



(752)

**MINUTES  
REGULAR MEETING  
COMMUNITY SERVICES COMMISSION**

Wednesday, November 19, 2014  
6:00 p.m.  
City of Huntington Beach  
Civic Center Council Chambers  
2000 Main Street  
Huntington Beach, CA 92648

Chairman Tomaino called the meeting to order at 6:02 p.m. and Vice Chairman Kreitz led the Pledge of Allegiance.

**MEMBERS PRESENT:** Michael Couey; Albert Gasparian; Bridget Kaub;  
Jay Kreitz; Roy Miller; Juana Mueller; Shay  
Reardon; Nick Tomaino; Maura Van Strien

**MEMBERS ABSENT:** Paul Burkart; Jean Nagy; Norm Westwell.

**STAFF PRESENT:** Janeen Laudenback; David Dominguez; Michelle Roesner

**PRESENTATIONS:** None.

**MINUTES:**

**Motion: Moved by Commissioner Kreitz, seconded by Commissioner Van Strien to approve the Community Services Commission minutes for October 8, 2014.**

**Ayes:** Couey; Gasparian; Kaub; Kreitz; Mueller; Reardon; Tomaino; Van Strien

**Absent:** Burkart; Westwell

**Abstain:** Kaub; Miller

**ORAL COMMUNICATIONS:**

Diana Abruscato a Huntington Beach resident and leader of Surf City Pickle Ball thanked the Commission for helping put HB Pickle Ball on the map. The classes have been a huge success, will all classes full. Abruscato thanked Janeen Laudenback, Dave Dominguez, and Chris Slama for their hard work.

Charlie Cadiante a 9-year-old resident of Huntington Beach participates in the Sea Veiv Little League. Stated baseball is his favorite sport, along with his little brother. He wants the Commission to keep the little league fields at LeBard park.

Brian Rechsteiner wanted to express his support of the LeBard Park Master Plan. The School district has worked hard to make the transaction a win-win for both the Little League, Parks and Recreation and the school district in the sale of the property. Many compromises have been made to try and satisfy the district needs with the community needs.

Ed Kerins Secretary for the Meredith Garden's HOA, stated he felt the extension of the parking lot would only be used during the baseball season and recommended not extending the parking lot but rather spend the money on park amenities. He also wants the Commission to look into having seasonal parking on SCE land adjacent to the developed park, as they already allow parking under special circumstances. He also stated concern over bio-swales and how they will impact trees and the landscape and feels the bio-swales have not been evaluated enough.

Alan Walls a 34-year resident of Huntington Beach stated he approved of the changes from the original plan to the current conceptual master plan. He applauded the HB City School Board and City for retaining park land. He believes the extended parking lot is not needed as it will only be used during the baseball season and the City has received few complaints from residents regarding the parking during the season. The second concern he has concerns the bio-swales, he feels they are not needed.

Tony Bisson stated his concern that there is a fault line at Indianapolis that runs through the park. He believes the cracking at the tennis courts if proof of the fault, and would like for the City of have geologist approve the area safe for residential homes.

**DIRECTOR ITEMS:**

Dominguez stated that due to the election for City Council resulting in new Council members new appointments will be made to the Commission. The December meeting will be a Holiday gathering at Slater 50/50

**PUBLIC INPUT MEETING:**

**Worthy Park Master Plan Revision-** Dave Dominguez requested that Commission consider amending the Worthy Park Master Plan to designate the hard courts exclusively for pickle ball. The amended plan would remove the basketball courts and provide more area for additional pickle ball courts. Commission Kaub asked if the City has received any comments from the basketball players or groups regarding the courts at Worthy Park. Dominguez stated there has been no response from the public. Kaub asked why the change is needed, as opposed to keeping a dual-use court for both pickle ball and basketball. Dominguez stated the request was being made due to the historic lack of use of the basketball courts and the growth of pickle ball. Janeen Laudenback added that a dual court only allows for 4 pickle ball courts at the site, but by removing the basketball courts and reconfiguring the area 8 pickle ball courts could be accommodated. Tomaino asked if any survey has been performed on how much the basketball courts at this location are being used. Dominguez stated no official survey has been conducted but staff has been monitoring use of the court. Miller asked if Worthy Park would be the only facility in the City of pickle ball. Dominguez confirmed that it would be at this point. Kaub asked if the only area left for the public to play basketball in the downtown area would be Dwyer School. Dominguez stated that courts are also available at Smith School and Manning Park on Delaware street.

**Motion passed: 9-0 (Burkart; Nagy; Westwell absent)**

**LeBard Park Master Plan-** Prior to the item being presented, Commission Miller recused himself due to owning rental property in the immediate vicinity of LeBard School and LeBard Park.

Dominguez provided background information on the need to approve an amendment to the LeBard Park master plan due to the Huntington Beach City School District's (HBCSD) intention to sell the adjacent school site for a residential project. HBCSD prepared a conceptual plan that would include the construction of 15 single family homes on the portion of the school but, leave the existing ball fields and turf areas in place. Dominguez explained that the City has entered into a Memorandum of Understanding (MOU) to purchase the turf and ball fields from HBCSD. The turf and ball fields would then become part of LeBard Park, which requires approval of a Master Plan amendment by the Commission and City Council.

Mark Rodgers of TRG Land, Inc. representing HBCSD presented the conceptual master plan for LeBard Park and provided additional background on the proposed project. He stated that the current school building functioning as the district office for HBCSD is in disrepair and would require extensive work to refurbish and that HBCSD has been working with the City on how best to utilize the land to benefit the City, Seaview Little League and HBCSD. He added that the plans allows for the fields to remain in place. The proposed plan would also include a new snack bar/restroom building for Seaview Little League constructed on a portion of the existing school property. Water quality improvements to address existing drainage issues at the fields and water quality measures related to the proposed residential development and modifications to the existing parking lot within the park are also included in the plan.

