



# Administrative Report

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N.3., File # 21-2158

Meeting Date: 3/16/2021

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**To:** MAYOR AND CITY COUNCIL  
**From:** Ted Semaan, Public Works Director

## **TITLE**

DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATED REPORT ON THE CONDITION OF AMENITIES IN CITY PARKS AND PARKETTES

## **EXECUTIVE SUMMARY**

Attached for the City Council's consideration is an updated report on the condition of amenities within the City's parks and parkettes, as requested during Fiscal Year 2020/2021 budget development. In summary, the condition of general infrastructure in a majority of parks and parkettes is considered to be good or fair. The Capital Improvement Program includes nine projects to upgrade various park amenities. The report was reviewed by the Recreation and Parks Commission at their meeting on February 10, 2021.

## **BACKGROUND**

During Fiscal Year 2020/2021 budget development, the City Council requested staff to provide an updated evaluation of the conditions of amenities within City parks. Such an evaluation had most recently been conducted by the Community Services Department in 2016.

An evaluation of current park conditions was conducted by the Public Works Parks Maintenance Division during December 2020, and is attached for the City Council's review. The evaluation contains the following:

- A listing of amenities and the quantity of each amenity contained within each park and parkette
- An evaluation of the general condition of each amenity, categorized as either "Good", "Fair" or "Poor"
- An overall evaluation of the general infrastructure and lawn/turf areas in each park and parkette

Items of note from the evaluation are as follows:

- The condition of general infrastructure in a majority of parks and parkettes is considered to be good or fair.
- The condition of lawn and turf areas in a majority of parks and parkettes is considered to be good or fair.
- Moonstone Park is the only case where the turf area is considered to be in poor condition.

- The condition of amenities in a majority of parks and parkettes is considered to be good or fair.
- The restroom in Lillienthal Park is considered to be in poor condition.
- Three restrooms at the Pier are considered to be in poor condition.
- The fitness zones and playgrounds at Dominguez Park are considered to be in poor condition.
- The play structure at Turtle Park is considered to be in poor condition.
- The recreation activities building at Wilderness Park is considered to be in poor condition.

### *Capital Improvement Projects*

The City's Capital Improvement Plan includes a number of projects that include upgrades and improvements to park facilities. Descriptions of park-related projects and the current status of each project are as follows:

Dominguez Park Dog Park Improvements - SoCal Gas pipeline project that in turn will add landscaping and planting to beautify the perimeter of the enclosure and enhance the northeast section of the Dog Park. SoCal Gas is set to conclude their work between April 2021 and June 2021.

Dominguez Park Play Equipment - This project will replace deteriorated play equipment and rubber surfacing in Dominguez Park and repair and upgrade the adjacent landscape and walkways. The Parks and Recreation Commission supported the initial concepts on October 14, 2020.

General Eaton B Parkette Improvements - This project will replace landscaping and play equipment at General Eaton B Parkette. The design element is set to commence in FY 2021-2022.

Play Surface Replacement - This project is for the replacement of rubber surfacing at various City parks. Anderson and Perry parks are budgeted in the current Fiscal Year. The funding is estimated to complete Anderson Park and needs additional funding to complete Perry Park. There has also been identified a need for rubber surfacing replacement at the Aviation Park playground. Staff will bring forward a budget response report in the 2021-22 FY budget discussion to consider additional funding to complete the three locations.

Regional Park Restroom Improvements - This project is for improvement of City park restroom facilities. To date, restroom doors have been replaced at Lillienthal Park, Franklin Park and Perry Park. The next phase will involve replacement of partitions and restroom painting at Dale Page Park and Dominguez Park. Efforts will continue at other parks as staff resources and funding permit.

Wilderness Park Improvements - The Community Services Department along with the Public Works Department has and continues to work with the South Bay Parkland Conservancy and planting efforts. The next phase will include the development of an irrigation plan for the park.

International Boardwalk Restrooms - This project is inclusive of pier and International Boardwalk area public restrooms, including a remodel of the existing restrooms on the Monstad Pier. Currently, the remodel is in the design phase for three standalone restrooms.

Moonstone Park Area Development - This project is on hold until further discussion and direction regarding waterfront amenities and development.

