs and wants of various individuals. But you need to understand the physical dune dynamics from a green perspective before you make any decisions.

Thank you,

Jerry Hankins
567 33rd street
310-545-8359

**EROSION DESTABILIZING DUNE**





--- On **Sun, 12/27/09, David Wachtfogel** ***<rubeson@msn.com>*** wrote:

From: David Wachtfogel <rubeson@msn.com>
Subject:
To: "Faith Backus Lyons" <faith@spectrum.net>, "Martha Andreani" <mandreani@scpie.com>, "mitch ward" <mward@citymb.info>, "nancy dirado" <ndirado@aol.com>, "nick tell" <ntell@citymb.info>, "paralusz" <paralusz@hotmail.com>, "paul silva" <psilva@tbrnews.com>, "portia cohen" <portia_cohen@yahoo.com>, "Richard Gill" <rgill@citymb.info>, "richard montgomery" <rmontgomery@citymb.info>, "ruyeda" <ruyeda@citymb.info>, "Seville-Jones, Sandra" <sandra.seville-jones@mto.com>, "suzanne hadley" <suzannehadley@gmail.com>, "Tim Lilligren" <timlilligren@prodigy.net>, "wayne powell" <waynepowellmb@yahoo.com>, "william.franchini sandy and bill franchini" <william.franchini@verizon.net>, "steve napolitano" <stvnapolitano@yahoo.com>
Date: Sunday, December 27, 2009, 1:02 PM

Hi,

"If I am not for myself, who will be, if I am only for myself, what am I." Words attributed to Rabbi Hillel who has not been with us, in person, for about two millennia.

These words in anticipation of the renewed consideration of the problems posed (and their possibly proposed solutions) by what I choose to call Sand Dune Regional Recreational and Fitness Facility. The very few persons who last spoke for the re-opening of that facility seemed to be so into themselves. So concerned with their very specific personal needs of the place. Not one of them (out of three as opposed to perhaps fifty folks who would have the facility closed) spoke of the opportunity of using the park for family recreation, or enjoying it with their friends. Their need so oddly detached from others. So self-ish. Not selfish (though that too it is); Dr. Ofman years ago making the important distinction between the two.

What harm has come to our community and any of its members these last few months as a result of the Dune's closing. Who has not found another way to meet their physical and psychological needs.

More importantly, what benefits have come to a significant swath of MB as a result of the Dune's closure. What benefits will ensue, come Spring, Summer, and Fall if the Dune remains closed. What harm will be done if it were to reopen.

What is the appropriate response to Dr. Judd Grenier (not a doctor a doctor) when he asks, "How do you quantify the sense of safety and ease of the folks in the neighborhood afforded by the Dune being closed?" And I add, the loss of same were the Dune to be re-opened.

See you next year.

Be well.

Dave Wachtfogel

On **Mon, 12/28/09, Jim Schlager <*Jim.Schlager@mossadams.com*>** wrote:

From: Jim Schlager <Jim.Schlager@mossadams.com>
Subject: Sand Dune Park
To: CityCouncil@citymb.info, rgill@citymb.info
Date: Monday, December 28, 2009, 2:02 PM

Good afternoon to you all,

I wanted to bring to your attention my recent bad experience in Sand Dune Park this morning. I do understand all of issues and dialogue having to do with the park that has taken place now for months. I am an avid exercise hound, usually expecting tranquility not harassment as I experienced this morning. I was in the later stages of an hour stair workout when the patrolmen at the bottom of the stairs touched me on the shoulder as I was about to embark on another flight and said, "No running". I was a bit taken back having completed 100's of these stair workouts over the years and responded "Give me a break" and proceeded with another round of stairs along with the other five or six participants doing the exact same thing. Shortly thereafter, I was stopped by the Park Ranger and told that since I did not stop running he was going to give me a ticket. I said, "you have got to be kidding" He obviously said no he wasn't and began running my name through the police data base. Needless to say, I was not very nice to either of our city workers from that point on and for that I apologize.

The other people going up and down the stairs continued doing the same thing while the Park Ranger said nothing. I would not call what they were doing running either. Pretty embarrassing when you are being showcased in the morning like a criminal in front of others.

This is ridiculous though, first of all I was not running. The definition of running is a gate where at one point in time both feet are off the ground and certainly that's almost impossible to do on stairs. I am amazed that now in my own back yard I cannot even enjoy the solitude of exercise for fear I might get in trouble. What the heck are we doing, these are not even logical rules.

My family and I love MB and plan to have our children grown up here and contribute for years to come. I have to say though, I don't plan on giving up my stairs anytime soon.

Respectfully,

Jim Schlager

**Nhung Madrid**

**From:** bill7581@roadrunner.com
**Sent:** Monday, January 04, 2010 3:06 PM
**To:** Richard Gill; Idris Al-Oboudi; Nhung Madrid
**Cc:** Nick Tell; Wayne Powell; Richard Montgomery
**Subject:** Joint Thursday Meeting

Dear Parks Department

Happy New Year and our genuine support for your committee as you once again face us locals in the Battle of the Dune!

Unfortunately, my wife is traveling this week and both of our babysitters are back to school so I cannot be in attendance. Please include below in meeting records:

As Manhattan Beach residents ourselves, we acknowledge and support that our fellow neighbors living around the Sand Dune deserve solutions to reduce the amount of people that utilize the Dune. However, complete closure of the Dune would be unprecedented for a Southern California, neighborhood park/recreational destination.

Already you can see that, by closing the Dune during the past few months, how a once thriving public park, has literally turned into a ghost town as family attendance like ours has significantly decreased. This is not what the 1970 General Plan intended.

Some of the compromises to control the Dune when it reopens could be:

- Reduce peak hour usage that causes the majority of the complaints. This is simple, does not cost anything, and can be implemented immediately (as Officer Malatesta commented at 09.24.09 PPIC meeting, the majority of problems between 5pm and 8pm)
- A limit as to how many can use the Dune at one time. This is also zero cost and can be simple to implement by requiring a sign-in / sign-out sheet at the Park & Recreation's attendants table.
- Perhaps even a modest annually paid usage permit of say, $30 that, collectively, would raise enough money to offset maintenance and have enough leftover to give back to the City.
- Enforceable penalties/citations for violation of above.

While there may be a few bad apples, the overwhelming majority of "Duners" are polite, quiet, and respectful who simply want to exercise or enjoy with their children and go home. As Lt. Harrod said at 09.24.09 PPIC meeting, crime has been minimal over the years.

Finally, please keep in mind that, with reduced usage, most all of the legitimate concerns will also decrease (e.g. costs, trash, noise, etc.).

Below are our comments regarding previous Parks Pro/Con meeting.

With respect for your task(s) ahead,

Bill and Ana Hory

PROS and CONS

Operating Hours

Pros

- Reduction of peak usage hours most effective at reduction of usage, cost, and residents complaints.
- Least costly
- Easiest to implement
- Most immediate results
- Reduced usage leads to reduced costs
- Consistent with Parks and Recreation mission statement

o "promoting health and wellness"
o "providing recreational experiences".

Cons
· The most amount of pros and least amount of cons
· Usage arbitrage as many may change their work-out to new operating hours (but this can be easily limited by "maximum occupancy"!

Reservation System
Pros
· Reduced usage
· With reduced usage, reduction in costs, maintenance, litter, noise, etc.
· Address local resident concerns, especially during peak usage
· Revenue for the City – a net-positive ROI?
· Consistent with Parks and Recreation mission statement
o "promoting health and wellness"
o "providing recreational experiences".
· Make sure non-refundable so penalize
· Consistent with 1970 General Plan of creating a recreation area at Sand Dune park for all Manhattan Beach residents

Cons
· Children excluded?
· Penalize local residents as normally have enjoyed last minute ability to utilize the dune (especially those with children that simply do not have the luxury of micro-planning their day.
· Costs to operate/maintain

Keeping or Closing the Dune for Recreational Area Pros
· Keeping a one-of-kind facility open to Manhattan Beach residents that simply does not exist anywhere else (zero impact, incline/decline, muscular/cardiac workout)
· Increase usage by MB families (as this has dramatically reduced during current closure)
· Keep image as desirable family city
· New revenue source
· Reduced costs (if opening coincides with reduced hours, reservation system, permits, etc.) as reduced usage will reduce maintenance
· Consistent with 1970 General Plan of creating a recreation area at Sand Dune park for all Manhattan Beach residents
· Increase value of the Manhattan Beach Brand as national recognition of a desirable destination.
· Consistent with Parks and Recreation mission statement
o "promoting health and wellness"
o "providing recreational experiences".

Cons
· Unprecedented in South Bay and neighboring cities as all cities have similar growth issues at parks that have outgrown original intention, but have somehow found solutions to allow continued public usage
· Punish the other 95% of Manhattan Beach residents who may use the Dune
· Slippery slope as precedent sent may handcuff city council for future resident requests
· Penalize MB families as
· Unknown costs to change dune into anything else (e.g. if change to nature preserve)
· Unknown costs to maintain if change into anything else (e.g. if change to nature preserve)
· Potential liability if LA County Bond is challenged

## Nhung Madrid

**From:** gosterhout@roadrunner.com
**Sent:** Tuesday, January 05, 2010 5:51 PM
**To:** Nhung Madrid
**Subject:** Comments on PPIC Permit Program - G. Osterhout

Nhung:

Paul Gross asked me to transcribe my comments from the October 22, 2009 PPIC meeting, given the short comment period time allotted. Please find these below.

Apparently, one cannot obtain e-mail addresses for the entire PPIC from the City's website, so as gatekeeper I am hoping you can redirect this to the PPIC members. I would also appreciate it if you would ask your director whether it would be appropriate to put up e-mail contact information for the PPIC, so to assist with public interaction (especially when public comment periods at meetings are going to be severely restricted).

Thank you,

Gary Osterhout

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Notes from October 22 Comments on Permit Parking-Gary Osterhout

Please be aware, first, that I am opposed to any form of permit parking in the Sand Dune Park area. However, if there is any sort of permit program contemplated or authorized, I would appreciate the following be considered:

1) Excessive signage will be required. I live on the corner of Blanche and 31st. There is already a sign that says "No Parking at Sand Dune" that is universally ignored by duners. This sign cannot even be seen unless one is crossing Blanche from the 600 block of 31st, which few duners do. As my property extends from 31st to 30th street, per the city engineer's proposed signage placement, this would mean an additional six to eight signs on the corners of 30th and 31st (from 3 to 4 at each, including the right-of-way parking on Blanche). If signage is necessary, the PPIC could recommend the city lift the right-of-way sign posting restrictions for residents in the Sand Dune park area so they can post their own restriction signs that impact only their own property. Or, the PPIC could recommend council authorize the use of traffic cones or other obstacles for residents to reserve their right-of-way parking spaces.

2) Coastal zone impacts. The coastal zone in this area stops at Vista Drive, so any permitting to the West of that line would need Coastal Commission approval, and this topic has not yet been vetted. South of Grand View School the zone goes east up to Grandview Avenue, and spikes east up to Valley and Blanche just north of Marine. At Rosecrans, the coastal zone goes east well into the 500 block to the first Rosecrans curve. This all makes the permit parking situation questionable.

3) No empirical analysis has been done on the potential impact on North End businesses of duners using available parking along Highland and Highland-adjacent streets. A full buy-off from North End businesses should precede any consideration. [I do not believe the response in the current staff report is anything more than unstudied conjecture, with the city engineer having no more knowledge in this area than any other.]

4) I am opposed to the $5 permit charge in principle. This is a cost of operation that should be assumed by the city. The residents are not asking for this program. In addition, the price makes it cost prohibitive to throw a party. Further, these permits should be gratuitously mailed to area addresses without the need for an application. [I note the current staff report mention of a possible free program.]

5) There is no accountability as to times, places and hours where the presence of enforcement can be expected or guaranteed.

6) The initial parking permit area as defined by the city engineer is too limited. The

area seems determined based on the distance one parking enforcement vehicle could cover given the desired coverage intervals. This is the wrong approach to determining the appropriate size. The city needs to determine in what areas a significant number of duners will park in the absence of a permit restriction, and offer opt-in for those streets only. I believe it is logically supportable that a good part of the 600 block from 29th to 35th will require permitting, as well as the east side of Blanche Road. [The current staff report comment is a non-sequitur. First, the engineer doesn't address those that will drop off others, with the driver-only parking in an unpermitted area, so overuse is still a problem. Second, the engineer does not address the concern many of us have in respect to a significant number of people walking through our neighborhoods to get to the dune, where that condition did not exist before. Finally, this is again an unstudied conjecture, not backed by reference to anything—even the engineer's own experience.]

7) I fully disagree with an "opt-out" program, especially as it would impose a regime without any expressed neighborhood backing of any significance. However, I personally would not vote to opt-in for the 500 block if there was a possibility that the 600 block would not opt-in. [Note: The current staff report does not suggest how many people would need to actually respond in favor or opposed to get to the "67%"]

8) The city needs to clarify voting procedures to establish a permitted street (if an opt-in program is initiated), especially given the 31st/30th street-to-street houses, and the parking on only one side of Blanche Road. For instance, if my neighbor across Blanche Road and I disagree on Blanche Road parking, who wins? Does only my neighbor get to vote since the parking is on their property, although my property is likely to be impacted more? The devil is in the details.

9) The PPIC needs to address the meter queuing problems, especially in respect to those that will likely express unsafe driving habits upon becoming frustrated with the line (both those parking at the meters and those trying to get to their house).

10) The city needs to develop empirical, verifiable and understandable indicia of what is "intolerable" or "doesn't work" in order to trigger extension of the permit program hours or areas (or to abandon the program entirely). The residents should not have to come back time-and-time again to complain for action.

11) The city should immediately and periodically identify legitimate parking spaces and rights-of-way in the area. I believe there is a huge misunderstanding from residents about where parked cars are and are not encroaching. There should also be permanent markers in the roadway (survey marks) to show what is roadway and what is parking space. Such a survey could also identify existing foliage encroachment.

12) Referring to the success of the other permit parking areas in the city is an inappropriate indicia of potentially similar success in the Sand Dune area. There are too many differences between these areas and the impacts and uses that necessitated the changes. The success of any Sand Dune area program has to be firmly evaluated on its own merits without reference to other permit areas.

13) The PPIC needs to completely analyze the affect on Grand View School parking, both upper and lower areas, before taking any action. This includes involving school administration and PTA members. [I note the current staff report remark that permit parking problems can be "mediated" by longer time-period restrictions, an aggressive carpool program, student busing, and/or other incentives. First, these are all conjecture unlikely to occur, or at the outside be tested prior to implementation of a permit program. Second, if we could do these things, we would have already. Third, such an effort eclipses the need for the amenity and thus the permit program. Fourth, the city engineer neglects to address that the Grand View/Ladera School situation is impacted in large part due to those who volunteer at the school or attend functions. Extending allowable parking times to accommodate that need would negate the purpose of any restrictions. Frankly, all of these sound like the punch-line to the old joke about the economist on a desert island assuming he has a can-opener.]

14) The Public Works Yard parking was fully on the table at one point but has not been mentioned recently. This seems a viable alternative worthy of exploration, whether for meter parking or free parking.

**Richard Thompson**

**From:** Chuck Parker [chuck@automotivedigest.com]
**Sent:** Tuesday, January 05, 2010 10:06 PM
**To:** Marianne Fitzpatrick; Ned Gill; Thomas Cajka; Deirdre C. Murray; Steven Nicholson; Lynn Harris; Richard Gill
**Cc:** City Manager
**Subject:** The Economics, Ecology, and Utilization of Sand Dune Park - Queries, Questions, & Real Considerations

First, the time, work, and research done by the staff, the commission, and city officials are appreciated. The nearly 150 pages that accompanied the email notification of Thursday night meeting & the links to city sites demonstrate this dedication, intention to be thorough, and a desire to "do the right thing".

As a positioning statement – we have lived on 32nd Street for 17 years so we hope to know and understand the issues and problems with Sand Dune Park

Respectfully, we would like to **ask that the commission, the City Council and the City management** to consider, even answer the following "points of consideration" and queries:

1. **The Economics of Sand Dune Park**

- **Annual Cost**: What is the actual "cost" of keeping the park open annually?
- **Sand Replenishment & Trucking:** What is the real annual cost of moving all the sand back to where it was every month?
- **City Street Repair** including 32nd from Alma to the Dune: 32nd St is badly cracked from the trucks – Cost of resurfacing
- **Monitor & Police Enforcement:** What is the real cost of the limited patrolling that occurs plus the monitor.
- **Parking**: Do the tickets and fine bring enough revenue to the City to justify the meter management & policing.

**Request:** The Staff is encouraged to **"build a real" P&L** on this city park property.

2. **The Ecology of Sand Dune Park**

- **The Natural or Ecological Beauty** of this Sand Dune- Was it intended to used for people to run up & down? To modify its natural structure?
- **Movement of the Sand**: Is it "right" that people are allowed to literally force the sand to bottom & then bring back the "ground" sand to the top? [Over time, the sand will break down and become finer & thus be easier to dislodge.
- **Government as a Protector of Public Property**—Is the way the park has been allowed to be used really "green" or does it show or represent that the MB City really is responsible for the natural beauty of what really is city property.

[Do we not protect our beaches with diligence and attention? --Why then not to save this rare sand dune in middle of our city?

3. **The Purpose or Reason for Sand Dune Park**

- **Basic Question:** What was the original reason why the park was created or set aside? [Was it to be used as a training or exercise facility?]
- **Funding of the Park**: Why did the city accept the money from the county? Why can't it be repaid?
- **Serving the Public and MB Citizens & Taxpayers:** Is the park really serving the needs of the citizens and residents of Manhattan Beach or the thousands who come to the Dune (and 32nd Street) to get their exercise?

**Observation**: In poring through the hundred of pages of staff reports, the pros and cons listings, and the input of citizens, the primary "solution" that is being advanced is that the issues and problems of managing this park is PARKING.

It has to be the **challenge** of the members of the Parks Commission and City Management to really believe that permits, more meters, and patrols are going to provide a solution that is going to work. Even charging money and restricting the "usage" is something that each official and citizen has to be able to really be convinced that anything other than returning this incredible natural phenomena **be returned to its "natural state of just being a sand dune"** that we look at in all it's beauty and wonder.

Respectfully,

Chuck Parker
Chuck@automotivedigest.com
425 32nd St
Manhattan Beach. CA 90266

**From:** Jacob Rome [mailto:jakerome@yahoo.com]
**Sent:** Wednesday, January 06, 2010 9:47 PM
**To:** Richard Gill
**Cc:** List - City Council; List - Parks and Recreation Commissioners
**Subject:** Sand Dune Park

I'm not much for writing elegant prose, so these are my thoughts in bulleted form. I'm sharing this with Richard Gill, the members of the City Council, members of the Parks & Recreation Committee, the few dozen readers of my blog, and a few other Manhattan Beach residents. The key bits are at the top, and in the "operational rules" section. I appreciate feedback from any and all, and you are all free to share, adopt or revise this however you see fit.

Thank you for your consideration. I appreciate the hard work that you are all doing to on this difficult issue.

jakerome@yahoo.com
Jacob Rome
457 28th St.
Manhattan Beach, CA 90266

Minimizing neighborhood impact while maximizing Sand Dune Park benefits by controlling the dune upon reopening. Top-line summary:

Paid permits, in the form of reflective vests, required at peak times
permit required for children
luced operating hours
ended quiet hours
e violators have their permits/vests revoked
eak or average usage metrics not met, additional measures triggered

The following plan is based upon:

Email communications with city council members
dback from Manhattan Beach residents at City Council meetings
cussions with members of the Parks & Recreation Committee
dback from residents at Parks & Recreation Committee meetings
wpoints expressed in local media, blogs
iversations with residents that want to permanently close the dune
iversations with dune users that want to control the dune
sonal experience at the dune

The goals of the plan to control the dune are:

Minimize neighborhood impact
ximize park benefits for dune users
vent the few bad apples causing problems from using the dune
luce neighborhood traffic
luce parking issues
ninate early morning and evening noise problems
luce the overall usage of the dune
stantially reduce dune usage at peak times
p the dune free for use by children 12 and under
ntain the dune's availability as an open recreational area
luce the city's cost of maintaining the dune
igate some of the staffing costs of the dune
ance Manhattan Beach's image as a city that welcomes all visitors

Proposed operational rules for Sand Dune Park

Annual permits required for all ages 12+, cost $25/year.

nits purchased in person w/ ID during normal P&R business hours

:-day permit $10 via credit card purchase

nit is a bright, reflective bib with number

nits revoked for noise, parking, traffic & other park violations

nits required 6-8 P.M. April-September

nits required weekend & holidays year round

nits required before 9 A.M. year round

‹ stays closed until 10 A.M. weekends and holidays

ıe closes at 8 P.M. year round

et hours extended until 9 A.M.

ıetrics are not met, new rules are automatically triggered

The plan has the following metrics:

Reduce average monthly dune usage below average from 2003-2005

If not met, permits required year round

k monthly usage reduced to 25% below 12 peak months from 2003-2005

If not met, permit fees can be doubled or total permits capped

k hourly usage exceeds 50 users fewer than 10 times/month

If not met, reservations required at peak times & hard cap enforced

Benefits of plan

Usage can be controlled by adjusting operating hours, permit hours and permit costs if necessary

ge guaranteed to be reduced to acceptable via use of triggered measures

l apples that break park rules can be barred while minimizing impact to the vast majority that respect the park

orcement is aided by the bright, reflective vest required of users

igning each bib/user a number, it becomes easy to track bad behavior and revoke bibs for bad apples

et hours easier to enforce since breaking rules loses park privileges

luction in peak usage alleviates parking

luction in overall usage alleviates traffic

lucing use alleviates reduces replenishment from 7/year to 3/year

ıng children can continue to use at no cost

ıntains equal accessibility for all county residents

ıntains unique cultural melting pot in Manhattan Beach

v bureaucracy solution, avoids reservation system unless absolutely necessary

**Richard Thompson**

**From:** Bette Mower [bette.mower@verizon.net]
**Sent:** Wednesday, January 06, 2010 1:33 PM
**To:** City Manager
**Subject:** Sand Dune Park

I've been watching the developments at Sand Dune for the last couple years but since I'm not a resident, didn't feel I had any input rights; however, I would just like to offer a couple things since I see there will be another meeting tomorrow.

Both of my sons (now 45 and 44) grew up in Sand Dune Park. Those were the days when we just opened our doors and said, "You guys head for Sand Dune - just be home for dinner". What a paradise that park was for those youngsters. One son continues to use it - or did until it was closed. He was one of those who worked out on the slope and took his young baby with him in his arms up and down. It was magical. Anyway, I can't conceive of other families not having that park for their children to enjoy as they grow up. I understand that things change and certainly, the way Sand Dune is being used these days is evidence of that. It just seems there must be a way to satisfy all of those who wish to use it. The following has most likely been suggested but just in case...

How about keeping the park exclusively for children under the age of 16 or ? by limiting the age of those that can use the slope during times that kids are not at school and might be at the park. Those over 16 or ? would be limited to times such as 8 - 10 a.m. and 1 - 3 p.m. on weekdays and not at all on weekends. Changes in that schedule could be made during school holidays, etc.

Just thought I would offer a suggestion.

Bette Mower

## Jane Grace

**From:** Richard Gill
**Sent:** Thursday, January 07, 2010 10:49 AM
**To:** Richard Montgomery; Liza Tamura; Richard Thompson
**Cc:** Jane Grace; Nhung Madrid
**Subject:** RE: Sand Dune Park

Is there a meeting tonight?? :-)
Jane please make copies of this for the commission. Thanks

-----Original Message-----
From: Richard Montgomery
Sent: Thursday, January 07, 2010 10:46 AM
To: Richard Gill; Liza Tamura; Richard Thompson
Subject: Fw: Sand Dune Park

Rich, can you put this in commission packet tonight? I know its late but just got it!

Richard

Richard P. Montgomery, Mayor Pro Tem
City of Manhattan Beach

----- Original Message -----
From: Larry Beuder <lbeuds@adelphia.net>
To: List - City Council; City Manager
Sent: Thu Jan 07 10:19:09 2010
Subject: Sand Dune Park

Some ideas for Sand Dune Park

First does Manhattan Beach own the Dune or does LA County?

If possible, designate as an Historical Site ( The last remaining Sand Dune in Manhattan Beach).

An Association card Member ...$ 3.00 a month for Manhattan Beach residents only if they want to use the hill

(A private residential neighborhood park paid for by Manhattan Beach resident's taxes)

Or Preservation Member. Historical site. For non-members, a day use pass for 10.00 a day per person.

Submitted by Gail Beuder


To: Mayor Mitch Ward, Richard Gill, Idris AlOboudi, Nhung Madrid
From: Donn and Donna Ennis 578 36th Street Manhattan Beach (310-545-7920)
Re: Sand Dune Park

The sand dune has obviously suffered serious (perhaps irreparable) damage. Look at it. Perhaps we need to let the situation rest, and keep the dune closed. This shows how the state of Oregon found a solution to sand dune damage and disrespect. With proper citing of MBCC no further signage or fencing is needed. Please consider this respectful solution to a long standing problem.

Donn Ennis

Donna Ennis

# CITY OF MANHATTAN BEACH PARKING AND PUBLIC IMPROVEMENTS COMMISSION
# MINUTES OF A REGULAR MEETING
# SEPTEMBER 24, 2009

## A. CALL TO ORDER

The regular meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the 24th day of September 2009, at the hour of 6:35 p.m., in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

## B. ROLL CALL

Present: Adami, Vigon, Stabile, Silverman. and Chairman Gross.
Absent: None.
Staff Present: Community Development Director Thompson, Traffic Engineer Zandvliet, Assistant Planner Danna, Lt. Harrod and Park Services Enforcement Officer Malatesta.
Clerk: Weeks.

## C. APPROVAL OF MINUTES

***09/24//09-1 August 27, 2009***

Commissioner Stabile modified Page 2, Paragraph 5, of the Parking and Public Improvements Commission minutes of August 27, 2009 as follows: "Commissioner Stabile commented that..."

