

CITY OF SOUTH GATE  
**PARKS & RECREATION MASTER PLAN**  
TEN YEAR UPDATE REPORT



Approved June 26, 2018

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# Executive Summary

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## Purpose

A Parks & Recreation Master Plan addresses current and future community needs and desires regarding available park space, recreation facilities, open space, trails and programs operated through the Parks & Recreation Department. A master plan process utilizes community input and an assessment of existing conditions along with standardized planning processes to create a plan that will allow staff, the Parks & Recreation Commission (Commission) and the City Council to achieve the goals created in the plan over the course of a specific time period. The resulting document becomes an invaluable tool in guiding projects and programs and in successfully receiving grants and other funding to pay for the capital improvement projects identified in the master plan.

The City of South Gate completed a 20-year Parks & Recreation Master Plan in 2008. This report is the ten-year update for the South Gate Parks & Recreation Master Plan. The purpose is to evaluate the effectiveness of efforts so far and to modify, add or eliminate goals which will allow the plan to reflect the current conditions and needs of the community. This update and other evaluations of the Master Plan help ensure that the goals remain relevant and help staff to take advantage of new developments and opportunities which may not have existed when the original plan was developed. Active efforts to maintain a current Master Plan is also highly regarded by granting agencies who want to ensure that there is adequate public input into the development and prioritization of grant funded projects. Once approved, any modifications to goals, priorities or recommendations contained in this document will supersede and officially alter the original master plan document.

## Background

A comprehensive Parks & Recreation Master Plan was completed and approved by the South Gate City Council in 2008 to guide the development of park facilities and recreation programs over the following twenty years. The process took nearly two years to complete and included work by staff, the Commission, Councilmembers and a master plan consultant. All recommendations in the original master plan were based upon significant public input through that development process and the finalized plan was reviewed and approved by both the Commission and the City Council. In order to ensure that this plan is implemented as fully as possible and kept up to date with changing conditions and community needs, the Commission was tasked with reviewing staff's progress annually and to update the plan every five years.

Staff and the Commission have reviewed the original Master Plan Report as well as the findings and recommendations contained in the five-year update. All goals from these two documents have been evaluated for progress and validity in consideration of the community's current needs and desires. Significant community outreach over the past two years has provided valuable input into the communities changing recreational needs and has been taken into account as part of this update. Some of the documents outlining the resulted of these planning efforts have been included in the appendix of this document. Full copies of the 2008 Parks & Recreation Master Plan and the 2013 Master Plan update can be found on the City's website.

As was identified in the five-year update, much has changed in our parks as well as in our community in just a short time. It is also important to recognize that the final implementation of any recommendations may appear to be somewhat different from the original vision. What is important is whether or not the final outcome properly addresses the need and the intent of the recommendation.

An excellent example of this would be the Goals Soccer Center. The original Master Plan recommended that the "old Tweedy School site", an area of approximately 3.5 acres on the north-east corner of South Gate Park, be used to build a soccer field

and batting cages. Another recommendation suggested that the 9-hole golf course at South Gate Park be used to “create a sports facility through a public-private partnership which would meet community needs and create a reliable revenue source for funding other aspects of the Master Plan and department operations”.

The resulting project was a public-private partnership with Goals Soccer which created a \$5.5 million soccer facility with eleven soccer fields on the Old Tweedy School Site at no cost to the City. This very popular venue, the first of its kind in the United States, has met a strong community need for recreational soccer, created a significant revenue stream for the City which is placed into a reserved fund for future park improvements and provided a high-profile venue which has created significant notoriety for South Gate and which has helped attract new businesses and new revenues for our local businesses. This example shows that the results can differ from the original expectations and still meet the goals outlined in the plan.

## **Process**

Staff began the process of this review by collecting and reviewing existing data and information. This included the original Master Plan report and the Five-Year Update. Staff reviewed the annual implementation reports that the Commission prepares for the City Council outlining progress made in implementing the goals of the Master Plan. Staff also identified several public outreach processes which were completed recently that impacted projects or goals within the Master Plan and included those reports and the input that they contain as well as any conclusions or recommendations as pertinent data for this process.

Over the past two years, staff has completed a number of public outreach processes, gathering significant input into the current needs and state of the department including the LA County Parks Needs Assessment, the Hollydale Parks Master Plan process and the Girls Club House Needs Assessment. These are the primary sources of outreach and public input that have been used to prepare this draft report and the results of these have been summarized later in this report and the final report for each of these processes have been included in the appendix.

Some information may also be included that has been received through quarterly customer satisfaction surveys of participants, public workshop activity for the Urban Orchard project, findings from the LA River Revitalization Plan and other public comments received by staff, the Commission and the City Council. However, these sources have not been included in this report except where specifically cited.

This draft report is intended to be circulated and presented at a Parks & Recreation Commission meeting in order to receive input on the recommendations and conclusions as well as to finalize priorities. Once a recommendation has been received from the Commission, a final report will be brought before the City Council for approval.

## **Conclusions**

A review of the information shows that significant progress has been made in implementing the many recommendations from the 2008 Master Plan and the additional recommendations added by the 2013 Update. New programs and policies have been implemented. Over \$20 Million in projects have been completed so far and the phased renovation of South Gate Park is nearly complete.

A list of seven key projects which are considered the top priorities which remain unaddressed has been prepared. These projects include a new building at South Gate Park, replacing the Girls Club House that is no longer able to meet the communities needs. These projects also focus attention on the four Hollydale Parks which require significant renovations.

Key Projects Remaining to Complete (Listed in Priority Order)

1	Girls Club House Renovations	\$20 million
2	South Gate Park Area 5	\$1 million
3	Circle Park Renovations	\$4 million
4	Hollydale Community Park Renovations	\$2.5 million
5	Hollydale Regional Park Renovations	\$50 million
6	Pool Expansion	\$2.5 million
7	Renovation of Scout Huts	Unknown

Cost estimates to complete all of these projects is over \$80 Million. A funding plan which identifies potential funding sources and recommends steps to insure these projects can be completed within the next ten years is included.

# Major Projects Completed

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The first step to update a Master Plan is looking back at the progress that has been made in the preceding 10 year period. When first created, the community did not want to just “add” new facilities and programs to the parks in the City, rather they were much more concerned with taking care of what already existed in the many parks that were currently in operation. Residents realized that they already had many quality facilities that just needed to be updated to meet the needs of the changing community. While getting something, “New” would be great, the priority for the first 10 years of the Master Plan would be on deferred maintenance and re-utilizing what we already had available. Following are updates on Facilities/Programs/Policies that have come about because of the 2008 & 2013 Master Planning processes.

## Facilities

*Swim Stadium* – \$3.8 million – While other improvements had already begun in the parks, the first big ticket item for partial renovation was the Swim Stadium at South Gate Park. Through previous acquisition of grant and other funding sources the original pool tank that was completed in 1976 was replaced. Leaks due to corrosion of the metal surface were a major concern along with maintenance of the aging recirculation system made this a priority for this heavily used facility.

*Park Infrastructure* – \$12 million – The Park Infrastructure project was much more of a master plan within the Master Plan. David Volz Design (DVD) created an overall updated view of the exterior portions of South Gate Park in a plan consisting of 5 phases. Beginning with the areas around the Sports Center and North Playground the concept was to upgrade everything from sidewalks, landscaping, jogging paths, and lighting (Phase I & II). It continued in front of the Auditorium with an updated entrance new rose gardens and pergola. (Phase III) Then moved to the south side of the park with additional lighting, benches and bandstand. (Phase IV) Finally, portions of the fifth phase have been completed including a new picnic area, as well as the drive to the back of the Auditorium, but there is still much to complete for Phase V.

*Goals Soccer Center* - \$5.5 million – As noted previously, the Goals Soccer Center is a public/private partnership that brought the first of its kind soccer center to the United States. This 3.5 acre complex was constructed on what was originally an archery range that itself had been converted into an elementary school for many years. The soccer center houses 10 five a side soccer fields and 1 seven a side soccer field. The new complex brought state of the art facilities to South Gate plus additional revenue streams for completing projects throughout the park.

*Batting Cages* – \$650,000 – Being part of the first Goals Soccer Center meant that we were able to also ask for items that were not directly related to soccer but that could be part of the initial agreement so that Goals could get their brand started in a desired area. Thus, the City was able to include in their contract that Goals build and operate a batting cage operation for the City. This 9 cage concept includes baseball, fast pitch softball, and slow pitch softball operations.

*Auditorium* – \$500,000 – Probably the oldest building on the park, while still structurally sound, was in the most need of modern updates. Sound and lighting systems that had been installed in the 1950’s had seen very few updates and the floors & walls in the Banquet Room as well as the Main Hall had significant deferred maintenance needs. Upgrades included new LED lighting, laser projection with a 20’ screen sanding and finishing of floors and interior woodwork. Carpeting was installed on the walls in both rooms and new window treatments were added to make the room presentable. In addition, the exterior of the facility was painted and a new alarm system was added.

