



(760)

COMMUNITY SERVICES COMMISSION

MINUTES REGULAR MEETING

Wednesday, January 13, 2016
6:00 PM
City of Huntington Beach
Civic Center Council Chambers
2000 Main Street
Huntington Beach, CA 92648

CALL TO ORDER:

Chairman Kreitz called the meeting to order at 6:04 p.m. at which time the Pledge of Allegiance was said.

MEMBERS PRESENT: Paul Burkart; Michael Couey; Nicolina Cuzzacrea; Roger Forest; Albert Gasparian; Bridget Kaub; Jay Kreitz; J.D. Miles; Roy Miller; Norm Westwell

MEMBERS ABSENT: Jerry Moffatt (excused); Dick Thiel (excused)

STAFF PRESENT: David Dominguez; Charlene Gomez

B. PRESENTATIONS:

B-1. Fall Volleyball Championship and Harry W. Montague Sportsmanship Award Presentation: Recreation Supervisor, Erin Burke, introduced Youth Sports League Manager, Nikki Fukuzawa to present the 2015 Fall Volleyball Championship and Harry W. Montague Sportsmanship Awards to the following 1st place teams: Maroon 5, Great White Sharks, Yellow Jackets, and the O'Jays.

C. MINUTES:

Motion: Chair Kreitz called for a motion to approve the minutes as written for the November 12, 2015 Community Services Commission meeting. Moved by Commissioner Westwell, seconded by Commissioner Kaub.

Ayes: Couey, Gasparian, Kaub, Miles, Miller, Westwell

Nos: None

Abstain: Burkart, Forest, Kreitz.

D. ORAL COMMUNICATIONS:

Prior to Oral Communications, Chair Kreitz approved changing the order of the agenda to hear item G.1 before item F.1. Chair Kreitz then opened public comments stating that speakers could address the Commission regarding general items, Item G-1 or F-1.

Leslie Gilson addressed the Commission about the conditions at Gibbs Park. She provided handouts with images showing the condition of the benches and tables and landscaping within the park. The handout also included samples of thermoplastic tables and benches she would like to see in place of the wood benches installed by the City. She reported that a cement bench in the park has been restored with paint and she feels this type of restoration would benefit not only Gibbs Park, but Central Park and the Pier as well. She asked Commission to consider these requests.

Gary Droder spoke on his displeasure with the proposed permanent parking lot and the Senior Center in Central Park, and development throughout the City. He suggested building a bridge over Goldenwest Street to allow visitors to use the Sports Complex parking area. He spoke in favor of the Raptor Foraging Habitat.

E. DIRECTOR/MANAGER ITEMS:

Dominguez introduced Nashya Sadono as the newest member of the Community Services Department team as a part-time employee. Miss Sadono is a UCI graduate with a degree in Urban Planning and will be assisting with development projects.

Dominguez informed Commission that staff is looking at installing reference/directional signs at the beach based upon comments at the November 2015 meeting.

Dominguez provided an update on the status of the American flag mounted at Bluff Top Park stating that a concept has been discussed with members of Council and State Parks staff to install a standard park bench with flag mounting brackets which will provide individuals to place the flag when sitting in the area. Commissioner Westwell asked if the area will be lit during evening hours. Dominguez explained that the intent was not to have the flag in place 24/7 and therefore no lighting is being planned. Commissioner Forest asked how many more benches will be installed. Dominguez responded that benches may be installed in a semi-circle so that the flag area is the focal point. Staff's goal is to bring this about through the existing bench donation program.

Dominguez announced that Commissioner Reardon has resigned from the Commission and staff has reached out to the Westminster School District for a replacement.

Dominguez reported on the current status of the new senior center project. He added that Commission would have the opportunity to tour the project site on February 5.

