

Council Meeting of
February 9, 2010

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Services – Approval of the Pueblo Park Project and Adoption of a Proposition 84 Grant Funds Resolution

RECOMMENDATION

Recommendation of the Parks and Recreation Commission and the Community Services Director that the City Council approve the Conceptual Pueblo Park Project and adopt a Resolution (Attachment A) to apply for Proposition 84 Grant Funds.

Funding
N/A

BACKGROUND

Pueblo Park is a ½-acre neighborhood park located in the eastern sector of the City of Torrance (Attachment B). Currently, the park areas consist of two non-contiguous residential sized lots separated by three privately owned parcels. The meeting room and play equipment occupy one lot to the east (100'x75'), and the basketball court and play area are located on another lot to the west (100'x100'). In 2001, the City of Torrance purchased a property next to the west lot with the intent to construct a new park (Attachment C). Though the church on the purchased property has been demolished, the land has not been improved due to a lack of funding.

In 2006, the Parks and Recreation Commission approved the Conceptual Plan and Construction Cost Estimate for the development of Pueblo Park, and asked staff to work in collaboration with the Pueblo Community to identify funding within the corporate sector or state and federal grants to finance this project (Attachment D).

This recreational space is an important part of the fabric of this community. Local groups actively use the meeting room and the basketball court is in constant use. The park is one of the few remaining drop-in programs providing supervised recreational play during afternoons and summers.

The proposed conceptual plan for Pueblo Park (Attachment E) consists of:

Amenities

- Lighted and improved basketball court

- New tot lot
- Barbecue area
- Picnic Area with Shade structure
- Multipurpose Building including
 - Classroom and Storage
 - Meeting room
 - Kitchen
 - Office
 - ADA restrooms

Infrastructure

- Interior Walkways and Security Lighting
- Improved Irrigation System and Low Maintenance Landscaping
- Chain link fencing and Grass areas

The City has been working with the local community for the past five years on the development of this project. The park has some of the oldest play equipment in the Park system dating back to 1987. The City is contemplating the installation of new equipment if the grant process is not successful.

With our current population of 147,000 residents and 277 acres of public parks, the City of Torrance is below the minimum State of California recommendation of 3 acres of recreational open space per 1,000 residents. The area within 1/2 mile surrounding the Pueblo Park has 1,135 residents, but only .21 acres of parkland per 1,000 residents making it one of the most underserved areas in terms of public parks as per the State of California Department of Parks and Recreation (Attachment F).

As designed, Pueblo Park Renovation Project would cost approximately \$2.3 million to construct. Due to the economy, the City of Torrance does not have funding identified for this project. However, potential grant funds have been identified under Proposition 84. This legislation was approved by the California voters on November 7, 2006, under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006.

This program will award grants on a competitive basis for the creation of new parks and recreation opportunities. Grant awards will be given to the most underserved communities across California based on the critical lack of park space of less than 3 acres per 1,000 residents, or significant poverty of less than \$47,331 per household within ½-mile radius of the project site. The creation of new parks will be given priority. Eligible applicants include Cities, Districts, Non-Profits, Counties, and Joint Powers Authorities. Entities can submit more than one application at a time.

There will be two competitive rounds starting with applications due for the first round on March 1, 2010. The first round will have \$184 million available. The minimum grant request is \$100,000 with a maximum of \$5,000,000 and does not require matching funds from the City. The application deadline has not been announced for the second round. Unsuccessful applications from the first round may be submitted in the second round.

The Proposition 84 grant process requires the City to hold community meetings to discuss the concept of the project and gather input from the community on possible facilities and amenities of the project. Public meetings were held on December 8, 2009, December 22, 2009, and January 6, 2010 (Attachment G).

On Wednesday, January 13, 2010, the Parks and Recreation Commission concurred with the staff recommendation to approve the Pueblo Park Renovation Project and application for the Proposition 84 Grant Funds. Comments from the community during this meeting focused mainly on the importance of using this facility to develop community with the Pueblo neighborhood, and expressed their excitement of the potential programs that could be offered at this new park site (Attachment H).

ANALYSIS

As stated at the December 8, 2009 Community Meeting, staff have a responsibility to bring this conceptual project forward to the community for discussion as our citizen base has made it clear to the City Council in discussions on the General Plan and Strategic Plan that they want more developed recreational open space in the City of Torrance.