A motion was MADE and SECONDED (Silverman/Stabile) to approve the Parking and Public Improvements Commission minutes of August 27, 2009 as amended.

## D. AUDIENCE PARTICIPATION

None.

## E. GENERAL BUSINESS

***09/24/09-2 Parking and Traffic Issues Related to the Neighborhood Surrounding Sand Dune Park***

Community Development Director Thompson clarified that, per Council's direction, discussion is to include parking and traffic solutions for problems in the vicinity of Sand Dune Park, and not operational issues at the Park, and after obtaining input from the public and the Commission, staff will formulate recommendations to be considered by the Commission during another public hearing on October 22, 2009.

Traffic Engineer Zandvliet provided background information, including measures previously taken to reduce parking and traffic problems in the area. Mr. Zandvliet provided detailed information about the idea of pairing metered parking with a resident parking permit program similar to the one near Mira Costa High School, that would include an opt-out option for residents. He explained that this is a public workshop type meeting with discussion to be focused on parking and traffic issues around Sand Dune Park, and not operational issues, and that there will be another public hearing before the Parking and Public Improvements Commission on October 22, 2009.

Prior to receiving input from the public, Chairman Gross related his understanding that neither additional enforcement in the area nor the timeline for implementing solutions were addressed by staff. Recalling Tree Section residents' previous resistance to parking signs, he questioned if signs would be essential and if parking could be completely prohibited. Chairman Gross asked for input on smart meters and on the cost of parking permits.

Traffic Engineer Zandvliet advised that parking meter revenue could be used to help funding additional enforcement; that a resident parking permit program could be implemented by the end of the year, but the installation of parking meters would not be completed until approximately Spring 2010; that signs are mandatory for enforcement, but the number of signs could be minimal; and that parking time restrictions could be discussed this evening. Mr. Zandvliet clarified that smart meters provide much flexibility, including the capability of exempting residents with parking passes from feeding the meters.

Community Development Director Thompson noted that the dune at Sand Dune Park will be closed for a few more weeks for maintenance to bring it up to safety standards. He advised against discussion of permit parking fees this evening, but indicated that, as directed by the Council, they would be nominal.

Commissioner Stabile voiced his impression that both the resident parking permit program and parking meters would only be required during the hours of operation at Sand Dune Park.

Commissioner Vigon requested input on parking permits for guests. He commented on the boundaries for the resident permit parking program outlined by staff and asked if parking for beachgoers, or possible Coastal Commission restrictions, were considered.

Traffic Engineer Zandvliet affirmed that a resident parking permit program could include a to-be-determined number of guest parking permits; that it is within the Commission's purview to recommend different boundaries for residential parking permit areas than those outlined by staff; and that, per Coastal Commission requirements, public parking without restrictions must be provided in all areas west of Highland Avenue.

In response to a question from Chairman Gross, the majority of the audience indicated they live <u>below</u> Sand Dune Park.

Commissioner Silverman disclosed that he does not live too far from Sand Dune Park but, per discussion with the City Attorney, his residence is not in close enough proximity to the Park to prohibit him from participating in the Commission's consideration of this item.

Due to the large number of individuals indicating their desire to address the Commission, the Commission agreed to a two-minute time limit for speakers.

## Audience Participation

**Steve Nicholson, 566 36th Street,** asked staff to examine the unsafe conditions at northbound 36th Street at Bell Avenue, as well as possible unintended consequences of parking meters and/or a resident parking permit program, such as impact on the Armory.

**Jane Gee, 2600 Block of Bell Avenue,** voiced her concern that parking meters and a resident parking permit program would merely shift traffic from one area to another. She drew attention to the need for data to support the installation of parking meters and noted the improved conditions since the dune has been closed for maintenance.

Chairman Gross related his understanding that the purpose of this item is to discuss parking restrictions to reduce the number of patrons at Sand Dune Park, and that closing the Park is not part of this item.

**Mark Kemple, 584 30th Street,** commented on Park patrons' particularly large impact on 30th Street. He said that, should the dune be re-opened, parking meters and a resident permit parking program would be necessities, and Mr. Kemple urged the City to keep the dune closed until effective solutions can be implemented.

**Eric Zoppi, 1421 5th Street,** asked if residents living in other areas could be given parking passes to allow them to park for free near Sand Dune Park.

Community Development Director Thompson advised that the Commission and staff are collecting information and staff will formulate a program based upon input received this evening.

**Marcus Mac, 574 35th Street,** contended that residents should not bare the burden of parking and traffic difficulties with the implementation of a resident permit parking program and that parking signs would create a safety hazard for drivers. He agreed that the dune should remain closed until such time as effective solutions are found and requested input on the cost savings since the dune has been closed.

**Brad Porter, 563 35th Street,** related that five of his neighbors, and a majority of individuals living in the area, support closing the dune which, he said, is the root cause of parking and traffic difficulties in the area. He voiced his concern over the idea of installing parking meters in a residential area.

Chairman Gross reminded those present that closing the dune is not part of this discussion.

**David Kramer, 1626 Gates Avenue,** favored installing parking meters to help regulate the number of individuals frequenting Sand Dune Park. It was his feeling that residents who purchased homes in the area should have been aware of the parking and traffic problems; that, over time, the area has been negatively impacted by Sand Dune Park; and that parking meters will not resolve the problems.

**Nicole Hill, Director of Beach Babies, No Address Provided,** apprised the Commission of the parking difficulties for Beach Babies' employees and parents of children who attend Beach Babies. She noted additional difficulties resulting from parking restrictions for street sweeping; and expressed concern that the problems would be shifted to other streets.

**Kathy Spillane, 571 35th Street,** related her lack of faith relative to a resident parking permit program/parking meters in a residential area. She said that the problems arise from the international workout center at Sand Dune Park.

**Ron Chavers, 420 32nd Street,** stated his opinions that replenishing the sand on the dune directly affects the situation and that parking meters/a resident parking program would shift the problems to other areas.

**Steve Whitsit, 445 28th Street,** voiced his impression that a great majority of residents in the area feel that Sand Dune Park should be returned to a neighborhood park.

**Steven Vargas, 477 32nd Street,** offered input on unpleasant occurrences in the neighborhood resulting from Park patrons, particularly on the cul-de-sac in front of his home. He felt that the situation has been much better while the dune has been closed for maintenance and commented on parking and traffic difficulties in the area.

**Hans Van Doornewaard, 560 Rosecrans Avenue,** suggested that either a stop sign or speed bumps be installed at the end of 36th Street.

**Irene White, 586 33rd Street,** presented photos depicting the improved situation while the dune has been closed, as well as her concern over safety in the area due to traffic issues. She said that parking meters would only be a band aid to a huge wound and that reducing the hours of operation at the Park would resolve many problems.

**Debbie Phillips, 583 33rd Street,** expressed concern that parking meters would increase the number of vehicle trips, which would necessitate additional enforcement, and that Sand Dune Park is an international workout facility. Ms. Phillips related her understanding that, due to requirements associated with funding the City accepted, the dune cannot be closed.

Chairman Gross reiterated his understanding that closing the dune is not part of this agenda item and that it cannot be closed because of requirements pertaining to grant funding the City accepted.

**Cheryl Vargo, 568 33d Street,** discussed the importance of taking measures to improve the situation and the need for signs should parking be restricted.

**Nina Tarnay, 469 32nd Street,** commented on the improved situation while the dune has been closed; the inconveniences caused residents when 32nd Street is closed to replenish the sand at the dune; and the poor condition of 32nd Street.

**Bill Franchini, 592 33rd Street,** said that metered parking on Bell Avenue will not resolve the problems which, he indicated, would just be shifted from one street to another. He agreed that Sand Dune Park should be restored to a neighborhood park; that the situation has been much better while the dune has been closed; that the use of the dune has greatly increased over time; and that the larger context of the problems must be addressed in order to remedy the situation.

**Patrick McDivitt, 566 31st Street,** stated his agreement with closing the dune. He asked how often parking would be enforced and noted the need to do so often. Mr. McDivitt voiced concern over reopening the dune before any action is taken; suggested that the Park be locked after hours; recommended that there be more than a nominal parking fee; and called attention to the loitering in the area due to the large number of patrons at the dune.

**Linda Nadler, 585 29th Street,** agreed with the need to resolve the problems before re-opening the dune and with a smart meter kiosk. She recommended increased parking fees on the weekends and increased enforcement.

**Michael Henry, 3400 Bell Avenue,** highlighted the improved conditions while the dune has been closed. He questioned if parking meters would be enough to accomplish the goal of reducing the number of Park patrons. Mr. Henry discussed that parking meters in the Public Works Department's parking lot could provide additional parking for residents only; that any system utilized should not over burden residents; that guest passes should be flexible; and that residents should not be charged for permits.

**Bill Hory, 1300 Manhattan Beach Boulevard,** disagreed with the idea of closing the dune. He was concerned over a resident parking permit program and said that hard data should be obtained before making decisions about possible solutions. Mr. Hory felt that increased enforcement and high parking violation fines would be constructive.

**Jason Clark, 508 Rosecrans Avenue and 3512 Vista Drive,** stated his agreement with comments made by previous speakers. He discussed the importance of better traffic controls on Rosecrans Avenue to assist with traffic safety problems in the area.

**Will Arvizo, 410 23rd Street,** favored closing the dune. He agreed that parking restrictions would just shift problems to other streets and suggested parking restrictions from Rosecrans to Marine and Pacific to Highland. Mr. Arvizo maintained that the only solution might be to close the dune.

**Don Trucker, 1166 Chestnut Avenue,** commented on the increased parking and traffic problems in the vicinity of Sand Dune Park over the years. He voiced his hope that, in order for the dune to remain open, possible solutions will improve the situation. Mr. Trucker agreed with parking passes for residents, a smart meter kiosk and charging to use the dune.

**Dave Wachtfogel, 591 33rd Street,** related his feeling that the dune has destroyed Sand Dune Park, which has been somewhat reborn while the dune has been closed.

**Denise Mozzotta, 649 33rd Street,** expressed her opposition to resident parking permits and parking meters.

**Gina Chodler, 3320 Bell Avenue,** recommended limiting the hours of operation at Sand Dune Park. She contended that parking meters would not deter use of the Park.

**Gary Horwitz, 645 33rd Street,** felt that resident parking permits and parking meters would not be a sufficient solution. He encouraged the Commission to recommend to Council that a broader solution be addressed.

**Gary Osterhout, 598 31st Street,** opposed parking meters and contended that there are other solutions to the problems, such as reduced hours of operation and increased enforcement. He voiced concern over the negative impact parking meters near Sand Dune Park would have on Highland Avenue and businesses there, and over parking signs in a residential neighborhood.

**Jerry O'Connor, 524 Harkness Street,** explained that a previous subcommittee on which he served did not identify parking restrictions as a primary path to resolving the problems around Sand Dune Park. He discussed the difficult task before the Commissioners and it was Mr. O'Connor's opinion that a solution, such as a reservation system at the Park, lies outside of the Commission's domain.

Chairman Gross reminded the audience that there will be another public hearing at the next Commission meeting, and at a future Council meeting when the Commission's recommendations are considered.

**Wendy Watanabe-Winter, 570 33rd Street,** discussed the increased use of Sand Dune Park over the years. She related her hope that the Commission will obtain input from the City's Park Ranger at Sand Dune Park and her support of resident parking permits which, along with other possible solutions, would reduce problems in the area.

**Faith Lyons, 574 33rd Street,** disagreed with a resident parking permit system, which would not deter the problems and is not the way to address them.

**Shirley Phillips, 571 23rd Street,** informed the Commission as to the difficulty of exiting her driveway due to the large patronage at Sand Dune Park. She mentioned the need to better maintain the Park.

**Penny Hodges, 480 Rosecrans Avenue,** offered input on her decreased use of the dune because it is eroded. She was concerned that parking meters would not help; but, said that resident parking permits would be effective and a start to finding a good solution. Ms. Hodges felt that the dune should not be closed.

**Christine Daviduk, 562 33rd Street,** explained that the turn about at the bottom of Bell Avenue and 33rd Street has created a "sling shot" effect. She commented on safety issues caused by the lack of sidewalks or physical barriers and indicated that parking restrictions would not resolve the problems.

Speakers addressing the Commission for a second time were as follows:

**Mark Kemple, 584 30th Street,** noted that any steps taken must be robust and that the compassion speakers have shown during this meeting must be related to the Council. It was his contention that the use of Sand Dune Park as an international workout facility is inappropriate.

**Jerry O'Connor, 524 Harkness Street,** related his understanding that the idea of installing parking meters arose as a possible source of enhancing revenue during the Council's review of the 2009-2010 Budget and, at that time, was not considered as a solution to the parking and traffic issues in the neighborhood.

**Gary Osterhout, 598 31st Street,** expressed his agreement with Mr. O'Connor's portrayal of how the idea of installing parking meters in the area came about. He stated the following: his impression that access to City parks cannot be restricted to Manhattan Beach residents; his disagreement with installing parking meters; his concern that problems would not be resolved, but shifted to other streets; his opinion that residents should have the ability to vote on a resident parking permit program, should it be adopted by the Council; and his support of speed bumps, but only with the concurrence of residents who they would impact.

**Will Arvizo, 410 33rd Street,** voiced his concern that the problems would just be shifted with a resident parking permit program. It was his viewpoint that the dune should not be reopened until the problems are resolved.

**Shirley Phillips. 571 33rd Street,** suggested that a full-time Police Officer, instead of a Park Ranger, patrol the Park.

At the Commission's request, Park Services Enforcement Officer Malatesta shared information about the increased attendance at Sand Dune Park this year compared to the last four years; the busloads of people who visit the Park; the Code requirement that no groups larger than 15 are permitted in the Park at any one time; the media attention and increased use of the Park resulting from the attention which, in his opinion, would outweigh the effectiveness of parking restrictions; his lack of knowledge as to the maximum capacity at the Park; the cyclical use of the Park; and the demographics of Park patrons. He indicated that the majority of problems at the Park appear to be caused by non-residents and that they occur between 5:00 p.m. and 8:00 p.m.

Responding to questions from the Commission, Parks and Recreation Director Gill provided information about the number of patrons at Sand Dune Park during different times of the year; the existing parking conditions/restrictions in the area; how the large number of patrons might be impacting the dune; and his personal knowledge as to the demographics of Park patrons. He examined the photographs presented by Irene White during input from the audience; estimated the "suitable" amount of attendance at the Park; and affirmed the improved situation in the area when the dune is closed for maintenance. Director Gill clarified that parking meters were originally considered to raise revenue to offset costs associated with the dune; and that meters, along with a resident parking permit program, would improve parking and reduce use. He clarified that and that groups over 15 must have a reservation to use the Park only between 11:00 a.m. and 3:00 p.m. and related staff's opinion that permit parking would discourage patronage.

Lt. Harrod discussed the Police Department's willingness to increase enforcement at Sand Dune Park; however, additional staffing would be necessary. He indicated that crime in the Park has been minimal over the years.

**Commission Discussion**

Commissioner Adami introduced the idea of studying the environmental impact of the increased use on the dune.

Chairman Gross entertained the idea of directing staff to examine the possibility of adding enforcement, which could be funded with parking citation revenue.

Community Development Director Thompson suggested the Commission identify solutions that would work in terms of restrictions, and that staff report back on what can be accomplished. He highlighted the City's commitment to develop a successful program to help alleviate the problems.

Parks and Recreation Director Gill explained requirements accompanying the City's acceptance of Los Angeles County grant funds for Sand Dune Phases I and II, including keeping the Park open and the ability to charge for use of the dune as long as the Park remains open to all Los Angeles County residents. He voiced his lack of knowledge as to whether it would be necessary to repay only a portion or the entire amount of the grant funds if the Park was to be closed.

**RECESS AND RECONVENE**

At 9:20 p.m., there was a recess until 9:30 p.m., when discussion of Agenda Item No. 2 (Parking and Traffic Issues Related to the Neighborhood surrounding Sand Dune Park) continued with all Commissioners present.

Lt. Harrod related Parking & Animal Control's willingness to assist with enforcing a program to reduce problems at Sand Dune Park. He noted the educational process associated with the issuance of parking citations.

Traffic Engineer Zandvliet confirmed for Commissioner Silverman that a resident parking permit program could be restricted to peak hours.

Commissioner Silverman inquired about the possibility of issuing parking permits to residents not living near Sand Dune Park and he voiced his concern that some of the possible solutions could over burden residents.

Community Development Director Thompson advised that a commitment by the City for a multi-departmental approach when the dune reopens will help reduce impact on the neighborhood near Sand Dune Park.

Commissioner Vigon related his understanding the specific reason for this discussion is to help reduce the number of patrons at Sand Dune Park. He recommended that parking citation fees be a minimum of $100.00.

Commissioner Stabile observed that a great majority of residents living near Sand Dune Park would like it to revert to a neighborhood park. Should the Park remain a regional workout facility, he felt that parking restrictions would help regulate usage and, therefore, the first thing the Council should address is the type of place they would like the Park to be.

Community Development Director Thompson explained his perception that the Council would like to reduce the number of patrons at Sand Dune Park without changing the use and that they requested the Commission to look into a parking program. He emphasized the importance of moving forward in a timely manner.

Traffic Engineer Zandvliet affirmed that this matter originally arose to raise revenue to help with Park operations and that, due to responses from the public, the Council thought it might be possible to regulate the use at the Park as well.

Chairman Gross related his understanding that the Council's very thorough discussion included keeping the Park open, a determination that the dune is an athletic facility rather than a park and implementing parking restrictions before taking any drastic measures. He pointed out that staff could compile quantitative goals in terms of what the Commission is trying to achieve.

Commissioner Adami stressed the number one issue of safety and the need for data (such as violence, traffic accidents, etc. in the area) prior to making a determination. He felt that the parking meters and a resident permit parking program would be the best solution; that athletics being a part of the Park should not be ignored; and that the environmental impact on the dune should be explored. Commissioner Adami expressed impression that the amount of violence at Sand Dune Park has been minimal and that use of the Park can be restricted, but it cannot be closed.

Commissioner Vigon supported providing Council with what they asked for in a timely manner and he noted that harsh measures would inhibit the use of the dune.

Traffic Engineeer Zandvliet advised that, from a parking meter/permit standpoint, at this time the conditions present in the area surrounding the Park could justify many actions. He recommended against delaying the process to collect data.

Chairman Gross noted the importance of taking residents who do not live close to the Park into account; the idea of residents using the Public Works Department parking lot, as discussed by a member of the audience; and the effectiveness of parking restrictions in decreasing patronage at the Park. He suggested that staff be directed to determine some quantitative goals and that use of the Park be reduced by at least 50%. Agreeing with Commissioner Vigon's idea of raising parking citation fines, Chairman Gross recommended that staff examine the maximum fines/restrictions that can be imposed within the limits of the law.

Traffic Engineer Zandvliet verified staff's willingness to look into issuing parking permits to residents who do not live in the neighborhood and he affirmed that parking restrictions must be designated with signs. He related staff's opinion that patronage at the Park could be reduced by making parking more difficult.

Commissioner Vigon entertained the idea of issuing placards to residents who use the Park but do not live in the immediate area. He suggested that the potential impact of parking restrictions on commercial areas be examined.

Commissioner Stabile related his understanding that it is not the Commission's function to decide how much to reduce use at Sand Dune Park and he noted possible legalities associated with allowing only Manhattan Beach residents to park in the area.

Community Development Director Thompson confirmed staff's intent to provide the Commission with additional information about parking restrictions at the next meeting, including parking for employees of the nearby school. He highlighted the importance of a program that could grow in order to reduce impact on the commercial area.

Chairman Gross clarified that residents would have the ability to opt out of a resident parking program. He related his impression that the permit parking in the Downtown area was expanded.

Traffic Engineer Zandvliet explained that the idea of expanding the permit parking program in the Downtown area will be part of the update to be provided to the Council on the Downtown Parking Study and that more detailed recommendations will be presented for the Commission's consideration at the next meeting.

Community Development Director Thompson related staff's recommendation for a more flexible program than the one previously implemented in the Downtown area.

Commissioner Silverman advised those present of the Commission's intent to work to improve the situation around Sand Dune Park and to put the information provided this evening into the context of what the Council asked the Commission to do.

The Commission unanimously agreed to move forward with a program such as the one outlined by staff this evening, with additions and deletions according to Commission discussion, and to direct staff to report back at the Parking and Public Improvements Commission meeting on October 22, 2009.

A motion was MADE and SECONDED (Gross/Adami) to continue Agenda Item No. 2 (Parking and Traffic Issues Related to the Neighborhood surrounding Sand Dune Park) to the meeting on October 22, 2009.

## F. COMMISSION ITEMS

### *08/27/09.3 Parking Meter Revenues and Traffic Violations Revenues Report*

1. Chairman Gross observed that the parking citation revenue in the Traffic Violations Revenues Report appears to have greatly increased. He related his disappointment that the income from parking has not increased because the rates were rolled back.

Traffic Engineer Zandvliet indicated that a follow up to the Downtown Parking Study, which will include the parking meter rates, will be provided for the Council's consideration in the future.

Assistant Planner Danna related staff's intent to clarify if the parking citation revenue shown on the Report is the net or gross amount.

2. Chairman Gross read aloud a request from a member of the public asking the City to explore issuing citations for parking on sidewalks.

Traffic Engineer Zandvliet advised that procedures for enforcing parking on sidewalks will be discussed at a meeting to be scheduled with the Police Department, Parking Enforcement, Public Works and Traffic Engineer Zandvliet.

Commissioner Vigon noted liability issues related to parking on sidewalks.

## G. STAFF ITEMS

1. Traffic Engineer Zandvliet and Assistant Planner Danna reviewed items to be considered by the Commission in the near future.

2. Traffic Engineer Zandvliet shared information on the Council's recent consideration of the El Porto Parking Lot, including their decision not to pursue it any further at this time.

## H. ADJOURNMENT

The meeting was adjourned at 10:35 p.m.

**CITY OF MANHATTAN BEACH PARKING AND PUBLIC IMPROVEMENTS COMMISSION**
**MINUTES OF A REGULAR MEETING**
**OCTOBER 22, 2009**

## A. CALL TO ORDER

The regular meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the 22nd day of October 2009, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

## B. ROLL CALL

Present: Adami, Vigon, Stabile, Silverman. and Chairman Gross.
Absent: None.
Staff Present: Community Development Director Thompson, Traffic Engineer Zandvliet, Assistant Planner Danna, Management Analyst Madrid, Sgt. Mason, Lt. Harrod and Park Services Enforcement Officer Malatesta.
Clerk: Weeks.

## C. APPROVAL OF MINUTES

***10/22/09-1 September 24, 2009***

Commissioner Stabile modified Page 8, Paragraph 4, of the Parking and Public Improvements Commission (PPIC) minutes to read, "...Should the Park remain a regional workout facility..."

A motion was MADE and SECONDED (Stablie/Adami) to approve the Parking and Public Improvements Commission minutes of September 24, 2009 as amended.

## D. AUDIENCE PARTICIPATION

None.

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At this time, Community Development Director Thompson introduced new Management Analyst Nhung Madrid, who will replace Assistant Planner Danna as the staff liaison to the Parking and Public Improvements Commission. He acknowledged Assistant Planner Danna's efforts in serving the Parking and Public Improvements Commission.

Community Development Director Thompson announced "The 350 Day of Climate Action" event, October 24, 2009, 3:00 p.m., next to Manhattan Beach Pier.

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## E. GENERAL BUSINESS

### *10/22/09-2 Sand Dune Park Parking Meter and Resident Parking Override Program*

Community Development Director Thompson clarified that the item before the Commission this evening includes resident parking override and parking meter programs for the area around Sand Dune Park and that, subsequent to the last meeting (during which this item was continued), staff prepared a parking program that will be presented for the Commission's consideration this evening. Mr. Thompson advised the Commission of significant actions relevant to this matter that have taken place since the last meeting, including the Council's closure of the dune until a solution is found and implemented; the Council's decision that no subcommittees shall be formed to discuss this matter; the Parks and Recreation Commission's consideration of operational issues at Sand Dune Park on October 26, 2009; and the plans for a joint meeting of the Parks and Recreation Commission and the Parking and Public Improvements Commission (PPIC). He related staff's request that the PPIC tentatively approve the parking program and table this item until the joint meeting with the Parks and Recreation Commission.

In answer to questions from the Commission, Community Development Director Thompson shared additional information about the Parks and Recreation Commission's and PPIC's future consideration of this item. He anticipated that a recommendation will be forwarded for the Council's consideration in January 2010 and that this is probably the last PPIC meeting to discuss this issue before the joint meeting with the Parks and Recreation Commission.

Chairman Gross clarified that the Commission will make an effort to arrive at a conclusion this evening; but, any recommendations they make will be tabled until the joint meeting with the Parks and Recreation Commission.

Community Development Director Thompson called attention to City Attorney Wadden's October 21, 2009 memorandum entitled, "Impact of Proposition A Funding on Sand Dune Park Options," advising that closing the dune will not be affected by Proposition A funding. He noted three letters received after the agenda packets were distributed which were provided to the Commissioners this evening from the following residents: Patti Riley (dated October 21, 2009), Carre and Brad Porter (dated October 22, 2009) and Barry Deziel (dated October 12, 2009).

Traffic Engineer Zandvliet shared the following information: background information on the parking/traffic problems around Sand Dune Park; the operations and parking plan review process; the public comments received; the positive and negative aspects of resident permit and parking meter programs; and the prior actions taken to improve the traffic/parking conditions at the Park. He noted the staff recommendations to pursue a double fine zone for parking violations and painting 25 feet of the curb red on the east side of Bell Avenue south of 36th Place.

