

**MINUTES OF THE ATHLETIC FACILITIES COMMITTEE
MANHATTAN BEACH UNIFIED SCHOOL DISTRICT**

The Athletic Facilities Committee of the Manhattan Beach Unified School District held a meeting on Thursday, March 10, 2011, at 325 S. Peck Avenue, Manhattan Beach, California. The following were present:

**Members of the
Committee**

Ahmad Vand
Amanda Cross
Reed Eisenhauer
Chris Jewett
Don Morrow
Joe Ciasulli
Gary Smith
Ben Dale
Bill von Behren (Absent)
Cassidy Olson
Neil Erickson
Chris Bremer
Jim VanZanten
Dick Amberik
Mark McGuire
Luke Farrell
Paula Spence (non-voting)
Penny Bordokas (non-voting)
Ellen Rosenberg (non-voting) (Recorder)
Mike Matthews (non-voting)

Approval of Agenda

Luke Farrell moved approval of the agenda, seconded by Paula Spence and unanimously approved.

Approval of Minutes

Jim VanZanten moved approval of the minutes of the March 3, 2011, minutes. This motion was seconded by Chris Bremer, and unanimously approved.

**Follow up from March
3, 2011 Meeting**

Steve Romines addressed questions from the prior meeting.

Leveling of the fields – asphalt area where portables located, Meadows driveway area, mound behind the gym, and the proposed tennis court area (original plan A or B).

Movement of tennis courts –

- into the district office parking lot – previously discussed and determined that it wouldn't fit and divided from other courts
- 40-50 students that park at district
- lot is filled during various meetings
- discussion regarding the number of tennis courts that would fit

Band hopes to have a lighted pathway to the field within campus to avoid walking on Peck Avenue en route to the stadium.

Discussed the discuss area and how it does or doesn't work for tennis courts. It was also brought up that this site could ultimately be a location for a future gym.

Luke Farrell referenced how he went about a similar project in the past and a conversation with an architect that we worked with at that time. He suggested starting from a premise of not moving parking, optimizing the fields, and then determining where parking will fit. In this scenario, parking represents the "wedge" that is creating a need.

He added to consider who or which team/activity is willing to sacrifice and then let them benefit from it. For example, if a team volunteers to move off to another location such as Pennekamp, improve upon that site in order to make the situation more attractive and useful.

Discussion followed Mr. Farrell's remarks about how the math/science building construction could be impacted if we fail to address the parking loss as addressed in the plans currently submitted to Department of State Architecture (DSA).

"Ahmad's Proposal" was remarked upon by Jonathan Tudan of Harley, Ellis, Devereaux (HED), the Measure BB architecture firm, noting that it is deficient in addressing parking. This is the scenario where four tennis courts are used for parking and replaced behind the gym.

Dr. Matthews commented that in his experience with DSA, they frown on losing parking and if our proposal suggests a temporary parking solution, DSA may respond that they will wait to approve the construction until a long-term solution is included.

**Determination of
Major Focus Areas for
the Committee**

Principal Dale provided a description of an alternative plan that he developed with the help of Chris Bremer, similar to Ahmad's plan that leaves the south half of the fields intact and adds a regulation soccer/lacrosse/football field running north/south over the existing asphalt and portables area and the "north field." It includes a new entrance along Meadows, south of the existing entrance; 4 tennis courts behind the gym; lockers and outdoor basketball courts. The existing baseball diamond at the northwest corner of campus would remain.

Cass Olson suggested utilizing this plan but shifting the field north and moving the northwest baseball diamond south, placing it near the varsity diamond for proximity.

Jonathan Tudan of HED remarked that this proposal has many issues. It may require new approval from the fire department and DSA due to changes in the ingress and egress. There are also challenges due to changes in elevation.

Luke Farrell offered a suggestion to leave the four tennis courts as they are and rather than construct four new ones behind the gym, use that space to create a parking area behind the gym with access at the north end of campus. Discussion ensued about how the fire access may be affected by this option and the impact on Meadows and the surrounding area.

Jonathan Tudan of HED reiterated that it is vital not to lose parking; the suggestion could entail major engineering, street lighting, grade changes and disabled access issues. Ahmad offered his services and requested a topographic Efile.

Principal Dale offered that if this potential design was too challenging we could fall back to parking on Artesia.

Cass Olson inquired about the cost of delaying construction and a discussion ensued about the potential loss of an entire year if we miss the summer window of time to commence building.

Discussion Regarding Information the Committee will Need

The committee revisited a discussion about alternative fields at Begg, Pennekamp school, the lot adjacent to Pennekamp, which was determined to be too small and close to existing homes, and Center Field at Pacific school.

The committee clarified direction to HED: Conduct an assessment of the “Ben Dale Plan” and the revised “Luke Farrell” Plan and provide information at the next meeting.

Additional Discussion

Ahmad Vand suggested to consider keeping 6 tennis courts along Artesia and remove courts 9 and 10 for parking and additional parking, where the softball field is adjacent. He also mentioned keeping a 9th court running east/west.

Adjournment

The meeting was adjourned at 9:10 p.m. The next meeting was scheduled for March 24, 2011, at 7:00 p.m., in the District Office Board room.