*Sports Center* – \$3 million – While there have been several improvement in the Sports Center including interior and exterior painting, exterior lighting, new graphics, and upgrades to the flooring surface in the gymnasium. The big ticket item has been

one that most people don't pay attention too until it is too late. In our case this would be the roof and metal decking of the facility. After 40 years of usage the deterioration had been significant enough to cause leaking in most of the rooms of the facility and when it rained it often caused us to cancel programs that were scheduled. Recently, the City just completed removing all of the roofing materials along with significant portions of damaged metal deck from the lower roof of the complex. New decking, vapor barriers and roofing materials (donated by Malarkey Roofing) were installed. The same contractor is also working on completing the removal and replacement of roofing materials and decking for the roof over the gymnasium and pool.

*State Street Park* – \$2 million – Funded through a Proposition 84 grant, State Street Park was the addition of 4.3 acres of park space along the Southern Avenue right of way. The park took several years of work to be completed, but the design process with DVD brought forth a unique look that included playgrounds with snakes, frogs and dinosaurs. A sculpture garden, bathroom facilities, picnic area and basketball courts. The park changed an area that was traditionally full of weeds and trash into a green corridor that could be used by the residents of the west side of the City.

*Dog Park* - \$176,000 – While not the most expensive of the Master Plan items, it was one of the most anticipated. Finding a place for a dog park in South Gate was not easy, but once completed it has become a very popular spot for those who love their dogs. Constructed with both big and small dogs in mind, the park includes decompose granite running areas, a shade canopy, drinking fountains for both dogs and humans and several seating areas. Soon to be included will be an agility course, teeter totter and other play amenities.

*City Hall Landscape* - \$1 million –The landscaped areas surrounding our Civic Center; City Hall, Court House, and Police Department are significant open space and are considered parkland. Although not specifically addressed in the Parks Master Plan, these areas were totally redesigned in 2015/16 as part of the general direction to “continue projects that improve the maintenance, appearance and functionality of our parks”. Many sick and aging trees were removed and the landscaped areas were redesigned to reduce maintenance and water use. Improvements included a brand new irrigation system, drought tolerant plants, upgrades to the fountain in front of the complex and a small event plaza. This area was re-opened to public use in April of 2017.

## **Programs**

*Teen Center operations* – Opening in 2012 the Teen Center has become a space for youth to “hangout” and “have some fun” in a safe environment. Located within the Sports Center, this Teen dedicated space has many activities that draw local kids to enjoy themselves between the hours of 4 p.m. to 8 p.m. The Center offers video games, Netflix, pool tables, and ping pong. Also offered are a variety of volunteering opportunities, excursions to local attractions and workshops for careers and schooling. Last year, the teen division included grants to local youth employment programs in an effort to increase the number of organizations addressing youth employment and job skill development in our community. Staff is working to ensure that these goals are included in the future City Employment Center.

*Fitness Center* – One of the most requested items of the Master Planning process was the addition of healthy living and fitness activities at the park. Residents wanted upgrades to the 30 year old weight room that would encompass activities for both men and women. This would require both facility changes and an overall “culture” change as to how fitness programs were offered. The first step was to hire a professional “Fitness Coordinator”, who could recommend best practices in providing equipment and classes for the residents of South Gate. The second step was to convert different facility space throughout the Sports Center into dedicated fitness space with free-weights, machine assisted weights and cardio equipment. The last step was to package the fitness equipment usage with a large variety of specialty classes such as; Zumba, Cardio-kickboxing, Aerobics,

Pilates, etc. and offer them to the public for a great membership price. The results were tremendous as the Sports Center went from an average of 400 memberships per year to over 3,000 memberships on a monthly basis.

*Spring Fit 5k* - Early on in the Master Plan process were requests to upgrade the jogging paths and service roads throughout the park. In part this was to allow the large number of people who jogged around the park a safe place to exercise that did not include running in the street. Part of the educational process in getting people to move over to the newly constructed paths was the implementation of 5K events that would allow runners to complete a total of 3.1 miles without having to run in the streets. The first Spring Fit 5K started in May of 2014 as part of the City's Annual Health Fair. With the help of our sponsors; Bimbo Bakery, Alta Med, HSA, Aldi and Hooters, attendance has increased each of the years of the event with an initial set of 82 runners in 2015 moving to 700 registrations in 2017

*Concerts/Movies/Opera in the Park* – The last 10 years has seen a rise in cultural events in South Gate including the advent of both Movies in the Park and Concerts in the Park. Both of these programs were new to South Gate and while the movies were a “hit” from the very beginning, averaging crowds between 300-500 spectators, the concerts started off slowly with only 50 -100 people in attendance. The movies still have good crowds to watch films such as “Frozen” or “Zootopia” but they are not the only draw for Summer as a steady diet of Latin themed music and Mariachi's has change the once small concert crowds into robust audiences averaging over 250 spectators. In addition to these community staples, the Parks & Recreation Department in conjunction with the L.A. County 1<sup>st</sup> District Supervisor's office simulcast a live showing of the Opera “Macbeth” at South Gate Park. More recently, the City hosted a preview showing of the PBS documentary, “Delores Huerta”. Staff continues to look for additional opportunities to bring new cultural events to South Gate.

*Youth Programs* – While always a staple of the Parks & Recreation program, keeping youth of the community active and involved was part of many of the priorities for the Master Plan. With this in mind, staff has continually worked to evaluate programs for youth, keeping those that have stood the test of time such as, Tot Time, Tiny Two's, Fundamental Sports Classes and Contract Dance Classes. Staff has also added new classes and events as requested, such as, Lil Chef's, Youth Performance Training, Miss Azealita, and the annual Fashion Show. All of these along with programs for our Teen Volunteers and Youth Golf Lessons have provided a variety of different programs to keep the youth of South Gate active.

## **Administrative Policies**

**Park Enhancement Fund** – Established in 2008, this fund earmarks revenue from park specific lease agreements for the maintenance and/or upgrades of park facilities. The primary source of funds comes from the payments for the Goals Soccer Center lease as well as the Batting Cage operation and the Cell Tower payments. Used mainly for Capital Improvement Projects (CIP) and purchase of large pieces of maintenance equipment, this fund has allowed staff the opportunity to prioritize needs and supplement existing budget. Some of the needs met by the fund are; purchase of a new tractor for the Parks Division, supplemental funding for the Sports Center Roof Project, and additional funding for State Street Park.

**Facility Maintenance Fund** – Recognizing the need to plan for the future, the City Council in FY 2016-17 established a fund specifically directed at facilities with deferred maintenance issues and the need to have funding available for unanticipated facility repairs. Currently, the Council is allocating \$1 million dollars a year into the fund. As noted in the original Master Plan high priority was given by residents of the need to address deferred maintenance issues and make facility repairs in a timely manner so that additional costs would not be incurred by the City. This fund allows the City to start working through those issues and better maintain each of their facilities.



**5 year equipment replacement plan** – Planning for the future is important not only for designs of new parks and programs but also for the replacement of much needed large equipment. To this end the Parks Division has implemented a plan to properly budget for the replacement trucks, field carts, tractors and other large items. The 5 year plan allows staff to anticipate purchases of equipment with a 5 year or longer depreciation schedule and evaluate which items are most in need of replacement for the current fiscal year. Each year the plan is reviewed and updated to include new items and any unexpected changes due to accidents or mechanical failures. Staff is also working on a 5 year replacement plan for interior facility equipment such as tables, chairs, and carpets.

**Joint Use Agreement** – Additional recreation space is always a key component in planning for the future, but in a City like South Gate there is very limited availability of open space to build facilities such as baseball/softball fields. Thus, the City has put together an agreement with the Los Angeles Unified School District (LAUSD) for the building of 2 additional softball fields and one baseball field as part of the Legacy High School sports complex. This 25 year “Joint Use Agreement” will allow the Parks & Recreation Department to use the three brand new fields on nights, weekends and Summer days when school is not in session. This could help greatly with the overcrowding during the Spring/Summer baseball seasons.

# Outreach and Findings

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## Review of Recommendations from 2008 and 2013

The City of South Gate completed a 20-year Parks & Recreation Master Plan in 2008. The initial plan includes nearly 173 goals to serve as a roadmap to assist the future viability of the Parks and Recreation Department. The initial report emphasized 9 specific top priorities with related goals within each specific priority. Of the top priorities, 3 of the 9 have been substantively completed. The remaining 6 top priorities need additional funding in order for the projects to move from “In Progress” to “Completed”.

Further the report shows the following major identifiable projects have been completed: the development of Cesar Chavez linear park, enhanced citywide fitness opportunities, expanded youth programming, planning for the rehabilitation of the Girls Clubhouse, and the establishment of a master plan for all three of the parks in the Hollydale area.

In 2013, the department along with the Parks and Recreation Commission and City Council updated the master plan to include 6 top priorities. Of those priorities all but 1 has been completed. The last remaining item; which provides diversionary programs for teens that provide alternatives to negative behaviors and which support education and job preparation is in progress with the Parks & Recreation Department leading the way in providing job preparation and skills for the youth of the community.