For these reasons, the Community Services Department is actively pursuing this conceptual project to provide additional developed recreational space on city owned property for our community. If this project were awarded grant funding, the City would maintain responsibility for operational expenses such as maintenance of the property. Staff will be bringing forward a maintenance plan that addresses the needs of the park at a later date.

However to provide an opportunity to all Torrance residents to share their comments on the project, the Community Services Department posted on its web site with project information, maps, responses to questions from the community (Attachment I). The methodology of the outreach asked for an email address and Torrance address to ensure the responses were local. The City provided two methods for the public to communicate their ideas to the City:

- Citizen Input Form--focusing on impacts and amenities (10 responses)
- Community Comment Form--500 word response max (6 responses)

Citizen Input Form—this form was designed to determine the best use of the space, the benefits of the project, the greatest concerns, amenities, and public participation options (Attachment J). The Community members are willing to be involved in becoming “Friends of the Park” in order to assist with clean-up days or support events that can help this facility be successful within the community for the overall benefit of the citizens of Torrance.

Community Comment Form—this form was designed to allow the residents of Torrance to provide a written response on all issues regarding the project. With all of the comments that were received at the time of printing this document, 100% of the respondents were in favor of this project. This web site was available for comment through 12:00 p.m. on Monday, February 8, 2010. All community comments throughout the outreach process have been provided to each Council Member prior to tonight’s meeting.

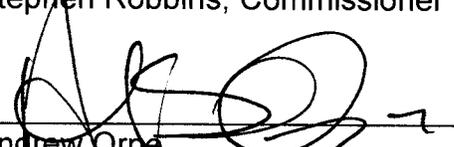
In summarizing the information above, staff believes that these results demonstrate that the Pueblo Park Renovation Project is important to the community and will serve as a critical community hub for the neighborhood. The Community Services Director recommends that the City Council approve the Pueblo Park Renovation Project and adopt a Resolution for Proposition 84 Grant Funds.

Respectfully submitted,

PARKS AND RECREATION COMMISSION



Stephen Robbins, Commissioner



Andrew Orpe
Senior Administrative Analyst

CONCUR:



JOHN JONES
Community Services Director

NOTED:



LeROY J. JACKSON

- Attachments
- A. Resolution to Apply for Proposition 84 Grant Funds
 - B. Project Location Map
 - C. Council Excerpt 2001
 - D. Parks and Recreation Commission Meeting Minutes 2001
 - E. Conceptual Pueblo Park Renovation Project Site Plan
 - F. Community Fact Finder Report
 - G. Public Notice for Community Meetings
 - H. Excerpts of the Minutes from P & R Commission
 - I. Project Web Page
 - J. Community Input Form Results

RESOLUTION NO. 2010-___**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AUTHORIZING THE APPLICATION
FOR STATEWIDE PARK PROGRAM GRANT FUNDS
FOR THE PUEBLO PARK RENOVATION PROJECT**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program, setting up necessary procedures governing the Application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of application(s) before submission of said application(s) to the State; and

WHEREAS, the applicant will enter into a contract with the State of California to complete the grant scope project;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF TORRANCE HEREBY:

Approves the filing of an application for the Pueblo Park Renovation Project and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that the applicant has or will have sufficient funds to operate and maintain the project(s), and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the Torrance City Manager to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

INTRODUCED, APPROVED AND ADOPTED this ____ day of _____, 2010.

