



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Montgomery and Members of the City Council

THROUGH: David N. Carmany, City Manager

FROM: Richard Gill, Parks & Recreation Director
Jim Arndt, Public Works Director
Steve Finton, City Engineer
Idris Jassim Al-Oboudi, Recreation Services Manager
Gina Allen, Recreation Services Manager
Jessica Vincent, Recreation Supervisor

DATE: May 3, 2011

SUBJECT: Discussion Regarding Status of Sand Dune Park Operations and Fencing Options for the Dune

RECOMMENDATION:

Staff recommends that City Council:

1. Receive a report related to the status of Sand Dune Park Operations.
2. Approve installation of 5-foot-high aluminum dune fencing on the top, bottom and north side of the dune.

FISCAL IMPLICATION:

There is no change recommended in the fiscal impact associated with the operations for the Dune at Sand Dune Park. The current annual costs are:

- Staffing: \$38,600 annually
- Signage: \$1000
- Fence Rental: \$334 annually
- Sand Replenishment \$3,500 (twice annually)

If the recommendation for fence installation is approved, it will be placed in the Capital Improvement Program for City Council consideration.

BACKGROUND:

During the City Council meeting on July 6, 2010, City Council directed Staff to take the following actions at Sand Dune Park:

- Restore the Dune to its original condition
- Construct a fence on the north side of the Dune to protect the rare plant species, the Orcutt's Yellow Pincushion that is on the Endangered Plant list
- Ensure sand replenishments are reduced to two per year
- Reopen the Dune allowing for limited use by implementing a reservation system

DISCUSSION:

Per City Council direction, staff restored the Dune to its original condition, constructed a fence to protect the endangered Orcutt's Yellow Pincushion, provided access points for use of the Dune, and implemented a reservation system through the Parks and Recreation Department. As approved by City Council, the reservation system permits reservations Monday through Friday and Saturday mornings for a maximum of 20 people per reservation time slot. Each time slot is one hour with a half hour gap in between each time slot (allowing people to leave the area before the next reservation group arrives). Reservations are only permitted during the daylight hours. The following is the current reservation schedule:

- April through September (summer): 8:00 a.m., 9:30a.m., 11:00 a.m., 3:00 p.m., 4:30 p.m., and 6:00 p.m.
- October and February: 8:00 a.m., 9:30 a.m., 11:00 a.m., 3:00 p.m., and 4:30 p.m.
- November through January: 8:00 a.m., 9:30 a.m., 11:00 a.m., and 3:00 p.m.

On Saturdays, reservations are available only in the morning hours at 8:00 a.m., 9:30 a.m., and 11:00 a.m. On Sundays, the Dune is only open for children.

Children ages 12 years and younger are permitted unlimited access during the scheduled reservation hours, and their parents may accompany their child(ren) up to the halfway point on the Dune (using only the family play area) which is marked with cones.

Reservations may be made online only up to 14 days in advance and up to the minute before the reservation time, if available. Prior to entering the Dune, the participant must:

- Print out their reservation receipt, similarly to printing out a boarding pass, and provide the receipt to the Dune Monitor. Participants are not permitted on the Dune without their reservation receipt.
- Pay the Dune Monitor the \$1.00 reservation fee
- Sign in
- Adhere to Dune policies

Furthermore, to avoid false reservations, a "no show cancellation" policy has been created. Sand Dune users are given three no show opportunities before their accounts are suspended for one year. After each no show, participants are contacted with a letter explaining the consequences of not properly cancelling their reservation.

Since inception of the Dune reservation policy in August 2010 there has been a significant decrease in the number of people using Sand Dune Park and the surrounding neighborhood. Staff in the park have noted a distinct correlation between the number of cars on Bell Avenue and the traffic/parking on Blanche, Alma and the surrounding numbered streets with the decrease in the number of people using the Dune. Below is a table showing the number of reservations since the Dune reopened in August:

Month	# of Reservations
August 2010	2,150
September 2010	1,533
October 2010	809
November 2010	746
December 2010	629
January 2011	826

Miscellaneous Statistics:

- 91,050 possible reservation slots available
- 6,693 reservations total
- 1,237 no shows have been recorded (person failed to attend reservation without notifying staff)
- The Dune is being used at 7% of its capacity
- 17% of Dune users are residents and 83% are non residents

As can be seen by the Dune attendance, the number of reservations drops dramatically during the late fall/winter months.

Since the Dune reopened in August, staff’s observations are:

- Dramatic decrease in traffic/parking/congestion problems on Bell and turnabout.
- Dramatic decrease in noise associated with car stereos, people shouting/screaming.
- Dramatic decrease in trash (socks, water bottles, etc.) in the neighborhood and park.
- Dramatic decrease in the number of sand replenishments and the costs, noise, and pollution associated with each replenishment. (We have gone from 8 replenishments annually to 0 as of this date.)
- Dramatic decrease in the number of complaints from the neighbors surrounding the park.
- Dramatic decrease in the number of park rules violations.