## Los Angeles County Needs Assessment 2017

On January 14, 2016 in conjunction with the County of Los Angeles the City of South Gate held a public workshop to discuss and engage the community on City and County park space. The needs assessment provided the community with a chance to learn about park assets and needs, inform the County of Los Angeles on potential City park projects that are marked as “high priority”, and give input on potential future County-wide Park funding and planning decisions.

Prior to the community meeting, staff included potential projects that are part of the 2008 master plan to the needs assessment. During the process, the community had the ability to rank projects most and least important to them. Additionally, the community was able to add any potential projects they felt were necessary for the future sustainability of park space and programs within the City. The projects that were included can be found below. Moreover, in the appendix a final report is provided to give a comprehensive overview of the South Gate Community.

### Projects Discussed

- Swim Stadium Expansion
- Caesar Chavez Park Phase 1 playground and restroom upgrade
- South Gate Park Area 5
- Hollydale Community Park renovations
- South Gate Park restroom 5/6 replacement
- Girls Clubhouse Renovation
- Youth Leadership Lodge (Boy Scout Hut renovation)
- Golf Course Renovation
- Soccer Field Upgrades at Hollydale Park
- Caesar Chavez Phase IV California to Atlantic
- Circle Park Renovations

The section which addresses South Gate from the County's final report is included in the appendix of this report. Hollydale Parks Master Plan 2017

## **Hollydale Parks Master Plan 2017**

Following the completion of the 2008 Parks & Recreation Master Plan, the City prepared a Master plan for South Gate Park which specifically addressed the recommendations, requests and goals as stated in the Parks Master Plan. Much of this work has been completed. In 2016, staff began a similar process to develop master plans for the three Hollydale Parks, again, focusing on the recommendations from the 2018 Parks Master plan, but also including additional public outreach to ensure that the recommendations and goals remain current.

In 2017, the City Council approved the Hollydale Parks Master Plan which addresses specific improvements for Hollydale Regional Park, Hollydale Community Park, Circle Park and the Gardendale Tot Lot. A complete copy of the Hollydale Parks Master Plan final report is included in the appendix. The following are a summary of the key findings from the report.

- Full renovation of all three parks
- Addition of community centers at Hollydale Regional and Hollydale Community
- Addition of formalized jogging tracks or trails along with fitness equipment
- Improved and increased parking
- Better connection to the adjacent rivers, bike paths and equestrian trails
- Formalized Soccer facilities with lights
- Informal gathering space/amphitheater
- Improved picnic areas
- Better lighting/security

## **Girls Club House Needs Assessment 2017**

Completed in 1958, the Girls Club House has been the City's main community center for sixty years. Following the recommendations of the Master Plan, a consultant was used to complete a community needs assessment which evaluated the existing condition of this facility and gathered data and public input regarding community programming needs now and in the future. The results of this study were provided to the Parks & Recreation Commission along with three options for renovating the existing building. After a thorough consideration of the report, the Commission chose to demolish the existing building and replace it with a new structure which will provide significantly more program space and will address many of the needs identified in the needs assessment. One Commissioner stated, "This community center has served our community well for sixty years and it is our responsibility to ensure that our decision here will provide a facility that will serve the community for another sixty years."

A complete copy of the Girls Club House Needs Assessment final report is included in the appendix. The following are a summary of the key findings from the report.

- Address out of date facilities and make existing space more usable
- Address security issues by limiting access and improving visibility for staff
- Provide lobby/waiting area
- Provide stronger connection between inside and outside spaces

- More classroom space, include multi-use workshops for more Art, Vocational and Technology classes
- Include meeting rooms that are not utilized as classrooms
- Include Dance/Music space
- Include a better kitchen that can be used for teaching as well as events

## Inventory of Key Projects Remaining

In reviewing the recommendations and input from the sources listed and outlined above, staff has identified seven projects which due to size, scope and impact are considered key projects which must be made priorities as we enter the second half of the twenty-year master plan implementation process. The table below lists these projects along with the planning documents which include recommendations for the project or provide additional information related to the project. Each project is also listed below with a brief description.

	2008 Master Plan	2013 Update	Hollydale Master Plan	LA County Needs Assessment	GCH Needs Assessment
Circle Park Renovations	XX		XX		
Hollydale Community Park Renovations	XX		XX		
Hollydale Regional Park Renovations	XX	XX	XX	XX	
Girls Club House Renovations	XX	XX			XX
Youth Leadership Lodge (Scout Area)	XX	XX		XX	
South Gate Park Area 5	XX	XX			
Pool Expansion	XX	XX		XX	

### Circle Park Renovations - Full Renovation to this river accessible park - \$4.0M

This 4.5 acre park has had some improvements over the last 10 years including the addition of a restroom and native garden. These improvements have increased activity at this park and pointed out the need for further renovations. Proposed work would expand current playground, picnic and parking facilities as well as adding additional native landscaping/interpretive areas, pickle ball and futsal courts and improved security.

### Hollydale Community Park Renovations – Full renovation – \$2.5M

Currently in design and a high priority for the Hollydale Parks Master plan, this would renovate an aging 1.5 acre community park with a new playground, restrooms, new community building, lighted basketball court and picnic areas. This project will also add parking, jogging path and small event lawn.

### Hollydale Regional Park Renovations – Full renovations through phased approach - \$50M

This 56 acre park serves the Hollydale community as well as being home to many unique city facilities such as the City’s dog park and equestrian facilities. This park also serves as home to the City’s Youth Soccer program with seven soccer fields overlaid onto the flat turf under both LADWP and Edison transmission lines. This park also serves as a regional hub for access to the LA River, Bike Path and Equestrian trails.

This project includes significantly increased parking, improvements to the Monroe entrance including roundabouts for pedestrian safety, addition of a community activity center and associated amphitheater, formalized soccer fields with lighting, an adventure playground and nature discovery area, formalized jogging/walking track and fitness area, upgrades to the existing parking, equestrian and dog park facilities, and a stronger connection and better access to the Los Angeles River, Bikepath and Equestrian trails.

#### **Girls Club House Renovations – Complete Building Replacement - \$20M**

Completed in 1958, this community center has served South Gate well for over 60 years. However, the facility is significantly undersized for the current and projected future demands and much of the space is no longer relevant to current programming needs. This project would demolish the existing 10,000 sq ft building and replace it with a three story, 36,000 sq ft building within the same footprint. Improvements would include addressing out of date facilities and security issues with existing building, provide a lobby and more accessible office, provide greater connections between indoor and outdoor space, include workshops for art and vocational classes, provide additional classroom and meeting room space, include a versatile auditorium which can be separated into smaller program spaces when needed, provide a dance/music studio and a kitchen that can be used for food preparation and teaching.

#### **Scout Area Renovations – Complete Building Replacement - Unknown**

The agreement with the Tweedy family which formalized the donation of land which is now the southern part of South Gate Park contained a stipulation that the area at the corner of Pinehurst and Tweedy would remain available to the Boy Scouts of America for scouting programs. This led to the construction, by volunteers, of the existing Boy Scout Huts in this area in the early 1960's. Time and volunteer maintenance have taken their toll and these Huts are now in serious need of renovation.

The recommendation from the 2008 Master Plan was for the existing Huts to be demolished, and a new Youth Leadership Lodge to be built to house both Scouting activities as well as City sponsored Youth and Teen programs. A central activity room with several attached meeting spaces, a teen center and office space will more efficient use of space and allow City staff to manage and maintain the facilities. After discussion with current Scout Leadership, the City Council has recommended that staff work with Scouting Leadership to develop a renovation plan that can ensure safety and cleanliness while preserving to the greatest extent possible the historic nature and character of the Huts.

#### **South Gate Park Area 5 - \$1M**

Much of Area 5 has been completed. Remaining elements include a service road to connect the service road system on the east and west sides of the park, renovation of Baseball Diamonds 9 and 10 and the completion of the last stretch of jogging path located along Southern Avenue between Pinehurst and the new picnic area.

#### **Pool Expansion – Locker room and patio renovation - \$2.5M**

Replacement of the pool itself was a critical issue in 2008. However, funds did not allow for renovation of the support facilities such as the office, locker rooms and patio. This project would renovate these areas as well as replace the deteriorating windows along two sides of the pool with new roll-up windows which will provide greater security and safety.

# Recommendations and Priorities

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## General Priorities

The Key Priorities from the 2008 Parks & Recreation Master Plan remain the key priorities at this time. They are:

1. Replace existing restrooms in parks that have not had their restrooms replaced.
2. Protect and upgrade existing facilities through allocation of resources.
3. Develop and implement a specific plan for the eastern corridor of South Gate Park from Tweedy Blvd north to Southern Ave along Pinehurst St. to accommodate additional sports fields, an event plaza, a new Boy Scout Lodge, batting cages, Revenue generating commercial sports facility, and associated additional parking.
4. Increase trails, open space and recreational opportunities on the west side
5. Expand teen opportunities in the community by including teen specific activities at the proposed events plaza, teen sports leagues and programs at the proposed sports center concession and the eventual establishment of a dedicated teen center.
6. Create a perimeter and internal trail system at South Gate Park to provide formal walking, jogging and exercise paths, pedestrian connections to all park venues from all parking areas, and a connection to a citywide trails system.
7. Replace existing Park Maintenance Yard in order to implement the recommended aggressive park maintenance program.
8. Undertake refurbishment and recommended improvements to Hollydale Regional Park.
9. Expand swimming pool facilities to include new uses for revenue generation.