Answering questions from the Commission, Traffic Engineer Zandvliet affirmed that subcommittees will not be formed to consider this matter; that, since the dune has been closed, traffic in the neighborhood is as would be expected; that parking meter/residential parking permit programs are allowed and practiced in other communities when findings can be made that the existing parking conditions adversely impact the public welfare and/or general safety, or would improve the public welfare and/or general safety within the community; that parking meters/restrictions are typically exempt from California Environmental Quality Act (CEQA); that

a permit zone, as considered by the Commission at the previous meeting, would not become effective until individual streets opt in to the program; and that Grandview School would be impacted by parking meters, but the time frame for the permit parking restrictions could be changed to reduce the impact. He described how the number of users at the Park during peak hours was derived and the location where patrons of "Beach Babies Preschool" currently park.

Community Development Director Thompson confirmed the Police Department's commitment to enforcing regulations implemented in the area of Sand Dune Park.

The Commission agreed to a public speaker limit of two minutes.

Chairman Gross invited input from the public at 7:30 p.m.

**Audience Participation**

Having been involved in the development of Sand Dune Park, **David Wachtfogel, No Address Provided,** commented on the complex nature of parking meter and resident parking permit programs and on the public nuisance created by the dune, which he felt should be permanently closed.

**Nancy Di Rado, 568 31st Street,** encouraged the Commission not to approve the staff recommendations, as they would not resolve the problems, but would just shift the problems to other streets. She noted that the problems have been resolved with the closing of the dune.

It was the opinion of **Will Arvizo, 23rd Street,** that it would be discriminatory to require parking permits.

Community Development Director Thompson advised that, per the City Attorney, the City can approve resident permit parking and parking meter programs, but cannot distinguish between resident and non-resident use of the Park.

**Lissen Schnack, 2921 Blanche Road,** said that the root of the problem is the dune; that residents should not be penalized with parking meters and resident parking permits, which would not resolve the problems; and that other solutions should be explored.

**Dennis White, 586 33rd Street,** commented that the cost of additional park services enforcement officers, kiosks, Police Department enforcement, parking fines and parking permits should be itemized. He asked that a traffic study be performed at this time when the dune is closed in order to have a base for "normal."

**Gary Osterhout, 598 31st Street,** stated concern that excessive parking signage will be installed in the neighborhood. He said that parking permits should be free and mailed to residents' homes. Mr. Osterhout commented on the need for the Coastal Commission's approval; the impact of the proposed program on North End businesses; the need for accountability of the time the Police Department would spend on enforcement; and his disagreement with the initial parking area proposed.

**Mark Kemple, 500 Block of 30th Street,** related his understanding of the City Attorney's opinion that the City cannot discriminate with regard to place of residence. He stated that the point of a parking plan is to keep people from using the dune, which does not fit into the neighborhood; that the red zone should be larger; that the problems would just be moved to other streets; and that 66% of households on a street should be required to opt out of a parking permit program.

**Jane Tournat, 582 31st Street,** related her impression of the City Council's goal to restore Sand Dune Park to a neighborhood park. She said that the current number of users with the dune closed is acceptable and should be the goal; that a majority of her neighbors feel parking meters would be a mistake; that the safety of children should be a major focus; that the dune promotes the park as a regional facility; that parking meters should not be installed in the vicinity of schools; that a resident parking permit program would be acceptable; and that closing the dune might not be a bad idea.

**Faith Lyons, 574 33rd Street,** expressed her opposition to parking meters and fees for a resident parking permit program. She offered information about the parking problems at Grandview School and agreed that, should a resident parking permit program be implemented, the permits should be mailed to residents.

**Bill Hory, 1300 Block of Manhattan Beach Boulevard,** requested input on the 20-minute parking in the permit zone. He asked if the demographics of parents and children and traffic congestion at Grandview School during drop-off and pick-up times were considered. Mr. Hory related his viewpoint that Manhattan Beach residents should not be restricted from enjoying the dune; voiced concern over the precedent-setting nature of closing it; and related his hope that use can be reduced so the dune can remain open.

Traffic Engineer Zandvliet explained the 20-minute parking in the permit zone. He verified that there would be a few parking spaces for Beach Babies Preschool; that demographics such as families with children were considered; and that the impact during school hours, particularly at Grandview School, would be great and it would be necessary to find ways to deal with it.

**Sean Green, 2803 Manhattan Avenue,** voiced his feeling that the default policy of municipalities should be to keep parks open. He discussed extending the red curb zone and related his opposition to resident and guest parking permits. However, should a resident permit parking program be approved, resident permits and guest passes should be free and preloaded.

As a regular user of the dune, **Don Tucker, 1166 Chestnut Avenue,** asked that something other than closing it be tried. He offered input on the approximate number of cars present and parking available when he is at the dune and pointed out that the dune users are not the only people causing problems in the neighborhood.

**Loralie Ogden, No Address Provided,** commented on the inconvenience of resident parking permits. It was her feeling that there are other solutions.

Speakers returning to the podium were as follows:

**Mark Kemple** drew attention to the narrow streets in the area and the lack of parking in the neighborhood.

**Faith Lyons** noted the large amount of opposition to resident permit parking and parking meter programs near Sand Dune Park.

**Dennis White** provided the Commission with copies of photographs he discussed at the previous meeting depicting the problems around Sand Dune Park.

**Nancy Di Rado** pointed out the need to look at the impact resident parking permits and parking meters would have on Grandview School.

**David Wachtfogel** commented on the annoyance to residents caused by Park patrons and on the option for the PPIC to recommend against resident parking permit and parking meter programs.

**Gary Osterhout** discussed the need for clarification on the opt out provision and for additional input on the meter cueing problem; the need to develop empirical data of what is intolerable and does not work in order to make the finding of a public detriment; and the fatal impact of the proposed programs on Grandview School. He questioned why the parking meters at the Public Works Yard were not considered.

**Bill Hory** said that the vast majority of the Park patrons are respectful of the neighborhood and he mentioned the hostile attitude of some of the neighbors.

**Jane Tournat** noted that there are other places to work out; that residents should not have to deal with this situation; and that the conditions around Sand Dune Park are unsafe for children.

**Will Arvizo** stated his understanding of the discrimination factor cited by City Attorney Wadden.

Chairman Gross closed public input at 8:25 p.m.

**RECESS AND RECONVENE**

At 8:25 p.m., there was a break until 8:33 p.m., when the meeting reconvened in regular agenda order, with all Members present.

**Commission Discussion**

Community Development Director Thompson advised the Commission with regard to appropriate procedures for considering this item. He reiterated staff's recommendation that the Commission compile a list of options to be considered at the joint meeting with the Parks and Recreation Commission.

Chairman Gross entertained the idea of the Commission outlining a plan and providing details at the joint meeting with the Parks and Recreation Commission. He recalled public discussion at the last meeting on the importance of finding a solution to the traffic/parking problems at Sand Dune Park before summer if the dune remains open.

Commissioner Vigon noted that the Council previously directed the Commission to consider parking measures to reduce use at Sand Dune Park; yet, the Commission is now being asked to formulate a decision and put it on hold until the joint meeting with the Parks and Recreation Commission. He suggested that the dune does not need to be closed and could be turned into an ecological reserve with the money that would have been spent on parking measures. Commissioner Vigon concluded that he did not see a basis for approving staff's recommendation, nor did he feel that he would be able to approve staff's recommendation at this time.

Commissioner Stabile stated his agreement with the majority of Commissioner Vigon's opinion. He pointed out that it would have been helpful to have had the October 21, 2009 memorandum from City Attorney Wadden well in advance of the meeting. Commissioner Stabile related his viewpoint that the most sensible thing to do would be to table the issue without further action until the joint meeting with the Parks and Recreation Commission.

Commissioner Adami expressed his appreciation of staff's efforts and input from the public. He agreed with the opinions of Commissioner Vigon and noted the difficulty of considering details when it is unknown if the dune will be open or closed.

Commissioner Silverman indicated that he agrees with most of his fellow Commissioners' opinions, but the Council is looking for an appropriate solution to parking and opened it up to the Parks and Recreation Commission for a broader approach. He suggested the Council be notified that the process is going to take longer than initially thought and agreed that it would not make sense to reach a determination until a decision is made on whether or not the dune will be closed.

Commissioner Stabile related his understanding that closing the dune would alleviate any action in terms of traffic and parking and felt that it would be appropriate for the Commission to delay a decision until Park usage is determined. He mentioned that a survey similar to the one used in North Manhattan Beach would be useful.

Community Development Director Thompson advised that the Commission could compile a list of options to be considered at the joint meeting with the Parks and Recreation Commission; that this item could be tabled until that time; and that the City Council does not intend to reopen the dune until a solution is found.

Based on discussion this evening, Commissioner Vigon requested more specific guidance from staff on the affect of metered parking and resident permit parking on Grandview School. Should a permit parking program be implemented, he agreed that it should be free and mailed to residents and that it should include the ability for blocks to opt out.

Commissioner Adami asked for information on the cost of implementing metered parking and resident permit parking programs and for the City Attorney to examine discrimination relative to parking, as discussed by a speaker earlier in the meeting.

Chairman Gross agreed with documenting the conditions at the dune while it is closed, both on the streets and inside the Park. He pointed out that volunteers could be asked to take traffic counts and he suggested that the staff report for the joint meeting with the Parks and Recreation Commission include the idea of recommending that the Council authorize funds to obtain various measurements, such as usage, parking, etc., in order to better determine acceptable levels.

Community Development Director Thompson verified that the number of patrons at the Park and the number utilizing the diagonal parking spaces etc. are being recorded and that the city attorney will be contacted to further discuss discrimination relative to parking. He indicated that there is no budget for special studies, such as traffic counts etc. and that staff will provide the cost of implementing parking permit and resident permit programs to the Commission in the future; however, it would be up to the Council to fund them. At the Commission's request, Mr. Thompson shared staff's vision of the Commission's role and the procedures for the joint meeting with the Parks and Recreation Commission.

Traffic Engineer Zandvliet pointed out that monitoring usage at the Park etc. while the dune is closed would provide a baseline. He summarized information to be further examined by staff prior to the joint meeting with the Parks and Recreation Commission as follows: the impact of a permit parking program that is free to residents; the impact of metered and resident parking permit programs on schools in the area, especially Grandview School; various opt-in/out scenarios, including the initial boundary; the cost impacts to the City, including enforcement; the current conditions in the area while the dune is closed; and the legal issues. Traffic Engineer Zandvliet verified that options determined by the Parks and Recreation Commission will be reviewed from a traffic standpoint.

Parks and Recreation Director Gill apologized for any confusion associated with the Commission's consideration of this matter and he thanked the Commissioners for their time in considering it. He agreed with Community Development Director Thompson's depiction of the process.

**MOTION**: Commissioner Stabile moved to table the discussion on the Sand Dune Park Parking Meter and Resident Parking Override Program until the joint meeting with the Parks and Recreation Commission. The motion was seconded by Commissioner Silverman and passed by unanimous voice vote.

Noting that this will be a good model for the future, Commissioner Stabile stated his agreement with the Commission working with the Parks and Recreation Commission to resolve the problems at Sand Dune Park. His fellow Commissioners agreed.

## F. COMMISSION ITEMS

### *10/22/09-3 Parking Meter Revenues and Traffic Violations Revenues Report*

1. Traffic Engineer Zandvliet provided clarification for Chairman Gross regarding the Parking Meter Revenue Report.

Addressing a question from the Commission at a previous meeting, Planning Assistant Danna indicated that the Reports reflect gross income.

2. Commissioner Silverman asked staff to examine the poor sight line at Flournoy and Rosecrans Avenue.

3. Commissioner Vigon asked staff to look into the possibility of residents purchasing smart cards and annual parking stickers.

Traffic Engineer Zandvliet indicated that this is a good idea; that it would be possible to use smart cards in the parking meter kiosks to be purchased for the Pier lots; and that this will be introduced for consideration at the Downtown Parking Management Study review. He noted that the cash keys will be phased out in that, according to Coastal Zone requirements, cash keys must be available to everyone (not just residents).

4. Commissioner Adami asked if a crosswalk could be installed near Target on Manhattan Beach Boulevard between Sepulveda Boulevard and Meadows Avenue.

Traffic Engineer Zandvliet verified that staff will look into this and report back to the Commission.

5. Chairman Gross shared information about the City Council's recent approval of a sewer rate increase.

6. Commissioner Silverman mentioned that the recharge kiosk in front of the Kettle restaurant is out of order.

## G. STAFF ITEMS

## H. ADJOURNMENT

At 9:50 p.m., the meeting was adjourned to Thursday, November 19, 2009.

ATTACHMENT D

Agenda Item #:_____

# Staff Report
## City of Manhattan Beach

**TO:** Parks and Recreation Commission

**FROM:** Richard Gill, Director of Parks and Recreation
Idris J. Al-Oboudi, Recreation Services Manager

**DATE:** October 26, 2009

**SUBJECT:** Direction from City Council for The Parks and Recreation Commission to Discuss and Develop the Pros and Cons of Possible Operational Changes for The Dune at Sand Dune Park

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**RECOMMENDATION:**
Staff recommends that the Parks and Recreation Commission discuss and develop the pros and cons of possible operational changes for the dune at Sand Dune Park.

**FISCAL IMPACT:**
There is no fiscal impact associated with this report. However, there may be budget implications depending on what operational changes are approved by City Council.

**BACKGROUND:**
During the October 20 City Council meeting, the Council directed the Parks and Recreation Commission to discuss possible operational changes for the dune at Sand Dune Park and what positive and negative impacts those operational changes would have on the community. The City Council also directed the Parks and Recreation Commission to meet with the Parking and Public Improvements Commission (P.P.I.C.) after the Parks and Recreation Commission has developed their list of possible operational changes with pros and cons. The P.P.I.C. is simultaneously conducting public meetings regarding the operations at Sand Dune, but they are only looking at neighborhood traffic and parking issues. They are currently working on the details, pros and cons for a possible neighborhood permit parking program, meters for Bell Avenue and other traffic calming measures. The City Council wanted to be sure that both commissions were communicating with each other and discussing the pros and cons of all possible solutions.

As the Commission is aware, the dune at Sand Dune Park was closed August 14th because of the negative impacts that were occurring in the park and surrounding neighborhood which were caused by the large attendances during the summer months. The increased usage of the dune created problems in the park and surrounding neighborhood related to noise, traffic, trash, speeding vehicles and increased erosion of the dune.

**DISCUSSION:**
This issue is not new for the Parks and Recreation Commission. This issue was thoroughly

discussed by the Commission and City Council from 2000-2004. During this period of time, a community subcommittee was developed Residents for Sand Dune Safety (RSDS) that made recommendations related to operational changes for the dune and park to the Commission and City Council.

Following is a summary of the actions taken during this period of time:

**2000**

- Open the park daily at 6:00 a.m. instead of opening at dawn
- Close the park at 9:00 p.m. from April 1 through October 31
- Close the park at 8:00 p.m. from November 1 through March 31
- Open the dune at 7:30 a.m. on weekends, year round
- Establish quiet hours (enforced by Parks and Recreation staff member) from 6:00 a.m. to 8:00 a.m. and 7:00 p.m. to closing, daily
- Eliminate the four parking spaces in the parking lot south of the tot lot for all except service vehicles and handicap parking (two spaces each)
- Divide the dune 50/50 with 50% for exercise use the 50% for recreational/youth use
- Staff the park daily with Parks and Recreation personnel to enforce the above policies for an initial period of at least six months starting at 6:00 a.m. to 9:00 p.m. daily
- Post signs at the top and bottom of the stairs adjacent to the dune that state "For your safety please no running or jogging on the stairs"
- Remove and replace all current rules and regulations signs. Install signs that were developed by the sub-committee that welcomes users of the park and requests their cooperation in a friendly manner

**2002**

- Added an additional $22,155 to annual budget to staff the park all operating hours with part-time staff
- Post signage along Bell and in the park to communicate operational rules
- Passed an ordinance prohibiting running on the stairs
- Installed a temporary fence which closed the dune for two weeks to get the attention and cooperation of those participants creating problems in the neighborhood
- Placed extra trash cans along Bell Avenue and at the bottom of the dune
- The group use permit requirement was lowered from 50 to 15
- Groups were prohibited from using the dune any time other than Monday through Friday, 11:00 a.m. to 3:00 p.m.

**2003**

- **Park Ranger Hired -** The full-time position of Park Services Enforcement Officer (Park Ranger) was established to provide staff support in the area of park rules and regulations in all city parks, fields and facilities. The Park Ranger has the authority to write citations for municipal codes.
- Bell Avenue was redesigned to create angled parking on the west side while red curbing the majority of the east side adjacent to resident's homes
- A traffic circle (roundabout) with a drop-off area at the entrance of the park was installed to improve traffic congestion

**2004**

- Dune closed temporarily for two weeks in summer with a fence to change the behavior of the participants at the park
- Staff directed to conduct hourly rounds to remove excessive trash left on Bell Avenue
- Rearrange the Park Ranger's priorities and routine. The ranger goes directly to Sand Dune and waits for a slow period to make his visits to other parks
- Signage installed on the roundabout advising motorists "No stopping anytime-violators will be cited"
- Police Department and PACS officers assigned to enforce violations that are observed through routine and directed patrols
- The area traffic officer and area parking officer assigned to work with park leaders to address issues or problems as they arise
- The Police Department works closely with the on-duty park ranger to provide consistent and coordinated enforcement efforts
- Municipal Code #12.48.055 was adopted, which allows the Parks and Recreation director to temporarily close the dune when necessary for a maximum of two weeks
- Municipal Code #12.48.053 was adopted prohibiting the use of personal exercise equipment in Sand Dune
- Increased street sweeping on Bell Avenue

As stated earlier in this report, this issue came to the forefront again this summer because of the larger than usual increase in attendance that occurred in late June through August 14 when the dune was closed. Our records indicate an approximate 25% increase in usage when comparing the months of June 2009 and July 2009; during certain peak times in July, there were over 250 people on the dune. Because there are only 39 parking spaces along Bell Avenue, by far the majority of the users are seeking parking in the neighborhood.

Although it only takes one person to disrupt a neighborhood by being obnoxiously, loud and not following the rules, by far the majority of the problems occur when the attendance is high and the parking spills into the surrounding neighborhood.

Because of the aforementioned information, staff and City Council are looking for ways to mitigate the problems encountered in the park and neighborhood. So all operational issues are being evaluated for their advantages and disadvantages as well as neighborhood parking and traffic solutions.

The City Council stated that this time they were more interested in knowing what the pros and cons were for all possible solutions in addition to obvious recommendations. Council will discuss the pros and cons of the operational changes from the Parks and Recreation Commission and the traffic/parking issues from the P.P.I.C. and they will then make recommendations for the dune at Sand Dune Park..

Examples of a few operational issues might be: hours of operation (changing when the dune opens and closes) and what are the pros and cons of those changes; closing the dune during peak seasons or peak times or permanently. A reservation/membership system is another example of an operational change that could be discussed.

The City Council expressed an interest in moving the process along quickly so that any measures implemented could be completed by next spring. Staff believes that in order to meet Council's timetable, the Commission and staff need to determine all the details for any possible changes by the January Commission meeting.

Even though there is a need to implement measures quickly, staff believes that it is important for the Commission to take public testimony and hear the issues of concern from the residents and users of the dune. This may take over three hours at it did at the P.P.I.C. meeting. Staff will then provide information on possible operational changes that could address the problems brought before the Commission.

Staff thinks it is likely for the advantages and disadvantages of each operational change to be discussed at the November Parks and Recreation Commission meeting.

Lastly, staff has attached the current rules and regulations and operating hours for Sand Dune Park and the City Attorney's opinion of the Los Angeles County Open Space District Grant as well as a copy of the grant itself.

**ATTACHMENTS:**

A – Sand Dune Park Rules and Regulations
B – Memo from City Attorney regarding the L.A. County Open Space Grant

ATTACHMENT E

CITY OF MANHATTAN BEACH
MINUTES OF THE PARKS & RECREATION COMMISSION
November 16, 2009
6:30 P.M.

CONTENTS

Page



**ROLL CALL**

Present: Commissioners Cajka, Gill, Harris, Murray, Nicholson and Rosenthal

Absent: Commissioner Fitzpatrick

Others Present: Director of Parks and Recreation Director Richard Gill, Recreation Services Manager Idris Al-Oboudi, Recording Secretary Jane Grace and others (see list)

**AGENDA CHANGES**

None

**APPROVAL OF MINUTES**

The minutes of the October 26, 2009 Parks and Recreation Commission Meeting were approved as written.

**CEREMONIAL**

None

**AUDIENCE PARTICIPATION**

**Gerry O'Connor** spoke about the process and ability of the Commission to collect public input. He reported that the Commissioner's e-mail addresses are not posted on the City website; he indicated that historically the three minute limit for speaking at the Commission level has never been implemented, unless necessary and proposed that the three minute limit is inappropriate at the Commission level.

**GENERAL BUSINESS**

09/1026-3 – Direction from City Council for the Parks and Recreation Commission to

Discuss and Develop the Pros and Cons of Possible Operational Changes for the Dune at Sand Dune Park

Director Richard Gill reported that tonight we will be looking at all possible operational changes that would mitigate the problems occurring in Sand Dune Park and neighborhood and asking for pros and cons for each. He reported that the Parking and Public Improvements Commission (P.P.I.C) was also directed to look at operational changes in the neighborhood, specifically a neighborhood permit parking program

Mr. Gill reported that the Commission and the public will address the three areas of possible operational changes for the dune:

- Close the Dune
- Changes to the hours of operation
- Reservation System, limiting the number of people allowed on the dune

Mr. Gill asked that everyone be respectful of everyone's suggestions, even if they don't agree. He suggested that they shouldn't get caught up in the minutia, i.e. the fine details of a reservation system. After everyone has had a chance to discuss the pros and cons for each suggested operational change, the Commission will reconvene and make any final remarks. If the discussion of all the operational changes is completed, the discussion will continue at a joint commission meting with the P.P.I.C. on Thursday, January 7. At that time, both commissions will discuss each of their operational issues and then forward this information to the City Council at either their last meeting in January or their first meeting in February.

**AUDIENCE PARTICIPATION**

**Nancy Dirado**, and others in the audience, requested that the City do an Environmental Impact Report (EIR) on the dune. Ms. Dirado suggested that she is frustrated that the City hasn't provided them with an EIR, including how many cars the neighborhood can accommodate, suggesting that it would be difficult to give pros and cons without this information.

**Gerry O'Connor** suggested that the reservation system being discussed tonight is more a permit system with its end goal being to limit the number on the dune.

REPURPOSE THE DUNE

The majority of the audience didn't want the option titled "Close the Dune." They requested that staff change the title to "repurpose the dune."

**Patricia Ware Pros:**

- Preserve the natural historical landmark
- Protect its form and beauty
- Won't be reconstructed monthly
- St0ps erosion
- Environmentally ethical
- Provide potential habitat for El Segundo blue butterfly and endangered species

- Birding once again viable

(Summarized comments delivered in writing for archival packet)

**Cindy Berkhalter** - Ordering an EIR is the only responsible thing to do

**Pros:**

- No plastic bottles littering the top of the dune

**Rita Cheever** – EIR needed

**Victoria Peters** – EIR needed

**Pros:**

- No strangers wandering our streets
- No longer exploited as a world class workout facility
- Alleviate traffic

**Kathleen Spilten**

**Pros:**

- Better use of our money to address other issues rather than maintenance of the dune
- Positive environment for children
- Safer
- Alleviate traffic issues
- Protect peace and quiet
- Preserve the quality of Manhattan Beach

**Markus Mack**

**Pros:**

- No traffic
- No overuse problems
- No recycling of sand
- No parking problems
- No trash issues

**Robert Hess**

**Pros:**

- Eliminate maintenance costs
- Ability to sleep in mornings
- Safer for kids
- Less traffic
- Less dust
- No loud music
- Stair use is quiet, self regulating

**Mark Kemple**

**Pros:**

- Avoid cons of other options
- Dune maintenance costs eliminated
- Avoid cost of peace in the community
- Non-discriminatory way of closing the dune
- Safer for children
- Blossoming of the park – picnics, use of greenbelt returning
- Eliminate unsafe conditions during sand replenishment

**Name Unknown**
**Cons:**

- Public Park
- Used by Manhattan Beach residents – convenience for residents eliminated
- Kids won't be able to play on dune
- No exercising allowed on dune – unique training and aerobic experience
- Community melting pot eliminated

**Bob Vargo**
**Pros:**

- Would get neighborhood park back

**Bill Hory**
**Cons:**

- Costs involved to change, to make it an environmental habitat
- Liability to change
- Might set a precedent to close of recreational area due to increased usage
- Penalize Manhattan Beach families who use the dune
- Closing a unique, one-of-a-kind workout facility
- Decrease real estate value
- Loss of possible revenue

**David Wachtfogel** suggested that the real estate values in the area have depreciated. He feels the dune and the park cannot co-exist and if the dune continues to operate as an exercise facility, Sand Dune Park will be destroyed.

**Faith Lyons**
**Pros:**

- No need for big city infrastructure to manage park
- Reduce need for staff for monitoring

**Dexter Taylor** indicated that having no dump trucks in the neighborhood for sand replenishment has been cause to celebrate.

**Pros:**

- Dust reduction
- Parking available

**Sandy Francini**

**Pros:**

- Quality of life returned to residents
- No worry about traffic

**Dennis White** suggested that the workout on the dune is not unique and no different from running on the beach.

**Pros:**

- No need for additional on-site staff
- No need for increased enforcement
- No sand replenishment needed
- Maintain property values
- Won't have to pay for parking meters
- Additional revenue for other recreation facilities and programs

**Nancy Dirado**

**Pros:**

- Eliminate the attractive nuisance of the sand dune
- Money allocated for the maintenance of the dune could be given to the Chamber of Commerce or held in reserve
- Recreation facilities, i.e. volleyball court, could be returned to the base of the dune
- Eliminate confrontational issues

**Jane Tournat** thanked Mr. Richard Gill and Mr. Idris Al-Oboudi for all their work over the years to come up with a solution for the sand dune situation.

**Pros:**

- Restore neighborhood park and natural resources
- No erosion
- Restore birds/bird watchers
- No reason for parking meters
- No emissions or water waste by replenishment
- More neighborhood/family gatherings – current level of usage is acceptable
- Liability to city disappears

**Maryann Fragner** reported that she used to run the dune and supported a reservation system; however she now believes that the park is too small to support a reservation system.