F. PUBLIC INPUT MEETING: Central Park Raptor Foraging Habitat Plan

Dominguez gave a Power Point presentation on a raptor foraging habitat plan related to mitigation measures related to the new senior center and proposed permanent parking lot in Central Park. The plan encompasses 7.5 acres, located adjacent to Edwards Street between the Thomas Oil Lease area and Dog Park. He provided background on the mitigation measures for each project and an overview of the raptor foraging habitat plan.

Chair Kreitz opened public comments for the item:

Mindy White spoke as a proponent for not giving up any open space and is in favor of the raptor foraging habitat. She feels that the raptors have left due to a lack of food source and noise. She also addressed concern of development in the park.

Steve Albert voiced concerns about the raptor foraging habitat project having limited notification. He addressed a list of concerns he has regarding the park, including the loss of food for the raptors, the potential noise from the new Senior Center and the location of the proposed parking lot.

Jean Nagy, President of the Huntington Beach Tree Society asked for clarification on the amount of acreage needed for the foraging habitat area. Chair Kreitz allowed staff to respond that 6.5 acres was needed for the senior center project and 1 acre was needed to address the proposed parking lot. She spoke in favor of open space conservation. She addressed issues in the parks and suggested establishing an adopt-a-park program. She reported that The Tree Society gave \$70,000 for improvements, which included landscaping the medium at Central Park Drive and \$30,000 for the post rail fence around the Urban Forest.

Michael McGloin spoke about the notification radius and feels it should have been wider. He asked about the materials used to close off the raptor foraging area. He also asked about the gun range and wants to know what will be done with it.

Chair Kreitz closed public comments and called for comments from Commission:

Commissioner Couey asked that if this area is designated for the raptors, what will that mean in the future. Dominguez said that the original master plan calls for it to be conserved for open space.

Commissioner Westwell voiced concerned for the area to be habitat in perpetuity and if options for other areas were explored. Dominguez responded that the need for the raptor foraging habitat area was a condition of the Senior Center and proposed permanent parking lot projects and that any future changes to the area would need to comply with CEQA protocol. Commissioner Westwell said he would like to know more about the process. He also asked about ownership of the Brindle/Thomas. Dominguez replied that the City owned the property but, that it was subject to conditions of an oil lease. Westwell asked if the current temporary parking lot had been mitigated for. Dominguez replied that it was not subject to mitigation until permanent. Commissioner Westwell would like more information on the perch poles. He asked if Chevron had been approached regarding the use of their land. Dominguez said no. He also asked about the use of Shipley's. Dominguez clarified that the installation will be perch poles for foraging only, and not meant as a breeding ground. Commissioner Westwell asked if the biologist can come in and speak with Commission. Dominguez said it could be arranged if that was the direction of Commission. Westwell asked what would happen should the Commission not take action on the plan. Dominguez answered that it would go before Council with Commission's decision noted. Westwell said that if the extra acre is added to the 6.5 acre, he will vote against.

Commissioner Forest thanked Dominguez for his presentation.

Commissioner Cuzzacrea asked if trees would be added or just perch posts. Dominguez responded only posts at this time. She asked about maintenance. Dominguez reiterated that staff is looking at volunteer labor to make the improvements needed but the area would require little maintenance.

Commissioner Miller asked if a biologist comes in after 5 year and says this isn't serving its purpose, would the City have to go through the process again. Dominguez said the biologist would make recommendations for improvements to the area or, if need be, recommend other locations.

There was discussion on accessing the area and trails, bird boxes, and the noise level at the dog park. Dominguez stated that these factors were taking in by the biologist but, still consider the location to be appropriate.

Commissioner Burkart commented that he is in favor of the mitigation as it will add an extra measure of protection of open space.

Kaub asked if any other spaces were looked at within the park. Dominguez said that other areas were looked at and identified in the original Master Plan,

including this one. The biologist looked at many areas of Central Park and the proposed location is their recommendation as the most suitable. She asked about only needing to mitigate 6.5 acres at this time and could the other 1 acre be done at a later date if needed. Dominguez said yes, however, staff is recommending the full 7.5 at this time for cost and time efficiency.

