

Meeting Minutes
Council-Citizens Committee
Marina Park Design

Location: Council Chambers
9:00 a.m., Wednesday, December 5, 2007

1. **Welcome and Introduction** Chairman Selich convened the meeting at 9:05 a.m. The following persons were in attendance:

Committee Members

- Mayor Pro Tem Ed Selich (Chair)
- Council Member Don Webb
- Tom Billings (Protect Our Parks)
- John Corrough (Harbor Commissioner)
- Bill Garrett (Parks, Beaches and Recreation Commissioner)
- Tom Olivas (Rep. for Girl Scout Council of Orange County)
- Billy Whitford (Rep. for sailing or rowing organization)
- Grace Dove (Neighborhood Rep.)

Committee Members Absent

- Council Member Michael Henn
- Dave Lambert (American Legion Post 291)

City Staff

- Dave Kiff, Assistant City Manager
- Wes Morgan, Recreation and Senior Services Director
- Sean Levin, Recreation Superintendent
- Chris Miller, Harbor Resources Supervisor
- Kim Rieff, Department Assistant

Consultants

- Dan Herman, Rabben/Herman Design
- Tim Bundy (Bundy Finckel Architects)
- Mark Reader

Members of the public

- Ernest M. Baleenie
- Allen Beek
- Marsha Dossey
- Carter Ford
- Tom Smith

2. **Public Comment – Non Agenda Items**

Mr. Beek said there are too many yacht slips and not enough visiting yachts. Six or seven would be plenty. The space needs to be for small boat dingy storage.

3. **Update Since Last Meeting**

Chairman Selich said we had a Neighborhood meeting at the American Legion on November 8th and the City Council approval of the concept plan on November 13th. Mr. Kiff said there was also a Parks, Beaches and Recreation Commission (PB&R Commission) meeting on December 4th.

Mr. Herman said the comment repeated most by people who live in the 1600 block is whether the two proposed buildings will block their views. Mr. Herman stated that the park will dramatically improve the view for the people that live across from the park. He said Ms. Dove helped contact the residents in those blocks and took photographs from their living rooms and from any outdoor spaces. The photographs will be put into the model so we have a better understanding of what the views will be like and if or how much the views will be blocked. He said comments were also made about the basketball courts and moving them away from the playground. The number of restroom buildings was raised as an issue.

Mr. Kiff said people talked about whether the trees should be palm trees or canopy trees. They talked about the ingress and egress to the parking area, making sure the headlights don't shine on the homes across the street, a slow down lane and how it might impact parking and whether a signal would be needed.

Mr. Morgan talked about the comments from the PB&R Commission meeting. He said property owners and residents are concerned the buildings are too large and too tall, there is not enough parking, the basketball courts are too close to the tot lot and too many restrooms. He said Dr. Vandersloot was at the meeting and said he wanted to make sure we included more ecological benefits regarding the bay as an educational component.

Mr. Garrett said there was a concern about parking cars on the tennis courts.

Chairman Selich said he thinks the Council is extremely supportive of the plan and wants the committee to work through some of the issues. We can make a list and work on them at the next meeting.

Mr. Billings said we are never going to have enough parking, and suggested removing the restroom by the tot lot. Council Member Webb said we should provide one close to the tot lot.

Chairman Selich said the key to this parking lot is going to be developing a good parking management plan to make sure the parking is available for the uses needed at the time. Ms. Dove said there has to be parking for the bay and beach users. Mr. Beek suggested there should not be an entrance off of Balboa Blvd. He said there should be a narrow entrance to the parking lot at 15th Street with a sign that says "Park Users Only" with a big fence along Balboa Blvd.

Council Member Webb said an issue that keeps coming up is the basketball courts. They were near the parking lot and then we moved them back towards 18th Street. Mr. Billings suggested changing it to a fitness court. Mr. Morgan said at the PB&R Commission meeting it was said that the tot lot is too close to the sand and the basketball court is too close to the tot lot; however, he feels they are both in the right spots.

Mr. Ford asked if a hoist at the marina could be discussed at the next meeting. He asked if the buildings could blend visually with the neighborhood. In regards to the restroom issue he said other communities put them in administration areas. He liked canopy trees because they provide better shade.

Mr. Smith said he wanted to keep Las Arenas Park.

Ms. Dossey said the committee is trying to have too much in the park and asked whether there should be a marina. The height of the buildings could eliminate the views of the mountains. The residents are concerned about the children playing in bird droppings and think the restrooms need to be consolidated. They think the tot lot might work better on the grass. A better combination might be to put the half court and tennis courts on 18th St. and combine them with the Girl Scout house. The canopy trees block views and palm trees can provide abundant shade. The parking is a real big concern. Parking was based on the building size and wasn't addressed for the dropoff and pickup of the kids coming there to take lessons. She also suggested not having a café.

Chairman Selich said we have to get approval from the Coastal Commission, not just the City. The Coastal Commission's big priority is visitor-serving uses.

4. Action Item Summary

Mr. Herman gave a PowerPoint Presentation on the design process. He handed out three documents (see attached).

Mr. Herman said the first step in the process is refining the plan. He identified five major tasks in the site development. We will consult with the maintenance group to make sure we are consistent with the materials they use. We will look at site grading and drainage and make sure the building design and characters are compatible with the neighborhood. There is the issue of the height of the building and the views. If the project is phased it's possible the buildings won't be constructed at the same. This group should talk about making sure we have a plan, for example, if the sailing center is constructed first, how the decks and access works.

Chairman Selich said we will have to work on the Girl Scout facility and the phasing. The mobile home park will be available in September, 2009.

Mr. Herman said part of a phasing plan is looking at the funding opportunities and putting together how things work.

Council Member Webb said the undergrounding of utilities across the park should be looked at as a part of the early phase.

Mr. Herman said there are a number of technical studies required for the permit process. One of the things that we want to confirm is the combination of slip sizes. The plan is for two sets of 40 foot slips and the fairway to accommodate that. We might want to have some slips longer on one side and some slips shorter. The next major task is looking at different funding sources and putting together a preliminary funding plan. Next, we will be developing a long-term phasing plan to focus on the sequence of improvements. We are trying to define what goes into the Phase I plan.

Mr. Herman said in terms of the environmental documentation we selected CA Planning as the consultant who has done an extensive amount of marina and waterside development, environmental documentation and entitlement processing along the coast. They believe we'll need an EIR and they'll develop a proposal in that regard.

Chairman Selich said that all of the miscellaneous issues that we have identified through all the public comments need to be completed by the end of March next year. Once that is all wrapped up then we will have a project.

Chairman Selich said the City has recently hired a Coastal Commission specialist to assist us in processing projects through the Coastal Commission.

Ms. Dove suggested that the consultants discuss the lift station project with the sanitation district because when they started the lift station project the construction people kept finding more and more things wrong. They expressed surprise at how high the water was.

5. Concluding Public Comments

Chairman Selich said at the next meeting we will start working in detail on some of the issues that were outlined. Mr. Herman will bring the view simulations and start talking about that.

Council Member Webb asked Mr. Corrough if he could provide some thoughts on the number of slips and the size of slips so we can discuss Mr. Beek's concerns. Mr. Corrough replied that Harbor Resources is restarting a process that was done way back when we first started meeting on this subject. They are updating it and they have been in communication with the County Harbor Master.

Council Member Webb asked Ms. Dove if she could work with the people that have expressed concern about the parking and come back with some idea of how many additional parking places those people feel comfortable with.

6. Adjourn & Set Next Meeting

The meeting was adjourned at 10:10 a.m.

The next meeting is scheduled for January 30th at 9:00 a.m.