**Debbie Phillips**
**Pros:**

- Only enforceable option
- Simple
- Costs nothing
- Saves the sanity of the neighbors

**Jeff Vignette**
**Pros:**

- Bring sense of peace and harmony back to the neighborhood
- No need to dodge cars and trucks on the way to the park

**Denise M.**
**Pros:**

- No more strangers around neighborhood
- No more replacement of sand

**Brent Denrie** would not like the dune used as an athletic facility, but left as it is.

**Jerry Hankins**
**Pros:**

- Save cost of water used during sand replenishment
- Consistent with city's green initiatives

(Summarized comments delivered in writing for archival packet)

**Richard Lopez**
**Pros:**

- Shows City Council's responsiveness to residents

**Steve Snivley**
**Pros:**

- No more trash, i.e. socks, water bottles
- No reason we can't repurpose the dune and make it available to children

**Cons:**

- Children no longer able to play on dune

**Rosemary Gray** suggested that her children and grandchildren are unable to use the park because of the overuse of the dune.

**Don Trucker**
**Cons:**

- L. A. County Grant precludes closing the dune because of potential litigation
- It doesn't appear that closing the dune has returned the park to a family destination

**Gary Osterhout**
**Pros:**

- Most fair/equitable solution

**Gerry O'Connor**
**Pros:**

- Increased use of park by neighbors
- Neighborhood stability – decreased turnover of housing

**Patricia Ware**
**Pros:**

- Realizing mission statements of Parks and Recreation – Protect Environmental Resources; Strengthen Safety and Security; Enhance Community Image and Sense of Place

**David Wachtfogel** suggested that there are other parks where use has been abated because of overuse and this would not be that unusual.

**Mark Kemple**
**Pros:**

- Promote beauty
- Avoid litigation if dune left open
- Return to original mission of the park
- Avoid cost of operating a 9,000 use exercise facility
- Not as much vomit on the streets
- Promote city's reputation
- Brings cohesiveness to the neighborhood

**Cons:**

- Children won't be able to interact with all races with the dune closed

**Jacob Rome**
**Cons:**

- Won't be able to take action photos of the dune

**Don Trucker**
**Cons:**

- Sets a precedent – if neighbors don't like other facilities. they might take action

**Nancy Dirado**
**Pros:**

- Sanitation of sink near bottom of dune
- One stall bathroom will not take such a beating

**Dennis White**
**Pros:**
- Less neighborhood crime

**Victoria Peters**
**Pros:**
- Less neighborhood crime
- Sets positive precedent

**Lynn Harris** suggested opening up the dune occasionally for a "kids' day" type event'

RESERVATION PERMIT SYSTEM – limit the number on the dune at any one time

**Bill Francini**
**Cons:**
- Additional staff and enforcement needed

**Debbie Phillips**
**Cons:**
- Can't control traffic in neighborhood

**Kim Riley**
**Cons:**
- How do we know that enforcement will take place?

**Faith Lyons**
**Cons:**
- Unenforceable
- Too expensive to properly enforce

**Jacob Rome**
**Pros:**
- Generates revenue
- Maintains access for exercise and children
- Will reduce usage

**Robert Hess**
**Pros:**
- Will bring after-hour activities back into the park

**Cons:**
- Unenforceable

**Jerry Hankins**
**Cons:**

- Sand replenishment will still be necessary.
- Still have erosion, loss of dune surface, dust

**Cindy Berkholder** thanks the staff for their patience during this frustrating situation.
**Cons:**

- Double the cost for enforcement and sand replenishment
- Too early to make a decision until we know costs and impact (need EIR)
- Unenforceable!

**Steve Snively**
**Pros:**

- Potentially balances exercise and park usage

**Cons:**

- Cannot implement reservation system without institutionalizing overuse of the facility and neighborhood over use

**Bill Hory**
**Pros:**

- Reduce usage
- Increase revenue
- Decreased expenses – reservation should be non-refundable

**Maryann Fragner**
**Cons:**

- Trash, noise
- Even if you control the numbers you can't control the quality of people who use the dune

**Jane Tournat**
**Cons:**

- New cost of educating public about reservation program
- Increase cost for starting up new system
- Ongoing costs for maintaining system
- Children can't make reservations

**Dennis White**
**Cons:**

- Continued trash, noise, speeding cars, medical emergencies
- Cost of web page, software
- Staff and enforcement costs
- Unenforceable

**Mark Kemple**
**Cons:**

- Liability
- Residents don't want it
- People waiting to use it
- Tension if unable to make reservation
- Non-legitimate process of picking number of users
- Enforcement loaded with problems

**Gary Osterhout**
**Cons:**

- Unfairness due to hours of access
- Workout facility incompatible with concept of casual neighborhood park
- Fence is unaesthetic and unfavorable image
- Reservation system not comparable to tennis court reservations
- Doesn't make sense to keep open for just a few; no cost benefit

**Don Trucker**
**Pros:**

- Many Manhattan Beach residents would like to use the dune – " We do want it"
- Historically (40 years) has been used as an exercise facility

**Dexter Taylor**
**Cons:**

- Use of dune for exercise is an unintended consequence of its location

**David Wachtfogel** reported that going down the dune on cardboard, etc. has been outlawed which is an abatement of the use of the dune.

**Bill Francini** suggested that a reservation system legitimizes the use of the dune as an exercise facility.

**Denise Mazzota** (not in favor or a reservation system)
**Pros:**

- **No need for parking meters and signage**

**Gerry O'Connor** (operational guidelines if Council chooses to implement permit system, even though it doesn't appear to be the popular path)
**Pros:**

- Permit would provide flexibility for target usage
- Provides user identification and accountability
- Ability to rescind access with grounds

**Cons:**

- User costs and inconveniences as well as City costs
- Complexity could be beyond staff ability to effectively implement

HOURS OF OPERATION

**Kim Riley** - If dune is kept open, Ms. Riley would prefer 9:00 a.m. – 6:00 p.m., closed May through September.

**Nancy Dirado**
**Cons:**

- Complicated to define times
- Will create confusion
- Exclusionary
- Doesn't address parking, trash, bathroom, sand replenishment

**Dexter Taylor** would like to dune closed seasonably – January through December

**David Wachtfogel** suggested that the dune remain closed and the park revived.

**Jacob Rome**
**Pros:**

- Able to target the hours that suffer from greatest impact.; target hours that Manhattan Beach residents use it most.

**Mark Kemple**
**Cons:**

- Limiting the hours would exclude non-residents, producing a possible legal problem
- Safety issues not addressed – sand still has to be replenished
- Traffic issues still in play

**John Rendler**
**Cons:**

- City would open themselves to serious liability issues if the dune is open after dark. Due to safety issues, the dune hours should be changed to closed at dusk.

**Bill Francini**
**Cons:**

- Changing the hours does not address the number of people and overuse of the dune

**Gerry O'Connor**
**Cons:**

- Dune overuse will shift to remaining open hours and possibly worsen

**Gary Osterhout**
**Cons:**

- Workout facility still incompatible with concept of neighborhood park
- Ratifies the use of the park as a workout facility
- Friction between those that want to use it as a park and those that want to use it as a workout facility
- If the dune is closed seasonally, it will be difficult to adjust to a neighborhood park again
- To be workable, it will have to be open year round, 9:00 a.m. to 4:00 p.m., which will be intolerable to the neighborhood

**Faith Lyons**
**Cons:**

- Still have all the environmental impact on neighborhood

**Jane Tournat**
**Cons:**

- Change of hours is not a solution

Mr. Gill reported that the Parks and Recreation Commission will be meeting jointly with the P.P.I.C. on Thursday, January 7, 6:30 p.m. At that time, both commissions will discuss each of their operational issues and then forward this information to the City Council at either their last meeting in January or their first meeting in February.

Dennis White suggested that the City Council will need cost estimates of all the dune options discussed in order to weigh the pros and cons.

**COMMISSION ITEMS**
Commissioner Harris reported that the subcommittee to discuss the consideration of a request from Manhattan Beach Little League to rename Marine Park and install a commemorative wall within Marine Park that recognizes our youth and adults who have contributed to youth sports in Manhattan Beach has met twice and will report to the Commission at the December 14, 2009 Parks and Recreation Commission meeting. Commissioner Gill reported that A.Y.S.O. has donated $3,000 for preliminary designs.

**ADJOURNMENT**
The meeting was adjourned at 9:50 p.m. to Monday, December 14, 2009.

PARKS & RECREATION COMMISSION
AUDIENCE PARTICIPATION

NOVEMBER 16, 2009

Gerry O'Connor
Nancy Dirado
Kathleen Spilten
Victoria Peters
Mark Kemple
Bill Hory
Dexter Taylor
Dennis White
Maryann Fragner
Jeff Vignette
Denise M.
Richard Lopez
Rosemary Gray
Gary Osterhout
Bill Francini
Cindy Berkhalter
Denise Mazzota
David Wachtfogel
Patricia Ware
Markus Mack
Robert Hess
Bob Vargo
Faith Lyons
Sandy Francini
Jane Tournat
Debbie Phillips
Brent Denrie
Jerry Hankins
Steve Snivley
Don Trucker
Jacob Rome
Kim Riley
Steve Snively
John Rendler

EXHIBIT
E

CITY OF MANHATTAN BEACH
MINUTES OF THE PARKS & RECREATION COMMISSION

October 26, 2009
6:30 P.M.

CONTENTS



**ROLL CALL**

Present: Commissioners Cajka, Fitzpatrick, Gill, Harris, Murray, Nicholson and Rosenthal

Absent: None

Others Present: Director of Parks and Recreation Director Richard Gill, Recreation Services Manager Idris Al-Oboudi, Recreation Services Manager Mark Leyman, Recording Secretary Jane Grace and others (see list)

**AGENDA CHANGES**

None

**APPROVAL OF MINUTES**

The minutes of the September 29, 2009 Parks and Recreation Commission Meeting were approved as written.

**CEREMONIAL**

None

**AUDIENCE PARTICIPATION**

Linda Smalley suggested that the existing dog run at Live Oak Park is fabulous but was hoping that the unsanitary wood chips that were removed for the Hometown Fair would be replaced with clean wood chips; however, she reported that the same unsanitary chips were returned, along

with trash from the fair, leaving health issues for dogs as well as people. Ms. Smalley indicated that she would be willing to financially help to see clean wood chips in the dog park. She appreciates the dog runs available to them and reported that Nick [Meick, Senior Recreation Leader] is wonderful.

**GENERAL BUSINESS**

09/1026-1 – Consideration of an Off-Leash Dog Area at Polliwog Park

Recreation Services Manager Idris Al-Oboudi reported that staff is recommending that the Parks and Recreation Commission recommend to City Council the installation of an off-leash dog run area at Polliwog Park for general use by the public and dog obedience classes. The total cost for the dog run is estimated at $18,200 and staff is recommending that the installation be completed over two years in two phases.

Mr. Al-Oboudi reported that the proposal is to establish an off-leash dog run in Polliwog Park, between western pathway of the park and Begg Pool/Field. The new dog run in Polliwog Park would be to improve the quality of life for dog owners by providing residents on the east side of Sepulveda a dog run like the one at Live Oak Park.

Mr. Al-Oboudi reported that the Dorsey Field dog run opened in 2005, the Marine Sports Complex dog run opened in 2006 and an on-leash park pathway access was initiated in 2004. Despite initial neighborhood concerns in the past, no incidents or problems have resulted from dog runs and paths.

The criteria for the selection of the new dog run includes the following:

- City property (owned/leased)
- Manhattan Beach Middle School support for project
- Pathway adjacent to area currently used for dog walking
- Flat (minimal excavation)
- Maximize distance from residential dwellings.

Mr. Al-Oboudi reported that staff reviewed the area in Polliwog Park with the Dog Advisory Committee, who agreed to its suitability for an off-leash dog area. A notice was sent to the neighborhoods surrounding Polliwog Park notifying citizens of the Parks and Recreation Commission Meeting; Mr. Al-Oboudi indicated that he has received several calls and e-mails in support of the proposed dog run; a few e-mails voiced concern regarding the ramifications of a dog run in an area where concerts and special events are held. Mr. Al-Oboudi indicated that staff's approach during a special event would be to sign the dog run closed.

Mr. Al-Oboudi reported that if the Polliwog Park site is approved as an off-leash area for dogs, staff will monitor the area and document any concerns. At the end of six months, staff would provide the Parks and Recreation Commission and City Council with a status report.

**Audience Participation**

**Kate Budlong** reported that she lives on Marine Avenue and owns a dog. She expressed an enormous thank you for the dog walkthrough path in Polliwog Park and was delighted to hear about this new idea for an off-leash dog run. Regarding the idea of conducting dog obedience classes in the dog run, Ms. Budlong suggested that this type of use should be minimized and posted when closed, allowing the public to use the area as an off-leash dog run a majority of the time. She suggested there would be an issue between large and small dogs, with some monitoring required. Ms. Budlong suggested that replacing the wood chips once a year is not adequate as they would get pretty saturated in that length of time. She suggested that the dog run be opened earlier in the morning since many people walk their dogs before going to work and staff would be available since Begg Pool has an early opening time.

Mr. Al-Oboudi reported that hours of operation for the proposed dog run are linked to staff availability; there is only one staff person on duty in the morning that monitors Marine Avenue Park and Village Field as well as Polliwog Park, therefore, requiring an 8:15 a.m. opening. The Live Oak Dog Run opens at 7:30 a.m. (earlier than the proposed Polliwog Park run) because of staff availability from Live Oak Tennis. Annual costs for maintaining the dog run would be in the area of $5,000 which includes wood chip replacements and mutt-mitts. Mr. Al-Oboudi indicated that if additional dog obedience classes were required and scheduled at the proposed dog run in Polliwog Park, the area would be signed and limited to a minimum schedule.

**A motion was made to recommend to City Council the installation of an off-leash dog run area at Polliwog Park for dog obedience classes and general use by the public.**
**(MSC: Rosenthal/Gill; Unanimous)**

<u>09/1026-2 – Consideration of a Request from Manhattan Beach Little League to Rename Marine Park and Install a Commemorative Wall Within Marine Park that Recognizes Our Youth and Adults Who Have Contributed to Youth Sports in Manhattan Beach</u>
Recreation Services Manager Mark Leyman reported that staff is recommending that the Parks and Recreation Commission consider a request from Manhattan Beach Little League to rename Marine Park and install a commemorative wall within Marine Park that recognizes our youth and adults who have contributed to youth sports in Manhattan Beach.

Mr. Leyman reported that there is no fiscal impact at this time related to the renaming of the park and commemorative wall. However, if a new name and commemorative wall for the park is approved, then the park will need a new monument sign; and depending on what kind of wall is decided, there will be a need for funds for the construction of the wall.

Mr. Leyman reported that last spring two former Manhattan Beach Little Leaguers and Mira Costa High School baseball stars (Henry Pearson and Jon Wilhite) were involved in a terrible accident that took the life of Henry Pearson and critically injured Jon Wilhite. Two other young passengers in the car were killed. It was determined that the person who caused the accident was

drunk and ran a red light. This tragic accident sent shock waves through the community as three young lives were lost and one left with years of recovery.

Mr. Leyman reported that Little League representatives and the Pearson and Wilhite families met and felt that this tragic accident caused by a drunk driver should be remembered for the horrible effects alcohol and driving have on all of our lives. They are requesting that the City change the name of Marine Avenue Park, not after a person or individuals but something more inspirational such as "Celebration Field, Inspiration Park, Honor Field, Remembrance Park, Tribute Park, Spirit Park or Perseverance Field." In addition, Little League is requesting that "the City build a memorial wall that is less a testament to any individual than one that commemorates the power to influence that person or his or her experience stands to bear."

Mr. Leyman reported that the City currently has no policy for naming fields and parks. Regarding the request for a commemorative wall, staff believes that there are many details that must be worked out; who is recognized on the wall, how are they recognized, for what experiences are they recognized, who makes the recommendations, what does the wall look like and can we use the site of the Marine Park building instead of a wall?

Mr. Leyman reported that Manhattan Little League is also requesting that all approved recommendations be implemented for Little League Opening Day in March. Mr. Leyman suggested that staff will strive to meet this schedule; however it may be difficult because of the need to develop policies and procedures for a fairly sensitive and complex subject, building or buying a wall and new monument sign, the upcoming holidays and the demands the holidays have on volunteer committees and commissions as well as finding a funding source.

Mr. Leyman suggested that due to the complexity, sensitivity and precedent of developing a policy, staff recommends establishing a subcommittee composed of members from the Commission and key youth agencies to develop policies, procedures and recommendations for establishing the naming of the park and construction of the commemorative wall. Staff recommends that the subcommittee be comprised of two Parks and Recreation Commissioners and community based youth group representatives including Manhattan Beach Little League, AYSO, Mira Costa Pony Baseball and Manhattan Beach Youth Basketball.

Audience Participation

**Tom Tyrer**, Past President of Manhattan Little League, reported that the Pearsons and Wilhites have a long history with Manhattan Little League and what impressed and inspired Mr. Tyrer and the League was the fact than instead of grieving alone, the Pearsons and Wilhites used this event as a platform to promote to young people that this is what happens when people drink and drive. The Pearsons and Wilhites don't want to commemorate just one individual but they want this tragedy to have a positive influence with kids and teens that are impacted by it. Mr. Tyrer suggested that the commemorative wall is less about commemorating a specific individual but more like a parable wall, placed in a high traffic area (children ages 13-17); each person selected for the wall has an opportunity to have a positive influence on the people who pass by.

**Nigel Pearson**, Henry Pearson's father, indicated that he and his family are behind this proposal and they hope that something positive will come out of this situation.

**Commissioner Nicholson moved that the Commission form a sub committee made up of two Parks and Recreation Commissioners and four members of the youth sports community to consider renaming Marine Avenue Park and developing a memorial wall. (MSC: Nicholson/Cajka; Unanimous)**

Mr. Gill suggested that the sub committee discuss process, procedure, policy and criteria for placement on the wall. Commissioner Gill and Commissioner Harris volunteered to serve on the sub committee. Mr. Leyman reported that Lisa Popovich-AYSO, Alby Silvera-Pony League, Kelton Durham-Manhattan Beach Youth Basketball and Tom Tyrer-Manhattan Little League have volunteered to serve on the sub committee.

<u>091026-3 – Direction from City Council for The Parks and Parks and Recreation Commission to Discuss and Develop the Pros and Cons of Possible Operational Changes for The Dune at Sand Dune Park</u>

Mr. Gill reported that staff is recommending that the Parks and Recreation Commission discuss and develop the pros and cons of possible operational changes for the dune at Sand Dune Park

Mr. Gill reported that during the October 20 City Council meeting, the Council directed the Parks and Recreation Commission to discuss possible operational changes for the dune at Sand Dune Park and what positive and negative impacts those operational changes would have on the community. The City Council also directed the Parks and Recreation Commission to meet with the Parking and Public Improvements Commission (P.P.I.C.) after the Parks and Recreation Commission has developed their list of possible operational changes with pros and cons. The P.P.I.C. is simultaneously conducting public meetings regarding the operations at Sand Dune but they are only looking at neighborhood traffic and parking issues. They are currently working on the details, pros and cons for a possible neighborhood permit parking program, meters for Bell Avenue and other traffic calming measures. The City Council wanted to be sure that both commissions were communicating with each other and discussing the pros and cons of all possible solutions.

Mr. Gill reported that the dune at Sand Dune Park was closed August 14th because of the negative impacts that were occurring in the park and surrounding neighborhood which were caused by the large attendances during the summer months. The increased usage of the dune created problems in the park and surrounding neighborhood related to noise, traffic, trash, speeding vehicles and increased erosion of the dune.

Mr. Gill reported that this issue is not new for the Commission. This issue was thoroughly discussed by the Commission and City Council from 2000 to 2004. This issue came to the forefront again this summer because of the larger than usual increase in attendance that occurred in late June through August 14 when the dune was closed. Mr. Gill reported that our records indicate an approximate 25% increase in usage when comparing the months of June 2009 and July 2009; during certain peak times in July, there were over 250 people on the dune. Because

there are only 39 parking spaces along Bell Avenue, by far the majority of the users were seeking parking in the neighborhood.

Mr. Gill reported that City Council has stated that they are more interested in knowing what the pros and cons are for all possible solutions in addition to obvious recommendations. Council will discuss the pros and cons of the operational changes from the Parks and Recreation Commission and the traffic/parking issues from the P.P.I.C. and they will then make recommendations for the dune at Sand Dune Park.

Mr. Gill reported that tonight the Commission will listen to the public who will report on issues they encounter on a day-to-day basis regarding the dune.. The next Parks and Recreation Commission meeting, scheduled for November 23, will be a "town hall" type meeting where the Commission and the public will determine pros and cons for operational changes for the dune. The Parks and Recreation Commission and P.P.I.C. will hold a joint meeting in January and both commissions will then report to City Council in early February.

Commissioner Harris inquired about the scheduled November 23 commission meeting, suggesting that because the Manhattan Beach schools are closed that entire week, it might eliminate a lot of people attending. The Commissioners agreed to schedule November 16 and December 14 for the next two Parks and Recreation Commission meetings.

Commissioner Harris asked whether any money from the Los Angeles County Regional Park and Open Space District Grant was ever used to maintain the dune and, if so, will we have to pay it back to the County? Mr. Gill reported that money from the grant has been used for cleaning the dune; the City Attorney states that a closure of the dune portion of the park to all, would not violate the City's obligations under the grant program.

**Audience Participation**

**Kathleen Spilten** suggested that the problems at Sand Dune Park have been slowly escalating over the past 15 years. She can't park in front of her house, she finds it difficult to walk across Bell Avenue, and the small town quality is slipping away; it's like putting a county park in the middle of a neighborhood. Ms. Spilten would like to see the park returned to its original purpose, a playground for kids. She suggested that there is no way to address the density issue; parking meters and permits are ideas that are trying to go around the major issue which is the park is not set up to be a county park.

**David Wachtfogel** reported that when the County originally gave the City money for Sand Dune Park, they wanted to list Sand Dune Park in their brochure of County parks. The City said no and left some money on the table. Mr. Wachtfogel suggested that anything that causes as much trouble as Sand Dune Park ought to be abated; the problems have gone on too long. He suggested that the dune has destroyed the park; the people who don't live near the park only care about their need to use the dune and don't care about people who live near the park.

**June Moberg** reported that her children and grandchildren have played on the dune. She originally recommended to City Council that they limit the use of the dune with a Disneyland type sign, only children at a certain height being allowed. Ms. Moberg indicated that she worries about the stability of the hill and if the dune continues to be used as an exercise facility, the City should hire a geologist to investigate Ms. Moberg asked the City to plant and/or eliminate the exercise facility and please give them back their neighborhood. She reported that while walking in and around the park, she sees parking spots filled and people running their engines while waiting for a spot to park; she suggested this would add to our pollution.

**Debbie Phillips** indicated that in the past five to ten years, Sand Dune Park neighbors have been prisoners in their homes due to the traffic and crowded parking. She suggested that those who have read the County Grant have concerns that we have the ability to do anything that looks like we are treating people differentially; the only options is to close the dune to everybody. Ms. Phillips suggested that no one's right to exercise on the dune will supersede her right to enjoy a peaceful and safe usage of her home.

**Jacob Rome** understands how bad the impacts have been on the neighbors at the top and bottom of the dune and that City Council will not open the dune until there is a solution. Mr. Rome reported there are times when it is really bad and the focus should be on reducing those peak usage times. Mr. Rome's ideas for keeping the park open include:

- Minimize disruptive times
- Reduce usage during peak times
- Maintain easy availability for residents who want to use the dune
- Preserve ability for hyper-locals to spontaneously use the dune
- Make the area safe for children

Mr. Rome disagrees with a reservation system since it might destroy spontaneity and would make it easier for non-residents than for residents. He suggested that the permit system could work really well; a one year pass could be purchased at City Hall once a month at a determined time; kids under 12 wouldn't need a pass; a pass wouldn't be required for all times during the day; a one-day-use pass could also be sold.

**Mark Kemple** suggested that if the dune were not open and never had been opened, no city planner in their right mind would place the dune in that location knowing how it would be used. The dune as a workout facility is not natural and we choose to remake it every three weeks when we replenish the sand. Mr. Kemple suggested that we should only have the dune if it compliments the neighborhood. He reported that in a 2002 L.A. Times article, the City determined that the maximum usage on the dune should be 30 people. He asked the Commission to seriously consider asking City Council not to reopen the dune.

**Brent Enright** suggested that most people in the neighborhood would not like to see the dune closed but would like to see fewer people on the dune, whether they be residents or non-residents. He suggested that the number of people on the dune has created the majority of the problems.

**Louis LeRoy** suggested that if you were to lay out a community as it currently exists, looking at the size of the streets, size of the home, number of cars per resident, etc. you would draw a different conclusion with what you would do with Sand Dune Park. He suggested that the traffic engineer should look at the basic assumptions when the neighborhood was first built. He questioned whether anyone has looked at the safety of children based on the volume of traffic, at the effect of emissions of idling cars. Mr. LeRoy indicated that he has concerns for the safety of children, effect of emissions on the elderly and the negative impacts on the quality of life for neighborhood residents.

**Victoria Peters** doesn't feel that any parking restrictions will do any good. She reported that she used to use the dune but it became too busy; no one should be restricted from coming to Sand Dune Park but it shouldn't be used as an exercise facility. Ms. Peters questions why we should spend money on replacing the sand due to erosion, when we have had to cut City programs. Ms. Peters suggested that the dune could be used for educational projects or a nature preserve. When she reported a problem with the top of the dune, Public Works (Juan Price) was very helpful by replacing the curbing. However, she reported that duners won't get out of the way when asked, and brag about their bad behavior. Ms. Peters suggested that the dune as an exercise facility needs to be closed.