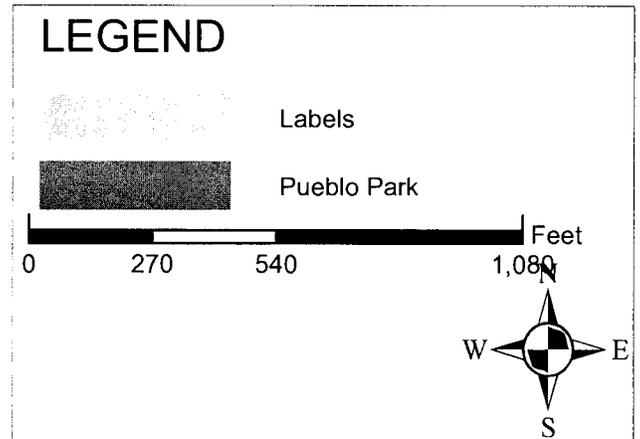
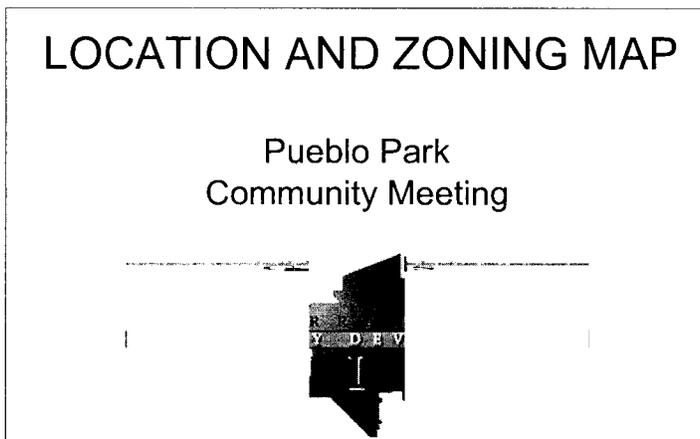
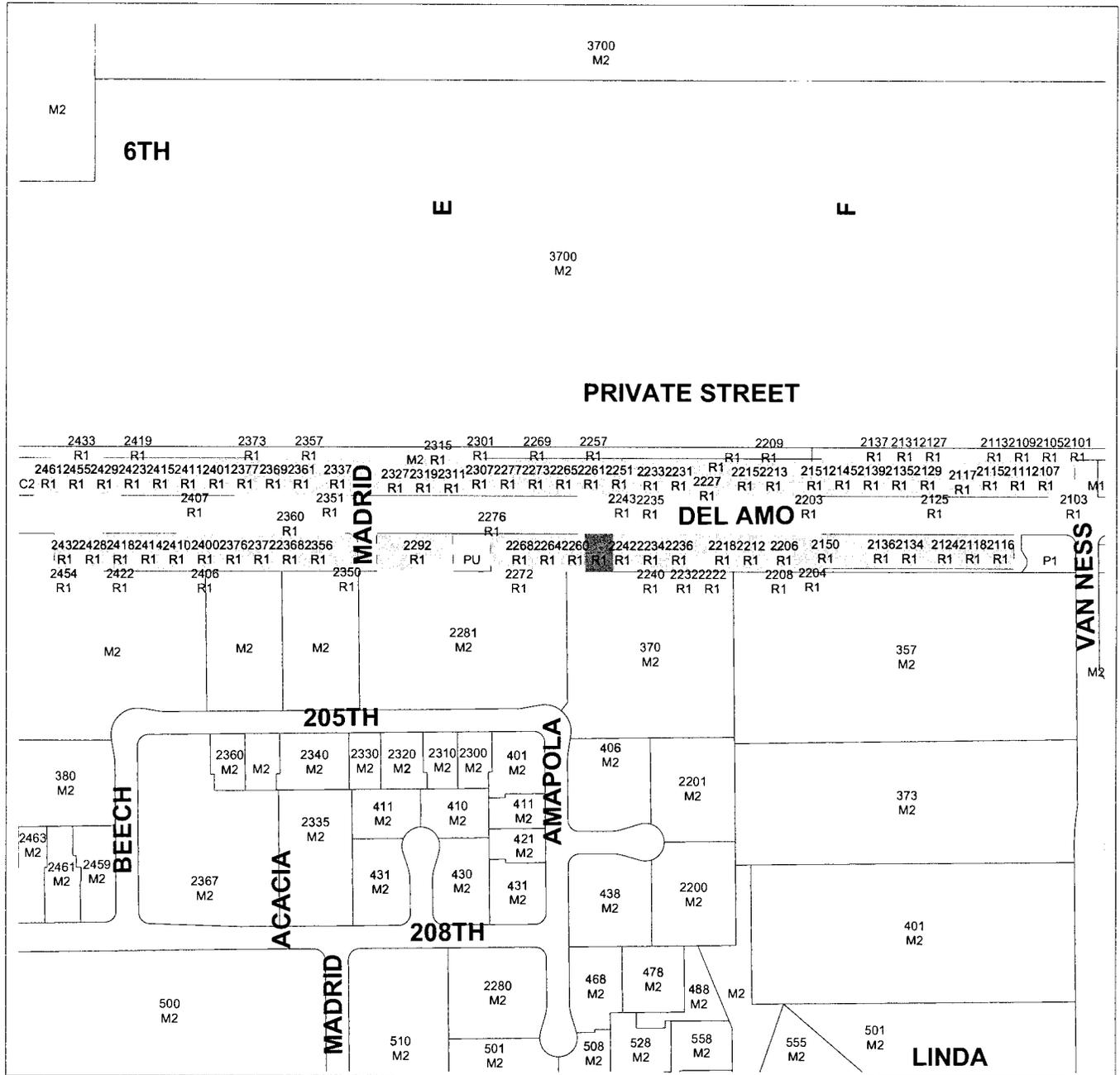
Mayor Frank Scotto

