NOT YET APPROVED

ORDINANCE NO. ______

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Findings. The City Council finds and declares that:

(a) Article VIII of the Charter of the City of Palo Alto and Section 22.08.005 of the Palo Alto Municipal Code require that, before any substantial building, construction, reconstruction or development is commenced or approved, upon or with respect to any land held by the City for park purposes, the Council shall approve and adopt a park improvement ordinance and a plan describing the proposed project.

(b) The building commonly known as the Palo Alto Sea Scouts Base Building (Sea Scouts Building) and the public improvement of the 2500 Block of Embarcadero (Harbor) Road are located within Byxbee Park and City-Owned Baylands which is dedicated parkland.

(c) The Environmental Volunteers’ (EV) use of the building would provide significant public benefit, including: providing public access; preserving and maintaining the historic significance of the property; minimizing impact the Palo Alto Baylands Preserve; promoting use of building by non-profit groups benefiting youth, seniors, wildlife and/or the environment; relocating the building to higher ground; and improving, maintaining and operating the property at no cost to the City.

(d) The City intends to authorize certain replacement and improvement projects within the Sea Scouts Building and Improvements in the 2500 Block of Embarcadero (Harbor) Road located within Byxbee Park and City-Owned Baylands including, without limitation, the following:

1. Restoration of the original deck and promenade.
2. Construction of a fully accessible connection between the building deck and the adjoining Marsh-Front Trail.
3. Construction of an off-road bicycle trail to connect the two spurs of the public Marsh Front Trail.
4. Construction of a new permanent public bathroom building near the Duck Pond to replace an existing portable toilet facility.

(e) The project improvements will avoid protected trees and other sensitive resources and all existing park uses will be restored following project construction. The plan for rehabilitation and adaptive re-use will be consistent with the Secretary of the Interior’s standards
NOT YET APPROVED

for Historic Rehabilitation and in accordance with the City's analysis that the building needs to be at a higher elevation to ensure it is high enough to avoid problems related to water incursion from high tides. Accordingly, the improvements described above and as more specifically described on the Plans attached hereto as Exhibits "A-1" and "A-2" are consistent with park and conservation purposes.

(f) The Council desires to approve the projects described above and as more specifically described on the Plans attached hereto as Exhibits "A-1" and "A-2".

SECTION 2. The Council hereby approves the Plan for replacement and construction of improvements to the Sea Scouts Building and public improvements in the 2500 Block of Embarcadero (Harbor) Road within Byxbee Park and City-Owned Baylands and hereby adopts the Plans attached hereto as Exhibits "A-1" and "A-2" as part of the official plan.

SECTION 3. The Council finds that a Mitigated Negative Declaration for this project was adopted on August 20, 2008.

SECTION 4. This ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

Senior Asst. City Attorney

APPROVED:

Director of Public Works

APPROVED:

City Manager

Director of Community Services

Director of Administrative Services
Attachment A-1

PROJECT DESCRIPTION
ENVIRONMENTAL VOLUNTEERS ECOCENTER
9/3/08

The Environmental Volunteers (EVs) is a non-profit environmental education organization located in Palo Alto dedicated to teaching kids of all ages to love nature and learning. The EVs are finalizing an agreement with the City of Palo Alto for a long-term lease for the Environmental Volunteers EcoCenter to provide a new home for the organization. The Center is located in the Palo Alto Baylands Nature Preserve, at 2560 Embarcadero Road.

The historic Birge Clark-designed building was completed in 1941, and was previously used by the Sea Scouts. The building currently floods at high tide and requires renovation. The proposed project will temporarily move the building to the east onto the site of the demolished Palo Alto Yacht Club, build a new raised foundation using pilings, and move the building back onto the new foundation pilings, which will be shifted 4 feet further away from the bay. The project includes construction of a 3-stall gravel parking lot with area for a trash enclosure, mechanical equipment pad, benches, bike rack, and interpretive signage on the site of the existing gravel parking lot (already filled). The project also includes a trail to connect a gap within the Marsh Front Trail, and the removal of an existing portable toilet adjacent to the duck pond and the installation of a pre-fabricated single stall restroom to replace it. About 200 feet of an existing sandbag “seawall” along the project site will be removed and a grader will be used to create a gentle slope to the marsh.