**Alita Rothmeyer** reported that she no longer runs the dune because she was pushed out of the way by others; she no longer walks the stairs because the runners moved off the dune are now running the stairs. She suggested that parking permits will only push the parking further into the neighborhood.

**Dennis White** suggested that the issue is we have a sleepy little neighborhood with a park originally built as a pocket park; this park now has 9,000 visitors a month. There are now 2000 "Friends of Sand Dune" members on Facebook; it appears in nature magazines and newspapers advertising a regional exercise facility; car alarms and loud talking begin at 6:00 a.m. Mr. White suggested that a reservation system would require additional staff, more enforcement and maintenance problems, all which would cost money. He suggested there are other places to get a good workout, i.e. three miles of beach; people don't need the dune to exercise. Mr. White suggested that the City cannot afford this costs and the dune should be closed.

**Don Trucker** is one of the "evil dune users" since 1978. He agrees that the usage should be lowered to mitigate impact on the neighborhood. He is not in favor of a reservation system. He suggested that a usage card or self-pay kiosk would be preferable so that use could be spontaneous. Mr. Trucker reported that even with the dune closed, the parking on Bell is still congested. He doesn't feel the master plan issue is legitimate, with. a toxic-spewing refinery just three blocks from schools.

**Moorea Henn** lives at the end of 35th Street and reported that she agrees with the majority of speakers. She reported that when her dad comes home from a long day at work, he can't even park in front of their house. Ms. Henn wants the dune shut down.

**John Rendler** suggested that the sustainability of the dune is excellent at this time because the dune is closed. He suggested that because the dune is closed:

- Parking is a non-issue
- Sand replenishment is not necessary
- Security is not needed to get 200 people off the dune at 9:00 p.m.

Mr. Rendler suggested that the dune should not be open at night because there are no lights. He reported that because there are no sidewalks and curbs in the area, there are many times when police and fire vehicles are not able to drive on the streets because cars are parking too far out into the street.

**Ana Hory** reported that she and her family are dune and park users. She suggested that a reservation system would be a problem because of their spontaneous use of the dune; they use the dune not because it is free but because they like to work out outdoors. She is in favor of some limitations in order to preserve the small community but feels that closing the dune is not an option. She would like to see enforcement and traffic control increased, She has created a web site www.sandune.com in order for Manhattan Beach residents an opportunity to express their feelings.

**Gary Osterhout**. a Manhattan Resident since 1992, indicated that the beauty of Sand Dune Park is important to him. He suggested that impacts of the dune on the park have existed for a long time:

- When the park was last renovated, the community stopped a plan for a proposed nature study building
- There is no enclosed building for the playground program because of community concerns of attracting too many people
- No additional play equipment for older children was added because of concerns of attracting too many people

Mr. Osterhout suggested that for the Commission to jump to solutions without knowing their objective is a flawed process.

**Richard Lopez** lives at the top of the dune, is a dune user and has had mixed feelings about the closure of the dune. He reported that since the closure of the dune, the neighborhood has been peaceful and quiet with no parking issues and would now vote to keep the dune closed. Mr. Lopez indicated that if he needs to exercise in the sand for his bad back, he will exercise at the beach.

**Gerry O'Connor** indicated that he is happy that the dune issue is with the Parks and Recreation Commission and feels that parking is the wrong issue to discuss. Mr. O'Connor suggested that the City's only options regarding the dune are a permit or reservation system or closure. He suggested that if you choose to leave the dune open, you need to define what you want the dune to be; you need to define measurable goals; you need to define operating parameters; and you need to follow up and measure against those goals.

**Nancy Dirado** suggested that the problems have gotten worse at the dune but have always been bad. She suggested that the park rangers are lame ducks since there are too many people for them to control. Ms. Dirado suggested that the problems at the dune have been solved with the dune closure. She would like to see nobody using the dune and return it to an environmental, natural dune. She encouraged the Commission to look at what has happened in the last nine years.

**Jane Tournat** reported that the goal of most Sand Dune neighborhood residents is to return Sand Dune Park to a small neighborhood park. She suggested that with the closure of the dune as a workout facility, this goal would be achieved and children's safety would no longer be at risk. She suggested another option to closing the dune completely would be to close the dune to exercise only, requiring enforcement to be high for a month or two.

**Kim Riley** suggested that the park ranger has been the only saving grace for the neighborhood but the park leaders are not able to control the high numbers in the park.

**Cheryl Vargo** reminded the Commission what Sand Dune Park used to be:

- Grass
- Volleyball Court
- Multiple picnic tables
- Neighbors using the park for birthday and block parties

Ms. Vargo suggested that when the City received money from the County, the neighbors suggested that "if we build, they will come." She suggested that the improvements made to the park included railings for the stairs, lighting and play equipment. She challenged the Commission to determine where the County money was spent. Ms. Vargo suggested that the park has to be closed.

**Wil Arvizo** originally indicated to City Council that he would like the dune left open but is now suggesting that the usage of the dune has gotten way out of hand. Mr. Arvizo made several counts of people on the dune (136 people at 9:00 a.m.; 148 people at 8:00 p.m.) He now feels that the dune should be closed. He doesn't want to see people parking further and further into the outer neighborhood because of a parking permit program. Mr. Arvizo suggested that the City is cancelling programs because of budget restraints, but increasing costs at the dune. He suggested the only alternative is to close the dune.

**Mark Kemple** suggested that with the closing of the dune, the Commission has the opportunity to give back to the community. With the temporary closing of the dune, the neighborhood has had a rebirth; children are playing and families are picnicking.

During a discussion among the Commissioners, the following points were made:

- $25,000 spent a year for sand replenishment
- Commissioner Harris would like to see the breakdown of hourly use which includes variables (weather, closure, park ranger hired) and specific peak usage time

- The task of the Commission will be to look at all options for the dune, listing pros and cons
- Commissioner Gill would like to see a sample of citations that have been given at the dune
- This year's Sand Dune budget was not cut and includes cost to replace sand and staffing

**COMMISSION ITEMS**

Commissioner Harris reported that the Pumpkin Races were fabulous and everyone, including Recreation Services Manager Idris Al-Oboudi, seemed to have a terrific time. She reported that the Climate Action 350 event, hosted by the City of Manhattan Beach, was very well attended and she was very proud to be a member of the community involved with the event.

Commissioner Murray attended the Senior Advisory Committee and reported that they are forming a committee to provide discounts for older adults; the Hawthorn Suites and Roadrunner as well as others are involved in the discount program.

Mr. Gill reported that when the City Council formally adopts their Work Plan, they will be looking into the appointment of an older adult as a member of the Parks and Recreation Commission.

**ADJOURNMENT**

The meeting was adjourned at 9:10 p.m. to Monday, November 16, 2009.

PARKS & RECREATION COMMISSION
AUDIENCE PARTICIPATION

OCTOBER 26, 2009

Tom Tyrer, Manhattan Little League
Linda Smalley
Kate Budlong
Kathleen Spilten
David Wachtfogel
Nigel Pearson
June Moberg
Debbie Phillips
Jacob Rome
Mark Kemple
Brent Enright
Nancy Dirado
Kim Riley
Wil Arvizo
Louis LeRoy
Victoria Peters
Alita Rothmeyer
Dennis White
Don Trucker
Moorea Henn
John Rendler
Ana Hory
Gary Osterhout
Richard Lopez
Gerry O'Connor
Jane Tournat
Cheryl Vargo

# CITY OF MANHATTAN BEACH
# PARKS AND RECREATION COMMISSION/
# PARKING AND PUBLIC IMPROVEMENTS COMMISSION
# DRAFT MINUTES OF JOINT MEETING
# JANUARY 7, 2010

## A. CALL TO ORDER

The joint meeting of the Parks and Recreation Commission and the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the 7th day of January 2010, at the hour of 6:35 p.m., in the Joslyn Community Center, 1601 Valley Drive, in said City.

## B. ROLL CALL

Present: Parks and Recreation Commissioners Cajka, Fitzpatrick, Gill, Harris, Murray, and Chairman Nicholson.

Absent: Commissioner Rosenthal.

Present: Parking and Public Improvements Commissioners: Adami, Vigon, Stabile, Silverman, Gross.

Staff Present: Interim City Manager Thompson, Parks and Recreation Director Gill, Traffic Engineer Zandvliet, Recreation Services Manager Al-Oboudi, Management Analyst Madrid, Park Ranger Malatesta, Lt. Harrod, Sgt. Mason, Battalion Chief Chiella, Building Attendant Merrill, and Recording Secretaries Chamberlain and Kennedy.

## C. APPROVAL OF MINUTES

None.

## D. CEREMONIAL

None.

## E. AUDIENCE PARTICIPATION

None.



ATTACHMENT F

## F. GENERAL BUSINESS

### 10/0107 - 1. Discussion of Advantages and Disadvantages of Various Operational Issues and Neighborhood Parking Related to Sand Dune Park.

Parks and Recreation Chair, Steven Nicholson welcomed the public, staff and commissioners to the Parks and Recreation Commission/Parking and Public Improvements Commission (PPIC) Joint Meeting. Chairman Nicholson expressed that the purpose of tonight's meeting was to discuss Sand Dune Park and listen to public input in regards to Sand Dune Park. Chairman Nicholson introduced PPIC Chair, Paul Gross, and he explained the meeting format, and that after the discussion and receiving public input, each Commissioner will be asked to express their opinion on this matter.

Parks and Recreation Director Gill briefly summarized a timeline of all the meetings and public workshops that have taken place regarding the sand dune since its temporary closure in August 2009. Director Gill outlined the four options being presented to the Commission. Option A is the status quo (keeping the dune open) which would require implementation of a permit parking program and meters on Bell Avenue. Option B is closing/repurposing the dune which would not require permit parking or meters. Option C is limiting the hours of the dune, which would require a permit parking program, and meters would be optional. Option D would be a combination of a reservation system with limited hours. This option would not require permit parking or meters on Bell Avenue. Traffic Engineer Zandvliet provided additional information on a permit parking program and metering along Bell Avenue.

Commissioners held discussion with staff clarifying the following questions and concerns: number of users on the dune; operating costs; revenue from parking meters; initial cost for parking meter installation; permit program verses reservation system; long-term savings; need for permit parking and meters; staffing of the dune after hours; the size and annual budget for each City park and how they compare with one another; if staff was confident that limiting hours and users would reduce the operating budget; user fees associated with a reservation system; the maximum number of people for a reservation; reservation fees for residents versus non-residents; details regarding the reservation system; and projected revenue.

Parks and Recreation Director Gill and Traffic Engineer Zandvliet responded to questions and concerns from the commissioners.

**Public Comment**

**Mark Kemple, 30th Street,** voiced his concerns about trash, enforcing limited access, determining the appropriate number of users, noise levels, safety concerns and the lack of an Environmental Impact Report (EIR). Mr. Kemple favors closing the dune because it would save the City the most money.

**Jane Tournat, 500 Block 31st Street,** discussed her concerns with the amount of money needed to maintain the dune and the environmental impacts. Ms. Tournat recommended a geological study be conducted and the dune be repurposed.

**Shirley Phillips, 500 Block 33rd Street,** asked if crime has been reduced since the dune's closure and wanted to see an Environmental Impact Report (EIR) and more research conducted.

**Christy Barnes, 500 Block 31st Street**, shared her concerns regarding unsupervised children, problems with people exploiting a reservation system, and the amount of money spent each year to maintain the dune. Ms. Barnes observed that families have reclaimed the park since the dune's closure, and favors closing the dune permanently.

**Mike Jenkins, No Address Provided,** explained that the dune is a valuable community resource, he urged commissioners to consider an incremental approach with permit and metered parking, and perhaps closing the dune one day a week. Mr. Jenkins believes it is a park and should be open for recreational use by all.

**Steven Vargas, 400 Block 32nd Street,** conveyed his concern regarding the need for sand replenishment, and continued sidewalk repair. Mr. Vargas recommended drastically shortening hours for adults, closing the dune during the weekends, and would like the park's primary objective to be for children and families.

**John Arendorf, 500 30th Street,** shared that noise and traffic levels have both dramatically decreased since the dune's closure. Mr. Ardendorf is in favor of closing the dune because he believes the other options are faulty. He also suggested that perhaps only children should be allowed to use the dune.

**Tim Keller, 700 Block 33rd Street,** voiced his concern regarding the level of noise but believes the dune is one of the greatest assets in the community and would like to see it preserved for kids and respectful dune users alike.

**Thomas Gray, 36th Street,** remarked that it is shameful the City is considering closing the dune when child obesity is so high. Mr. Gray pointed out that parking in the sand section is more difficult, the park is quieter than a school, many of the non-locals are great people, and the park should remain open for all to use.

**David Watchfogel, No Address Provided,** conveyed his concern regarding the permit parking solution and the money that is required to maintain the dune. Mr. Watchfogel recommended closing the dune for recreational purposes.

**Victoria Peters, 400 Block of 28th Street,** cited environmental responsibility and good people with bad behavior as her reasons for supporting the dune closure.

**Jerry Henkins, 500 Block 33rd Street,** relayed his concerns about inappropriate land usage, dangerous erosion, and the negative impacts upon the surrounding neighborhood.

Mr. Henkins suggested that the issue should not be deciding who gets to use it and when, but the physical structure of the dune. The method of replenishing the sand is actually causing further erosion by creating a steeper dune, which causes sand to slide down faster. This requires more frequent sand replenishment, so it becomes a self-defeating process.

**Michael Henry, 3000 Block of Bell Ave,** explained that a reservation system would be difficult to enforce, and was only a slightly better option than keeping the dune open. Mr. Henry recommended the dune be closed or open with very limited hours.

**Jacob Rome, 400 Block of 28th Street,** recommended an alternative reservation system or permit system and shorter hours coupled with accountability and easy enforceability would allow the park to remain open.

**Jim Shaw 600 Block Rosecrans,** recommended keeping the dune open. Mr. Shaw expressed that closing the dune is unfair to dune users. He has not observed any of the bad behavior suggested by others, and he welcomes people from outside the community.

**Lou LeRoy, 500 Block 27th Street,** inquired about the cost of keeping the dune open and if the information provided included expenses for the Police Department, Fire Department and fixing the fissures at the top of the dune. Mr. LeRoy is in favor of closing the dune to all except children.

**Don Trucker, Chestnut Ave,** explained that the 150,000 square foot park is not a small pocket park, he supports limiting the hours of the park but keeping the dune open for all.

**Ricky Bush, 36th Street,** recommended a combination of limited hours of operation, a reservation system as well as parking restrictions. Mr. Bush does not want to see the park closed and suggested the City make the parking expensive to deter many from using the dune.

**Steve Snively, 500 Block 33rd Street,** conveyed his belief that keeping the dune open or limiting hours would be dedicating the park as a workout facility to the detriment of the neighborhood. Mr. Snively believes the surrounding neighborhood has lost, the continued overcrowding is all day, every day.

**Mark Shalvarjian, 400 Block 32nd Street,** suggested an incremental approach instead of closing the dune and restricting access. Mr. Shalvarjian recommended limiting access during evenings and weekends as well as expensive and strict parking regulations.

**Gary Osterhout, 31st Street and Blanche,** recommended closing the dune, he cited undocumented and unstudied data, and the fact that it is no longer a community park.

**Robert Hess, 500 Block 33rd Street,** shared his concerns regarding the noise, trash, parking issues, and crowds that the dune creates. Mr. Hess commented that the noise in the park has changed since the dune's closure, the majority of the park users are now children and families. Mr. Hess recommended the dune be closed and turned into a nature preserve.

**Will Arvizo, 23rd Street,** observed that the two restrooms in the park are not enough to handle the volume of people that use the park, which is only getting more popular. Mr. Arvizo suggested that the City charge non-residents to use the park in order to pay for the increasing costs associated with maintaining the park, close the dune, or implement a reservation system with very limited hours.

**Dennis White, 33rd Street,** thanked the PPIC and Parks and Recreation Commissions for the transparent meetings and suggested that during this time of budget crisis the dune be closed.

**Gerry O'Connor, No Address Provided,** observed that Sand Dune has been a problem for the last twelve years. Mr. O'Connor served on the first and second Sand Dune subcommittees and he believes options other than closure, limited use, or permitting are unenforceable. Mr. O'Connor recommended that unless a new, limited method of access is proposed then the dune should be closed.

**Commissioner Opinions**

Chairman Nicholson thanked the public for their comments and per Council's direction asked each Commissioner to express their personal opinion.

Commissioner Cajka (PRC) stated that two questions need to be asked: What is in the best interest of the residents that live adjacent to the park? And what is the intended use of the park? Commissioner Cajka explained that keeping the dune open in its current status was not in the best interest of the residents and it was not the intended use of the park. Commission Cajka suggested that if a reservation system to limit the use of the dune was enforceable, he would be in favor of that option. However, he recommended that the dune be closed, and limit the use of the dune for either educational purposes, or have it open occasionally for family use.

Commissioner Stabile (PPIC) expressed that the core problem is that the dune is overused in terms of its intended purpose and carrying capacity. The only way to effectively address the core problem of overuse is to close the dune. Commissioner Stabile would like to see dune open for work-outs but does not believe there is an effective and workable way, and is in favor of closing the dune as a workout facility.

Commissioner Harris (PRC) asked for a study related to the safety issues that arise during the maintenance of the dune. She also requested staff to compare the operating costs, size, and revenue, if any, of all City parks. Commissioner Harris recommended limiting

hours and implementing a reservation system during peak hours, she also suggested "Sand Dune Sundays" where the dune could be open for special events.

Commissioner Adami (PPIC) proposed an incremental approach that would allow all community members, both residents and non-residents alike to use the dune. Commissioner Adami suggested that the solution is not black or white, but needs to be an incremental approach by limiting permits, hours of operation, costs, parking and use. Commissioner Adami recommends the park be converted to a family park to allow enjoyment without limited restriction.

Commissioner Fitzpatrick (PRC) asked that City Council take another look at limiting hours and using a permit/reservation system to minimize use of the dune. Commissioner Fitzpatrick would like a deeper examination of each issue, in order to allow the dune to be used by children and families.

Commissioner Vigon (PPIC) commented that sand dune is in critical condition, and it cannot sustain the kind of use that was seen this summer. Commissioner Vigon recommended repurposing the dune, planting native shrubs and allowing the public to explore the dune without causing so much erosion.

Commissioner Gill (PRC) recommended closing the dune because it is destroying the surrounding neighborhood. Commissioner Gill also stated that since the City does not have $3,000 for the teen center carnival, the maintenance cost for the dune seems unreasonable.

Commissioner Silverman (PPIC) believes that we do not have enough information to close the dune, or to keep it open. He would like to see how many people should be allowed on the dune. Commissioner Silverman is in favor of a reservation system with limited hours, and stresses the importance of a system that is enforceable and is implemented in conjunction with parking measures.

Commissioner Murray (PRC) feels that the cons outweigh the pros for options A-Status Quo and Option C-Limiting Hours. She is worried that a permit parking program would negatively impact the North Manhattan Beach business community. Therefore, Commissioner Murray is in favor of closing the dune, but she also would like to see the dune open from time to time for family or special events.

Chair Gross (PPIC) observed that the negative impact on the surrounding neighborhood is unacceptable. He suggested that the City Council pick a year, possibly 1980 or 1985, and direct staff to figure out a way to get the dune experience to be like it was in that year. Chairman Gross recommended limiting hours and creating a reservation system to limit use of the dune as a means to achieve that goal.

Chair Nicholson (PRC) commented that there is not an effective management system to get us back to the use levels of 1985 as Commissioner Gross suggested. He explained that it is not fiscally or environmentally responsible to continue to operate the dune as it

is now. Chair Nicholson recommended closing the dune with a caveat that the dune can be used for after school programs or open on the weekends for children.

## G. COMMISSION ITEMS

None.

## H. STAFF ITEMS

None.

## I. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

ATTACHMENT G

# Staff Report
## City of Manhattan Beach

**TO:** Parks and Recreation Commission
Parking and Public Improvements Commission

**FROM:** Richard Gill, Director of Parks and Recreation RG
Idris J. Al-Oboudi, Recreation Services Manager
Nhung Madrid, Management Analyst NM
Erik Zandvliet, Traffic Engineer
Esteban Danna, Assistant Planner

**DATE:** January 7, 2010

**SUBJECT:** Discussion of Advantages and Disadvantages of Various Operational Issues and Neighborhood Parking Related to Sand Dune Park

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**RECOMMENDATION:**
Staff recommends that both commissions discuss the proposed options to operations and parking related to Sand Dune Park and make appropriate recommendations to the City Council.

**FISCAL IMPLICATION:**
There is no fiscal impact associated with this report at this time. Costs will widely vary depending on which change is implemented.

**BACKGROUND:**
This past summer, Sand Dune Park recently experienced a significant rise in attendance and the associated problems that come with increased attendance; increased traffic, noise, parking problems, litter, speeding, rule infractions and sand replenishments.

On August 4, 2009, the City Council directed the Parking and Public Improvements Commission (PPIC) to look at the possible implementation of a neighborhood permit parking program and installation of parking meters on Bell Avenue as a possible solution. The solution would also raise revenue to offset the costs of the park operations and thus provide relief to the neighborhood from the park users. On August 14, 2009, staff closed the dune temporarily due to the problems created in the neighborhood as a result of increased park attendance.

On October 6, 2009, City Council directed staff to keep the dune closed until mitigating measures were in place for the park and neighborhood. Additionally, the City Council referred the subject to the Parks and Recreation Commission. The Council directed the Parks and Recreation Commission to look at changes to the operations for the dune at Sand Dune Park. They also directed the Parks and Recreation Commission and PPIC to conduct a joint meeting to discuss

operational and parking issues at Sand Dune Park prior to presenting Council with a recommendation.

**DISCUSSION:**

**Parking and Public Improvements Commission Discussions:**

On September 24, 2009, the PPIC discussed the current traffic and parking conditions on the streets surrounding Sand Dune Park. The Commission held a public workshop to hear testimony from users and residents, as well as to solicit comments about the feasibility of placing meters on parking spaces near the park and implementing a resident permit parking program. Approximately 36 residents and park users voiced their concerns and suggestions regarding possible metered street parking and resident permit parking. Written correspondence from at least seven residents as well as additional testimony from the Parks and Recreation Director Gill, Parks Services Enforcement Officer Malatesta and Police Lieutenant Andrew Harrod were also considered. The Commissioners held an extensive discussion, directed staff to prepare a more detailed program description and voted to continue the matter to the October 22, 2009 meeting.

On October 22, 2009, the PPIC continued the matter with a second public workshop and discussed an evaluation prepared by the City Traffic Engineer about the advantages and disadvantages of both metered parking and resident parking permits. Thirteen residents and Sand Dune users spoke regarding various actions that should be taken. While the majority was in favor of closing the dune portion of the Park completely, residents generally conceded that a resident permit would offer some improvement to parking conditions, if not actually reducing attendance. Some feared that traffic would still be as bad, if not worse, because park users would hunt around for open parking spaces in the neighborhood if the metered spaces are full or to avoid paying.

Other concerns included the possibility of non-resident users parking beyond the permit parking zone, thereby shifting traffic impacts to streets that are not presently affected. Still others were concerned that residents living outside the permit zone would be unfairly restricted from using the park because of meter fees or insufficient parking opportunities. A nearby pre-school also noted possible difficulties for staff and parent parking if parking restrictions were imposed. After a lengthy discussion, the commission unanimously voted to table the discussion until the joint commission meeting.

<u>Metered Parking/Resident Permit Program Elements</u>

There are several components of a metered parking/resident permit program that are envisioned to meet the intended objectives. Since both systems are currently in place in other areas of the City, this program can be relatively inexpensive and quick to implement on a trial basis. Existing permit parking programs can easily be adapted to the Sand Dune area. The City is currently undertaking a pilot study to test multi-space parking meters near the pier that are capable of credit card payments, variable parking rates and wireless data communication. Similar devices can be used for the Sand Dune Park area in lieu of individual parking meters and would have features that would increase the effectiveness of the program.

The Traffic Engineer has evaluated the elements of the program as it has been discussed and

studied the concerns that have been raised. His findings and observations are as follows:

Residential Permit Parking

A. Given the acute parking impacts generated by Sand Dune Park, a resident permit parking program could be an effective way to address the symptoms of high attendance with less overall inconvenience than currently experienced by residents trying to find parking.
B. Because some residents may feel more or less impacted by Sand Dune parking, an opt-in type resident permit parking program should be developed in the neighborhood surrounding Sand Dune Park. The terms and conditions of the City's two existing permit programs would be adapted to the specific needs of this neighborhood.
C. Transferable guest permits should be provided for residents to use because of the expected absence of nearby unrestricted parking if all streets opt-in to the program.
D. The permit zone should be established with a 20-minute parking time limit effective during Dune hours only. A longer period would not discourage the more athletic types, while a shorter period would cause more inconvenience to residents.
E. A seasonal (April through September) permit program should be implemented initially to minimize resident inconvenience, unless a longer period is warranted by continued parking impacts.
F. It is expected that Sand Dune activity will NOT be affected by the parking meter/resident permit parking program until such time as most of the streets surrounding the park opt-in to the program.
G. There is no guarantee of decreased park use until such time as all streets opt-in to the program. If all nearby streets are posted with restrictions, peak summer use would be expected to decrease to approximately 80 users during peak times, which would lower daily summer attendance by approximately 25%. Traffic volumes on nearby streets would be reduced by about 10%. Off-peak hours and off-season use would not be expected to change significantly with a metered parking/resident permit parking program in place.
H. During the initial stages of permit parking implementation, traffic volumes on residential streets are likely to increase due to park users (and residents) looking for unrestricted parking. In addition, parking demand on those streets that do not opt-in would be expected to actually become worse.
I. Over time, the number of park users would be expected to decrease when repeated visits result in consistent difficulty in finding available parking or the distance to walk from such parking discourages certain users.
J. There will always be some resident and non-resident users willing to find unrestricted parking or are dropped off that will be not be affected by the permit parking restrictions.
K. Since the actual impacts of Sand Dune parking in unrestricted areas cannot be determined and will change depending on the streets that opt-in to a permit program, the initial permit zone should be limited to the current impacted area. This zone would be automatically eligible for permit parking subject to submittal of a petition with the required two-thirds (2/3) majority.
L. All entrances to the initial permit zone should be posted with notices such as "RESIDENT PERMIT PARKING ZONE ON POSTED STREETS". This will discourage some parking intrusion even on non-posted streets and reduce some traffic due to drivers hunting for open spaces.