APPROVED AS TO FORM:
JOHN L. FELLOWS III, City Attorney

ATTEST:

by _____
Patrick Q. Sullivan, Assistant City Attorney

Sue Herbers
City Clerk



February 14, 2001

TO: Parks and Recreation Commission
FROM: Gene Barnett, Parks and Recreation Director
SUBJECT: PUEBLO PROPERTY ACQUISITION

Attached for your information is a copy of the City Council Agenda item dealing with the acquisition of property located at 2314 Del Amo Boulevard. The City Council unanimously approved the purchase of the subject property for park purposes.

As you may recall, Mr. Reuben Ordaz, representing the residents who reside on Del Amo Boulevard between Crenshaw Boulevard and Van Ness Avenue, has been a strong advocate for the City purchasing this property in order to provide expanded recreation opportunities for the Pueblo community.

This material is for your information and requires no action. Staff will return at a future meeting to discuss strategies for developing the parcel for park use.

Respectfully submitted,



Gene Barnett
Parks and Recreation Director

GB:bjb:prcommis/02-14-01i

ATTACHMENT A

Pueblo Park file

EXCERPT OF MINUTES

Minutes Approved

February 6, 2001

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE TORRANCE CITY COUNCIL

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 5:30 p.m. on Tuesday, February 6, 2001, in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Cribbs, Messerlian, Nowatka, Scotto, Walker, Witkowsky, and Mayor Hardison.

7. CONSENT CALENDAR

7e. PURCHASE OF PROPERTY - 2314 DEL AMO BOULEVARD

Recommendation

Recommendation of the City Manager that City Council approve the purchase and sale agreement for property located at 2314 Del Amo Boulevard, APN 7352-006-049 and appropriate \$320,000 from unappropriated year-end carry-over funds for the purchase (\$300,000) and demolition (\$20,000).

Referring to Attachment A of the staff report, Councilwoman Witkowsky stated that while the appraisal letter from Kimbro Consulting indicates that the property would be developed as a public park, she wanted it made clear that the City was not restricted to this use.

Referring to Attachment B (Purchase and Sales Agreement), Councilmember Witkowsky noted that she had discussed concerns with staff regarding the City's potential liability for unpaid back taxes, the timing of the closing and possession of the property, and clarification of the contingency period.

With regard to back taxes, Assistant to the City Manager Sunshine reported that staff was waiting for the preliminary title report to verify that there are no outstanding property taxes, but did not expect that there would be any because the property has been a church property for several decades. Addressing the possession issue, he stated that the property is currently unoccupied so the City will take possession of the property immediately upon the close of escrow. He provided clarification that the 30-day contingency period was to allow the City an opportunity to confirm that estimated demolition costs are accurate.

City Attorney Fellows advised that, while churches are generally exempt from property taxes, there are some circumstances under which taxes can be incurred. He recommended that Council grant conditional approval of the agreement, allowing staff an opportunity to review the issues raised by Councilmember Witkowsky.

MOTION: Councilmember Messerlian moved for the conditional approval of the purchase and sales agreement, noting that approval is subject to staff's negotiating satisfactory resolution of the issues raised by Councilmember Witkowsky. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

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Custom Order
L2231 Q.1 Ar.

FOR COMMISSION MEETING

October 11, 2006

TO: PARKS AND RECREATION COMMISSION

**FROM: PARKS AND RECREATION COMMISSION FACILITIES COMMITTEE
GENE BARNETT, COMMUNITY SERVICES DIRECTOR**

**SUBJECT: RECOMMENDATION FOR APPROVAL OF THE PUEBLO PARK
CONCEPTUAL PLAN AND CONSTRUCTION COSTS ESTIMATE**

On May 12, 2004, your honorable body referred development concepts for Pueblo Park to the Open Space Committee, asking them to review and return with a recommendation for this site (Attachment A).

