

**CITY OF HUNTINGTON BEACH  
SUPPLEMENTAL COMMUNICATION  
Joan L. Flynn, City Clerk  
Office of the City Clerk**

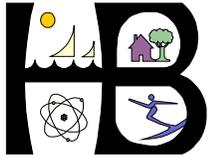
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Joan L. Flynn, City Clerk *JLF*  
**DATE:** 5/5/2014  
**SUBJECT:** SUPPLEMENTAL COMMUNICATIONS FOR THE MAY 5, 2014, REGULAR CITY COUNCIL/PFA MEETING

---

Attached are the Supplemental Communications to the City Council (received after distribution of the Agenda Packet):

**Administrative Item**

- #11.** Communication received from Ken Domer, Assistant City Manager attaching correspondence from Scott Dater, Vice President of Seaview Little League, and a PowerPoint presentation entitled *Proposed Memorandum of Understanding Between City and HBCSD*.
- #11.** Communication submitted by Alan Walls, Member, Committee to Save LeBard Park, dated May 5, 2014 supporting the Memorandum of Understanding.
- #11.** Communication submitted by Greg & Liz Howell of Sky View Designs, dated May 5, 2014 supporting the Memorandum of Understanding.



# CITY OF HUNTINGTON BEACH

## Inter-Office Memo

**TO:** Joan Flynn, City Clerk

**FROM:** Ken Domer, Assistant City Manager

**DATE:** May 5, 2014

**SUBJECT: SUPPLEMENTAL COMMUNICATION REGARDING ITEM #11**

---

Two items of supplemental communication regarding Request for Council Action #11:

- The attached correspondence was received from Scott Dater, Vice President of Seaview Little League, on Saturday, May 3, 2014.
- The attached Powerpoint presentation will be utilized during the presentation of RCA #11.

Please include these items with the Supplemental Communications provided to the City Council.

Thanks.

**From:** [Scott Dater](#)  
**To:** [Domer, Ken](#)  
**Cc:** [Jon Napier](#)  
**Subject:** Lebard Park  
**Date:** Saturday, May 03, 2014 9:25:58 AM

---

Ken,

I am writing to you in regards to the upcoming City Council meeting where the future plans of Lebard Park will be discussed. I am traveling on business and unable to attend, but would request this email be submitted for public record.

As a representative of the Seaview Little League Board and a 7 year member of the league, I would like to offer both my support and concerns over the future of our fields at Lebard Park.

Based on the most recent proposal I have seen from the HBCSD land planner, it indicates that 15 housing pads will be placed at the current location of the school districts headquarters building and new parking will be located where we currently have our tball and coach pitch fields. As I appreciate the reduced quantity of home sites to minimize the overall impact to our league, I have extreme concerns over the removal of two of our lower division baseball fields. Although one of the fields (tball) is indicated to be relocated, we will loose a field that currently has over 120 players participating on it with no place to put them in the future plans. Along with losing a field, the proposed location of the tball field behind our majors outfield raises safety concerns for the players and families of the tball division due to homeruns flying over the fence into the proposed field and spectator area.

Seaveiw Little League has provided a home for tens of thousands of kids over the years and we have gone through much effort and cost to provide the safest and best playing fields in District 62. The countless hours of volunteers and community support have made Seaview more than just a little league, it has become a family. As we have all become to familiar with in the past several years, open space and safe and secure locations for our kids to play and grow are quickly disappearing. We as a community need to do all that we can to provide these spots and encourage our kids to be outside playing sports with their friends and learning the meaning of sportsmanship and teamwork.

We are not asking for any of the home sites to be removed to make the project less desirable to a proposed developer, however we would like to request the City and HBCSD find an alternative to placing parking over two of our little league fields.

We as a league are fully aware that the sale of the school site is moving forward and are prepared to be an active participant with all parties and support the process as it moves forward. As we always have, we also want to be good neighbors to the surrounding neighborhoods and find a solution that will benefit all parties. Please feel free to contact me at any time to further this discussion.