The areas immediately surrounding the building and parking area will be landscaped with native plants, including pickleweed (Salicornia virginica), sea lavender (Limonium californicum), Pacific gumplant (Grindelia stricta var. angustifolia), alkali heath (Frankenia salina), silver bush lupine (Lupinus albifrons), coyote bush (Baccharis pilularis var consanguinea), and quail bush (Atriplex lentiformis).

The Baylands contains several sensitive biological resources, including federally and state protected wetlands, state and federal Endangered Salt Marsh Harvest Mouse (SMHM), nesting habitat for birds including a heronry near the duck pond, and state and federal Endangered California clapper rail. Because the project could affect sensitive habitat, is adjacent to San Francisco Bay, and may impact wetland resources, it falls under the jurisdiction of several local, state and federal agencies.

The project incorporates measures to minimize biological impacts. The project requires fill to be placed on the site in order to accommodate limited parking, trash enclosure, mechanical pad and a trail. This area will be landscaped with native plants, as mentioned above. Work will be done while the seawall is still in place and the site is not inundated. Prior to removal of the seawall, the building will be temporarily moved to the east, the
new building foundations will be put in place and shifted 4 feet away from the bay and
the building’s existing location. The building will then be moved onto the new
foundations. Once the building has been raised 3.5 feet onto a new foundation, a
cantilevered deck will be built over the area occupied by the sea wall and connected via
ramps to the re-routed trail. The seawall will then be removed and the area will be
graded to gently slope down to the marsh.

The project is scheduled to start construction in September 2008 and be completed during
the summer of 2009. The Clapper Rail non-breeding season is from September through
January, which is when the foundations, preliminary grading and building moving will
take place. After that time, the rehabilitation of both the exterior and interior of the
building, final grading and site work will be completed.

The restoration work on the building will commence once the building is placed on the
new foundations. It will include removing all of the exterior siding, windows and metal
handrails with hand tools, such as hammers, pry bars, and nail pullers. The handrails and
windows will be refinished off site and reinstalled. The siding will be refinished on site
using a planer and/or sander and reinstalled with a compressor-powered nail gun. After
the siding is removed, the rough mechanical, plumbing, and electrical will be installed.
The siding and windows will be reinstalled and drywall and/or paneling installed on the
inside. New interior partitions, bathrooms, and a kitchenette will be constructed. During
the restoration process, there will be occasional use of Sawzalls and skill saws, and a
table saw. Painting of the building could be sprayed on with a compressor (if allowed) or
rolled and back brushed. Restoration work will occur on both the exterior and interior at
the same time. It is estimated that the restoration portion of the construction will take
approximately 6 months, starting in January 2009.

The site work will include the construction of the ramps, decks, mechanical pad, trash
enclosure, benches, paths and signage. This will take place in late spring/early summer
2009. Landscape will be installed in late fall/early winter 2009 during the rainy season.
Plant materials will be hand watered and weeded until established.
MINUTES

PARKS & RECREATION COMMISSION
REGULAR MEETING
June 26, 2007
City Hall
250 Hamilton Ave

Commissioners Present: Joel Davidson, Carl King, Paul Losch, Pat Markevitch, Beth Trailer, Daria Walsh

Commissioners Absent: David Charleston

Others Present:

Staff Present: Greg Betts, Catherine Bourquin, Khashayar Alaee

Roll Call Conducted by: Catherine Bourquin

ORAL COMMUNICATIONS: None

AGENDA CHANGES, REQUESTS, and DELETIONS: None

BUSINESS:


2. Services and Programs provided by Palo Alto Kiwanis Club - Presentation
   Staff Betts introduced the president Brian Dahlquist who provided the Commissioners with a handout on what the Kiwanis Club of Palo Alto is about. He educated the Commissioners on some of the projects that the club has been involved with for Palo Alto. The Commissioners were given time to ask questions.

3. Subcommittee Reports
   Future of Baylands – Markevitch, Davidson, King
   Commissioner Markevitch said there were no items to take action on. She would be providing a brief written update for the next scheduled meeting.
Playing Areas – Charleston, Losch, Walsh
No report

Culture of Fitness – Trailer, Walsh, Davidson
No report. Since Commissioner Trailer will be leaving the
Commission, there might be a need to regroup.