*Recreation and Parks Commission Review*

The evaluation was presented to the Recreation and Parks Commission for review at their meeting on February 10, 2021. The Commission voted to receive and file the report, and suggested that Community Gardens be included in future reports of this type.

**COORDINATION**

The Public Works Department coordinated this item along with the Community Services Department.

**FISCAL IMPACT**

There are no fiscal impacts associated with this report.

**APPROVED BY:**

*Joe Hoefgen, City Manager*

**ATTACHMENTS**

Park Conditions Report, December 2020

Draft minutes of Recreation & Parks Commission meeting, 2/10/21

## REDONDO BEACH PARKS - AMENITY QUANTITIES AND CONDITIONS - December 2020

Park Name	Condition	General Infrastructure	Open Lawn/Turf Area	Number of Amenities													
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms
Alta Vista Park	Good	X	X	8		3					1	1					
	Fair						1	1						1			1
	Poor																
Anderson Park	Good			2													
	Fair	X	X		1	2		1			2	2				1	2
	Poor																
Andrews Park	Good	X	X									1					
	Fair																
	Poor																
Aviation Park	Good	X					1										
	Fair		X								1		1				1
	Poor																
Beverly Parkette	Good	X	X								1						
	Fair																
	Poor																
Czuleger Park	Good	X	X														
	Fair																
	Poor																

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				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers
Dale Page Park	Good									1						
	Fair	X	X	2												
	Poor															
Dominguez Park	Good			2											1	
	Fair	X	X							2						
	Poor					2			2							
Ensenada Parkette	Good	X	X							1						
	Fair															
	Poor															
Ford Parkette	Good	X	X							1						
	Fair															
	Poor															
Franklin Park	Good	X	X	1						1						
	Fair															
	Poor															
Fulton Playfield	Good	X	X			1										
	Fair															
	Poor															

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General Eaton Parkette	Good	<b>X</b>	<b>X</b>									1						
	Fair																	
	Poor																	
Gregg Parkette	Good																	
	Fair	<b>X</b>	<b>X</b>	1								1						
	Poor																	
La Paz Parkette	Good	<b>X</b>	<b>X</b>									1						
	Fair																	
	Poor																	
Lilienthal Park	Good																	
	Fair	<b>X</b>	<b>X</b>									1						
	Poor																1	
Massena Parkette	Good																	
	Fair	<b>X</b>	<b>X</b>									1						
	Poor																	
Matthews Parkette	Good	<b>X</b>	<b>X</b>									1						
	Fair																	
	Poor																	

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				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms
McNeill Parkette	Good																
	Fair	<b>X</b>	<b>X</b>														
	Poor																
Moonstone Park	Good																
	Fair																
	Poor		<b>X</b>			1											
Perry Allison Playfield	Good																
	Fair	<b>X</b>	<b>X</b>			1											
	Poor																
Perry Park	Good					1			1								
	Fair	<b>X</b>	<b>X</b>									1	1	1			
	Poor																
Redondo Beach Pier	Good																
	Fair	<b>X</b>															4
	Poor																3
Sneary Parkette	Good	<b>X</b>	<b>X</b>														
	Fair									1							
	Poor																



## I. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

## J. ITEMS FOR DISCUSSION PRIOR TO ACTION

### J.1. RECEIVE AND FILE AN UPDATED REPORT ON THE CONDITION OF AMENITIES IN CITY PARKS AND PARKETTES

Interim Community Services Director Laurie Koike introduced this item, saying that we are pleased to have members of the Public Works Department present at the meeting to report on the condition of parks and parkettes and to present a summary of projects the Commissioners have recently inquired about. She introduced Ted Semaan, the Director of Public Works.

Public Works Director Ted Semaan introduced the other members of the Public Works Department who were present at the meeting: Michael Klein, Deputy Director of Public Works, Alberto Alejandre, Urban Forestry Manager, and Rob Osborne, Senior Management Analyst.

Rob Osborne of Public Works then presented a report to the Commission. He displayed on the screen a report on the condition of various amenities in City parks and parkettes as of December, 2020. He said that Albert, the Parks Manager, spent some time in December looking at the condition of all the facilities and the grass and turf in every park. He explained that this report breaks it down into three categories—good, fair, and poor—and each amenity in every park is shown on the report in one of these categories. The majority of amenities are in the good or fair categories. He mentioned several amenities that were rated as being in poor condition, including the fitness zones and playgrounds in Dominguez Park, the grassy area on Mole B in Moonstone Park, three of the restrooms at the Redondo Beach Pier, the little play area just above the boardwalk called Turtle Park, and the Community Center building at Wilderness Park. He then turned to Alberto Alejandre to give an overview of our program for maintaining all of the City parks and parkettes.