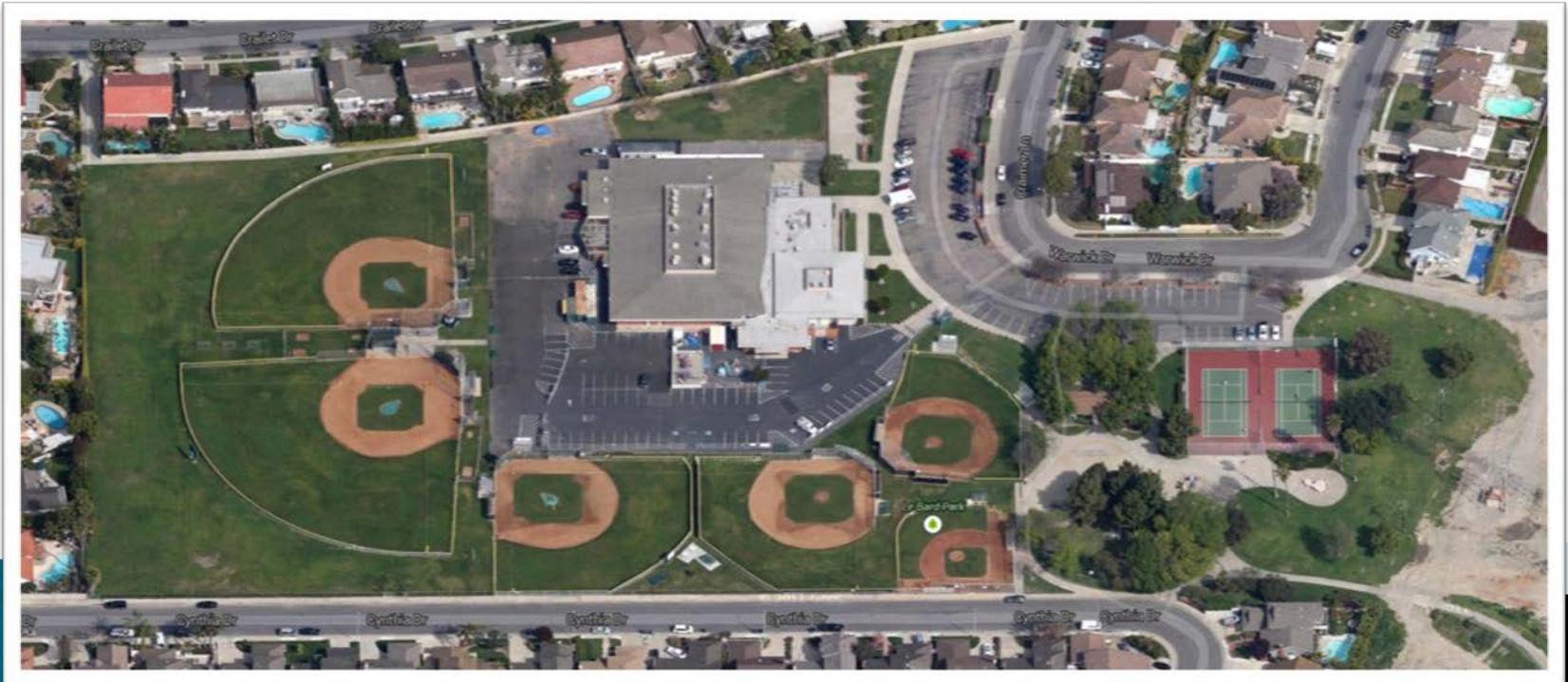
Thank you for taking the time to address this important issue.

Regards,

Scott Dater

Vice President  
Seaview Little League  
[vp@seaviewlittleleague.com](mailto:vp@seaviewlittleleague.com)

# Proposed Memorandum of Understanding between City and HBCSD



LeBard Property

May 5, 2014 – City Council

# Key Issues

- LeBard Elementary School – built in 1960's, closed in 1980 and used as school district headquarters.
- 2008 City received notice of surplus properties.
- City approved Resolution 2008–22 authorizing negotiations.
- Seaview Little League leases District property at LeBard (6 fields)
- Proposed for City to purchase 6.6± acres to add to adjacent LeBard Park. Remaining District property to be sold, after entitlements, to residential developer for 15 unit SFR development.
- Overall deal to balance multiple needs/wants: City, District, Neighbors, Seaview Little League, Park users.

# Key Issues

- Area considered for purchase is District property.
- No or limited improvements to City park nor to diminish potential for 'phase II' park improvements utilizing SCE easement area.
- District could sell entire property if desired.