After reviewing the results of recent input, these guiding priorities remain the top recommendations and still reflect the community's desires as efforts continue to complete the work outlined in this master plan.

As part of the 2013 Parks Master Plan update, the following additional priorities were added.

### **Parks –**

- Continue projects and enhancements to improve maintenance, appearance, and functionality of parks and facilities
- Take active steps to create and maintain a safe environment at our parks
- Support community organizations and families through access to our parks and facilities maintaining our parks as the central focal point of our community

### **Recreation –**

- Provide programs and opportunities which support and promote a healthy community
- Provide youth centered programs which engage our youth and support physical, social and mental development.
- Provide diversionary programs for teens that provide alternatives to negative behaviors and which support education and job preparation.

Staff believes that significant efforts have been made to advance these goals and would recommend that these remain as recommendations within the Master Plan.

## Remaining Key Projects

Although Capital Improvement project schedules are often driven by available funding rather than priority, staff requested input from both the Commission and from the public as to the priorities of the following key projects to allow staff to address these projects in an organized manner and to determine where to focus efforts first. At the Regular Commission meeting of May 10, 2018, the Commission recommended the following priority order for these projects.

1	Girls Club House Renovations	\$20 million
2	South Gate Park Area 5	\$1 million
3	Circle Park Renovations	\$4 million
4	Hollydale Community Park Renovations	\$2.5 million
5	Hollydale Regional Park Renovations	\$50 million
6	Pool Expansion	\$2.5 million
7	Renovation of Scout Area	TBD

## Recommended Changes/Additions

It is recommended that the seven Key Projects listed above be added as the top priorities for the second ten years. Staff is seeking public input and the Commission's recommendation to prioritize these projects so that staff can better focus their efforts.

In addition, staff is also recommending that a new policy recommendation be added to expand on existing recommendations. This would be:

- To support and expand the availability of services provided to our community by non-profit organizations to reduce the burden on government and improve and expand the community's ability to support its residence with services which address quality of life issues. To do this, the Department should continue to provide support and leadership which is designed to attract new non-profit organizations and expand the capacity of existing organizations to address our communities needs through grants, partnerships, cooperative efforts and access to facilities.

# Implementation Plan

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In order to achieve the recommendations in this document, significant financial resources will be required. The implementation plan outlined below will require support and commitment from the Commission, the City Council, from our community and residents and from our County, State and Federal agencies.

With a total cost over \$80 million, the key projects will require a variety of funding sources including grants and donations as well as City resources. Currently, the City of South Gate is experiencing a time of growth and financial stability. City leadership has balanced the budget and has also managed to begin setting aside funds for emergencies as well as for repair and replacement of facilities and equipment required to operate the City and provide the services needed by our residents. However, future demands will continue to challenge our City leaders to continue this financial plan as deferred pension costs, deferred maintenance and continued demands for more services draw upon those same tax dollars.

It is unlikely that the City will be able to provide the \$10 million per year from the City's General Fund required to complete this plan in the 10 years remaining. Available City funds can best be utilized to begin planning and design on each of the Key Projects to ensure that these projects are ready and in the best possible position to take advantage of grants and other funding opportunities when they arise.

## Grant Prospects

One of the primary funding sources that the City has used to complete Capital Improvement Projects has been through grants. Primary sources of these funds are the County, State and Federal Government. Grants may be issued on a per capita basis, to each community based upon population, but are most often competitive grants, where projects are judged based upon specific criteria by the granting agency and those projects which score the highest are funded.

Measure A – Measure A was passed by the voters in Los Angeles County in 2016 as a continuation of the two Proposition A Bond Measures from 1992 and 1996. Measure A provides a parcel tax revenue stream which is expected to generate \$95 Million per year to fund Parks and Recreation improvements in Los Angeles County. South Gate's Per Capita funding is expected to be approximately \$450,000 per year. Funding should be available as soon as 2018. Measure A will also provide a variety of competitive grant programs.

Prop 68 – Proposition 68 is a state bond measure which is currently on the June 2018 state ballot. If approved, this bond measure would provide over \$4 billion in funding for Parks, Natural Resources Protection, Climate Adaptation, Water Quality and Supply and Flood Control. Of this, over \$1 billion will be available for State and Local Park projects, primarily through a competitive grant process. If approved, grant application processes could begin as early as 2019. A large portion of the grants from this program will be targeted at park poor and lower income communities such as South Gate.

LA River Revitalization Plan – The LA River Revitalization Plan, recently signed in a ceremony held in South Gate, involves State, County and local City representatives in addressing the revitalization of the parts of the Los Angeles River that are outside of the City of Los Angeles. This impacts many of the South East Area cities and South Gate has been very active in participating in this process. Although no specific funding has been identified as yet, it is expected that State and County funding will be made available to begin some of the projects identified in the Plan. All three of the Hollydale Parks identified as Key Projects in this report are within the zone described by the Revitalization Plan and may be eligible when funding becomes available from various sources. In particular, Hollydale Regional Park has been identified as an important link between the river and the surrounding communities.



Park Enhancement Fund – In 2008, with the approval of the agreement that brought the Goals Soccer Center to South Gate Park, the City Council chose to place the rent from this agreement, as well as a number of other park leases, into a designated fund for use in supporting Park Enhancements. Titled the Park Enhancement Fund, the funds remain part of the City’s General Fund, but have been designated by the City for a specific purpose. Use or allocation of these funds requires City Council approval. Currently, this fund receives approximately \$250,000 in revenues each year.

The purpose of setting these funds aside is to ensure that the City is well placed to compete for grants and other outside funding in order to complete the Parks & Recreation Master Plan. Many grant programs now require subject projects to be “shovel ready” at time of application. This means that the entire planning and design process, often costing several hundred thousand dollars, has been completed. Park grants may also include a “match” component, requiring applicants to match the grant funding with its own dollars. Because of the South Gate City Council’s foresight, the Park Enhancement Fund provides a regular revenue stream to allow staff to complete the planning process and address other project needs that can not be funded through grants.

### **Recommended Funding Plan**

Staff has evaluated the likely funding sources available and matched them with the projects on the Key Project List. Park grants are rarely larger than \$5 million so Hollydale Regional has been designed to be phased, with individual sections or projects within the larger park design can be funded and completed independently.

Project	Estimated Cost	Probable Funding Source
Girls Club House Renovations	\$20 million	Local Bond Measure or other local funding program
South Gate Park Area 5	\$1 million	Measure A Per Capita/Park Enhancement Fund
Circle Park Renovations	\$4 million	Proposition 68 Grant
Hollydale Community Park Renovations	\$2.5 million	Measure A Grant
Hollydale Regional Park Renovations	\$50 million	LA River Revitalization, Proposition 68, Measure A and other future funding sources
Pool Expansion	\$2.5 million	Measure A Per Capita/Park Enhancement Fund
Renovation of Scout Area	TBD	Volunteer efforts and Donations

The proposed program would continue to use Park Enhancement funds for planning and design costs to ensure that projects are “shovel ready” when grant opportunities present themselves.

- Hollydale Community Park is currently in design and should be ready for the first round of Measure A competitive grants.
- Once plans for Hollydale Community Park have been completed, designs for Circle Park renovations will begin with an expectation of completion in time for the first round of Proposition 68 grants, if the Proposition is approved.
- Designs for Area 5 have been completed and much of the work has been completed as well. There are a few elements that require work which can be funded through the City’s Measure A Per Capita Allocation once these become available. These projects may be available for other funding sources such as CDBG and staff will continue to work to secure these funding options as well.

- Plans need to be completed for the Pool Expansion. Depending on the priorities set by the Commission, staff will address the design and implementation of these improvements as funding from Measure A and the Park Enhancement Fund become available. If additional funding is not found, the completion of Area 5 and the Pool Expansion represent a total of seven years of Measure A and Park Enhancement funding.
- As discussed previously in this report, Hollydale Regional has been separated into a number of smaller zones or phases to allow completion of the project in smaller steps to accommodate the limitations of funding. It is unknown what funding opportunities the LA River Revitalization Plan will bring, however, depending on prioritization, it is expected that this project will require all of the ten years and many different funding sources to complete.
- The Girls Club House represents a significant construction project with considerable costs. Unlike a Park that can often be broken up into pieces, community centers must be constructed as one project, incurring all of the costs at one time. It is also unlikely, due to the size of the project, that the entire project will be able to be funded through grants. It is the recommendation to allow staff to explore other local funding options such as a potential bond measure to fund these two projects.
- The Parks & Recreation Commission is requesting that the Planning staff be directed to provide a presentation to the City Council regarding the establishment of a Quimby Ordinance in order to generate additional funding and land for future park needs.