Westwell voiced his concern about Commission not having met with the biologist so that they can ask questions such as how the space was selected. He further said he would like the City to ask Chevron if they are willing to offer their property as the raptor foraging habitat.

Chair Kreitz commented on the raptors and is in favor of saving the open space. Westwell rebutted by saying that he would like to see other avenues exhausted before the City commits to closing off this much space.

Kaub asked if the mitigation is required, and she stated that Commission does not have a choice and must do something. Dominguez said that the mitigation measure is tied to Senior Center and original EIR for Central Park and, therefore, mandated. He added that previous Planning Commissions and Councils approved of the mitigation measures as part of adopting the Central Park and Senior Center EIRs.

MOTION:

- 1. Recommend to City Council approval of the Raptor Foraging Habitat Mitigation and Monitoring Plan as presented, and;**
- 2. Recommend to City Council approval of updating the Master Plan of Recreational Uses for Central Park to identify 7.5 acres, south of the Dog Park and west of the Equestrian Center, as a raptor foraging habitat mitigation site.**

Commissioner Burkart moved to approve the recommended action with Commissioner Gasparian seconding the motion.

Ayes: Burkart; Couey; Cuzzacrea; Gasparian; Kaub; Kreitz; Miles; Miller

Noes: Forest; Westwell

Dominguez addressed the question from public comments regarding the gun range by saying that particular portion of the park had not been identified for a particular use as part of the Master Plan. He added that the area has significant issues including lead and methane contamination and that any proposed use would have to go through the public process and come before Commission and City Council, and potentially be subject to Measure C depending upon the level

of development. Chair Kreitz asked if any clean up has been scheduled. Dominguez responded not at the present time.

G. ADMINISTRATIVE ITEMS:

G.1 Park and Recreation Master Plan – Dominguez provided a brief overview of the item and introduced Zachary Mueting with RJM Design Group who gave a presentation on the citywide Park and Recreation Masterplan.

Mr. Mueting provided an overview of the process and methodology used in preparing the plan, including public workshops, surveys and interviews with City staff and stakeholders. He summarized the content of the report's findings including demographic information, existing park and facility conditions and recommendations.

Chair Kreitz called for questions:

Commissioner Miller and Dominguez discussed how the plan relates to the City's General Plan – which is currently being updated.

Commissioner Burkart asked about conflicts with the General Plan or Zoning Map for park projects suggested in areas zoned as residential. Dominguez said that in that case, zoning amendments would be required as part of the project approval process.

Commissioner Gasparian asked if the use of the beach was part of the survey, and was the phone survey an opened ended list or was there a list provided. Mr. Mueting responded that the beach was included. The questions were asked both open ended and with a list provided, depending on the specific survey taken. Commissioner Gasparian noted that volleyball is not listed in the recreation demands and needs, and facility analysis, and in his experience, it is a high participated activity. Mr. Mueting said it was not specifically identified, however, he can provide that information to staff if it is needed.

Commissioner Kaub felt that the surplus school information should be updated to reflect the current conditions, such as the City in agreement to purchase portions of LeBard School and the use of Kettler School as the Huntington Beach Elementary School District Offices. She concurred with the need for a gymnasium in the City and expressed her concern for the potential loss of the Rodgers Seniors' Center site and lack of open space in that area of downtown and that the recommendations for the site to be modified in the draft plan.

Commissioner Couey said he attended all three workshops and that participation was low and those attending were mainly there to represent their interests only. Mr. Mueting responded to his question about the selection of phone numbers for the phone survey stating that a random sampling method was used.

Commissioner Miles said he also attended the workshops and felt that they were not well attended for the size of the city. Those who did attend came with their ideas and thoughts on how the City can progress into the future with recreation. He commended the City and the project as a great idea, and the citizen who participated and felt that RJM did their best in reaching out to the community.