Tomaino asked if the park play equipment would be changed. Dominguez replied that the existing park amenities and layout would remain as it but, some modifications to the parking lot

and the creation of a bio-swale along the western boundary of the park would be created to address water quality regulations for the parking lot.

Dominguez explained the steps going forward would require Commission and City Council approval of the conceptual park master plan as well as a change in the land use designation for the ball field areas from Public/Semi-public to Open Space Recreation in order for the area to be classified as park land.

Tomaino asked if they approved the conceptual plan and then the Water Quality requirements change including the location of the bio-swales, would the new plan be presented to Commission. Dominguez stated if any significant changes to the conceptual plan were made, the plan will again be present to Commission for review.

Commissioner Mueller wanted to confirm that the residents in the area do not feel the extension of the parking lot is necessary since it will only be full during the baseball season.

Commissioner Kaub stated the parking is not only limited to the parking lot but, a large area of asphalt that was once the school playground. This area provides parking for a large number of vehicles but will be lost with the building of the homes. Kreitz asked how many spaces there are now and how many spaces will be lost if the extension is not made. Rodgers stated if no extension to the parking lot occurred there will only be 38 spaces. Currently there are 38 spaces and 34 spaces would be added with the extension.

Kreitz asked who will be responsible for the restroom maintenance. Dominguez stated the City is working on an agreement with Seaview Little League for maintenance responsibilities.

Commissioner Gasparian asked if the bio-swales would create a mosquito problem, and how long water is retained in the swale. Marc Anderson with TRG stated Water Quality regulations requires water to be flowing and must be able to drain within 48 hours, preventing standing water from forming.

Tomaino asked if the City has looked into using a french drain. Anderson stated there is no storm drain nearby which would be needed for a french drain.

Commissioner Reardon asked if the ball fields were used for weekday practice or just weekend games. Dominguez stated there are week day practices but the biggest impact to the area is on Saturdays.

Commissioner Couey asked if there are night games, to which Dominguez stated there are not. Couey asked if the bio-swales will be required, no matter what to comply with Water Quality Laws. Dominguez stated the bio-swales are a mandated requirement.

Tomaino asked about moving the bleachers and what will happen to them. Rodgers stated the bleachers will be moved to accommodate handicap walkways and one bull pen would be moved to accommodate a bio-swale. Tomaino stated he believed the construction of homes and streets should better accommodate water run-off. Rodgers stated the bio-swales are a Federal requirement that must be met and the City must work within the Water Quality compliance laws.

Kaub stated this is not the "end" plan but a "conceptual" plan to begin the process to better see what the requirements will be and that moving plans forward is the job of the Commission.

Tomaino stated he wants to make sure all six baseball fields remain at the current size. Kreitz asked if the SCE temporary parking lot could be an alternative to extending the existing parking lot. Dominguez stated the agreement with SCE currently does not allow for that.

**Motion Passed: 8-0-1 (Miller recused)**

**ADMINISTRATIVE ITEMS:** None

**INFORMATIONAL ITEMS:**

**Citywide parks and Recreation Master Plan-** Dominguez informed Commission that the second Parks and Recreation Master Plan workshop was held focusing on special interest. Not as many residents attended but valuable information was received. Next month RJM will be performing executive interviews and begin the phone survey. RJM Design is on track to completing all data collection and review by the spring.

**New Senior Center-** City Council approved Icon West for construction of the new Senior Center. A pre-construction meeting will be held the first week of December. The beginning of construction is scheduled to start in mid-January. Construction should take 18 months to complete. Hoag Hospital is donating 3.3 million in total, with 2 million going towards construction and the rest going towards senior service programs. The original estimate for construction was \$16 million dollars. The current bid price came in at just over \$11 million.

**SCMAF Golden Shield Award-** Dominguez informed the Commission that the HB Community Services Department received the Golden Shield Award on November 7, 2014. The Golden Shield is awarded by the Southern California Municipal Athletic Federation for cities offering quality recreation facilities and participation in Federation events.

**WRITTEN COMMUNICATIONS:** None

**COMMISSION COMMITTEE REPORTS:** None.

**COMMISSION AND STAFF COMMENTS:**

Janeen Laudenback thanked the Commission for their service. The input is great for staff.

Dominguez thanked the Commission for their input in reviewing the LeBard Park Plan

Couey stated the LeBard Park Conceptual plan was a good plan but sees the proximity of the baseball fields will be a problem down the road and there is a need to replace the lost parking spaces with new.

Gasparian stated he believes the LeBard Park plan is a great plan and congratulated Janeen on the Golden Shield Award.

Kreitz stated the LeBard Park Conceptual Plan is a huge win since we get to retain the ball fields.

Miller extended an congratulations to Janeen Laudenback and the Community Services Department for winning the Golden Shield Award. He stated he is happy the City has taken a stand to preserve the baseball fields and believes parking spaces are important, but this plan is a win-win for the residence and Sea View Little league.

Kaub thanked the Commission and staff for the hard work to try to do what is right for the kids and keep the baseball fields at leBard Park. She is pleased to see the process moving forward. The process has taken 8 years to get to this point. She also congratulated Janeen on the Golden Shield Award.

Van Strien asked if this conceptual plan will now go before City Council. Dominguez stated it would. Van Strien asked if Dominguez would be presenting the plan to emphasize no green space is lost.

Tomaino congratulated Janeen Laudenback and the Community Services Department for the Golden Shield Award.

**ITEMS DISTRIBUTED TO COMMISSION:** None.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:05 p.m.

Submitted by:

David C. Dominguez, Secretary, Community Services Commission

By: Michelle Roesner, Recording Secretary