Once this report is approved by the City Council, it will provide direction to staff regarding priorities and methods to pursue in funding and completing these projects. All of the proposed funding methods and the projects themselves will return to the Commission and the City Council for specific approval at the appropriate times. Approval of this report does not provide staff with any specific authorizations beyond their normal authority.

Although a bond measure does not necessarily require a new tax, for instance, the City's Measure A allocation can be used to secure and repay a bond measure, all will require voter approval and much higher degree of experience and research to determine the best format for such a measure. It is recommended that staff be directed to begin discussions with a bond consultant to determine the City's options and return to Council with a proposal if it appears that this may be a viable option to pursue.



## Detailed Recommendation Progress Sheets

### THE TOP PRIORITY LIST

RECOMMENDATION	STATUS	COMMENTS
1. Replace existing restrooms in parks that have not had their restrooms replaced.	Done	All identified restrooms replaced or added
2. Protect and upgrade existing facilities through allocation of resources including:		
2.1. <i>Emphasize deferred maintenance improvements to existing buildings and facilities as a priority for future capital funding.</i>	Done	Complete/Ongoing
2.2. <i>Make maintenance of existing parks and facilities a priority and implement recommended maintenance standards in Appendix F as a funding priority.</i>	Done	Ongoing
2.3. <i>Establish a three-prong approach dedicated Park Graffiti and Vandalism Abatement program in addition to regular park and facility maintenance programs.</i>	Done	Although completed, the programs established must be continued
2.4. <i>Develop a long-term funding strategy for maintenance programs, such as Asset Management Programs or implementing a citywide Park Maintenance Assessment District or establishing a Commercial Impact Fee to ensure availability of funding.</i>	Done	Park Enhancement Fund and Facility Maintenance Fund have been established with regular revenue sources.
3. Develop and implement a specific plan for the eastern corridor of South Gate Park from Tweedy Blvd north to Southern Ave along Pinehurst St. to accommodate additional sports fields, an event plaza, a new Boy Scout Lodge, batting cages, revenue generating commercial sports facility, and associated additional parking.	IP	All has been completed with the exception of the new Boy Scout/Teen Leadership Lodge
4. Increase trails, open space and recreational opportunities on the west side through the following:		
4.1. <i>Complete development of Cesar Chavez linear park.</i>	Done	Landscaping of remaining areas has been assigned to Public Works
4.2. <i>Utilize utility and rail right of ways to create trails, open space and a more attractive environment.</i>	IP	Efforts are ongoing. Some good progress has been made.
4.3. <i>Establish a joint use agreement with LAUSD and with the College District to provide for mutual use of existing and new facilities as well as to encourage mutual projects that will address community as well as school needs.</i>	IP	Joint Use Agreement for new High School Fields completed. College plan currently does not include sports facilities.
5. Expand teen opportunities in the community by including teen specific activities at the proposed events plaza, teen sports leagues and programs at the proposed sports center concession and the eventual establishment of a dedicated teen center.	Done	Although this goal has been met, continued efforts need to be made including the creation of a permanent Teen Center at the Youth Leadership Lodge
6. Create a perimeter and internal trail system at South Gate Park to provide formal walking, jogging and exercise paths, pedestrian connections to all park venues from all parking areas, and a connection to a citywide trails system.	Done	A few small projects are needed to complete area 5 work, but jogging paths are complete
7. Replace existing Park Maintenance Yard in order to implement the recommended aggressive park maintenance program.	IP	Some improvements made. More work required.
8. Undertake refurbishment and recommended improvements to Hollydale Regional Park, renaming it Hollydale Community Park to reflect more appropriate context of its use.	IP	Master Plan completed. Working with River interests to secure funding.
9. Expand swimming pool facilities to include new uses for revenue generation.	IP	Many improvements made, some new revenue, Phase II unfunded.

## 2013 Update - 5 Year Priorities

In addition to updating the recommendations list, the Parks & Recreation Commission also recommended the addition of six, Five Year Priorities. These are designed to give staff additional focus on the priorities to be completed in the next five years. The recommended priorities are as follows:

RECOMMENDATION	STATUS	COMMENTS
<b>Parks –</b>		
Continue projects and enhancements to improve maintenance, appearance, and functionality of parks and facilities	Done	
Take active steps to create and maintain a safe environment at our parks		Expanded Park Ranger program, staff training and improved lighting
Support community organizations and families through access to our parks and facilities maintaining our parks as the central focal point of our community	Done	
<b>Recreation –</b>		
Provide programs and opportunities which support and promote a healthy community	Done	Expanded Fitness Center to accommodate new programs
Provide youth centered programs which engage our youth and support physical, social and mental development.	Done	New youth oriented programs offered at Fitness Center
Provide diversionary programs for teens that provide alternatives to negative behaviors and which support education and job preparation.	IP	New programs are being offered through the Teen Center and a Summer Youth Employment Program was established

## FACILITY SPECIFIC RECOMMENDATIONS

<p><b>Main Auditorium</b> The main auditorium facility consists of a large assembly hall with two smaller meeting/classrooms. The building appears to be structurally sound and the city continues to upgrade the building to current fire code and ADA access as funds become available. The following improvements should be pursued to enhance the environment and current operation of the facility.</p>		
<p><i>F1. Continue to make ADA and building code improvements as funding permits.</i></p>	Done	
<p><i>F2. Plan for general interior improvements including replacing floor tiles, clean/replace tile and grout, new carpeting, new acoustic ceiling tiles, and painting the building throughout as part of an ongoing building deferred maintenance program in the annual CIP.</i></p>	Done	
<p><i>F3. When funds are available, possibly from energy grants, the City should pursue energy conservation by replacing current windows with energy efficient windows, consider solar heating, and install low flow faucets in the rest rooms. The building should be evaluated as a candidate for solar energy panels on the roof to provide electricity.</i></p>	IP	Staff has met with Edison representatives and is currently seeking grant opportunities
<p><i>F4. The two meeting/classrooms could become more specialized for certain activities by improving one room with mirrors and flooring for space to conduct programs such as dance, music, acting and other performing arts activities; and the second room could be designed with washable surfaces to accommodate messy activities such as crafts, painting, model building, cooking, parties, etc. This would allow the recreation staff greater flexibility for programming contract classes, teen activities and facility rentals.</i></p>	Done	Smaller room is required to remain as staff lunch room by OSHA. Banquet room has received upgrades but priority remains as a meeting room. Craft areas to be included in new Girls Club House.
<p><b>6.1.2 Sports Center</b> The Sports Center includes a main gymnasium, racket ball courts, a weight room, and several meeting rooms. The building is in generally good condition and improvement recommendations are as follows:</p>		
<p><i>F5. Continue to assess and do deferred maintenance projects to keep the roof in good condition, adequate lighting levels in the building, properly working heating and air conditioning, and replacement of ceiling tiles and floor surfaces as they wear out</i></p>	Done	
<p><i>F6. Continue to make ADA improvements as funding permits.</i></p>	IP	Citywide ADA Assessment completed
<p><i>F7. Fitness equipment and fitness programs were a major request in the public outreach and needs assessment so it would benefit the programming options if the City could enlarge or add additional weight room and fitness center space. This may be difficult due to land restrictions and space available.</i></p>	Done	New Fitness Center added and already expanded to meet demand
<p><b>6.1.3 Girls' Clubhouse</b> This facility includes a main assembly hall and several smaller meeting/ classrooms. The building appears to be in good structural condition and the City continues to make ADA accessibility improvements as funding becomes available. Recommended improvements include:</p>		
<p><i>F8. Continue to address deferred maintenance items such as floor renovation and ceiling tile replacement, kitchen refurbishment, restroom refurbishment, and updating of the electrical, plumbing, and heating and air conditioning as needed and funding is available.</i></p>	IP	Facility Assessment completed. Design underway for complete facility replacement
<p><i>F9. The existing roof should be replaced soon along with new flashing and gutters. The mechanical equipment on the roof should be screened from view.</i></p>	Done	
<p><i>F10. For security purposes, the facility should have a single entry point with a check-in reception area. This would require some redesign and possible addition to the facility.</i></p>	IP	Included in designs of new building.