Commissioner Westwell asked Commissioners Couey and Miles if they could put a quantitative number on attendance. Mr. Mueting answered by saying that in their experience, his organization typically sees an average of 30 members of the community attend these types of workshops, which was in line with participation in the City of Huntington Beach.

Commissioner Westwell commented that 30 participants did not seem to be a significant representation. He asked why Irby Park was not address in the Plan. Mr. Mueting said it is identified as a potential park site for development, but based on the needs in the report it did not fit the major recommendations list at this time. Additional discussion ensued on Irby Park and other undeveloped parkland and how they were addressed in the plan.

Commissioner Westwell voiced a concern over parks that share property with schools and the lack of divisional fencing to keep the public from accessing the school campus for safety purposes. Dominguez said that one of the items in the plan is to look at the agreements and relationships with the school districts and if issues or current regulations require separation.

Westwell asked about "Belcito Park" and asked if the issues have been resolved. Dominguez responded that the park belongs to the Ocean View School District and from a park stand point, there are no issues.

Westwell asked if the City currently has an agreement with the Ocean View School District. Dominguez responded no. OVSD did not approve the draft prepared by the City. Staff is awaiting a draft agreement from OVSD but, nothing has been received to date.

Commissioner Westwell asked if the City's GIS system was used to obtain the data in the plan. Mr. Mueing said that they did not use the GIS

specifically for the demographics, but took it from the ACS (State Census System).

Dominguez responded to Commissioner Westwell's question about the cost and funding source for the plan stating that \$200,000 from the Park Acquisition and Development Fund was utilized.

Commissioner Westwell asked Dominguez if there will be a policy on reviewing the plan. Dominguez said that there is not, but it could be something that Commission does as part of their recommended action.

Commissioner Westwell asked Mr. Mueing if the surveys were completed through land-lines only or were cellular phones used as well. Mr. Mueing responded that for this particular survey only land-lines were used.

Westwell asked about the process for moving forward with approval of the plan. Dominguez said that the intent was to bring the plan back for approval at the February meeting. Commissioner Westwell said he would like to see more time for Commission review because of the size and importance of the document.

Dominguez commented that the Master Plan is posted on the (the Community Services Department webpage) and that hard copies are available to the public for viewing at the Community Services Department.

Chair Kreitz commended the Community Services Department for pushing this project through and that it will allow Commission to look at what the City has and make recommendations. He added that the City should not give up any park land for any reason.

No further discussion ensued.

H. INFORMATIONAL ITEMS:

- H.1 Rodgers Seniors' Center** – Dominguez reported that the plan to consider selling the property is no longer being pursued since the developer pulled out of the deal and that staff will begin exploring re-use options for the site.
- H.2 Worthy Park Reconfiguration** – Dominguez reported that the project has been approved by the Design Review Board and the landscape architect is ready to submit construction documents to the Community Development Planning Department for plan check review. The next step is to have the plans approved and go out to bid possibly in March, with an estimated 60-90 day construction period.

H.3 Public Park at Former Lamb School Site – Dominguez informed the Commission that a portion of the park opened to the public on December 8, 2015 and that a ribbon cutting ceremony led by the developer of the adjacent residential project is being planned tentatively for Saturday, February 20th. He added that the park is one of the parks the Park Naming & Memorial Committee is working on for an official name. Commissioner Miller asked if the sports field was sod or artificial turf. Dominguez responded that it was natural grass.

I. WRITTEN COMMUNICATIONS: None

J. COMMISSION COMMITTEE REPORTS: None

K. COMMISSION AND STAFF COMMENTS: None

L. ITEMS DISTRIBUTED TO COMMISSION:

L1. Raptor Foraging Habitat Power Point (Item F-1)

ADJOURNMENT:

At this time, Chair Kreitz called for a motion to adjourn without further comments. Commissioner Burkart motioned for adjournment with Kaub seconding and all in favor. The meeting was adjourned.

Submitted by:

David C. Dominguez
Secretary
Community Services Commission

By: Charlene Gomez, Recording Secretary