M. To address the possibility of future parking impacts beyond the permit zone, a wider buffer zone should be considered beyond the initial zone where residents can petition for permit parking subject to the Traffic Engineer's confirmation that a parking impact related to Sand Dune exists. See Proposed Permit Zone map.

N. In areas close to commercial zones such as Highland Avenue, resident permit parking could adversely impact customer parking. Special consideration should be made before granting permits in these areas.

O. At the City's or resident's discretion, the transferable guest permits could be used by residents living outside the permit zone when they are considered a "visitor" to that resident.

P. It is possible that some guest permits may be sold or given to non-residents, thereby undermining the effectiveness of the program.

Q. A limited number of transferable permits should be given to the Beach Babies pre-school for staff and volunteer use, and a short-term loading zone painted adjacent to the school for parent drop-off and pick-up.

Metered Parking

R. Metered parking should be installed only in conjunction with a resident parking permit program. Metered parking without permits would just cause more parking intrusion into the residential streets.

S. The metered parking operating hours should match Dune hours. When the park is closed, all metered spaces would be open for public use.

T. A high meter rate will discourage families and general users, but not athletes and non-residents that are willing to pay an equivalent amount as a "training" fee.

U. Meter rates can be adjusted up or down during the day to influence demand. A variable meter rate would be effective in shifting attendance to non-peak times, while discouraging peak usage.

V. If less park use is desired by both residents and non-residents, metered spaces should be limited to a maximum time limit of two hours to reduce turnover of the parking spaces. If more access to the park is desired for residents, then a maximum time limit of one hour is suggested to discourage loitering.

W. If unrestricted park access by the City's residents is desired, a smart card should be made available to any resident who shows proof of residency for use at the metered spaces.

X. Metered parking should be limited to curb spaces along Bell Avenue both north and south of the park between 27th Street and 36th Street, with continued monitoring to determine the feasibility or need for additional metered parking in the Public Works Yard visitor parking lot or other streets not fronting residential homes.

Y. Two "Pay-by-Space" meter stations should be installed near the park entrances (north and south sides) to reduce visual impacts and help direct users along certain paths away from residences. These meter stations would have the ability to change parking rates at different times of the day or season, and allow smartcard use by residents at no charge.

**Advantages and Disadvantages**

Implementation of a metered parking/resident permit program would have both beneficial and detrimental effects to various community groups. For example, the program could offer some parking relief to surrounding residents, but also add new rules to those public parking spaces. For park users, there may be new costs and added inconvenience to using the Sand Dune, but it

may also be less crowded with fewer non-resident athletes. A non-inclusive list of pros and cons is attached to this report.

**PROS**

- A permit program would decrease parking intrusion on those streets that opt-in.
- Once a significant majority of streets opt-in, traffic and parking intrusion would be expected to decrease to off-peak levels.
- Fewer non-residents would use the park due to the added inconvenience and cost of parking.
- More parking spaces would be available for local residents during posted hours.
- It would be easier for guests to find nearby parking.
- Traffic, noise and trash issues would decrease on those streets posted with permit parking.
- City residents could be given special parking privileges over non-residents in metered spaces that would result in better access to the Dune.
- Revenue from meters and violations could help offset police enforcement and park operation expenses.
- City residents would have greater opportunity to enjoy the Dune with less crowding.
- The meter fees, operating hours and time limits can be adjusted to address changing conditions or influence park use.
- The resident permit program can be modified as needed to minimize resident impacts or address specific parking conditions.

**CONS**

- Dune parking demand would likely relocate to non-permitted streets within walking distance.
- Dune parking would increase on streets that are not currently impacted, making it harder for residents to find parking.
- Dune attendance and parking demand would not be expected to decrease until a significant majority of the adjacent streets opt-in to the program.
- Hard core athletes will not be dissuaded by parking restrictions, and will find parking outside the permit zone or pay high meter rates.
- Traffic volumes would likely increase during initial implementation due to "hunting" for open spaces.
- Heavy parking enforcement would be required during peak park use times.
- Local businesses along Highland Avenue might be affected by a reduction in public street parking for customers.
- Some residents that don't want a permit system would be required to obtain permits for those streets that opt-in.
- Park users may decide to be dropped-off instead of paying for parking.
- Residents will experience some added inconvenience in obtaining, using and renewing their permits.
- Existing parking spaces that appear to be private but are on public property will be subject to enforcement of hangtags.
- Residents or guests that do not have or forget their hangtags will be subject to parking citations.

- Residents that want to invite a large number of guests will have to make special arrangements prior to their event.
- Residents living outside the permit zone would be subject to parking meters and permit parking restrictions, unless special provisions are made to override either restriction.

**Additional Considerations**

The PPIC requested staff evaluate some alternatives to the initial metered parking/resident permit program as well as some costs associated with implementing and enforcing such a program. A more detailed explanation of the requested information is provided below.

Free Permit Program

Instead of directly charging residents to obtain parking permits, the costs could be recouped through meter or enforcement revenues. This could be self-sustaining but would reduce the net revenue to the general fund to cover meter operation and enforcement expenses. It would have the effect of more resident participation in the program, and fewer citations issued to residents. Generally, more streets would opt-in to the program, which would make the permit program more effective because there would be fewer open parking spaces for park users to use. By contrast, those visitors and maintenance workers who don't have a permit will have more difficulty finding a non-permit parking space. Many street blocks that are not physically affected by Dune parking would still opt-in to the program anyway.

Permit Parking Near Schools

One significant disadvantage of resident permit parking is the removal of public parking near schools. Near Grandview Elementary School and the Ladera School campus, parents and staff regularly use street parking since the parking lots do not provide a sufficient number of spaces. There is no easy solution to address the loss in street parking, since the Dune and school hours would likely be in conflict, and permits would be difficult to administer and track for school users. The result will impact parking demand around the school, and overflow school parking would spread to streets without permit parking restrictions. Some of this could be mediated by somewhat longer time-period parking restrictions near the school, an aggressive carpool program, student busing, and/or other incentives to reduce parking demand. Another option would be to allow the school to override any metered parking along Bell Avenue south of Sand Dune Park. This would have the added benefit of eliminating most school related parking in the neighborhood on streets with permit parking restrictions.

Opt-in versus Opt-out Permit Parking Program

An Opt-out Program could be considered instead of an Opt-in Program, where parking restrictions would be posted on all streets within the Permit Zone, and individual blocks could petition to be excluded from the restrictions by a 67% majority. This type of program would provide more direct and quick relief to the surrounding neighborhood, rather than letting the program grow as residents felt they were being impacted. It would significantly reduce traffic volumes in the neighborhood by eliminating the hunting for unrestricted parking space. However, many areas that may never be affected by Park users would still be required to obtain and use permits, unless a 67% majority believes there should be no restrictions.

Permit Boundary

A portion of the initial Permit Zone boundary is near a commercial zone in North Manhattan

Beach along Highland Avenue. Some residents are also concerned about the potential for parking impacts just outside the initial Permit Zone. The City Traffic Engineer believes that the initial boundary would be appropriate on most days to discourage overuse of the Dune, but recognizes that hardcore athletes and heavy use days would potentially impact streets outside the initial Permit Zone. Expanding the initial Permit Zone would start to significantly affect parking availability for those commercial uses along Highland Avenue as well as Grandview Elementary School.

Resident Permit Program Costs

The following costs are estimated to implement and operate a resident permit program around Sand Dune Park:

- Permit Issuance: 1,000 permits at $5.00 per permit = total $5,000 biannually
- Program Administration: The Finance Department will not incur any additional program costs for program administration.
- Initial Sign Installation: The cost to install each sign is approximately $125.00, which includes $13.00 for the sign, $55.00 for the pole and penetrater, and an hour of labor at $56.62 per hour.

Metered Parking Costs

- Initial Meter Installation: The cost to install a meter in the parkway on Bell Avenue is approximately $860.00, which includes $613.00 for the meter and materials, and $247.00 for four hours of labor.
- Meter Operation and Maintenance: The labor cost for daily coin collection is approximately $7,020 per year.

Enforcement Costs

- Increased meter and parking permit enforcement activity is generally covered by citation fees, therefore, increased enforcement will be primarily limited by staffing levels. The need for enforcement will also fluctuate by time of day and season, so internal adjustments in parking enforcement priorities would be more appropriate rather than devoting exclusive officers to the Sand Dune neighborhood.

Legal Analysis

The City Attorney has made an initial review of the legal issues and environmental consequences of a parking meter/residential parking permit system. Such programs are allowable and practiced in many communities upon making certain findings that the existing parking conditions adversely impact the public welfare and/or general safety or the program would improve the same within the community. In addition, parking meters and parking restrictions are typically exempt from California Environmental Quality Act (CEQA) regulations under Guidelines Sections 15311 and 15321(a)(2) respectively, as having no measureable environmental impact along with application of the "common sense" explanation.

**Parks and Recreation Commission Discussions**

As mentioned earlier, the City Council also directed the Parks and Recreation Commission to look at the advantages and disadvantages of changes to operations as a way to mitigate the problems occurring in the park and neighborhood. The Parks and Recreation Commission met on October 26 and November 16, 2009 and discussed the pros and cons of possible operational

changes for the dune. The Commission specifically discussed:

A. Closing/Repurposing the dune
B. Changing the hours of operation for the dune
C. Implementing a reservation/permit system for use of the dune

On November 16, 2009, staff held an open forum for the community at the Joslyn Community Center and requested that each member of the audience contribute to developing the pros and cons for each of the three issues mentioned above. Approximately 50-75 people attended the meetings supporting the closure/repurposing of the dune and approximately five people attended the meetings supporting other measures that would mitigate the problems, short of closing the dune. The community formulated the following comments:

**A. Closing/Repurposing the Dune**

**PROS**

- Preserve the natural historical landmark
- Protect the dune's form and beauty
- Elimination of monthly maintenance, no recycling of sand, elimination of maintenance costs, elimination of unsafe conditions during sand replenishment
- Stops erosion
- Environmentally ethical
- Potential habitat for El Segundo blue butterfly and other endangered species
- Birding once again viable (birds and bird watchers)
- Decrease in littering
- No strangers wandering our streets
- No longer exploited as a world class workout facility
- Alleviation of traffic and increase in traffic safety
- Redistribution of funds for other programs in lieu of dune maintenance
- Positive environment for children
- Preserve the quality of Manhattan Beach
- No overuse problems
- Decrease in parking problems
- Ability to sleep in mornings-reduction in noise during a.m. hours
- Decrease in pollution
- Stairs provide quiet, self regulating exercise alternative
- Avoid cons of other options
- Increase peace in the community
- Non-discriminatory option
- Different use of the park – picnics, family gatherings, use of greenbelt returning
- Decrease in city infrastructure to manage park, no need for on-site staff
- Quality of life returned to residents; bring sense of peace and harmony back to the neighborhood
- No need for increased enforcement
- Maintain property values
- No need for parking meters/permit parking program
- Eliminate the attractive nuisance of the sand dune

- Potential addition of other recreation facilities, i.e. volleyball court, could be returned to the base of the dune
- Eliminate confrontational issues
- Restore neighborhood park and natural resources
- Decrease in City's liability
- Easily enforceable option
- Simple
- No additional costs to the City
- Decreased traffic
- Decrease in water usage/cost during sand replenishment
- Consistent with City's green initiatives
- Shows City Council's responsiveness to residents
- Fair/equitable solution
- Neighborhood stability – decreased turnover of housing
- Realizing mission statements of Parks and Recreation – protect environmental resources; strengthen safety and security; enhance community image and sense of place
- Promote beauty
- Avoid cost of operating a 9,000 person use exercise facility
- Promote City's reputation
- Less maintenance of sink and restroom at park
- Less neighborhood crime
- Sets positive precedent

**Cons**

- Public park
- Convenience for City residents eliminated
- Dune not available for children
- Elimination of unique training and aerobic experience
- Elimination of community melting pot
- Potential litigation due to L. A. County Grant.
- Closing the dune may not return the park to a family destination
- It doesn't appear that closing the dune has returned the park to a family destination
- Won't be able to take action photos of the dune
- Sets a precedent if neighbors do not like other Manhattan Beach parks, they may petition to have them closed.

The various operational changes considered by the Parks and Recreation Commission will be expected to have differing effects on the traffic and parking conditions within the neighborhood surrounding the Sand Dune Park.

The Traffic Engineer also looked at the issue of repurposing the dune to a passive use and how it relates to the PPIC recommendations. A closure of the Dune area of the Park for recreational use of any type will result in the greatest reduction in traffic volumes and parking demand within the adjacent neighborhood. Essentially, Sand Dune Park will operate as a pocket (neighborhood) park with a low level of activity. Traffic volumes on nearby local streets will decrease to a range equivalent with other local residential streets and carry primarily locally generated trips to/from adjacent homes and the school. Park traffic will be a very small percentage of the total daily

volume, estimated at less than 100 trips per day distributed on the street network. Bell Avenue will still have a relatively high volume for a residential street, but the removal of dune traffic will reduce the daily volume by approximately 200 to 1,000 vehicles per day, depending on seasonal peaks. On other north-south streets such as Blanche Road and Alma Avenue, traffic volumes would not be expected to change significantly.

Parking within the neighborhood will be almost exclusively residential in nature and Park parking demand would be easily accommodated by street spaces on Bell Avenue in the immediate vicinity. Overflow parking into the neighborhood would be rare, perhaps limited to a large birthday party or gathering. Informal playground and field uses would not be expected to generate a need for over twenty (20) spaces at any one time. Since sufficient street parking would be provided near the park, residential parking permits would not be recommended. By contrast, if metered parking was implemented, it is expected that the metered spaces would not be used because free parking would be available in the nearby neighborhood. Therefore, metered parking would create an undesirable problem for the neighbors that would not be present otherwise.

**B. Change hours of operation, i.e. open later in mornings, close earlier in evenings, close weekends or seasonally.**

**PROS**

- Able to target the hours that suffer from greatest impact; target hours that Manhattan Beach residents use the most

**CONS**

- Complicated to define times
- Will create confusion
- Exclusionary
- Doesn't address parking, trash, bathroom, sand replenishment
- Limiting the hours would exclude non-residents, creating possible legal issues
- Safety issues not addressed – sand still has to be replenished
- Traffic issues not resolved
- Possible liability issues for the City if the dune is open after dark.
- Changing the hours does not address the number of people that use the dune
- Dune use will shift to remaining open hours and possibly worsen
- Workout facility incompatible with concept of neighborhood park
- Ratifies the use of the park as a workout facility
- Potential friction between those that want to use it as a park and those that want to use it as a workout facility
- If the dune is closed seasonally, it will be difficult to adjust to a neighborhood park again
- To be workable, it will have to be open year round, 9:00 a.m. to 4:00 p.m., which will be intolerable to the neighborhood
- Negative environmental impact on neighborhood

The Traffic Engineer also looked at the issue of changing the dune hours of operation and how it relates to the PPIC recommendations. Following are his comments:

A change in the operational hours of the dune could result in either a minor or significant reduction in traffic volumes and parking demand, depending on the hours or days chosen. During those hours that the dune is closed, Sand Dune Park will operate as a pocket (neighborhood) park with a low level of activity, with traffic and parking conditions similar to a dune closure. When the Dune is open, traffic volumes will rise to prior levels in direct relationship to the number of users. Of course, a seasonal closure will eliminate Dune-related traffic and parking impacts for those days or months that it is closed.

Since the dune activity is higher at the start and end of the day, a restriction during the morning or evening would have a greater effect on reducing daily traffic volumes than limiting use during mid-day. However, the benefit to the neighbors would be subjective. For example, a morning closure would reduce traffic, noise and parking when residents are starting their day and going to work or school, while an evening closure would make it easier for residents to return home, find parking and not be bothered by dune related activities at the end of the day. A dune closure in the morning would improve pedestrian safety for students on their way to school, while an evening closure past sunset would reduce traffic conflicts at night on streets without street lights.

It is likely that a reduction in hours will concentrate many of the prior users in a narrower time frame, which will result in more severe peak hour traffic conditions on a "same hour" basis than previously experienced. This will have an adverse impact on surrounding streets and be especially detrimental to street parking. Drivers would be more inclined to "hunt" for parking on residential streets, further increasing the hourly traffic volumes for individual streets. A residential permit program would be a way to protect residential parking availability to residents, but the affected permit zone may expand if the peak hour dune activity increases substantially above prior levels. This would have a detrimental effect on parking around Grandview School and the Ladera Campus. Overall, though, the total number of dune users would be anticipated to decline somewhat, due to a combination of reduced hours and the added inconvenience of accessing this facility.

The addition of metered spaces combined with reduced/modified dune operational hours would proportionately aggravate the traffic and parking conditions that would be experienced by the neighbors. Metered parking would be used by dune users and some park users, especially if "the price was right". Overly high perceived rates would be an incentive for users to look elsewhere for parking before choosing another transportation mode, such as commuting, walking or biking. Due to the likelihood of "hunting" for free parking and potentially higher traffic volumes on residential streets, a high meter rate is not recommended as a way to discourage park activity. If a residential permit program were to be implemented to protect the availability of street parking for residents during high use periods, however, the addition of metered street parking with a low market rate would not be anticipated to significantly change traffic or parking conditions.

**C. Implementation of a reservation system limiting the number of people on the dune at any one time**

**PROS**

- Generates revenue
- Maintains access for exercise and children
- Will reduce usage
- Potentially balances exercise and park usage

- Decreased expenses – less people, less sand replenishment
- Many Manhattan Beach residents would like to use the dune – "We do want it"
- Continuation of use as an exercise facility
- No need for parking meters and signage
- Permit would provide flexibility for target usage
- Provides user identification and accountability
- Ability to rescind access

**CONS**

- Additional staff and enforcement needed
- Cannot control traffic in neighborhood
- Unenforceable
- Too expensive to properly enforce
- Sand replenishment will still be necessary
- Continuation of erosion, loss of dune surface, dust
- Too early to make a decision until we know costs and impact
- Cannot implement reservation system without institutionalizing overuse of the facility and neighborhood over use
- Increased trash and noise
- New cost of educating public about reservation program
- Increase cost for starting up new system
- Ongoing costs for maintaining system
- Children cannot make reservations
- Continued trash, noise, speeding cars
- Undesirable solution among residents
- Loitering in park, streets and neighborhood
- Tension if unable to make reservation
- Non-legitimate process of picking number of users
- Unfairness due to hours of access
- Workout facility incompatible with concept of casual neighborhood park
- Fence is unaesthetic and unfavorable if used
- Reservation system not comparable to tennis court reservations
- No cost benefit to keep open for just a few hours
- Use of dune for exercise is an unintended consequence of its location
- Reservation system legitimizes the use of the dune as an exercise facility
- User costs and inconveniences as well as City costs

It should be noted that if this option is chosen, the fee charged to participants will be economically neutral to help offset the operational costs to maintain the dune.

The Traffic Engineer also looked at the issue of a dune reservation and permit system and how it relates to the PPIC recommendations. Following are his comments:

A dune reservation and permit system would directly regulate the number of dune users, which would have a directly proportional effect on traffic and parking conditions in the surrounding neighborhood. Besides an overall reduction in traffic volumes on the local streets, reservations can modulate the activity level on an hourly basis by limiting or prohibiting use during certain

times of the day. Therefore, overflow parking and street congestion can be avoided, and adjusted as necessary for seasonal fluctuations. Traffic volumes would not be reduced to dune closure levels, but dune related trips would be a substantially lower percentage of overall residential traffic. Peak traffic volumes in the morning and evening could be eliminated by restrictions in the quantity of user permits. However, such peak-hour restrictions will likely increase the number of users in the mid-day over prior levels, unless again regulated by the reservation system. Hunting for parking could be eliminated if the number of user permits is limited to the available street parking near the Park.

Since the reason for a reservation system would be to regulate Dune activity to a point that does not adversely impact the neighborhood, residential parking permits would not be necessary. Street parking will be provided for both park and residential needs. As the number of users decrease, overall traffic safety on the street will improve due to lower traffic volumes and parking demand.

As long as park activity is moderated to an acceptable level, metered parking on Bell Avenue near the park would not be recommended because free parking would be available nearby in the neighborhood. Consequently, the metered spaces would not be used, and residents would experience an unnecessary parking impact. Residential parking permits could alleviate this parking intrusion, but it would be treating a created symptom rather than remedying the cause of the problem.

**OTHER ISSUES:**

Other issues that were brought up during both the PPIC and Parks and Recreation Commission meeting were in regards to geological studies, environmental impact reports and Coastal Commission input. Several of the residents living near the dune felt that the City needed to do geological and environmental studies. There was no direction or funds set aside for such a study.

**CONCLUSION:**

Staff recommends that the PPIC and Parks and Recreation Commission discuss the proposed options related to various operational issues and parking issues for Sand Dune Park and the surrounding neighborhood and provide direction to Council.

**EXHIBITS:**

A. Memo dated October 21, 2009: Impact of Proposition A Funding on Sand Dune Park Options
B. Approved Parking and Public Improvements Commission Minutes for September 24, 2009 and October 22, 2009
C. Parking and Public Improvements Commission Staff Report for October 22, 2009 with Attachments
D. Public Correspondence
E. Approved Parks and Recreation Commission Minutes for October 26, 2009 and November 16, 2009
F. Parks and Recreation Commission Staff Report for October 26, 2009 with Attachments

**Erik Zandvliet**

ATTACHMENT H

**From:** Judson Grenier [judgrenier@earthlink.net]

**Sent:** Saturday, January 09, 2010 2:26 PM

**To:** Richard Gill; Erik Zandvliet

**Subject:** Staff Report on Sand Dune Park

I thoroughly read the excellent Staff Report on Operational Issues concerning Sand Dune Park. It is an excellent overall summary of the various options and pros and cons of this very complex matter.

However, I'd like to pass along a few observations about parking along Bell Avenue that are the product of daily walks with my dog along Bell. Usually, I walk on the west side of Bell from 33rd street to 36th street or to the Public Works facility about 10 a.m. I believe that there are 19 parking spaces from 33rd to 35th, and 11 more from 35th to 36th.

With the dune itself closed, the number of cars parked along the street has diminished considerably, but by no means completely. A number of "hard-core" users continue to park on Bell, Most carry water bottles and are headed for the staircases. I've seen one or two park on Bell and cross the street headed for the residential area, but that is not the norm.
Of the park users who park on Bell at 10 a.m. on weekdays, the majority are from racial minorities (African-American or Mexican-American) and the majority are women, which is no surprise at that time of the day, and they often come in parties of two, rather than singly. They may be "hard-core" park users, walking up and down the stairs, but they are by no means "hard-core" athletes in appearance.Their vehicles occupy most of the parking spaces from 33rd st. to 35th st.
I also walk my dog in the evening about 5:30 p.m., and visitors to the park are very few because it is near or past sunset; however, more men are among the few visitors at that time of the day.

Today (Saturday) showed heavier usage. Of the 30 parking spaces along Bell at 10 a.m., only two (at the far end) were unoccupied. So of 30 available spaces, 28 were occupied by park users (or possibly residents.) I visited the area again a short time ago (about 1:30 p.m.) and only 14 of the spaces were occupied.

Now, the purpose of this report about parking is to indicate that I disagree with the conclusion of the Traffic Engineer that Dune activity "could be regulated to a point that does not adversely impact the the neighborhood" by a reservation system limiting the number of people on the dune at any one time. If the parking spaces along Bell are almost all occupied at certain times now, with the Dune closed, there is no way that those spaces could accomodate increased park usage with the Dune opened, no matter how limited the number of those admitted under a reservation system unless the entire park--stairs, Tot Lot, pathways--were included in the system, which, of course, is impossible.

Judson Grenier
judgrenier@earthlink.net
EarthLink Revolves Around You.


Polliwog Park, approximately 800,000 sq.ft.
Unstructured recreation area approx 200,000 sq.ft.

one baseball field
one combo soccer/basketball field
one 35,000 sq.ft. pond
one botanical garden
one swimming pool
one amphitheater
ne area with playground equipment
several community buildings/gazebos

Marine Avenue Parks, approximately 500,000 sq.ft.
ZERO unstructured recreation area. (There is an area of approximately 15,000 sq.ft. with playground equipment)

three baseball fields
two basketball courts
one dog run
one community room
one soccer field
two racquetball courts
one playground facility (circled)
adventureplex facility


Manhattan Heights Parks approximately 150,000 sq.ft.
ZERO unstructured recreation area.

One baseball field
two basketball courts
two tennis courts
two paddle tennis courts
community room


two baseball fields
two basketball courts
six tennis courts
one dog run
one playground facility
several community buildings

Live Oak Park, approximately 350,000 sq.ft.
Zero unstructured recreation area. There is an approximately 20,000 sq.ft. fenced "tot-lot" and small child play area at north east corner of park.


one large playing field
one recreation sand dune
one fenced tot-lot

Sand Dune Park approximately 150,000 sq.ft.
Unstructured recreation area approx 80,000 sq.ft.
Dune portion of unstructured area approx 50,000 sq.ft.


A majority of the dune is already in a "natural" state with extensive vegetation.

**Nhung Madrid**

**From:** Richard Thompson
**Sent:** Thursday, January 14, 2010 12:55 PM
**To:** Liza Tamura
**Cc:** Nhung Madrid; Richard Gill
**Subject:** FW: Thoughts on Sand Dune Park

Richard Thompson
Interim City Manager

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**From:** Faith Backus Lyons [mailto:faith@spectrum.net]
**Sent:** Thursday, January 14, 2010 12:50 PM
**To:** List - City Council; City Manager
**Subject:** Thoughts on Sand Dune Park

Dear Councilmembers:

Please see the attached letter re the Sand Dune Park situation. I'm sure your sick of hearing about it – it's a difficult issue for which there will never consensus. You're going to disappoint a lot of people with whatever your decision, an unenviable position to be in.