<b>6.1.4 South Gate Swimming Pool</b> The South Gate swimming pool recently underwent refurbishment in time for its June 2008 season.		
<i>F11. As time and funding permit the City should undertake a study to expand the swimming pool facility to include an outdoor recreational pool area with a zero depth pool, splash pool, picnic shelters that can be rented for parties, and a family recreation pool with food and rental concessions.</i>	IP	A Phase II project which will address pool windows, locker rooms and office needs is planned
<b>6.1.5 Senior Center</b> The senior center was recently renovated and is in good condition.		
<i>F12. The existing flooring should be addressed so that it contrasts with the colors of the walls so that seniors can distinguish where the walls end and the floor begins, possibly with a coving or different color carpet.</i>	Done	This has not been a problem for the participants.
<i>F13. In the future the City will have to consider possible expansion of the senior center to meet senior programming and activity needs in the years to come.</i>	IP	Some changes have been made to make better use of existing space. Possible expansion is being evaluated.
<i>F14. Creating an outdoor area adjacent to the Senior Center for activities would help provide space for programming requested by seniors during the public outreach.</i>	Done	Expanded use of Azalea Garden
<b>6.1.6 Golf Course Starter Shack</b> The golf course starter shack currently serves its purpose as a check in/golf shop for the City's three-par municipal golf course. If the city decides to keep the golf course operation,		
<i>F15. The City should consider replacing this building with a new modular building that would contain a check in starter area, golf shop, and snack bar/concession area. A new modular restroom facility should also be considered for the site.</i>	IP	Some renovations of existing building have been completed. Staff is evaluating interior renovation needs.
<i>F16. Removed as part of 2013 update</i>	XX	
<i>F17. Removed as part of 2013 update</i>	XX	
<b>6.1.7 Westside Community Resource Center</b> This building is in generally good condition and serves a critical recreation and human services need and will continue to do so in the future due to the projected demographic profile of the community.		
<i>F18. The facility should be put on an annual lifecycle improvement program to insure that it will continue to adequately deliver these necessary services.</i>	Done	Renovations completed by tenant
<b>Hollydale Community Resource Center</b> This facility is in generally good condition; however, there is a need for additional parking		
<i>F19. the City should consider adding on-site parking or purchasing additional land to add parking.</i>	IP	Additional parking included in Hollydale Community Park plans
<i>F20. In the future, as funding becomes available it would be a benefit to programming if the kitchen could be expanded and kitchen equipment replaced with commercial standard equipment.</i>	Done	Renovations completed by tenant
<b>Park Restroom Buildings</b> Park restrooms are important to the community, as noted in all of the public outreach tools summarized in the Needs and Demands Analysis in Chapter 5.		
<i>F21. There should be a program of annually updating and improving park restrooms to insure they are attractive, secure and in good working condition.</i>	Done	Updates and replacements complete. Repairs completed as needed. Seeking ongoing funding.
<b>6.1.10 Park Maintenance Facility</b>		
<i>F22. As outlined in the Facilities Condition Assessment Report this building needs to be demolished and replaced with one that meets current code requirements and provides better functionality for park maintenance purposes.</i>	NS	Not addressed

## 6.2 PARK SPECIFIC RECOMMENDATIONS

<b>6.2.1 Cesar Chavez Park</b> The second phase development of Cesar Chavez Park will be completed in 2008. Future plans include leasing additional utility right of way to add to Cesar Chavez Park and continued development of the park.		
<i>P1. Future improvements planned for the linier park include planting a landscape barrier on the perimeter walls such as vines and other low maintenance landscaping to provide more of a green belt look in addition to separating the adjacent residences from the park,</i>	Done	Being completed as possible and included in Phase 3 Designs
<i>P2. extending the park along Southern Avenue all the way to Atlantic Avenue and</i>	Done	Construction of phase 3 (State Street Park) will begin this fall. Improvements from California to Atlantic part of Safe Routes to Schools Grant
<i>P3. developing neighborhood park amenities to serve adjacent residential neighborhoods along the corridor such as tot lots, turf areas, picnic facilities and pedestrian paths.</i>	Done	
<i>P4. Removed as part of 2013 update</i>	XX	
<b>6.2.2 Hollydale Regional Park</b> This park is located to the east of the 710 freeway, adjacent to Downey and Lynwood. A large portion of the park is on a utility easement, and it is also adjacent to a residential area, two factors which restrict its use.		
<i>P5. Some possible considerations for the site include a dog park, basketball courts, group picnic shelters, and a perimeter trails system for walking, jogging and exercising.</i>	Done	Dog Park currently under construction
<i>P6. Removed as part of 2013 update</i>	XX	
<b>6.2.3 Triangle Park</b> Triangle Park functions as a Gateway and a trail access to the L.A. River Trail. The park offers green space and a respite for bikers. There are no additional recommended neighborhood park uses for this site.	Done	
<b>6.2.4 State Street Park &amp; Westside Community Resource Center</b>		
State Street Park consists of a turf area which will eventually become part of Cesar Chavez Park.	Done	
The Westside Community Resource Center which is located across the street from the park was included in the evaluation for the Facility Condition Assessment Report and recommendations for the site are contained in Appendix E.	Done	
<b>6.2.5 Stanford Avenue Park</b> Stanford Avenue Park is a small neighborhood park adjacent to an elementary school.		
<i>P7. The park needs overall landscaping improvement including turf, trees, and ornamental planting to enhance the environment.</i>	NS	
<i>P8. The City plans to make improvements to this site which includes gaining access to basketball courts on school grounds as part of a joint use agreement with the LAUSD.</i>	NS	
<b>6.2.6 Circle Park</b> This is a four-acre neighborhood park on a utility easement adjacent to the Los Angeles River. It has a tot lot, basketball court, and informal play fields used for practice, but it also contains a back stop for softball. There is limited parking. Recommended improvements for this site include:		
<i>P9. Adding a rest room facility</i>	Done	
<i>P10. Installation of a trail system around the perimeter of the park to allow for walking, jogging, and exercising</i>	Done	
<i>P11. Removed as part of 2013 update</i>	XX	
<i>P12. Installation of landscaping and some turf to accommodate some picnic facilities to serve the adjacent neighborhood</i>	IP	Part of plan for future renovations
<b>6.2.7 Hollydale Community Park</b> This is a mini park with tot lot, picnic area and open turf practice field. There is also a neighborhood center for recreation classes and activities. This park serves the adjacent neighborhoods and		
<i>P13. the only recommendations are to keep it maintained and make</i>	Done	



<i>lifecycle improvements/replacements as needed.</i>		
<b>6.2.8 Gardendale Tot Lot</b> This is a mini park primarily serving as a tot lot and green space for the adjacent residential.		
<i>P14. The only recommendation for this site is to prune and lace the tree canopies to allow more light on to the site for better security.</i>	Done	
<b>6.2.9 South Gate Park</b> South Gate Park is the City's central park and contains most of the Park and Recreation facilities the department operates to meet community needs.		
<i>P15. Replace existing Huts with a new Boy Scout Lodge</i>	NS	
<i>P16. Create an Event Area for community gathering</i>	Done	Bandstand added to picnic area
<i>P17. Create Running Trails throughout the park</i>	Done	
<i>P18. Better connectivity between areas of the park</i>	Done	
<i>P19. Provide additional parking near key facilities</i>	NS	
<i>P20. Create batting cages</i>	Done	Complete
<i>P21. Commercially Operated Sports Center</i>	Done	Goals Soccer Center added
<i>P22. Provide additional Fitness Facilities</i>	Done	New Fitness Center added
<i>P23. Create indoor or outdoor Soccer Fields</i>	Done	Goals Soccer Center added

**6.3 RECREATION PROGRAMS AND SERVICES** In addition to residents having access to recreation facilities, trails and open spaces, the availability of a wide range of recreation programs and leisure opportunities is a major component to the quality of life in any community. During the community outreach effort, South Gate residents identified the most important benefits of recreation programs and facilities that support the quality of life in South Gate to be:

- *Building stronger families and sense of community*
- *Promoting security and safety*
- *Involving people in the community*
- *Providing spaces and programs to keep youth out of trouble*
- *Ensuring open space is maintained and increased*
- *Creating opportunities that increase fitness and wellness for all residents*
- *Programs that engage all age groups*

The following recommendations for new or expanded programs and services were developed by the consultant team as a result of analyzing the community input tools and assessment of community needs during the Master Plan process.

<b>6.3.1 Youth Programming</b>		
<i>R1. Increasing program opportunities for youth in volleyball, basketball, soccer, gymnastics and other indoor sports can be accomplished if the recommended master plan for the eastern corridor of South Gate Park can be implemented and the proposed family sports center developed. This would be done through a public/private partnership designed specifically for the youth sports needs of South Gate and its regional area.</i>	Done	
<i>R2. Increasing Parent-Child Aquatics activities and classes, especially family aquatic fitness programs, would fill a strong need of the community and should be included when developing the programming for the newly refurbished swim complex.</i>	IP	
<i>R3. Working with local service clubs, organizations and businesses to provide sponsorships or reduced fees for youth to participate in Youth Sports Programs and other youth activities offered by the Department would help with the affordability issue of youth programs that were a major concern of the community. So finding ways to involve sponsors to offer scholarships and/or reduced fees to ensure that those youths that need the programs and services are able to participate is an important objective for the department.</i>	Done	
<i>R4. Expanding opportunities for more youth activities in citywide festivals and events should be a goal of City planned events and contracted promotional events. The community was very appreciative and supportive of the community festivals and events offered by the department and indicated a desire for more events targeted directly for youth. Implementation of the eastern corridor master plan for South Gate Park will provide a specialized specific venue for such events.</i>	Done	
<b>6.3.2 Teen Programs</b>		