In preparation for this committee meeting, staff had several conversations with community leaders from the Pueblo Community, who emphasized the need for a new and enhanced park building to be included in this development. Due to this information, it was felt that the appropriate committee to address this conceptual plan would be the Facilities Committee of the Parks and Recreation Commission.

The Facilities Committee addressing this issue was comprised of Chairman John McGee, Commissioner Hazel Taniguchi, and Commissioner Dick Perkins. This committee worked diligently with the community and the Architect over the past two years (Attachment B).

The Proposed Conceptual Plan for Pueblo Park consist of the following elements: a Lighted Basketball Court; Tot Lot; Picnic Area with Shade Structure; a Multi-Purpose Building (includes classroom, meeting room, kitchen, office and restrooms); Bar-B-Q Area; Concrete Walkways with Security Lighting; Chain-link Fencing; and ample grass areas. The Construction Cost estimate for the development of this project is \$2,279,000. (Attachment C)

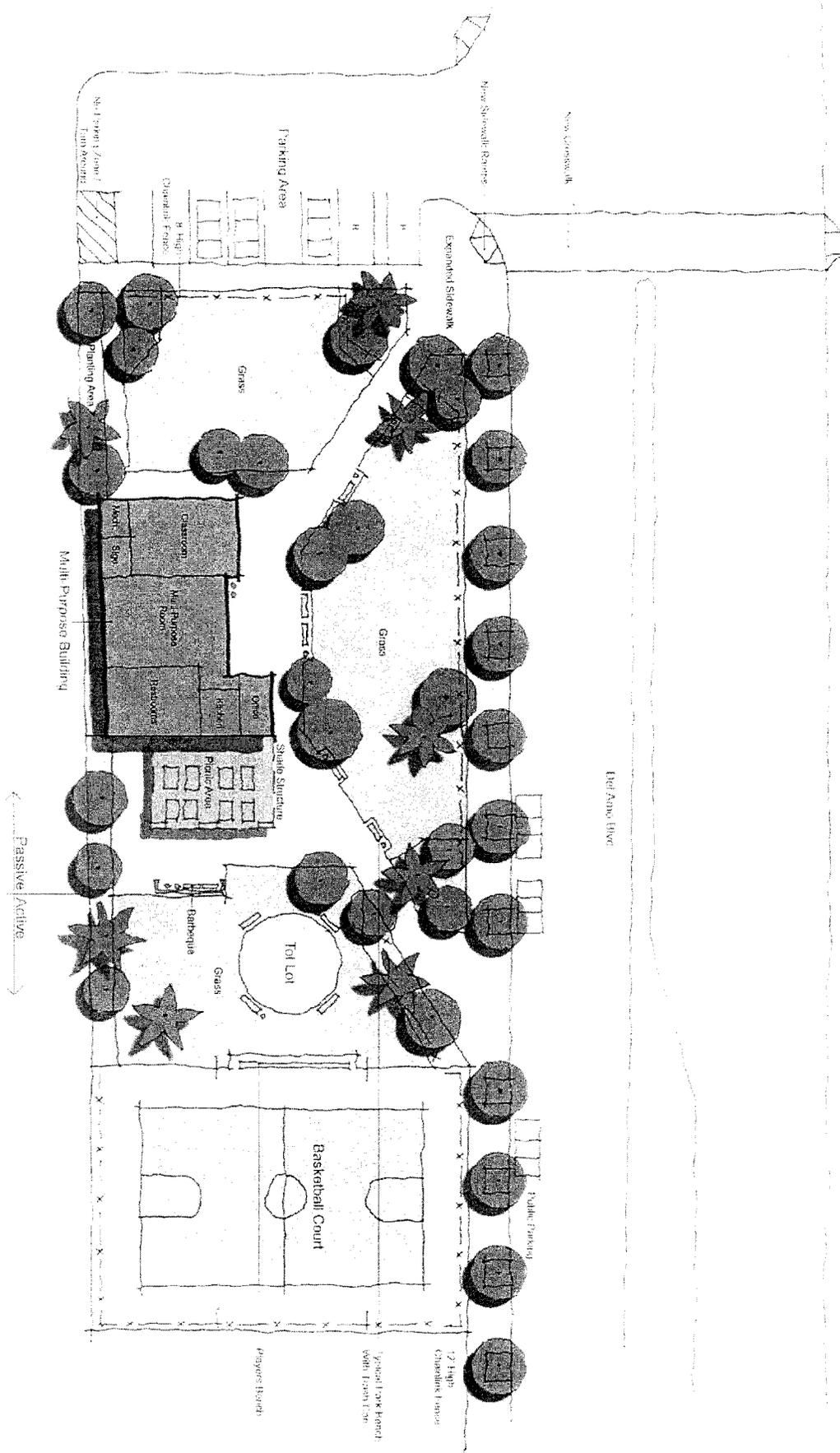
The Facilities Committee and the Community Services Director recommend that the Parks and Recreation Commission approve the Conceptual Plan and Construction Cost Estimate for the development of Pueblo Park, and ask staff to work in collaboration with the Pueblo Community to identify funding within the corporate sector or state and federal grants to finance this project.