Alberto Alejandre introduced himself to the Commission as the Public Works Manager for Parks and said he was here to answer any questions the Commissioners have about how we conduct maintenance of the parks. He said that for parks that have restrooms, they are visited by staff daily, seven days a week. They also do a daily inspection of all playgrounds in the parks and parkettes. Trash containers in all the parks and parkettes are emptied twice a week.

Rob Osborne then gave a summary of the Capital Improvement Projects which are in various stages from beginning to end. They currently have eight active CIP projects related to parks, including Dominguez Park playground equipment and dog park improvements, Anderson Park play surface replacement, Wilderness Park improvements, and International Boardwalk restrooms. He said all four members of the Public Works Department present at the meeting were available to answer any questions the Commissioners might have.

Public Works Director Ted Semaan said he wanted to highlight the fact that the Public Works Department will be working with the Community Services Department in the near future to bring forward a solicitation for RFP for the Dominguez Park playground improvement project that is on the CIP list.

Chair Korman-Soper thanked them all for the presentation and called on Commissioners who had questions or comments.

Commissioner Varvarigos said he did not see a category for community gardens or native gardens on the chart describing the condition of park amenities. He also asked what determines the qualification of “poor” vs. “fair” and asked when maintenance is done for the amenities categorized as being in “fair” condition.

Public Works Director Semaan replied that every year we go through multiple budget cycles. Within their own department, they will ask for an assessment of which needs in all the parks need to be included in the upcoming CIP budget, and which can be handled with routine maintenance by City staff. They will go through a vetting process with the City Manager and other departments, and their proposals will be reviewed by the City Council. The City Council will deliberate and give us their own ideas of what they believe are priorities. They may agree with what was proposed or they may choose to emphasize other priorities. The ultimate call is up to the City Council.

Parks Manager Alberto Alejandro gave some examples of criteria his staff uses in determining if something is in poor condition. Those items categorized as in fair condition might need paint or something cosmetic, not major repairs. If the structures have significant deficiencies and cannot be used safely, they fall into the “poor” category.

Speaking again about the prioritization issue, Public Works Director Ted Semaan said that last fiscal year, they had proposed the replacement of the rubberized surface in several City parks, but the City Council placed other priorities ahead of those proposals.

Mike Klein, Deputy Public Works Director for the City, said that there have been issues with graffiti and vandalism that have accelerated the wear and tear on City park facilities. This can take a park that is in very good condition down to the poor level. The level of the park condition can change dramatically overnight, and this is one of the problems they have to deal with. They try to keep all the parks in the best condition they can, with the staff they have and the means at hand, but some of the parks are experiencing a lot of vandalism.

Following up on this point, Public Works Director Ted Semaan gave an example. The City had just installed new ADA compliant bathrooms at Anderson Park, and very soon after they were opened to the public, they were vandalized, which took an amenity that was in excellent condition down to poor condition overnight. Fortunately, they were able to repair the damage in a timely fashion.

Commissioner McCauley thanked the Public Works staff for keeping the parks in good condition. He said he had read that Edison was going to do some repairs to the Northeast corner of the dog park at Dominguez Park. He asked what exactly does that entail.

Public Works Director Ted Semaan said that the City has an agreement with the Gas Company, but he does not recall all the details listed in that agreement and if they pertain to the dog park.

Commissioner McCauley asked whether the improvements at Dominguez Park would include repairs to the fencing and backstop for the baseball field.

Deputy Public Works Director Mike Klein said the baseball leagues have in the past taken care of the fencing and backstop for the baseball field, and he doesn't think that is part of the planned improvement project for Dominguez Park.

Commissioner Escontrias said that one of the things that concerns him is what the criteria is in making the determination between poor, fair, and good. Any one person doing an assessment could have a different opinion as to what is good, what is fair, and what is poor. Is there something that is written down somewhere so that anyone could have the same approach in determining this?

Parks Manager Alberto Alejandro said there is no written procedure that they are following, but they apply common sense and experience working in the field in evaluating the condition of the park structures, grass, and surfaces.