R5. <i>Removed as part of 2013 update</i>	XX	
R6. <i>Increasing offerings for art, dance, and music for teens should be pursued as a way to deter gang involvement, improve self esteem, develop social skills, promote diversity acceptance, and as a way to develop local performers for City events. If the recommendations for the Main Auditorium's two classrooms are implemented it will provide specific space designed to accommodate more cultural, creative and performance based classes for teens.</i>	IP	Classroom space remains and issue. Will be solved with construction of new Girls Club House and Youth Leadership Lodge
R7. <i>Removed as part of 2013 update.</i>	XX	
R8. <i>4. Initiating a teen volunteer internship program that places teens in volunteer working positions at City Park and Recreation facilities and programs will provide teens with positive work experiences and prepare them for future work opportunities through on the job training in park and recreation programs.</i>	Done	
<b>6.3.3 Adult Programming</b>		
R9. <i>Initiating an information kiosk program through an asset management plan to place kiosks with City program information along with advertising at all city facilities in order to better communicate to the community about available opportunities for programming and activities would respond to the request by the community for more onsite information on City programs and activities. The department should also consider increasing the number of copies printed of the quarterly recreation brochure in order to distribute copies to local markets so that residents can pick them up when they do their shopping. Grass roots marketing such as this and distributing flyers, activity calendars and posting posters will help offset the fact that there is no local newspaper for residents to get their information about City program offerings.</i>	Done	
R10. <i>Partner with the Chamber of Commerce and local business community to distribute program and activity information in addition to the quarterly brochure being directly mailed to all residents. Providing program information and activity calendars in the Chamber newsletter and newsletters of community service clubs and organizations can be an effective tool in advertising City programs, activities and services.</i>	Done	
R11. <i>Add additional community events/festivals directed primarily to adults such as car shows, craft shows, farmer's market, and entertainment events. In addition to family-oriented, city-wide events and festivals, the community expressed a desire for events specifically designed for adults to offer them a place to socialize, communicate with their neighbors, interact with public officials and display the cultural diversity there is in South Gate. If the "Eastern Corridor South Gate Regional Park Master Plan" can be implemented the ability to provide these activities, directly by the City and through promotional companies will greatly be improved.</i>	Done	
<b>6.3.4 Senior Citizen Programs</b>		
R12. <i>Removed as part of 2013 update</i>	XX	
R13. <i>Increase the number of lifestyle, social, and fitness activities during the day at the senior center. Explore partnering with the community college district to provide low cost classes. Feedback from the senior community during the community input process indicated a desire for more classes and social activities. Recruiting or starting special interest clubs that meet at the senior center could be one way of increasing activity offerings without incurring additional direct</i>	Done	

<i>costs.</i>		
<i>R14. Partner with local businesses, service clubs, and organizations to sponsor entertainment events, holiday events, and dances at the senior center designed to attract active seniors. During the input process, seniors desired more social activities, parties and special event days at the senior center. A good way to both pay for the activities and involve the community is to partner with service clubs and organizations, as well as, businesses to sponsor and operate special events at the senior center. In addition to the above program recommendations presented by age group the following programming action items are presented by type of activity and apply to all age categories:</i>	Done	Sponsored events held once or twice a month
<b>6.3.5 Aquatics</b> Aquatics programs are especially valued by the community. The community is desirous of having a year-round full service aquatics complex for swim lessons, recreational swim, competitive swim, lap swimming, water polo, parent-child classes, and water exercise activities and for birthday parties. The community also would like to have water play/splash pools located at either neighborhood or community parks.		
<i>R15. Continue with planned programming at the pool and strive to add additional aquatic programming in the areas of parent-child classes, water exercise, and recreational swim.</i>	Done	
<i>R16. Work with the School District and other interested agencies and organizations to insure that the design of new aquatics facilities in the future meets community needs and demands for future lessons, recreational swim, competitive swim, and special interest aquatic programs like scuba lessons, kayaking instruction, etc.</i>	Done	
<b>6.3.6 Sports</b> Sports fields and sports programs garnered the most number of requests and identified demand during the community outreach and public input process. For example, youth soccer was rated as a high priority need in the community. However, soccer was not the only requested sports activity. Youth baseball, youth basketball, youth football, as well as, boxing programs, softball, golf, gymnastics, and track were identified by the community as desired. Expanding tennis programs was also a persistent theme throughout the public input process. Junior tennis leagues, junior instruction and tennis competitions were consistently requested. It is evident that sports programming is very important to the community, not only for youth but for positive family involvement. The community equated youth sports activities as providing youth with self-esteem, a sense of purpose, instilling responsibility and providing for social interaction.		
<i>R17. Continue to collaborate with youth sports organizations to both encourage their development and expansion and to help them meet their field needs for both practice games and league competition.</i>	Done	
<i>R18. Continue to provide youth basketball and expand the program when additional facilities become available.</i>	Done	
<i>R19. As facilities permit, continue to expand the opportunities for junior tennis including lessons, clinics, events and junior tennis league. Consider offering a tennis program for special needs youth including development of special needs tennis Olympics.</i>	Done	
<i>R20. As facilities permit, increase the offerings for youth volleyball. Consider offering volleyball clinics prior to the volleyball season to introduce new participants to the sport.</i>	Done	
<i>R21. Work with the School District to expand both track and cross-country program offerings. Work to ensure that the design and implementation of South Gate Park will accommodate various configurations for cross country meets.</i>	NS	
<i>R22. Consider establishing a Spring track meet for elementary aged youth preceded by workshops or clinics for track events.</i>	NS	

R23. <i>Continue efforts to ensure girls' softball programs have access to the softball fields.</i>	Done	
R24. <i>Try to collaborate with a community group to offer a youth boxing program.</i>	Done	Several new boxing gyms have established in the community. None have been interested in partnering with the City
R25. <i>Continue to collaborate with the School District to expand after-school sports activities for elementary school-age youth for flag football, volleyball, basketball, softball, and track.</i>	IP	Building relationship with Woodcraft Rangers who currently provide afterschool activities at most South Gate schools.
R26. <i>Removed as part of 2013 update</i>	XX	
<p><b>6.3.7 Extreme Sports</b> In today's world of electronic games and media marketing, so-called "extreme sports" are very popular among both youth and young adults. Many extreme sports centers are being developed across the country and provide not only individual opportunity for participation but also outlets for families to join in these activities. Extreme sports might include skateboarding, bicycle motor cross, rock climbing, paint ball, laser tag, par course/obstacle fitness courses, and roller hockey. During the community outreach and public input process, it became apparent that there is a high degree of participation and demand for extreme sports activities. Numerous cross sections of the community indicated that they currently drive great distances to facilities that offer extreme sports programming. Providing an opportunity to participate locally in such activities will satisfy a major segment of the community's recreation outlet needs.</p>		
R27. <i>Consider partnering with a commercial recreation operator in developing an indoor rock climbing facility or with the Boy Scouts if the South Gate Park Eastern Corridor Concept Plan (see Exhibit 6.1) is implemented where instruction and clinics can be offered.</i>	NS	
R28. <i>Consider the alternative of facilitating the commercial development of an extreme sports park that could include a paint ball course, laser tag, or other team challenge opportunities at the equestrian rings and area at Hollydale Regional Park. The equestrian rings are not programmed by the City and are frequented mostly by equestrian users outside the City of South Gate. Reuse of this site for a commercial extreme sports center may make sense given its location. The Parks and Recreation Commission would have to determine the priority between equestrian use and extreme sports use, most likely through a community survey or public outreach effort. From a financial stand point the commercial extreme sports facility would provide revenue to the City to help maintain the other portions of the park, while the equestrian use requires subsidy for maintenance. However, the traditional equestrian use of the site may be a priority to subsidize. Exploring possible alternative uses of the equestrian rings and area could be placed in the work program of the Parks and Recreation Commission in the future if demand for equestrian activities diminishes and demand for other recreational activities increases and the equestrian space could accommodate alternative activities desired by the community.</i>	NS	
<p><b>6.3.8 Special Use Programs</b> Special Use Programs are defined as those activities that require a specialized facility for participants. For example, hiking programs require hiking trails; dog parks require an enclosed area; fairs and exhibitions require a venue for such activities. When special use facilities are developed, the City should determine the degree of involvement of the City in organized activities at these facilities and the role it needs to play in providing and coordinating the facilities for informal or community based organizations. For example, holding an annual 5k/10k Run in collaboration with community organizations and in coordination with a holiday event or other community event can be an example of a special use activity. The City already</p>		

sponsors an Adopt-a-Pet day and a pet vaccination clinic which is an example of a special use activity. Some other ideas include:		
<i>R29. Make physical fitness activities a part of community events, such as, adding a walk or a stretching class, or 10k Run, or specialty footraces as a warm up to concerts in the park.</i>	Done	
<i>R30. Hold monthly community hikes for beginning hikers. People who are avid hikers have local hiking clubs that organize group outings; however, these sometimes advanced hikes are intimidating to those who have never hiked in a group situation. So introducing newcomers to the sport of hiking is a valuable service. This could be done if the proposed recommended trail system is implemented at South Gate Park.</i>	Done	Coordinating with local running, walking and biking groups. Limited interest in “Hiking” within the City.
<b>6.3.9 Special Interest Programs</b> Special interest programs are those programs that serve a small but active segment of the community. They are usually requested by community organizations or clubs who want to get involved in some kind of community service or have a common interest in a subject and need a place or outlet for their interest. Examples of such programs include providing opportunities for people or organizations to volunteer in their community, mentoring programs, service organizations, opportunities to raise funds for a special purpose and opportunities to serve on public committees or commissions. It is important for the City to offer such programs and opportunities, both to take advantage of the benefits these programs can provide and to offer outlets for residents who want to be involved.		
<i>R31. Consider establishing a bi-annual “Park Improvement” or “Park Clean- Up Day” to allow clubs and organizations and individuals to provide community service in improving existing park facilities.</i>	Done	Earth day event established along with regular park work days
<i>R32. Removed as part of 2013 update</i>	XX	
<i>R33. Continue to provide residents with opportunities to participate on committees and commissions.</i>	Done	
<i>R34. Seek to dedicate space for community clubs, hobby groups, Scouts, and other special interest groups to meet and hold activities.</i>	Done	