My focus is not on the mechanics of the situation, but rather considers the framework within which this decision, and presumably all your decisions, should be made: the councilmembers' stated priorities for our city. I have tried to look at the situation from that point of view.

Even though I urge you not to treat this issue as a numbers game (as history has proven many times, the majority can be wrong), please note that I have received permission from 69 other Manhattan Beach residents to add their signatures to my letter.

Thank you for your consideration, and thank you for all that you do for our community.

Sincerely,

Faith Lyons

***Faith Backus Lyons***
***574 33rd Street***
***Manhattan Beach, CA 90266***
***310-545-1219 home***
***310-939-7737 office***
***310-266-3205 cell***

January 14, 2010

Dear Honorable Councilmembers:

Even hard-core dune users acknowledge the need for changes at Sand Dune Park to reduce dune usage and its impact on the neighborhood and environment. The question before you at next Tuesday's meeting is not "Whether?" but "How?"

The solution you adopt must, I believe, meet the following criteria. It must:

1. Be implementable without the need for substantial city resources, both human and monetary, that will only continue to increase over the long term.
2. Be consistent with the often-stated top priorities of this Council to be good stewards of our environment and to maintain our small-town quality of life.

Based on staff reports and subsequent discussions at recent commission meetings, as well as hours of consideration by resident committees over the past 12 years, the only approach that meets these two criteria is to repurpose the dune in a way that prevents its use for exercising.

I had hoped that this would not be the case. A year ago, I would have said we could find a way to have our cake and eat it, too. Reluctantly, I have come to the conclusion that it is not possible.

All you need to do is read the staff report to realize that all the other approaches require continued and increased city resources and, even with these added resources, will not be enforceable. Further, no other approach both protects the environment and maintains our small-town lifestyle.

I'm sure you are hearing from many who argue that their dune workout is more important than your priorities for our city. In their defense, virtually none of them have participated in the public process during the last six months, and thus don't have the benefit of having considered thoughtfully the pros and cons of the other approaches. They, as did I, think there's a way to have it all.

This will be a hard decision for you. Not unlike that of undergrounding and other high-profile issues, whatever decision you make will displease many in town, with legitimate cause. That's why I'm urging you to make your decision considering two things: your fiduciary responsibility to Manhattan Beach's taxpayers, and your stated priorities for our little town. When you do, I'm sure you'll reach the same conclusion I have: repurpose the dune.

Thank you all for your dedication to this town.

Sincerely,

Faith Lyons
574 33rd Street
545-1219

**Additional Manhattan Beach Resident Signatories (with their written permission):**

David and Christy Barnes
Colleen Calkins
Tony DiNiro
Jeff and Nancy Di Rado
Matt and Mariann Fragner

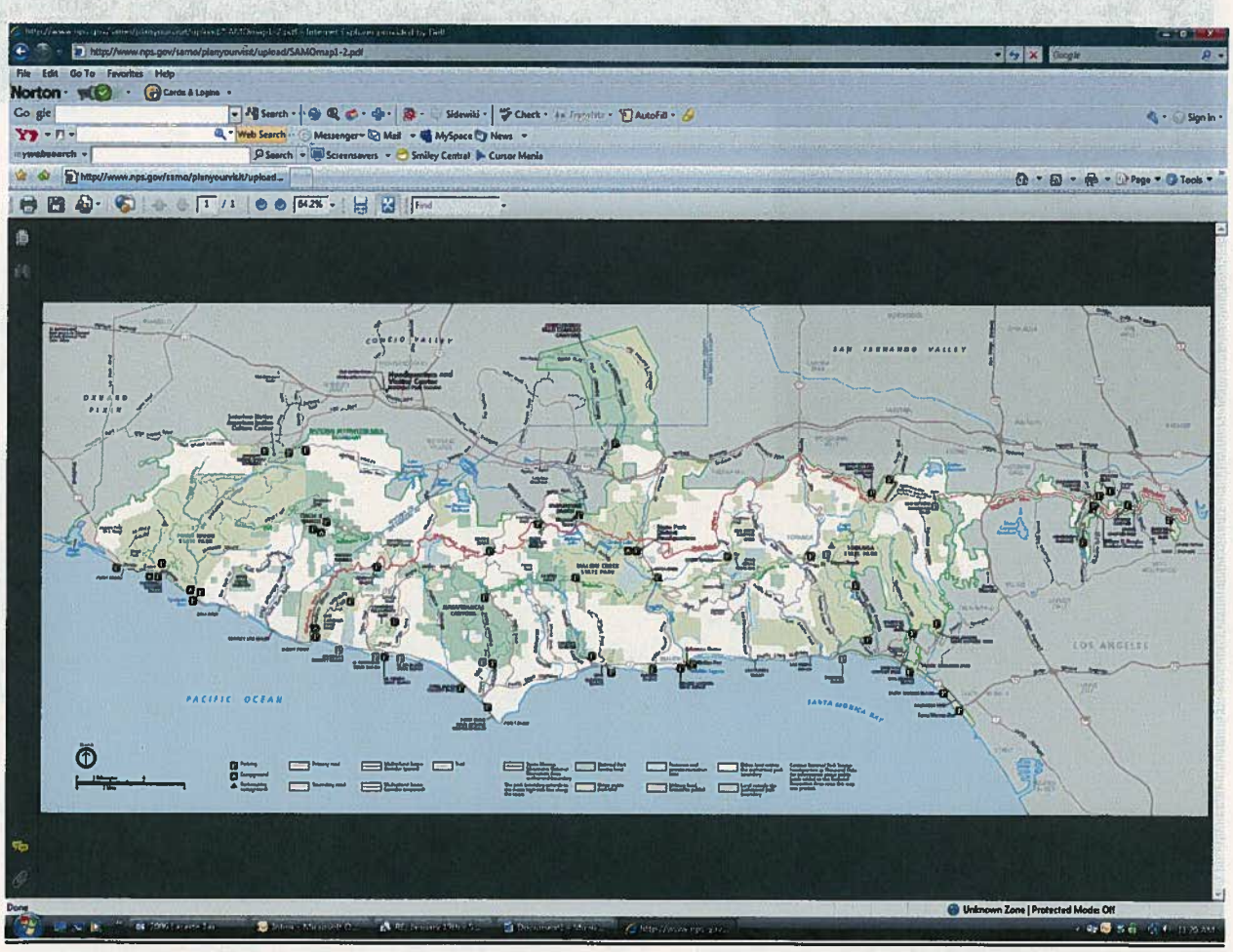
Bill and Sandy Franchini
Paula Grimaud
Larry Hamer
Jerry Hankins
Karen Householter
Nate Hubbard
Joseph and Jill Lamkin
Ed and Lynne Lear
Rick and Ann Lopez
Tom Lyons
Marcus Mac
Dick and Jean McClure
Doug McDonald
Dwight and June Moberg
Steve Natole
Susan Neal
Gerry O'Connor
Loralie Ogden
CJ and Amy Olivares
Gary Osterhout
Jay and Laurie Patrick
Victoria Peters
Cliff and Shirley Phillips
Teri Polo
Marie Reskusic
Neil and Patti Riley
Daniel Riley
Charlie and Liana Schlissel
Kathleen Spillane and Joseph Sciabbarrasi
Brad Scott
Samir and Paulina Shahin
Michael and Leslie Smith
Steve and Heidi Snively
David and Kathlene Solomon
Audra Stellar
Garrett and Tiffany Steuerwald
Dexter Taylor
Randy and Julie Tendoesschate
Jane Tournat
Patricia Ware
Dennis and Irene White
Paki Wolfe

**Sand Dune Park Issue**
**Possible solution to consider –Trained Volunteer Patrols**
**Council Hand Out**

***CASE STUDY –Santa Monica Mountains National Recreation Area***

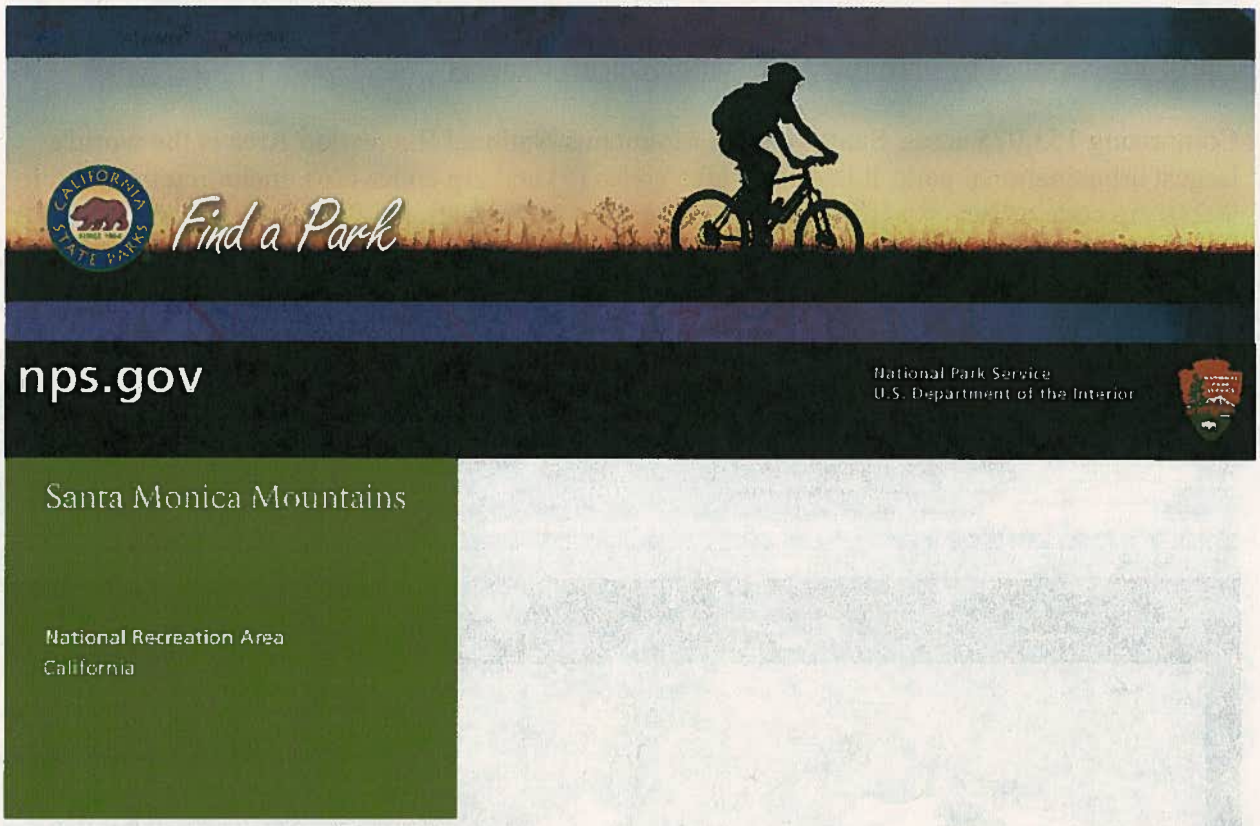
Patrol area serviced by uniformed (law enforcement) Rangers

Comprising 153,075 acres, Santa Monica Mountains National Recreation Area is the world's largest urban national park. It has more area codes (5) and zip codes (26), including the notable 90210 zip code of Beverly Hills, than any other unit in the National Park System. The NPS provides 10 Rangers, and the State 21 Rangers to patrol and administer law enforcement. The area is too vast for these Rangers to patrol in order in providing assistance to the public.




3 PAGES PROVIDED BY RICK NORRIS

Park Agencies and Units combining for a solution



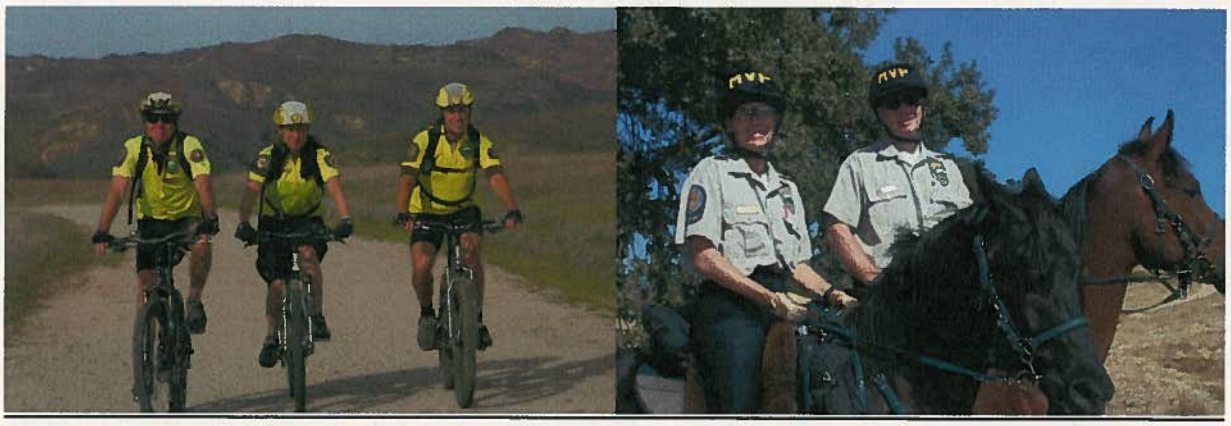
## The Solution

Members of the Mountain Bike Unit and Mounted Volunteer Patrol are a dedicated group of men and women who not only enjoy cycling and horseback riding, but also possess a desire to proactively promote awareness and responsible trail use for hikers, cyclists and equestrians within the Santa Monica Mountains National Recreation Area and the mountains surrounding the San Fernando, La Crescenta, Simi, and Conejo valleys.

As members of these patrols, one of their most important goals is to improve the quality of the natural and recreational experience of visitors. In other words, they are there to help insure a safe and enjoyable visit, and provide assistance when requested or necessary.

At its most basic, a patrol volunteer has a responsibility to schedule a minimum of eight hours of patrol each month. During any given patrol, they may be called upon to perform a wide variety of duties; from supplying directions and offering maps and information, to giving basic first aid, to encouraging or exacting compliance with the parks' rules and regulations — even contacting and coordinating the resources needed to respond to emergency situations that may arise.

There are 100-150 Mountain Bike Unit, and 50 Mountain Volunteer Patrol volunteers.



## Application to Sand Dune Park

The Manhattan Beach Park & Recreation may be able to design a volunteer system like these to extend the reach of park use compliance to Sand Dune Park.

**CITY OF MANHATTAN BEACH**
**MEMORANDUM**

**TO:** Richard Gill director of Parks & Recreation & Richard Thompson, Director of Community Development

**FROM:** Robert V. Wadden Jr., City Attorney

**DATE:** October 21, 2009

**SUBJECT:** Impact of Proposition A Funding On Sand Dune Park Options

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## I. Facts

In 1998 the City of Manhattan Beach entered into an agreement (attached as Exhibit A) with Los Angeles County to accept $1,470,000 in grant money from Proposition A park bond issue approved by the voters in 1992. Initially the money was earmarked to be used on the Veteran's Parkway project (installing new irrigation, ADA entry points, adding pedestrian lighting, restoring retaining walls, and adding ground cover). However, in 2002 left over funds were allocated, with County approval, to Sand Dune Park Phase II ($287,473) and Live Oak Park ($225,000). The funds in Sand Dune Park were used to fund new playground equipment, underground retention basins, improve irrigation, improve lighting, clean the base of the dune and demolish of an old building. It appears that the actual expenditures on Sand Dune Park Phase II were $186,755.90. It also appears that Sand Dune Phase I was done with an earlier grant administered by Los Angeles County which used identical documentation as the later Proposition A grant.

The dune at Sand Dune Park has been available for exercise enthusiasts to use in fitness activities (typically running the dune). Over the years theses activities have become increasingly popular. In the opinion of the residents whose homes neighbor the park the level of activity has become a nuisance interfering with the peace and quiet enjoyment of their homes. The City is in the process of considering options to cope with the increasing popularity of the dune for fitness activity. These options include parking mitigation, fees, a reservation system or closure of the dune to all users among others.

## II. Issue

(a). Should the City implement any of the mitigation measures it is considering, including closure of the dune, would it be in violation of the obligations imposed by accepting the grant?

ATTACHMENT I

(b). What would be the consequences should the City violate its obligations under the Proposition A grant?

## III. Brief Answer

(a). A nondiscrimination provision in the grant agreement and Procedural Guide would appear to make any measure which discriminated against nonresidents a breach of the agreement. However, a closure of the dune portion of the park to all, arguably would not violate the City's obligations under the grant program.

(b). Should the City be found in breach of the grant agreement the most likely consequence would be enforcement by the County of a specific performance provision in the agreement requiring the City to cease actions which breach the contract. Should this provision be found unenforceable a return of some portion of the grant would be required.

## IV. Analysis

As a condition of accepting the Proposition A grant the City executed an agreement with Los Angeles County in March of 1998 (attached as Exhibit A). The agreement contains provisions which are binding on the City and relevant to the potential mitigation being considered by the City for Sand Dune Park.

a.) Discrimination Based On Residency

The grant agreement contains the following provision (p. 11, paragraph K1) :

"1. The Applicant [i.e., the City] shall not discriminate against any person on the basis of race color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in the use of any property or facility acquired or developed pursuant to this agreement." (Emphasis added.)

Arguably the park is property which has been developed with grant money and so any restriction which discriminates based on residency could be considered a breach of the agreement. It is possible to argue that the dune itself has not actually been developed with the grant money so discriminatory policies which apply only to the dune and not to those sections actually improved with grant money (e.g., the playground or restroom areas) do not violate the agreement. However the fact that the section uses both the terms

"property" and "facility" seems to imply that the term property (which is not defined in the agreement) applies to the entire park parcel while "facility" would apply to those areas developed with grant money.

b.) Closure of The Dune.

The grant agreement contains the following provisions (page 10, paragraph J2; page 11, paragraph K2):

"Applicant agrees to maintain and operate in perpetuity the property acquired, developed, rehabilitated or restored with grant monies, . . ."

"2. All facilities shall be open to members of the public generally, . . ."

Closure of the dune would not mean that operation or maintenance of the park would cease. In fact access to all facilities and improvements in the park (including those paid for with grant money) would be retained at the same level. Nothing in the grant agreement or Procedural Guide would appear to prohibit partial closure of unimproved portions of a property. An argument may also be made that closure of the dune is necessary to preserve it from the degradation which occurs from people working out on it.

Since the dune is not a "facility" but simply an undeveloped part of the "property" arguably closure of the dune would not violate subsections K2's provision that all facilities need to be kept open to the general public.

c.) Consequences of Breaching The Grant Agreement.

Normally specific performance (i.e., a court order or judgment mandating full performance of a breached contract) of contract provisions is not a permitted remedy for breach of contract. Monetary "consequential damages" (i.e., money to compensate for the consequences of the breach to the damaged party) are the usual sanctioned remedy for breach of most types of contracts with a few exceptions (e.g., real estate purchase contracts).

However, the Proposition A grant agreement has a remedies provision (page 8, paragraph 4) declaring that because of the extensive public benefit derived from performance of the contract money damages are an insufficient remedy to breach. This is a recitation of a common law and statutory rule which in this particular case may well apply. Thus if a court were to find that a permit program which discriminated against nonresidents breached the grant agreement it could order the City to terminate the policy and comply with the agreement rather than return some or all of the grant money to the County.

cc: Geoff Dolan, City Manager

RECEIVED
MAR 25 1998
By E.K.

RECEIVED
MAR 2 = 1998
By

# Project Agreement

## Los Angeles County Regional Park and Open Space District Grant

## Specified Grant Program

(From Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beaches and Wildlife Protection ("the Proposition"), which voters approved on November 3, 1992)

**Grant No. 58G1-98-0706**

The Applicant listed below ("Applicant") and the Los Angeles County Regional Park and Open Space District ("the District") do hereby enter into this Project Agreement ("this Agreement"), and under the terms and conditions of this Agreement, Applicant agrees to complete the project as described in the Description of Project and the District, acting through the Director of the County of Los Angeles Department of Parks and Recreation and pursuant to the Proposition, agrees to fund the project up to the total grant amount indicated.

Applicant: City of Manhattan Beach

Project Name: Manhattan Beach Parkway Project

Grant Amount: One million four hundred seventy thousand dollars ($1,470,000)

Awarded pursuant to Section(s) 8. b. 2. Y.i. of the 1992 Proposition.

Description of Project:

Improvements to the Manhattan Beach Parkway including: upgraded irrigation system, new ADA entry points and stairways, low level pedestrian lighting, rebuilding deteriorated retaining wall, additional ground cover to mitigate erosion, and additional trees and shrubs at selected areas.

Project Performance Period: FROM: November 03, 1992 TO: September 30, 1999

***Special Provisions***

None.

***General Provisions***

A. Definitions

1. The term "Applicant" as used herein means the party described as Applicant on Page 1 of this Agreement.

2. The term "Application" as used herein means the individual application, and its required attachments, for the grant identified on Page 1 of this Agreement.

3. The term "Board of Supervisors" means the County of Los Angeles Board of Supervisors, acting in its capacity as the governing body of the District.

4. The term "District" as used herein means the Los Angeles County Regional Park and Open Space District. Unless otherwise specified, the Director of the County of Los Angeles Department of Parks and Recreation shall administer this contract on behalf of the District.

5. The term "Procedural Guide" as used herein means the Procedural Guide(s), and any subsequent amendments or changes thereto, issued by the District for grants awarded pursuant to the section(s) of the Proposition as described on Page 1 of this Agreement.

6. The term "Project" as used herein means the Project that is described on Page 1 of this Agreement.

7. The term "Proposition" as used herein means Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beaches and Wildlife Protection, which voters approved on November 3, 1992.

B. Project Execution

1. Subject to the availability of grant monies from the Proposition, the District hereby grants to the Applicant a sum of money (grant monies) not to exceed the amount stated on Page 1 in consideration of, and on the condition that the sum be expended in carrying out, the purposes set forth in the Description of Project on Page 1 and under the terms and conditions set forth in this Agreement, the Proposition (see Attachment A) and the attached Application (see Attachment B).

   Applicant agrees to furnish any additional funds that may be necessary to complete the Project. Applicant agrees to budget and appropriate annually, in each fiscal year until completion of the Project, an amount equal to the total estimated cost of the Project less the grant amount stated on Page 1 of this Agreement.

2. The term of this Agreement is from the date of execution by both parties through June 30, 2019.

3. Applicant agrees to complete the Project in accordance with the time of Project performance as set forth on Page 1, and under the terms and conditions of this Agreement and the Procedural Guide. The time of Project performance may be extended upon mutual agreement, in writing, of the Applicant and District.

4. Applicant shall comply as lead agency with the California Environmental Quality Act, Public Resources Code, Section 21000, et. seq. Prior to submitting requests for reimbursement of actual construction or acquisition costs, Applicant agrees to file with the District a copy of the Environmental Impact Report or Negative Declaration along with a response from the State Clearinghouse, if required; and a copy of the Notice of Determination filed with, and stamped by, the County Clerk, or a copy of the Notice of Exemption filed with, and stamped by, the County Clerk if the Project is categorically exempt.

5. Applicant agrees that, prior to incurring actual development and/or acquisition costs, it will submit all requested development and/or acquisition documents to the District for prior review and approval (see Attachment C).

6. Applicant shall use monies allocated in this Agreement, to the maximum extent practical, to employ youth from the community in which the Project is being carried out. Applicant is encouraged, and has authority to use said monies, to provide funding through agreements with community conservation corps, the California Conservation Corps and other community organizations, particularly when youth can be employed to work on restoration or rehabilitation projects being carried on in their own communities. Such agreements shall be entered into solely for the accomplishment of the Project described on Page 1 of this Agreement.

   Therefore, prior to requesting reimbursement for actual construction, development or acquisition costs, Applicant must submit a report to the District describing its efforts to employ youth in the community. The report shall contain, at a minimum, the number and approximate age of youth to be employed at each stage of the Project , a description of the work the youth will perform, the process by which the youth shall be employed, the amount the youth will be paid and, the name of any organizations or agencies that will supply youth to be employed on the Project, as well as a description of Applicant's efforts to employ youth in every stage of the Project (see Attachment D).

   Applicant must comply fully with all State and Federal laws regarding the employment of youth on the Project.

   Notwithstanding the above, the District reserves the right to establish goals for the employment of youth if, in the District's opinion, it is necessary to do so in order to accomplish the purposes of the Proposition.

7. Applicant agrees to file with the District copies of any contracts or agreements executed for work on the Project. Applicant further agrees that it will make a good faith effort to recruit and promote minority-owned and women-owned businesses to participate in the process for the award of any contracts or agreements executed for work on the Project.

Therefore, when filing with the District a copy of any contract or agreement for work on the Project, said copy will be accompanied, at a minimum, by a description of the process used for identifying minority and women contractors or vendors; a list of firms from which the Applicant solicited or received offers; and comparative statistics regarding the minority and women participation and percentage of minority and women ownership of each contractor and subcontractor working on the Project (see Attachment E). In addition, said copy will be accompanied by a statement affirming that, on final analysis and consideration of award, contractor or vendor was selected without regard to race, color, creed or gender, unless City, State or Federal laws and/or regulations or court decisions require otherwise, in which case the Applicant will state the applicable reason. Applicant further agrees to retain on file, and to make available to the District on request, statistical information regarding the minority and women participation and percentage of minority and women ownership in each firm participating in the bidding process.

8. Applicant agrees to secure completion of the development work in accordance with the approved development plans and specifications or force account schedule.

9. Applicant agrees to permit the District to make periodic site visits to determine if development work is in accordance with the approved plans and specifications, or force account schedule, including a final inspection upon Project completion.

10. Any modification or alteration in the Project, as set forth in the Application on file with the District, must be submitted, in writing, to the District for prior approval. No modification shall be effective until and unless the modification is executed by both Applicant and the District.