Strategic Funding – Losch, King
Commissioner Losch and King have five areas that they will be looking into.
1. Competitive Analysis
2. Asset base – opportunities to increase revenue
3. Grant funding
4. Capital Projects identified
5. Regional strategies

4. Strategies for Management of Playing Fields and the Enforcement of Rules and
Regulations
Staff Alaee presented an update on recreation related to field user and neighbor
issues. Recreation has hired a new Recreation Coordinator to handle the Aquatics
programs which will allow Mr. Alaee to concentrate more fully on field issues.
Recreation is in the process of implementing new techniques for monitoring the
Jordan fields. This should occur in September when a vendor is selected from a
Request For Proposal process for park and field patrol. Patrol of fields is only
contemplated for weekends. A copy of the RFP will be provided to the
Commissioners in the next scheduled meeting packet. Staff Alaee said they were
following the 13 components that Recreation instituted a few months ago.
Commissioner Walsh said she was not familiar with the 13 components that Khash
referred to. Staff Alaee said he would send another copy to the Commissioners for
their reference. He added that new signage will be placed at Jordan specifying the
rules and times of play when Recreation has their enforcement in place.

5. Group 4 Update on the Mitchell Park Library/Community Center Design
Process
An update from the October design planning meeting was given to the Commission.
The intent of the discussion was to confirm the size the Commissioners had agreed on
from the last review meeting. No action was required from the Commissioners.
Group 4 will come back at the next meeting to get the approval of the Commissioners
on the Program Recommendation options. Group 4 will provide the Commissioners
with the updated conceptual design material in the August Commission packet.
6. **Follow Up On Joint Meeting With Neighboring City Commissions On Issues Of Mutual Concern**

Commissioner Markevitch gave an update on the results of the first joint meeting with fellow Park and Recreation Commissioners from around the peninsula. Palo Alto PARC hosted this meeting to review mutual issues each city might have. Commissioners Markevitch and Commissioner Losch represented Palo Alto along with Staff members Rob de Geus and Catherine Bourquin. All cities represented agreed that the meeting was beneficial and it would be acceptable to meet every six months.

7. **Park Improvement Ordinance-Environmental Volunteers EcoCenter**

Staff Betts provided the Commissioners with the purpose of the staff report and what outcome is expected of the Commission. The purpose is to provide the Commission with information on the proposed renovations to the Lucie Stern Maritime Center at the Palo Alto Baylands, to hear public comment on the proposed renovations and uses, and to ask the Commission to recommend to Council the approval of a Park Improvement Ordinance for the restoration of this historic City structure and public facility.


8. **Strategies For Dogs Off-Leash In Parks And Open Space Areas (continuation)**

Given the time constraints of the meeting, it was agreed to defer this business item until the next scheduled meeting.

**COMMENTS AND ANNOUNCEMENTS:**

1. Date of Joint Meeting with the Palo Alto City Council – Postponed to September 10, 2007
2. Commissioner Losch announced Commissioner Charlesons resignation from the Parks and Recreation Commission. Commissioner Charleson will need to notify staff in writing of this resignation.
3. Commissioner Trailer resigned last month and was acknowledged for her service on the Commission.
4. Commissioner Losch distributed an email related to Rock and Roll Community Walk from Mayor Kishimoto. It was agreed that Commissioner Walsh would be the Commissioner designee for this event.
5. Staff Betts reminded the Commissioners of the Chili Cook Off coming up next weekend.
6. Commissioner Davidson announced a presentation coming up “Across Boundaries” on July 17th by Richard Walker.

June 26, 2007 Approved Minutes
7. Commissioner Davidson also announced an article in the *Palo Alto Weekly* on Monroe Park having their first neighborhood social event at Monroe Park in 35 years.
8. Recommendation to cancel the July meeting and schedule the next meeting on August 28th.

**TENTATIVE AGENDA FOR June 26, 2007 MEETING**

1. Approval of June 26, 2007 Draft Minutes
2. Sub-committee reports – Commissioners
3. Commissioner Markevitch would like to present a flyer to the Commission (5 min)
4. Dog off-leash deferred from June meeting.
5. Group 4 – Mitchell Park Library/Community Center Design Process (continued)

**ADJOURNMENT**

Adjourned 10:08 pm