Public Works Director Ted Semaan said this is a high-level assessment. It is both a budgetary and a planning tool that they will use to be able to identify some of their priorities. It is not at the detail level that would be used later when a project is in the reconstruction phase.

Commissioner Escontrias said that his concern is with maintaining consistency in applying the criteria in different locations. If the same person is doing that in all locations, you could assume the same criteria is being applied. He also asked if the prioritization is based on liability, or on feasibility, or on budget.

Public Works Director Ted Semaan said they prioritize based on the assessments that Albert and his team provide. If it is a legal liability issue, that gets set for repair or replacement in a different fashion.

Commissioner Escontrias said he is seeing kind of a disconnect with the stakeholders. He would suggest going to the friends of the dog park or Wilderness Park or the baseball field to see what their needs are and what they believe are priorities before going to the City Council.

Deputy Director Mike Klein said that they have had dialog with different users of the parks as to some of the projects that are going on, for example in Wilderness Park. They have to be part of the team so they can plan the infrastructure for that. They were over at Julia Field last week with one of the little league parents and one of the operators of Sunset Little league talking with them about some of the things that they would like to see done. There is some catch-up that they have to do, because John LaRock used to be in touch with a lot of the people and he is no longer with the City.

Public Works Director Ted Semaan said the City Manager will come to each of the Commissions on an annual basis to give a presentation about the budget and to solicit their input on priorities. This is an opportunity for each of the Commissions to share their ideas with the City Manager.

Commissioner Arrata thanked the representatives from Public Works for being there. She asked whether it was fair to assume that they would be working on the facilities rated in poor condition first. And she asked how quickly they are able to remedy the situation in the case of graffiti or a safety-related issue.

Parks Manager Alberto Alejandro said that if it is something minor, his staff will take care of it on the spot, but if it requires completely repainting a restroom, for example, they have a contractor they call who usually shows up within six hours to take care of it.

Deputy Director Mike Klein said that the Police Department has them fill out a report on vandalism and graffiti that takes place at City parks, and when they are able to arrest the perpetrators, they go after restitution for the cost of man-hours for the repairs that were necessitated by the vandalism.

Chair Korman-Soper thanked them all for being present at the meeting. She asked, about the three playgrounds that were rated as being in poor condition, how they would go about bringing them back into good condition.

Parks Manager Alberto Alejandre replied that most of the time it is the rubberized surface in need of repair. If it's just the top layer, his staff can do a small repair. If it is in need of major repair, it has to go through the CIP process.

Public Works Director Ted Semaan said that two of the three playgrounds listed as poor are already on the CIP list and approved for a major renovation project. The third will be proposed as a new CIP project.

Chair Korman-Soper asked what is being done, now that parks are open again, as far as sanitization and preventing the spread of the virus.

Park Manager Alberto Alejandre said his crew has sanitizers, and they do it once a day, in the morning. That's all they are able to do, considering the number of parks they have to maintain. A daily inspection is done on all the playgrounds, and they wipe them down.

Commissioner Varvarigos asked about adding a category to the list for community gardens or native habitats.

Public Works Director Semaan replied that the proposal for a community garden will come to the City Council in March, and once there is an approved community garden, that will be an amenity that will be included on the list.

Interim Community Services Director Laurie Koike thanked Public Works for the presentation and for all their hard work taking care of all the parks and parkettes.

Deputy Director Mike Klein thanked Alberto Alejandre for all that he and his staff have done to keep the parks in good condition throughout the last year, working under the difficult conditions of the past year and keeping ahead of all the work, even when short-staffed.

Motion by Commissioner McCauley, seconded by Commissioner Varvarigos, to receive and file the report on Condition of Amenities in City Parks and Parkettes. Motion carried unanimously, with Commissioner Berling absent.

## ~~J.2. CITY EMERGENCY ORDERS IN RESPONSE TO THE NOVEL CORONAVIRUS AND IMPACT ON RECREATION FACILITIES, AMENITIES AND PROGRAMMING~~

~~Interim Community Services Director Laurie Koike provided an update, reporting on what has changed since the last meeting in December. The parks are open, and you can play doubles tennis now. Aviation track and field are open, but the other facilities remain closed. A list of facilities that remain closed includes the following:~~