11. If the Project includes acquisition of real property, Applicant agrees to comply with Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the Government Code and any applicable federal, state, or local laws or ordinances. Documentation of such compliance will be made available for review upon the District's request.

12. If the Project includes acquisition of real property, Applicant agrees to furnish the District preliminary title reports respecting such real property or such other evidence of title that the District determines to be sufficient. Applicant agrees in negotiated purchases to correct, prior to or at the close of escrow, any defects of title that in the opinion of the District might interfere with the operation of the Project. In condemnation actions, such title defects must be eliminated by the final judgment.

13. If the Project includes landscaping, Applicant shall use drip irrigation systems and shall use drought-resistant or xerophytic trees, plants, lawn or sod, unless Applicant can show, to the District's satisfaction, that it is infeasible to do so.

C. Project Costs

The grant money provided under this program may be disbursed as follows:

1. If the Project includes acquisition of real property, the District may disburse to Applicant the grant monies as follows, but not to exceed, in any event, the District grant amount set forth on Page 1 of this Agreement:

   a. When acquisition is by negotiated purchase, the District may disburse the amount of the District-approved purchase price together with District-approved costs of acquisition. The District-approved purchase price shall not exceed the value contained in a valid appraisal report, unless the District agrees, in advance, to the higher price.

   b. When acquisition is allowed pursuant to the Proposition through eminent domain proceedings, the District may disburse the amount of the total award, as provided for in the final order of condemnation, together with District-approved costs of acquisition. Applicant shall bear all costs and make all advances associated with obtaining an order of immediate possession in an eminent domain proceeding.

   c. In the event Applicant abandons such eminent domain proceedings, Applicant agrees that it shall bear all costs in connection therewith and that no grant monies shall be disbursed for such costs.

2. If the Project includes development, after the completion of the Project or any phase or unit thereof, the District will disburse funds to Applicant only after the District has reviewed and approved all requested development documents and has received from Applicant a statement of incurred costs. The District may disburse funds in the amount of District-approved incurred costs shown on such statement, but not to exceed the District grant amount set forth on Page 1 of this Agreement, or any remaining portion of the grant amount.

   The statements to be submitted by Applicant shall set forth in detail the incurred costs of work performed on development of the Project and whether performance was by construction contract or by force account. Statements shall not be submitted more frequently than once a month, unless the District requests otherwise.

   The District must approve modifications of the development plans and specifications and/or force account schedule prior to any deviation from the District-approved plans and specifications, and/or force account schedule, unless previously authorized by the District.

3. The District may retain up to ten (10) percent of the grant amount pending project completion and verification that the Applicant has satisfied all terms and conditions of this Agreement. Within three (3) months of Project completion, Applicant must submit final project documents (see Attachment C). The District will not make final payment, including but not limited to the ten percent retention, until it has received all closing documents from the Applicant and has made a final Project inspection. At the District's discretion, the District also may perform an audit of Applicant's Project expenditures before final payment is made. Nothing in this section precludes the District from performing an audit of Project expenditures at a later date in accordance with Section I of this Agreement.

D. Project Administration

1. Applicant agrees to promptly submit any reports that the District may request. In any event, Applicant shall provide to the District a report showing total final Project expenditures.

2. Applicant agrees that property and facilities acquired or developed pursuant to this Agreement shall be available for inspection upon the District's request.

3. Applicant agrees to use any monies disbursed by the District under the terms of this Agreement solely for the Project herein described.

4. Applicant agrees that any gross income earned from non-recreational uses of a Project shall be used for recreation development, additional acquisition, operation or maintenance at the Project site, unless the District approves otherwise in writing.

   Applicant also agrees that any gross income that accrues to a grant-assisted development Project during and/or as part of the construction, from sources other than the intended recreational uses, also shall be used for further development of that particular Project.

5. Applicant agrees to submit for prior District review and approval any and all existing or proposed operating agreements, leases, concession agreements, management contracts or similar arrangements with non-governmental entities, and any existing or proposed amendments or modifications thereto, as they relate to the project or the project site for a period of twenty (20) years from the date of this Agreement. Applicant further agrees not to enter into any contract, agreement, lease or similar arrangement, or to agree to any amendment or modification to an existing contract, agreement, lease or similar arrangement, that, in the District's opinion, violates federal regulations restricting the use of funds from tax-exempt bonds.

6. Applicant agrees that, upon entering into any contract for the construction, maintenance, operation or similar activity related to the Project, Applicant will require said contractor to carry adequate insurance required by the District and naming the District as an additional insured. In addition, said insurance must require that Applicant and the District be given thirty (30) days advance written notice of any modification or cancellation of said insurance. Applicant agrees to submit proof of such insurance to the District for its prior approval.

7. Applicant and District will conform to the requirements of Government Code Section 6250, et seq. in making all documents relating to this Agreement, the grant obtained and all other related matters available for public review during regular business hours. In the case that the Project involves acquisition of property, however, both the District and Applicant may withhold from public review any and all documents exempted under Section 6254, subsection (h), prior to completion of said acquisition.

   In the event that the District is required to defend an action on a Public Records Act request for any of the contents of an Applicant's submission under the terms and conditions of the Agreement, Applicant agrees to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.

8. In order to maintain the exclusion from gross income for federal income tax purposes of the interest on any bonds, notes or other evidences of indebtedness issued for the purpose of providing the grant monies made available in this Agreement, Applicant covenants to comply with each applicable requirement of Section 103 and Sections 141 through 150, inclusive, of the Internal Revenue Code of 1986, as amended. In furtherance of the foregoing covenant, Applicant hereby agrees that it will not, without the prior written consent of the District, (a) permit the use of any portion of the Project by any private person or entity, other than on such terms as may apply to the public generally; or (b) enter into any contract for the management or operation of the Project or any portion thereof, except with a governmental agency or a nonprofit corporation that is exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code.

9. If Applicant sells or otherwise disposes of property acquired or developed with grant monies provided under this Agreement, Applicant shall reimburse the District in an amount equal to the greater of 1) the amount of grant monies provided under this Agreement; 2) the fair market value of the real property; or 3) the proceeds from the portion of the property acquired, developed, improved, rehabilitated or restored with grant monies.

   If the property sold or otherwise disposed of is less than the entire interest in the property originally acquired, developed, improved, rehabilitated or restored with the grant monies, then Applicant shall reimburse the District an amount equal to the greater of: 1) an amount equal to the proceeds; or 2) the fair market value.

10. With the written consent of the District, the Applicant may transfer property acquired, developed, improved, rehabilitated or restored with funds granted under this Agreement to another public agency; to a nonprofit organization authorized to acquire, develop, improve or restore real property for park, wildlife, recreation, open space, or gang prevention and intervention purposes; or to the National Park Service, provided that any proposed successor agrees to assume the obligations imposed under the Proposition and to accept assignment of this Agreement. Under these conditions, the Applicant shall not be required to reimburse the District as described in Section D, Paragraph 9 of this Agreement.

E. Project Termination

1. Applicant may unilaterally rescind this Agreement at any time prior to the commencement of the Project. After Project commencement, this Agreement may be rescinded, modified or amended by mutual agreement in writing.

2. Failure by the Applicant to comply with the terms of this Agreement, or any other agreement established pursuant to the Proposition, may be cause for suspension of all obligations of the District hereunder.

3. Failure of the Applicant to comply with the terms of this Agreement shall not be cause for the suspension of all obligations of the District hereunder if, in the judgment of the District, such

failure was beyond the reasonable control of the Applicant. In such case, any amount required to settle, at minimum cost, any irrevocable obligations properly incurred shall be eligible for reimbursement under this Agreement.

4. The Applicant's full compliance with the terms of this Agreement will have significant benefits to the District, and to the property and quality of life therein, through the preservation and protection of beach, wildlife, park, recreation and natural lands of the District, provision of safer recreation areas for all residents, prevention of gangs, development and improvement of recreation facilities for senior citizens, the planting of trees, construction of trails, and/or restoration of rivers and streams. Because such benefits exceed, to an immeasurable and un-ascertainable extent, the amount of grant monies that the District furnishes under the provisions of this Agreement, the Applicant agrees that payment by the Applicant to the District of an amount equal to the amount of the grant monies disbursed under this Agreement by the District would be inadequate compensation to the District for any breach by the Applicant of this Agreement. The Applicant further agrees, therefore, that the appropriate remedy in the event of a breach by the Applicant of this Agreement shall be the specific performance of this Agreement, unless otherwise agreed to by the District. Nothing in this Section shall limit in any way the District's legal or equitable remedies under this Agreement.

5. Applicant and the District agree that, if the Project includes development, final payment may not be made until the Project conforms substantially with this Agreement and is a usable public facility.

6. Applicant and each County lobbyist or County lobbying firm, as defined in Los Angeles County Code Section 2.160.010, retained by Applicant, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of Applicant or any County lobbyist or County lobbying firm to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement, upon which the District may terminate or suspend this Agreement.

F. Payment of Funds

1. Applicant may request reimbursement from the District for eligible expenses, which the Applicant has properly incurred and paid, no more frequently than every thirty (30) days. Applicant shall submit reimbursement requests on District-provided Payment Request Forms, including the applicable attachments.

   All Payment Request Forms should be sent to:
   The Regional Park and Open Space District
   c/o The Department of Parks and Recreation
   433 South Vermont Avenue, Fourth Floor
   Los Angeles, California 90020

2. Applicant should submit its payment request prior to the fifteenth day of the month to receive reimbursement within four to six weeks. The District may hold Payment Request Forms received after the fifteenth of the month until the next month, which may result in

reimbursements being delayed.

3. The District may withhold a portion of the amount of reimbursement if, in the opinion of the District, an expenditure is not eligible under the terms and conditions of this Agreement, the Proposition, the Application or the Procedural Guide. In such cases the District shall notify the Applicant of the amount of expenditures declared ineligible and the reason(s) for the ineligibility. Applicant, within thirty (30) days of notification, may dispute the District's decision, in writing, to the District and provide records and/or documentation to support its claim. The District shall review the information and/or documentation provided and will notify Applicant of its final determination. If Applicant fails to dispute the findings, in writing, within the thirty day period, then the Applicant shall have waived its right to dispute the findings.

G. Hold Harmless and Indemnification

1. Applicant shall indemnify, defend and hold the District harmless from and against any and all liability to any third party for or from loss, damage or injury to persons or property in any manner arising out of, or incident to, the performance of this Agreement or the planning, arranging, implementing, sponsoring or conducting of the Project or any other operation, maintenance or activity by the Applicant.

2. The District shall have no liability for any debts, liabilities, deficits or cost overruns of the Applicant.

3. Applicant and District agree that the liability of the District hereunder shall be limited to the payment of the grant monies pursuant to the terms and conditions of this Agreement and the Procedural Guide. Any contracts entered into, or other obligations or liabilities incurred by, the Applicant in connection with the Project or otherwise relating to this Agreement shall be the sole responsibility of the Applicant, and the District shall have no obligation or liability whatsoever thereunder or with respect thereto.

H. Independent Grantee

This Agreement is by and between the Los Angeles County Regional Park and Open Space District and Applicant and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture or association between the District and Applicant.

I. Financial Records

1. Applicant agrees to maintain satisfactory financial accounts, documents and records for the Project and to make them available to the District for auditing at reasonable times. Applicant also agrees to retain such financial accounts, documents and records for five (5) years following Project termination or completion.

Applicant and the District agree that during regular office hours, each of the parties hereto and their duly authorized representatives shall have the right to inspect and make copies of any books, records or reports of the other party pertaining to this Agreement or matters related

thereto. Applicant agrees to maintain, and make available for District inspection, accurate records of all its costs, disbursements and receipts with respect to its activities under this Agreement.

2. Applicant agrees to use an accounting system that complies with generally accepted accounting principles.

3. At any time during the term of this Agreement or at any time within five years after the expiration or prior termination of this Agreement, authorized representatives of the District may conduct an audit of Applicant for the purpose of verifying appropriateness and validity of expenditures that Applicant has submitted to the District for reimbursement under the terms of this Agreement. If said audit reveals expenditures that cannot be verified or that were paid in violation of the terms of this Agreement, the Proposition or the Procedural Guide, the District may, at its discretion, reduce the grant amount by an amount equal to these expenditures.

   Applicant, within thirty (30) days of notification that an audit has resulted in the exception of expenditures, may dispute the audit findings in writing to the District and provide the District with records and/or documentation to support the expenditure claims. The District shall review this documentation and make a final determination as to the validity of the expenditures.

   If Applicant has received all grant monies prior to the audit, or if remaining grant monies are insufficient, and if said audit reveals expenditures that cannot be verified or that were paid in violation of the terms of this Agreement, the Proposition or the Procedural Guide, Applicant shall pay the District an amount equal to these expenditures within sixty (60) days after receiving written notification of the expenditures disallowed and the reason for the disallowance.

   Notwithstanding Government Code Section 907, in the event that Applicant fails to repay the District in full for the amount of excepted expenditures, the District may offset an amount equal to the excepted expenditures from any monies that may be due to Applicant under the terms and conditions of the Proposition. Through the execution of this Agreement, Applicant waives its rights under Government Code Section 907.

J. Use of Facilities

1. Applicant agrees to use the property acquired or developed with grant monies under this Agreement only for the purpose for which it requested District grant monies and will not permit any other use of the area, except as allowed by specific act of the Board of Supervisors as governing body of the District and under the terms and conditions of the Proposition.

2. Applicant agrees to maintain and operate in perpetuity the property acquired, developed, rehabilitated or restored with grant monies, subject to the provisions of the Proposition. With the District's approval, the Applicant, or its successors in interest in the property, may transfer the responsibility to maintain and operate the property in accordance with the Proposition.

3. Applicant agrees to provide for reasonable public access to lands acquired in fee with grant

monies, including the provision of parking and public restrooms, except where that access may interfere with resource protection.

K. Nondiscrimination

1. The Applicant shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in the use of any property or facility acquired or developed pursuant to this Agreement.

2. All facilities shall be open to members of the public generally, except as noted under the special provisions of the Project Agreement.

L. Incorporation by Reference

The Application and its required attachments, and any subsequent change or addition approved by the District, is hereby incorporated in this Agreement as though set forth in full. The Procedural Guide, and any subsequent changes or additions thereto, and the Proposition also are hereby incorporated in this Agreement as though set forth in full.

In the case of conflict, the District shall resolve the conflict with the precedence of documents as follows: the Proposition, this Agreement and the Procedural Guide (earlier named documents taking precedence over later named documents).

M. Severability

If any provision of this Agreement, or the application thereof, is held invalid, that invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are severable.

No provision of this Agreement, or the application thereof, is waived by the failure of the District to enforce said provision or application thereof.

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**IN WITNESS WHEREOF, Applicant and District have caused this Agreement to be executed by their duly authorized representatives as of the latter day, month and year written below.**

**APPLICANT:**

**By:** _____
*Signature of Authorized Representative*

**Title:** City Manager

**Date:** March 4, 1998

**LOS ANGELES COUNTY REGIONAL PARK & OPEN SPACE DISTRICT:**

**By:** _____
*for Director, Parks and Recreation*

**Date:** March 12, 1998

**Approved as to Form:**

**DE WITT W. CLINTON**
**County Counsel**

**By:** _____
*Principal Deputy*

**Grant No. 58G1-98-0706**

# Table CR-1
## Park and Recreation Facilities

| Number | Park Name | Location | Amenities | Acres |
|---|---|---|---|---|
| ***Pocket Parks*** | | | | |
| 1 | Eighth Street Parquette | 1700 block of Eighth St. | Picnic facilities, play area, barbeques, tot lot | 0.4 |
| 2 | Larsson Street Parquette | 200 block of Larsson St. | Play area, tot lot, small basketball court, and picnic facilities | 0.2 |
| | | | | *Subtotal 0.6* |
| ***Neighborhood Parks*** | | | | |
| 3 | Live Oak Park | 1901 Valley Dr. | Tot lots, play area, 6-lighted tennis courts, 2-lighted basketball courts, 2-lighted multi-purpose fields, 2 batting cages, picnic facilities, restrooms, Live Oak Recreation Center, ceramics studio, and Scout House | 7.7 |
| 4 | Manhattan Heights Park | 1600 Manhattan Beach Blvd. | Lighted athletic field, community center, picnic facilities, restrooms, 2 tennis courts, 2 paddle tennis courts, basketball court, volleyball court, play area, climbing wall, horseshoe court, and play area | 3.7 |
| 5 | Manhattan Village Field | 1300 Parkview Ave. | Soccer field, play area, picnic facilities, and restrooms | 2.7 |
| 6 | Marine Avenue Park | 1625 Marine Ave. | Baseball field, 2 batting cages, soccer field, 2 basketball courts, exercise area, picnic tables, play area, restrooms, and recreational building | 7.6 |
| 7 | Parque Culiacan | Highland and 27th St. | Half-size Basketball court, grassy knoll and benches | 1.2 |
| 8 | Sand Dune Park | 33rd and Bell Ave. | 100-foot tall sand dune, play areas, sand volleyball court, picnic facilities, and restrooms | 5.2 |
| 9 | Marine Sports Park | 1625 Marine Ave. | 3 baseball fields and 2 soccer field | 7.1 |
| | | | | *Subtotal 35.2* |
| ***Specialized Recreation Area*** | | | | |
| 10 | Veterans Parkway | Along Valley Dr and Ardmore Ave. | 1.7 mile jogging trail with par course , permanent art displays and Veterans Memorial Freedom Grove | 21.8 |
| | | | | *Subtotal 21.8* |
| ***Community Centers*** | | | | |
| 11 | Joslyn Community Center | 1601 N. Valley Dr. | Community rooms, auditorium with stage, library, kitchen, and dance studio | 0.8 |
| 12 | Manhattan Heights Community Center | 1600 Manhattan Beach Blvd. | Community rooms, classrooms, kitchen, Teen Center, Senior Center Club, and auditorium | 3.2 |
| 13 | Creative Arts Center | 1560 Manhattan Beach Blvd. | Creative Arts Center, exhibits, patio, classrooms, kitchen | 1.0 |
| | | | | *Subtotal 5.0* |

ATTACHMENT J

| | | | | |
|---|---|---|---|---|
| **Community Park** | | | | |
| 14 | Polliwog Park (e) | Corner of Redondo Ave. and Manhattan Beach Blvd. | Large pond, natural wildlife refuge, gazebo, amphitheater, Rose Garden, 2 play areas, 2-lighted athletic fields, baseball field, batting cage, picnic facilities, swimming pool, restrooms, exercise course, barbeques, historical museum, and botanical gardens | 18.0 |
| | | | | *Subtotal 18.0* |
| **Schools - Acreage only includes usable play area and not entire school site (a)** | | | | |
| 15 | Meadows School (b) | 1200 N. Meadows Ave. | Playing field | 4.9 |
| 16 | Pennekamp School (b) | 110 S. Rowell Ave. | Multipurpose field | 6.2 |
| 17 | Pacific School (b) | 1431 15th St. | Multipurpose field | 4.5 |
| 18 | Center Field | 1300 Pacific Ave. | Multipurpose field | 2.0 |
| 19 | Manhattan Beach Transition School Site - Begg (b) | 1435 15th St. | Lighted multipurpose field, 9 basketball/volleyball courts; Foster A. Begg Pool – 150 person capacity pool, dressing rooms, showers, grassy sitting area | 9.7 |
| 20 | Robinson School (b) | 80 S. Morningside Dr. | Multipurpose field | 4.4 |
| 21 | Grand View School (b) | 455 24th St. | Multipurpose field | 1.5 |
| 22 | Mira Costa High School (b) | 701 S. Peck Ave. | 10 lighted tennis courts, 4 softball and athletic fields, gymnasium, track | 12.3 |
| 23 | Manhattan Beach Middle School (b) | 1501 N. Redondo Ave. | 3 multipurpose fields | 7.5 |
| | | | | *Subtotal 53.0* |
| ***Other Recreation*** | | | | |
| 24 | Marriott Municipal Golf Course (c) | 1400 Parkview Avenue | 9-hole 3 par public golf course, putting green | 19.8 |
| 25 | Beach (d) | Strand and west of Strand (f) | Pacific Ocean, swimming, surfing, 150 volleyball courts, play areas, biking and walking paths, pier and Round House with marine education center, restrooms, showers and lifeguard towers | 58.2 acres/ 2.1 miles |
| | | | | *Subtotal 78.0* |
| | | | | *(not including community centers)* ***Grand Total 206.6 (g)*** |

**Source:** City of Manhattan Beach Parks and Recreation Department

**Notes:** (a) All schools are owned by the Manhattan Beach Unified School District (MBUSD) and have joint-use agreements with the City.

(b) Joint-use agreement with the MBUSD, where as City maintains and schedules playing fields. Acreage only includes usable play area and not entire school site.

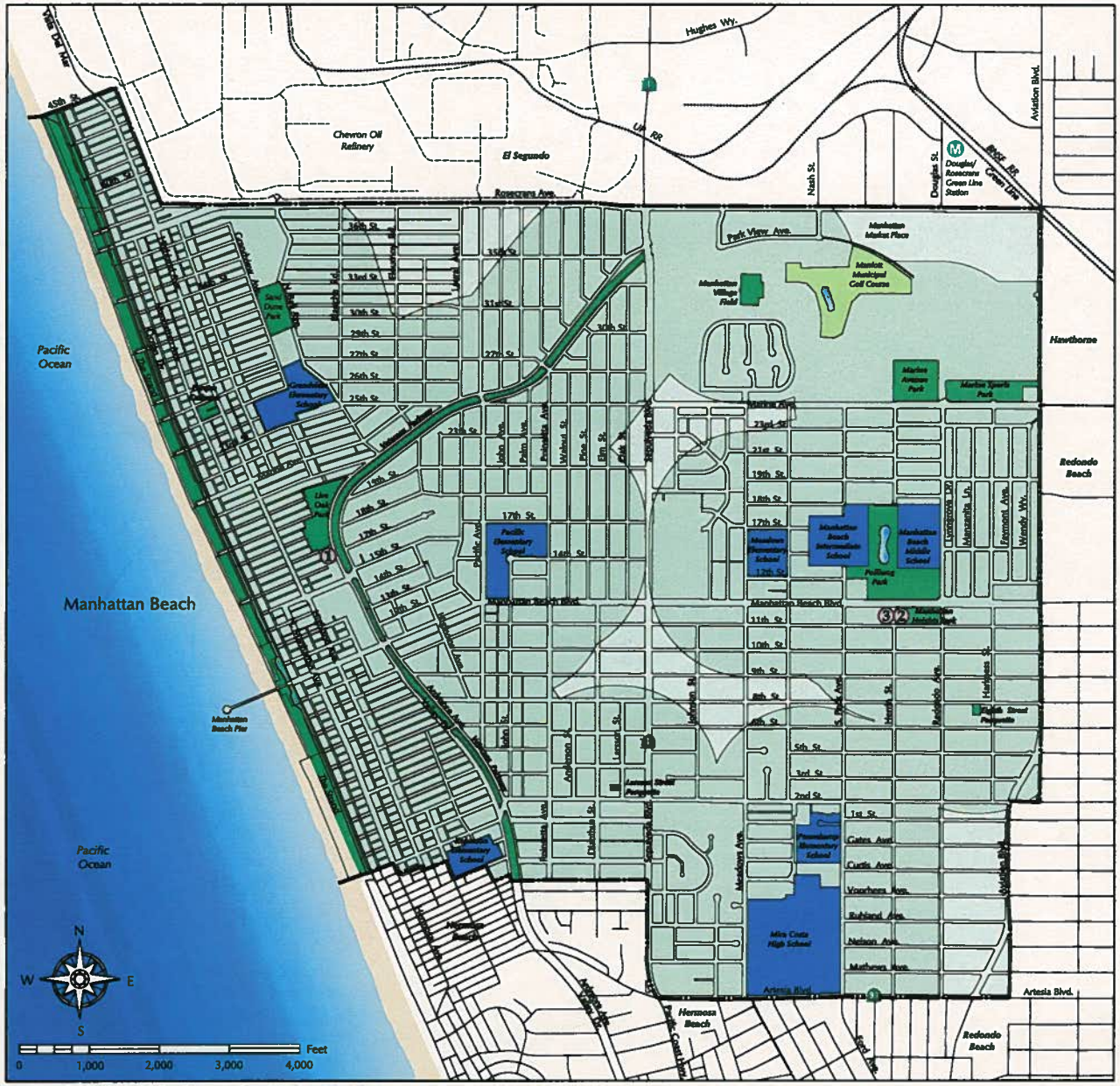
(c) Owned by the City of Manhattan Beach and leased to the Marriott Corporation.

(d) The Beach is owned by Los Angeles County and operated by the Los Angeles County Department of Beaches and Harbors, east of mean high tide line. The Pier is owned by the State and leased to the City.

(e) Owned by MBUSD and leased to the City of Manhattan Beach.

(f) Most of The Strand is owned by the City of Manhattan Beach; portions are owned by the State of California and the County of Los Angeles.

(g) To equal the General Plan Parks and Open Space acreage total from Table LU-2, subtract the Grand Total acreage by the Schools Subtotal acreage, and round. Grand Total does not include community centers as they are either already included in the acreage of the park that they are located within, or they are designated as separate public facilities.




Source: City of Manhattan Beach Parks and Recreation; Cotton/Bridges/Associates, 2002

**Parks and Recreational Facilities**

- Parks and Open Space
- Schools
- Golf Course

① Community Centers
1. Joslyn Center
2. Manhattan Heights Community Center
3. Manhattan Heights Annex-Creative Arts Center

**Parks and Recreation Service Areas***

*Manhattan Beach Parks and Manhattan Beach Schools*
1/4 mile (5-minute walk) and 1/2 mile (10-minute walk) radii

* *Note: Pocket/mini park radius is 1/4 mile.*

- City Boundary
- Walk Streets

MANHATTAN BEACH GENERAL PLAN

Figure CR-1

# Parks and Recreation Facilities

MANHATTAN · BEACH · GENERAL · PLAN