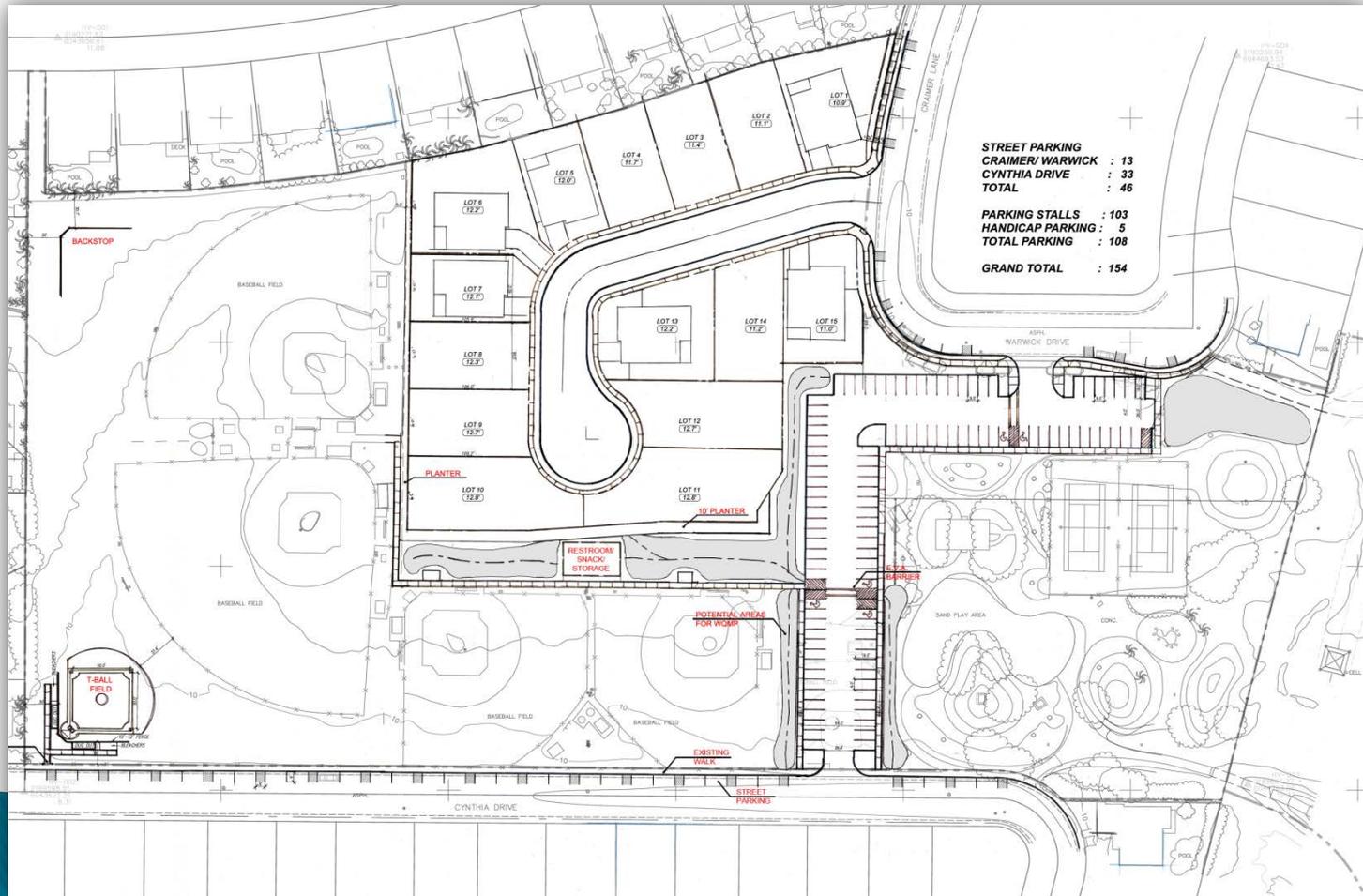


# Proposed Deal Points

The proposed MOU is a simple framework to continue our progress. Refinements to the conceptual plan will continue. The City Council will be requested to ultimately approve a purchase agreement.

- District to process entitlements for 15 homes and improvements.
- City agrees to process in expeditious and efficient manner.
- If entitlements are approved, City to purchase 6.6 acres at agreed upon Naylor Act pricing – \$3,168,000.
- Acknowledgement of Naylor Act calculation.
- District to sell subdivided property to home builder.
- District constructs improvements for future park addition, including necessary parking.
- Instructions for process to include escrow.

# Conceptual Plan\*



\*Concept only – Exact details for parking, field impacts to be worked out during entitlements.