Respectfully Submitted,

Not Available for Signature
John McGee, Facilities Committee Chair


Gene Barnett
Community Services Director

M - Hazel
S - Taniguchi
→



PUEBLO PARK CONCEPT PLAN TORRANCE, CALIFORNIA

Scale 1" = 20'



California State Parks Community FactFinder Report

This is your Community FactFinder report for the project you have defined. Please refer to your Project ID in any future communications about this project.

Project ID: **1086**

Date created: **May 5, 2009**

County: **Los Angeles**

City: **Torrance**

Coordinates: **33.8467537, -118.3230347**

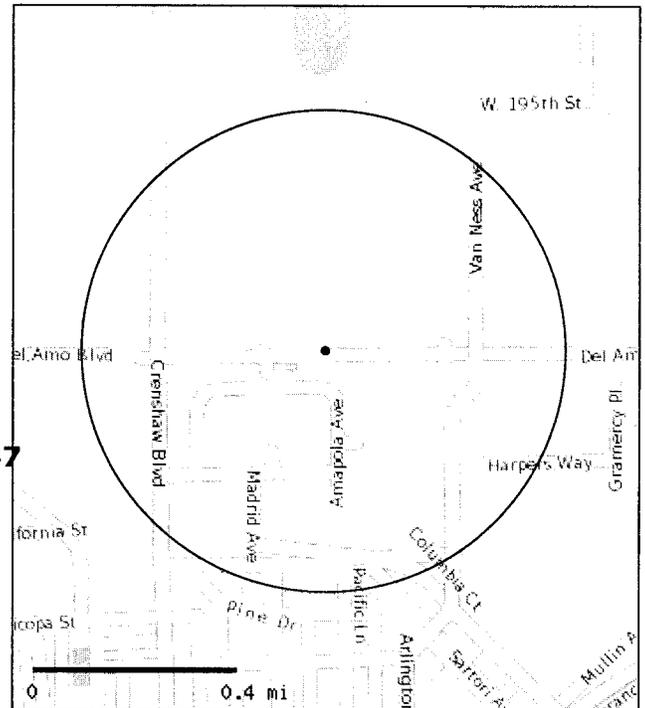
Total Population: **1,135**

Median Household Income: **\$56,707**

Number of families below poverty line: **106**

Park acreage: **0.24**

Park acres per 1,000 population: **0.21**



Project Site

All numbers above have been calculated based on a 1/2 mile radius from the point location of your project. Demographics are figured by averaging population numbers over selected census block groups and using the percent of the block group within the project circle to determine the actual counts.

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean. Users can send update information to: parkupdates@parks.ca.gov

Data Sources:

Demographics - Claritas Pop-Facts, block group level (Apr. 2008)
Parks - Calif. Protected Areas Database v. 1.3 (Mar. 2009)



Community FactFinder is a service of the
California Department of Parks and Recreation
www.parks.ca.gov

Community FactFinder created
by GreenInfo Network
www.greeninfo.org



PUBLIC NOTICE COMMUNITY MEETING

Design Workshops for Pueblo Park Renovation

Dear Torrance Resident:

As a resident living near Pueblo Park, you are invited to a series of town hall workshops being hosted by the City of Torrance. These workshops are designed to gather community input on the Pueblo Park Renovation Project.

The first of three meetings will be held on Tuesday, December 8, 2009. At this meeting, City staff will review the existing park master plan and gather any new ideas for the park. We will also review the Prop 84 Grant intended to fund this project and the community's role in developing this park in accordance to the grant's specifications.