The users of the Dune have stated to staff that they recommend:

- Changing the reservation schedule to one that is more conducive to a working resident by extending the time slots available throughout the year and creating reservation timeslots earlier in the morning and during the lunch hour.
- Creating a volume use registration/pass with the reservation system (similar to a class).
- Allowing electronic reservation verifications on site.

- Replacing the fence with one that is more aesthetically pleasing.
- Removing the fence completely.
- Allowing middle school and high school students ages 14 through 18 to use the Dune free without making a reservation on specific weekdays and times (staff to check ID as needed).

Staff is recommending that no changes be made at this time. Attendance records have always shown that our highest attendance and problems occur during the months of May through August. Since we have only been operating with a reservation system for one of those peak months, staff thinks it is prudent to go through an entire year before changes are made to the operation of the Dune.

Sand Dune Park Fence (\$120,000)

A temporary rental fence was placed around the Dune in August of 2009. The fence has been in place during the year-long closure of the Dune and during the initial operation of the reservation system. Direction regarding permanent fencing is requested. Staff recommends that new fencing be installed at the top, bottom and north side of the Dune (the south side already has a permanent fence). Staff has researched and developed cost estimates for eight types of fencing as indicated in Table F-1 below.

Table F-1 - Fence Alternatives Considered									
	Type of Fence	Ht.	Cost/ft	South	Top	Bottom	North	Gates	Total
				220'	250'	270'	280'		1020'
1a	2" Chain link	4'	\$67	\$15,000	\$17,000	\$18,000	\$19,000	\$5,000	\$74,000
1b	2" Chain link	6'	\$70	\$15,000	\$18,000	\$19,000	\$20,000	\$5,000	\$77,000
2a	1.25" Chain link	4'	\$75	\$17,000	\$19,000	\$20,000	\$21,000	\$5,000	\$82,000
2b	1.25" Chain link	6'	\$80	\$18,000	\$20,000	\$22,000	\$22,000	\$5,000	\$87,000
3	Steel Picket Fence	6'	\$134	\$29,000	\$34,000	\$36,000	\$38,000	\$8,000	\$145,000
4a	Aluminum Dune Fence	4'	\$100	\$22,000	\$25,000	\$27,000	\$28,000	\$6,000	\$108,000
4b	Aluminum Dune Fence	5'	\$117	\$26,000	\$29,000	\$32,000	\$33,000	\$7,000	\$127,000
4c	Aluminum Dune Fence	6'	\$134	\$29,000	\$34,000	\$36,000	\$38,000	\$8,000	\$145,000
5	Three Rail Fence	5'	\$87	\$19,000	\$22,000	\$23,000	\$24,000	\$5,000	\$93,000
6	Block Wall	6'	\$160	\$35,000	\$40,000	\$43,000	\$45,000	\$8,000	\$171,000
7	Cable Rail Fence	6'	\$145	\$32,000	\$36,000	\$39,000	\$41,000	\$8,000	\$156,000
8	Redwood Fence	6'	\$110	\$24,000	\$28,000	\$30,000	\$31,000	\$5,000	\$118,000

Recommended Fencing Type

Chain link fencing or aluminum Dune fencing are the options deemed feasible by staff from an operations and maintenance standpoint. Staff, recommends the aluminum Dune fencing due to its enhanced aesthetics as can be seen in Table F-2 below.

Table F-2 Sand Dune Fence Alternatives	
<p><u>1.</u> 2"Chain link fence, black vinyl clad, \$70 per foot (6'), \$67 per foot (4')</p> 	<p><u>2.</u> Aluminum Dune Fence \$100 per foot (4'), \$117 per foot (5')</p> 

Recommended Fencing Locations and Height

Staff recommends installation of 5' tall aluminum Dune fence at the top, bottom and north side of the Dune as shown in Figure F-1. This fence arrangement would control access to the Dune and protect the endangered plant habitat on the Dune's north flank. Staff doesn't believe a fence on the south side is necessary as access is controlled by existing fence and stairway railing.



Figure F-1



Aluminum Dune Fence

Cost of Recommended Fence Alternative

The estimated cost of the recommended aluminum Dune fencing for the top, bottom and north side of the Dune is \$101,000 (Table F-3). If City Council elects to proceed with a fence according to staff’s recommendation, it is recommended that \$120,000 be appropriated from CIP Funds to provide for construction and contingency.

Table F-3 - Recommended Fence Alternative									
	Type of Fence	Height	Cost/ft	South	Top	Bottom	North	Gates	Total
				220'	250'	270'	280'		1020'
5	Aluminum Dune Fence	5'	\$117		\$29,000	\$32,000	\$33,000	\$7,000	\$101,000