# Next Steps

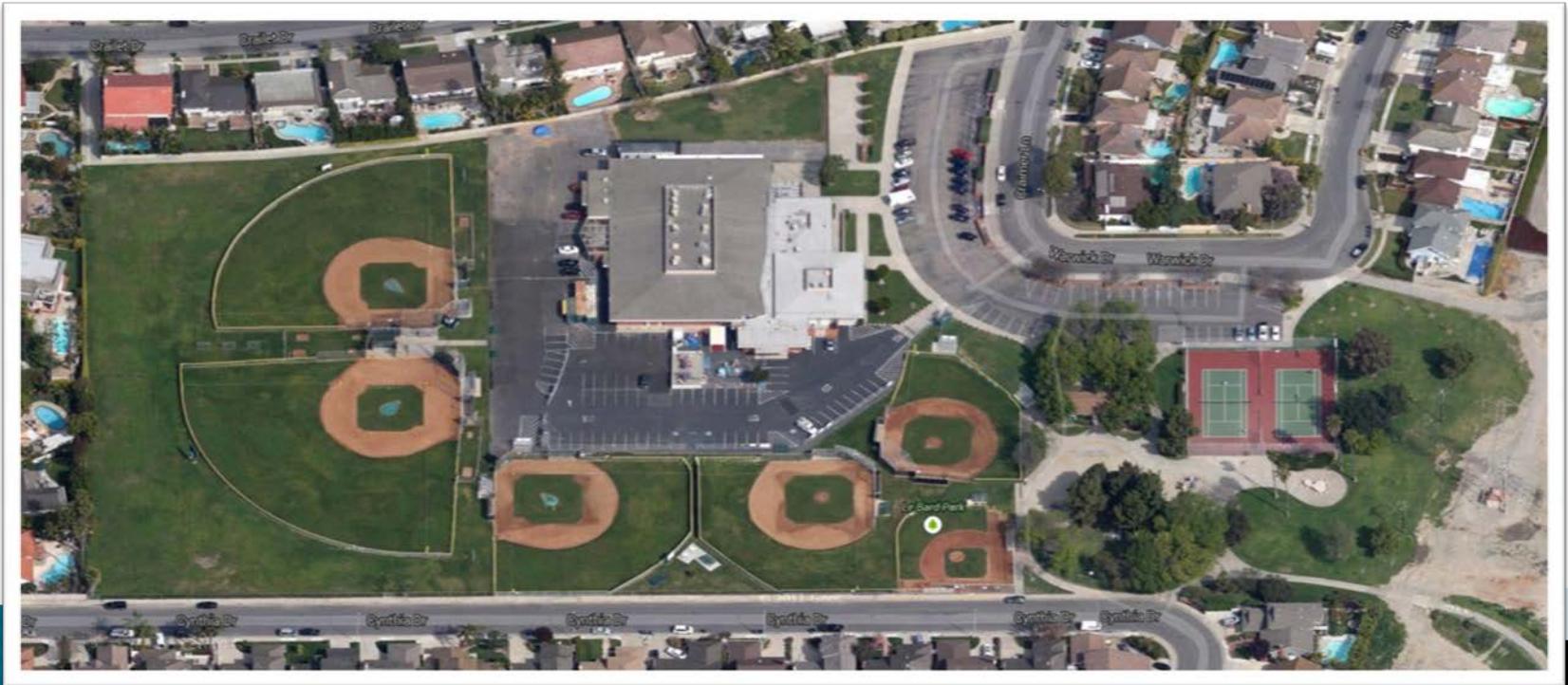
- HB City School District Board of Trustees approved 5-0 the MOU on Tuesday, April 29, 2014
- Staff recommends approval of MOU to provide framework and continue the process.
- HBCSD to submit for plan review as part of the entitlement process.
- Potential to complete entitlement process in 6-12 months depending on environmental process.

# Financial Impact

- MOU approval has no financial impact as it is not binding City to purchase (future consideration).
- If purchased, approximate cost is \$3,168,000 payable over five years. First year payment potentially in Fiscal Year 14-15.

# Proposed Memorandum of Understanding between City and HBCSD

## Discussion



LeBard Property

May 5, 2014 – City Council

## Esparza, Patty

---

**From:** Domer, Ken  
**Sent:** Monday, May 05, 2014 2:31 PM  
**To:** Agenda Alerts  
**Subject:** FW: Memorandum of Understanding re: LeBard Park Development

---

**From:** Alan Walls [mailto:alandwalls@aol.com]  
**Sent:** Monday, May 05, 2014 2:03 PM  
**To:** CITY COUNCIL  
**Cc:** Domer, Ken; becky.hart@yahoo.com; sevasquez1@yahoo.com; lbco@earthlink.net; marti.cf@verizon.net; dave@dsadave.com; rkoch2@yahoo.com; matt.fleming555@gmail.com; jmbui70@yahoo.com; greg@skyviewhomes.com; alandwalls@aol.com; rob.fix@verizon.net; smirghanbari@mac.com; motorcyclesareus@yahoo.com; bnthart@verizon.net; rhardy2@socal.rr.com; bpeters1@socal.rr.com  
**Subject:** Memorandum of Understanding re: LeBard Park Development

Honorable Mayor and City Council Members:

The Suburbia Park Committee to Save LeBard Park recommends you vote tonight for the MOU that describes 15 full-sized lots on the site of the HBCSD District Office and purchases the remaining parkland. The development of LeBard Park has been in dispute for about the last 20 years and you are to be highly commended for moving decisively toward a solution that satisfies all parties. We recognize it is a financial drain on the City and buys back public land, but at least it is half of what the City offered in 2007 and retains much precious parkland.

