

**10/4/17 STUDY SESSION: CIVIC FACILITIES  
SUPPLEMENTAL LETTER SUBMITTED BY DAVID GRETHEN TO CITY COUNCIL  
ON 10/4/17 AT 1:51 P.M.**

**From:** David Grethen

**Sent:** Wednesday, October 04, 2017 1:51 PM

**To:** City Council <citycouncil@hermosabch.org>; Sergio Gonzalez <sgonzalez@hermosabch.org>

**Cc:** Ann Yang <anny@hermosabch.org>; Nico De Anda-Scaia <ndeanda@hermosabch.org>; Elaine Doerfling <edoerfling@hermosabch.org>

**Subject:** Facilities Study Session (Letter)

### **City Facilities - Council Study Session - 10/4/2017 - D. Grethen**

#### Purpose and Background

This input is intended to help guide the thought process and to identify key considerations that drive the master planning for replacement or renovation of the main civic center facilities for city staff, police, fire, and library.

The thoughts have been largely influenced in part by previous work in this area as documented in the McGrath report attached to the study session agenda. Additionally influential have been the recent library study report, as well as the Roma downtown revitalization report as relates to parking.

#### Strategy, Analysis, and Decisions

Key top-level takeaways, conclusions, and observations based the McGrath report include the following things related to planning strategy formulation and analysis methodology.

- A comprehensive approach is being taken to simultaneously spatially allocate potential facilities to various candidate locations. This is a smart approach but also results in a possibly unwieldy number of plan option combinations to consider and assess.
- Key policies must be established, critical decisions made, and primary uncertainties resolved to enable the best path forward. Identifying these is crucial to reducing the number of options for detailed assessment, and to enable an incremental approach to decision making and implementation.
- Much data have been generated to determine spatial allocations and other driving requirements for police, fire, staff, and library. It is important to reaffirm our belief whether these requirements are still valid, realistic, and appropriately conservative before making significant commitments.

The following sections are organized by facility or city function/department while striving to identify what may be some of the key enabling decisions or considerations to enable an efficient path forward.

As part of this I suggest we entertain the possibility that there might be one particular facility that can be agreed upon to be the first to be decided and acted upon for implementation, based on considerations to include:

- Priority and urgency based on existing unmet needs.
- Magnitude, challenges, and opportunities to obtaining funding or financing.
- Degree to which that facility's location/decisions are decoupled from others.
- Interim accommodations for staff/equipment needed during construction.
- Lost leasing revenues or potential opportunities for new revenue sources.

The reason for this suggestion is that we will likely find that removing uncertainty about one 'piece of the puzzle' will simplify the rest of the puzzle. My initial impression is that Police or Library may be the best first decision point.

### Fire Department

It appears that we have now have established that we do not need a headquarters station, and that it might be possible to renovate the existing station to meet most of our needs.

Some considerations include:

- Whether moving forward with renovation will provide long lasting accommodations for decades to come.
- Whether any overflow requirements beyond the renovated station's capabilities must be allocated to city hall and/or police.
- Whether the concept of an integrated police/fire public safety facility is now removed from consideration.

### Police Department

Based on the McGrath report, this might be our highest priority, and could drive the construction of a new police department as the first in the overall build/renovation sequence. However, this is also a very large expense that might pose a schedule-related conflict between priority and funding level.

Other considerations include:

- The identified site (currently leased for private storage) would seem to preclude the need for interim accommodations for police staff/equipment.
- Vacation of the old police station would provide space to be used either permanently for expansion by other departments or on an interim basis during replacement or renovation of their facilities (e.g. City Hall).
- Permanently lost revenue from the leased private storage location might be compensated by exploiting/leasing the "Base 3" facility near Clark Field, assuming the new police station would accommodate Community Services.

### City Hall

City Hall does not currently seem to be a key initial enabler or first decision point to resolve the rest of the plan. This might give time to refine requirements and contemplate the decision whether to rebuild or replace.

Some considerations include:

- Whether there is desirability from an architectural/historical perspective to preserve some of the existing civic center buildings.
- Whether a vacant police station would be a good fit for expansion.
- How many city staff would feel about not getting a nice new building.

### Library

The library is subject to its own studies that include various options and considerations of its own, along with initial cost and space estimates that are relevant to the master planning discussion here.

The library represents a potential key initial decision point based on whether to retain it at the civic center location, or to move it elsewhere such as near the Community Center. This is a key decision because it allows us to better understand how much space will be left to allocate at the civic center location. This factor, plus the relatively modest cost compared with that of a new police station, might drive the library to be the first decision point in the master plan.

Other considerations include:

- Relocation/replacement near the community center would permanently take up open space, e.g., on the lawn near PCH.
- Proximity to the Community Center might enhance synergy with the Library, e.g., use by children and seniors as stressed in the library study.
- Parking requirements for a new library.

### Parking

Parking structures as well as limited underground parking are considered in the McGrath report. City staff parking requirements are developed therein, and many planning options include large multi-level parking structures that could support public parking as well.

The Roma downtown core revitalization report identifies ‘interceptor’ parking in the civic center area which, implemented along with a demand pricing approach, is a key component of the overall downtown revitalization strategy.

Similarly, it is recommended that our overall city facilities master planning process remains vigilant about its relationship to downtown revitalization planning as parking requirements and accommodations are planned.

Other considerations include:

- Parking structure costs can be of similar order of magnitude as other facilities.
- “Interceptor” parking at the civic center would be closer to downtown and the beach than would be parking near the Community Center, and would avoid pedestrian crossing at Valley/Ardmore and Pier Ave.
- Parking near Community Center would support a relocated Library there.
- Parking planning studies must of course address the temporal nature of parking such as time of day for staff versus public, and time of week/year for visitor surge.

### Conclusion

I realize that our facilities master planning is a work in process, and this contribution is not necessarily comprehensive. Nonetheless, I hope you find this useful to help us navigate our way through the many options and choices that will have to be made as the plan continues to evolve.

Thank you for your consideration.

David Grethen - Hermosa Beach

P.S. Sorry I did not get this to you with more lead time before the meeting. Content also attached as a file openable in MS Word if desired for PDF.