The second meeting scheduled on December 22, 2009 will confirm the park design, and discuss any operational issues that might need to be addressed due to any changes in the park's amenities. Also on the agenda will be suggestions to park programs, changes to current or future operations, as well as any new and innovative ideas from the public.

The third meeting scheduled on January 6, 2010 will be a discussion of the local community's role in the operations, maintenance, and security of the park. Concepts such as Neighborhood Watch, Adopt-a-Park, and Friends of the Park will be discussed.

At the conclusion of these meetings, the City of Torrance hopes that the community surrounding Pueblo Park will have a good understanding of the grant funding process, agree with the general concept of the park's amenities, and embrace the community's vital role in the operation and maintenance of Torrance's newest park. All the meetings will be held in the **Pueblo Park Community Center** located at 2252 Del Amo Boulevard, beginning promptly at 5:30 pm.

The three meetings will be held on:

1. **Tuesday, December 8, 2009, 5:30 p.m.**
2. **Tuesday, December 22, 2009, 5:30 p.m.**
3. **Wednesday, January 6, 2010, 5:30 p.m.**

The City of Torrance's Community Services Department staff will be available to explain the project, answer questions, and gather valuable input. If you cannot attend, but have questions or comments, please contact Mr. John Jones at (310) 618-2930 or via e-mail at JJones@TorranceCA.Gov.

City Council

| | |
|---------------------|--------------------|
| Frank Scotto, Mayor | |
| Gene Barnett | Cliff Numark |
| Tom Brewer | Susan M. Rhilinger |
| Pat Furey | Bill Sutherland |

Sue Herbers, City Clerk
Linda M. Barnett, City Treasurer



Community Services Department
3031 Torrance Blvd.
Torrance, CA 90503
(310) 618-2930

City of Torrance

EXCERPT OF MINUTES

Minutes Approved
 Minutes Subject to Approval

January 13, 2010

**MINUTES OF A REGULAR MEETING OF THE
TORRANCE PARKS AND RECREATION COMMISSION****1. CALL TO ORDER**

The Torrance Parks and Recreation Commission convened in a regular session at 7:00 p.m. on Wednesday, January 13, 2010, in City Council Chambers at Torrance City Hall.

2. ROLL CALL

Present: Commissioners Cook, Gilbert, Orpe, Robbins, and Taniguchi.

Absent: Vice-Chairperson Hazell and Chairperson Ning.

Also Present: Community Services Director Jones, Recreation Services Manager Brunette, Senior Business Manager Minter, Park Services Manager Carson, and Senior Administrative Analyst Orpe.

In the absence of Chairperson Ning and Vice-Chairperson Hazell, Commissioner Robbins led the meeting.

MOTION: Commissioner Taniguchi moved to grant excused absences to Commissioner Hazell and Chairperson Ning for the January 13, 2010 Commission meeting. Commissioner Cook seconded the motion; a voice vote reflected unanimous approval.

7. NEW BUSINESS**7B. APPROVAL OF PUEBLO PARK PROJECT AND APPLICATION FOR PROPOSITION 84 GRANT FUNDS**

Community Services Director Jones provided a presentation on the Pueblo Park Renovation Project, noting that the Commission approved a conceptual plan for the .7 acre park approximately five years ago. He discussed community needs and project overview that includes a 4,000 square foot multi-purpose building, lighted and realigned basketball court, tot lot, and picnic area. He stated that the estimated cost for the project is approximately \$2.3 million dollars.

He stated that potential programs and community involvement were discussed at community meetings held on December 8, 2009, December 22, 2009, and January 6, 2010. He added that the City has also launched a website to solicit input for community members unable to attend the meetings. He recommended that the Commission recommend approval of the Pueblo Park Renovation Project and application for

Proposition 84 grant funds, noting that comments and recommendations provided at this meeting would be forwarded to City Council for its consideration on February 9, 2010.

In response to Commissioner Gilbert's inquiries, staff stated that there are 32 City parks and explained that the State is allowing as many submissions as a City can provide.

Commissioner Taniguchi recalled attending a meeting at Pueblo Park as a new Commissioner five years ago and expressed her support for concurring with staff recommendation.

Commissioner Gilbert inquired if City parks have Friends of the Park and staff responded that there are many Friends groups that assist in funding programs throughout the City.