Attached to the MOU is a conceptual depiction of the site with parking, storage, restrooms, and a snack bar. The parking spaces however eliminate two Seaview Little League fields and a good portion of the open space as it contemplates building another baseball field on it. The extra parking is unnecessary. The parking spaces lost when building out the 15 lots can be nearly replaced with an extension of the current spaces behind the tennis court and if necessary on graded dirt on the SCE easement area.

Even given the current parking spaces, on Saturday when most of the Little League games are played, all the streets surrounding LeBard Park have cars parked bumper to bumper. Providing the same amount as in this plan would not alleviate the situation. At worst, it would only mean the Little Leaguers would have to walk a bit further to the fields, consider car pooling, or schedule some games on other days. Do recall that the fields are for the exclusive use of the Little League and aren't used for about nine months of the year

Our committee has emailed our recommendations to all our contacts. Their responses have been either positive as to the reduction in parking or without objection. Since the Little League and the neighborhoods don't need it and with HBCSD moving, please occasion the fields to remain and reduce or reposition the parking. This would also save construction costs which could be rebated to the City by HBCSD or put in escrow for future development of the SCE area.

Thanks for you consideration, Alan Walls, Member, Committee to Save Lebard Park.

## SUPPLEMENTAL COMMUNICATION

Meeting Date: 5-5-2014

Agenda Item No. 11

**Esparza, Patty**

---

**From:** Domer, Ken  
**Sent:** Monday, May 05, 2014 2:31 PM  
**To:** Estanislau, Robin  
**Cc:** Esparza, Patty; Flynn, Joan  
**Subject:** FW: Memorandum of Understanding re: LeBard Park Development

---

**From:** Greg Howell [mailto:greg@skyviewhomes.com]  
**Sent:** Monday, May 05, 2014 2:22 PM  
**To:** CITY COUNCIL  
**Cc:** Domer, Ken  
**Subject:** Memorandum of Understanding re: LeBard Park Development

Honorable Mayor and City Council Members:

The Suburbia Park Committee to Save LeBard Park recommends you vote tonight for the MOU that describes 15 full-sized lots on the site of the HBCSD District Office and purchases the remaining parkland. The development of LeBard Park has been in dispute for about the last 20 years and you are to be highly commended for moving decisively toward a solution that satisfies all parties. We recognize it is a financial drain on the City and buys back public land, but at least it is half of what the City offered in 2007 and retains much precious parkland.

Attached to the MOU is a conceptual depiction of the site with parking, storage, restrooms, and a snack bar. The parking spaces however eliminate two Seaview Little League fields and a good portion of the open space as it contemplates building another baseball field on it. The extra parking is unnecessary. The parking spaces lost when building out the 15 lots can be nearly replaced with an extension of the current spaces behind the tennis court and if necessary on graded dirt on the SCE easement area.

Even given the current parking spaces, on Saturday when most of the Little League games are played, all the streets surrounding LeBard Park have cars parked bumper to bumper. Providing the same amount as in this plan would not alleviate the situation. At worst, it would only mean the Little League-ers would have to walk a bit further to the fields, consider car pooling, or schedule some games on other days. Do recall that the fields are for the exclusive use of the Little League and aren't used for about nine months of the year

Our committee has emailed our recommendations to all our contacts. Their responses have been either positive as to the reduction in parking or without objection. Since the Little League and the neighborhoods don't need it and with HBCSD moving, please occasion the fields to remain and reduce or reposition the parking. This would also save construction costs which could be rebated to the City by HBCSD or put in escrow for future development of the SCE area.

Thanks for you consideration, Greg Howell Suburbia Park resident, Member, Committee to Save Lebard Park.

Greg & Liz Howell, A.I.A. Associate  
Sky View Designs  
Architectural, Engineering & Title 24 Plans  
Web Site: [SkyViewHomes.com](http://SkyViewHomes.com)  
Office Phone: (714)963-4600

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 5-5-2014

Agenda Item No. 11