**6.4 OPERATING POLICIES** The Park and Recreation Department offers direct programs and services, while overseeing and coordinating the services of community organizations and various non-profit groups. The following policies and guidelines can be used by the department when making decisions and implementing programs and services to ensure that they are consistent with the goals adopted by City Council. The Park and Recreation Department’s Goals and Objectives for 2008 are as follows:

<b>Goals</b>		
1. Develop and improve park facilities to expand recreational programs and enhance the quality of life in the community.	Done	Significant progress has been made to improve our parks
2. Promote and market recreational activities to increase level of community participation.	Done	
3. Work with LAUSD to develop a joint use plan for South Gate that includes guidelines for school access to park facilities, opportunities to utilize school grounds as public playgrounds during non-school hours, and process for development of joint projects that will serve both school and public recreation needs.	Done	A general MOU is in place and a new Joint Use Agreement has been approved
<b>Objectives</b>		
1. Develop a capital improvement development plan based upon the recommendations of the Park Master Plan.	Done	
2. Continue implementation of new customer service program and objective-based management practices with all staff.	Done	
3. Work with the L.A. Department of Water and Power to develop a longterm lease and development plan for Cesar Chavez Park.	Done	
4. Establish a volunteer committee to assist with the development and management of programs and assets at the City’s museum.	NS	Several efforts made with little success
5. Review hours of operation for recreation classes to address the changing needs of the community.	Done	
6. Establish new youth sports leagues and classes by offering sports clinic.	IP	
7. Partner with LAUSD and Special Olympics to offer daytime activities for Special Olympic athletes.	Done	
8. Schedule infield renovation for each ball field at least twice a year.	Done	
9. Work with the Commission for South Gate Youth to re-introduce a Teen Board with representatives from South Gate and South East middle schools.	Done	
The following operating policy recommendations should help the Park and Recreation Department meet the above goals and objectives which, in turn, will allow the Park and Recreation Department to successfully support its recreation programs and services in the community and better govern the planning, administering, publicizing, coordination, and communication that are necessary in meeting the desired needs of the community.		
1. Enforce, to the extent possible, all regulations regarding public safety, littering and drinking in public parks.	Done	
2. Seek out and encourage the provision of volunteer assistance from civic organizations, special interest groups, and individuals to provide program leadership or facility development to augment recreation opportunities.	IP	
3. Consider ways to facilitate the process of identifying and recognizing South Gate Park’s historical significance and what amenities need to be preserved and what areas could be designated for new amenities.	IP	
4. Monitor program needs through surveys of neighborhood residents or other participation mechanisms and through periodic reviews of recreation and park needs.	Done	
5. Coordinate with the Los Angeles Unified School District to ensure that locations of existing and future portable classrooms on elementary, middle school and high school campuses minimize the impact on available field space.	IP	
6. Pursue developing joint use agreements with the Los Angeles Unified School District to improve and expand the City’s ability to provide more recreation programs for the community. Identify and address problematic issues associated with developing joint use agreements with the School District. These issues may include scheduling, maintenance and operation, usage conflicts, shared maintenance costs, etc. It is recommended that each joint use agreement be as specific as possible relative to the times and days of the week the City will be able to use school facilities and school fields. The agreement should specify the waiver of rental fees and identify each agency’s responsibility for the costs for maintenance and operations including security,	IP	

utilities and replacement costs. The agreement should also set forth a procedure for quick arbitration of possible conflicts.		
7. Consider developing Site Agreements or Memorandums of Understanding (MOU) between community groups using specific school facilities under the umbrella of the agreements the City would have with the School District. This will decrease the number of issues relating to who's responsible for what when there is third party use of school facilities.	Done	
8. <i>Removed as part of 2013 update</i>	XX	
9. Seek opportunities to satisfy field space demands of sports leagues by installing artificial turf so that increased use does not unduly impact park and school fields.	NS	
10. Continue to provide customer service training for staff members. Provide other training opportunities that empower staff to do the very best job they can.	Done	
11. Review and revise operational policies to ensure that programs and services can be offered effectively and efficiently. Develop policies that ensure that service is available to all residents without barriers or limitations to program access.	Done	
12. <i>Removed as part of 2013 update</i>	XX	
13. Pursue the implementation of the <i>South Gate Park Eastern Corridor Concept Plan-Exhibit 6.1.</i>	Done	



## 6.5 OPEN SPACE & TRAILS POLICIES & RECOMMENDATIONS

**6.5.1 Trails** During community outreach events, attendees expressed a strong desire to improve trails systems throughout the City. Many walkers and joggers currently use South Gate Park’s perimeter as a path even though it is interrupted by driveways and other impediments. Cyclist requested a trails system they could access along Southern Ave. Both South Gate Park and Southern Avenue provide excellent opportunities for connecting the City’s east to west axis by foot or bike. Because of the City’s proximity to the Los Angeles River, opportunities already exist to connect the City with the trails that link the river-way systems. Cities through which flow the rivers of greater Los Angeles are seizing the opportunities to create paths that connect their residents to the water. There are a small number of equestrians who already take advantage of the trails near Hollydale Regional Park. The existence of equestrian facilities could provide an opportunity to encourage or expand that interest to a wider audience. A Trails Master Plan would help the City in several ways:

- *It would map out and phase in a trail system that would optimize the limited space available within South Gate.*
- *It would link South Gate to regional trails and waterways that run through and near the city.*
- *And it would create opportunities for alternative travel or non-motorized transportation for residents going to work or school.*

### Recommendations

1. As part of a new Master Plan for South Gate Park upgrade and standardize walking, jogging and biking trails in South Gate Park and look for opportunities to create additional walking, jogging and biking paths in other parks within the City.	Done	Complete
2. Look to expand trails throughout the City by providing on-street bike paths and off-street trails that link to trails systems of other nearby communities.	Done	Bicycle Transportation plan completed in 2012
3. Consider the feasibility of doing a Trails Master Plan within the next two to five years to define future and expanded trails throughout the City to link to trails systems of other nearby communities, design trail development standards, establish walkway/trail requirements for residential and commercial development projects, and to provide a trails map for public use.	IP	Bicycle Transportation plan completed in 2012. Working with Community Development for funding for Pedestrian Plan
4. When completing the Cesar Chavez Park Master Plan insure that the design of the liner park segments link the linear rights-of-way along Southern Avenue.	Done	Complete
5. Consider partnering with equestrian organizations currently leasing areas along the Los Angeles River to create interest among residents for equestrian activities for health and therapeutic uses.	Done	Have partnered with three separate non-profit equestrian groups offering programs
6. Consider installing exercise stations or par-courses along trails where appropriate in future park development.	Done	Complete

**6.5.2 Open Space** Natural open space is a rare commodity in the inner city; South Gate is no exception. However, open spaces surrounded by city environs can be designed to feel as though they are islands of green, natural habitat even though they are steps from busy traffic and hard edged buildings.

**Recommendations**

1. South Gate’s land is limited, but there are linear spaces along Southern Ave. that might be developed to fulfill the needs for open spaces adjacent to many local neighborhoods along that corridor.	Done	
2. As mentioned in the Trails section, the City should revisit the Cesar Chavez Park Master Plan and update it to include open space in appropriate areas along the liner park.	Done	
3. Consider Hollydale Regional Park and Circle Park as locations to create more heavily planted passive areas that can also include trails and pathway systems.	Done	
4. If property is acquired on the west sides of the City for park purposes make sure some passive open space area is included in the design of the park.	Done	
5. When partnering with the LAUSD for future development of school/park facilities try to include passive open space areas in the design.	Done	
6. Consider acquiring lots or small parcels on the west side through tax deductible donations or use of grant funds to create “green patches” or “passive mini open space parks” to create islands of green, natural habitat even though they are steps from busy traffic and hard edged buildings.	Done	

**Hollydale Parks Master Plan**

**Girls Club House Needs Assessment**

## **Measure A Needs Assessment**

The following pages are an excerpt from the Final Report of the 2016 Los Angeles County Parks Needs Assessment. The included section deals specifically with results related to the City of South Gate. During the Needs assessment process, a public workshop was held in South Gate to collect data and the City's Parks Master Plan was also provided to the County consultant.

A complete copy of the Final Report can be found online at <http://lacountyparkneeds.org/final-report/>.