Commissioner Robbins received clarification that the soil quality was validated as safe prior to bringing the project forward.

Abraham Levine, Avenida de Jose, Redondo Beach, stated that Proposition 84 was passed in 2006 but that now California has the lowest bond ratings of any State, that grants are being funded by taxes, and that California has huge deficits. He questioned why residents cannot exercise in other locations.

Sally Bernard, Del Amo Boulevard, (no speaker card), expressed appreciation to staff and stated that the project would be an asset for the entire City and that community members would be willing to help maintain the park.

Annie Luna, Del Amo Boulevard, and Eleazar Ibarra, Del Amo Boulevard, stated that the community needs the park and urged the Commission to recommend approval.

Adam Hoxie, Del Amo Boulevard, received clarification that grant funds would fully fund construction of the project.

Ruben Ordaz, Del Amo Boulevard, expressed hope that the project would be approved and added that youth would no longer have to go to other parks.

Commissioner Robbins received clarification that these funds have been identified for these types of projects throughout the State and that the City would find out in September 2010 if its application was awarded.

Commissioner Gilbert inquired what happens if the project ends up costing more than what is being asked and Community Services Director Jones responded that the City would have to come up with the balance, adding that it is currently a good environment for low construction bids.

MOTION: Commissioner Taniguchi moved to concur with staff recommendation to proceed with the Pueblo Park Renovation Project and application for Proposition 84 grant funding. Commissioner Gilbert seconded the motion; a voice vote reflected unanimous approval (absent Commissioner Hazell and Chairperson Ning).

###

Quick Links

Search



Government : City Departments : Community Services : Park Projects : **Pueblo Park Renovation**

COMMUNITY SERVICES

Department Overview

Cultural Services

Library Services

Park Services

Recreation Services

Class Registration Information

Park Projects

Park Projects

☛ Bishop Montgomery Basin

☛ Ocean Basin

☛ **Pueblo Park Renovation**

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PUEBLO PARK RENOVATION PROJECT

The City of Torrance would like to solicit community input on the conceptual design for renovating Pueblo Park. Please click on the links below to give your input.

- [Citizen Input Form \(activities and amenities\)](#)
- [Community Comment Form \(text based comment\)](#)

Pueblo Park is a 1/2-acre neighborhood park located in the eastern sector of the City of Torrance. Currently, the park consists of two non-contiguous residential sized lots separated by 250 feet. The meeting room and play equipment occupy one lot (100'x75'), and the basketball court and play area are located on another (100'x100'). In 2001, the City of Torrance purchased an adjoining church property to the larger lot with the intent to construct a new park. Though the church has been demolished, the land has not been improved due to a lack of funding.

The proposed conceptual plan for Pueblo Park consists of:

Amenities

- Lighted and improved basketball court
- New tot lot
- Barbecue area
- Picnic Area with Shade structure
- Multipurpose Building including
- Classroom
- Meeting room
- Kitchen
- Office
- ADA restrooms

Infrastructure

- Interior Walkways and Security Lighting
- Improved Irrigation System and Low Maintenance Landscaping
- Chain link fencing and Grass areas

For more information on the proposed project, please click on the links below:

- [Pueblo Park Community Notice](#)
- [Pueblo Park Design](#)
- [Pueblo Park Project Information](#)
- [Pueblo Park Vicinity Map](#)

The results of the following Citizen Input Form were as follows:

Total Respondents--10

- **What programs would you like to see held in the Multi-Purpose Room and/or the Classroom? (These have been listed in order from highest to lowest, providing those that were over 50% in favor)**

| | |
|--|------------|
| Pre-school or After School Program | 90% |
| Exercise/Dance Classes | 90% |
| Homework Center/Computer Lab | 70% |
| Library Programs or Mobile Library Collection | 60% |
| Educational Instruction | 60% |
| Monthly Movies | 50% |

- **What special events would you like to see using the basketball court, grass areas, and picnic space? (These have been listed in order from highest to lowest, providing those that were over 50% in favor)**

| | |
|---------------------------------------|------------|
| Concerts/Movies in the Park | 70% |
| Basketball Tournaments/Clinics | 70% |
| Cultural and Holiday Events | 70% |

- **Would you be willing to be involved in:**

| | |
|--------------------------------|------------|
| Friends of the Park | 60% |
| Park Programs Committee | 33% |