

The Park on Corona del Mar



Presentation to Members of HPPOC
Board Meeting June 19, 2014

Presentation Contents

- ☞ Park Committee Formation and Mission
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Facts

- ∞ Original Ownership/Management Documents
- ∞ Zoning
- ∞ Dog Presence
- ∞ Exclusivity

Original Ownership/Management Documents

- ✎ 1926, Robert Gillis purchased 226 acres that represents the current neighborhood known as the Huntington Palisades and created the corporation, HPPOC, of which all homeowners must join
 - Lot 8 was set aside as area for a park and playground, owned by HPPOC
- ✎ HPPOC governed by Articles of Incorporation
- ✎ Original 1932 99 year lease, 1936 quitclaim deed to HPPOC, individual grant deeds
 - Land is for park and playground exclusively
 - BoD to maintain park for the benefit of members of HPPOC

Zoning

- ∞ Park in existence long before zoning laws enacted in 1946
- ∞ 2014 LA City Citation for unapproved use of property as a dog park in an area zoned to be for residential building use only, RE 20 zone
- ∞ Spring of 2014 – David Peterson worked with Councilman Bonin’s office and City officials
- ∞ Granted ability to continue using the Park as a non-conforming right
 - Essentially grandfathered since area variance was not procured at the time that the zoning laws were placed in practice in 1946
 - Cannot be a dog park – would require variance and strict rules imposed by the City for governance of a dog park
 - Can have an accessory area that allows for dogs to play off leash provided not a health hazard and not a menace to neighbors

Dog Presence

- ⌘ Historically, no reason to believe that a no dog policy ever in effect
 - Current residents, 40 years, bringing dogs forever
 - No mention of dogs in past minutes, cursory review
- ⌘ Membership desires
 - 2005 survey results – should the park be closed to dogs?
 - 163 no, 51, yes, 27 no comment, 245 respondents,
 - 66% of respondents said no
- ⌘ Dog registration Facts – since 2004
 - 187 families with registered dogs, roughly 40% of current members
 - 371 dog tags issued since inception (yes, dups, etc.)

Dog Presence

∞ Current Comment Period Results

- Petition for no dogs off leash - 11 families
- Petition for shared (1/3 dogs) - 55 families
- Full support of proposal - 21
- No dogs or dogs off leash (not petition signers) - 6
- Don't bifurcate park - several comments
- Miscellaneous comments
 - Pick up poop
 - On leash from car to park
 - Dog tag fee to high
 - Allow guest dogs
 - Etc.

Exclusivity

- ✎ No language in any founding documents that park is exclusive to members only, only for benefit of members
- ✎ Language in old financial statements stating that park parcel was conveyed to HPPOC for private park purposes
- ✎ Historically
 - Signs posted – private property, no trespassing allowed
 - Minutes from 1963 –
 - “place a sign on the gate indicating private property – to be used by members of the HPPOC only”
- ✎ Recent history
 - Outsiders imposing burden on neighbors and dog walkers
 - Dog walkers advertising pictures in marketing brochures

Issues

- Recent Park History
- Recent Park Closure
- Future – Dogs or No Dogs
- Future – Members Only or Open to the Public
- Security
- Budget
- Membership Participation in Current Process – Vote or no Vote

Issues

- ✎ Recent Park History – Effect on Immediate Neighbors
 - Abuses by outsiders, Alphabet Street owners and Professional Dog Walkers
 - Large gatherings at Social Hour Bothersome to Neighbors
 - Created Toxic Neighbor Dynamics
- ✎ Recent Park Closure – Committee’s hands tied
 - Reopening difficult to do without solution to problem
 - Reopen with no dogs – how to manage people who ignore signs
 - Reopen with dogs – potential of repeat behavior
 - Threat of City for a permanent shutdown by City

Issues - Future

∞ Future – Dogs or No Dogs

- Hard to deny a historical right
- Not just a vocal few, but a large minority of the population
- Current Comment period in favor of current proposal

∞ Future – Members Only or Open to the Public

- Historically a private park – appropriate to continue with tradition
- Helps assure we don't return to the prior conditions
 - Respect for immediate neighbors
- Public Park just down the street
- Liability for owners of non-owner actions

Issues — Security — Closed Loop System

∞ Video Surveillance System

- Multiple cameras feed the HPPOC office for real time viewing and data capture for several weeks

∞ Card Key Access – entry only

- 1 keys per family, dog owners receive a distinct color key
- Daily auto open and close mechanics
- Individual entry/exit activity registered with HPPOC office database
- Deactivation for abusers

∞ ADT Patrol Access

- Frequent drive-by, coached by Committee on rules and boundaries
- Accessible by phone

∞ HPPOC office and Park Committee Members accessible by phone

∞ Initial HPPOC Personnel Presence from 4 until 8 on weekdays

Issues - Budget

- ☞ 12/31/13 financials
 - Reserve Fund for Park, \$30,000
 - Reserve Fund for Litigation, \$358, 133
- ☞ 2014 January Annual Meeting – approved a budget for park improvements of \$90,000
- ☞ Budget for Current Work –Phase 1
 - \$20,000 for gardener expenses, benches, new plants
- ☞ Budget for Future Overhaul/Maintenance – Phase 2 – unknown,– review park visual
 - Security System - \$13,000 – Presentation by Kevin Roberts
 - Trees, plants, hedge for dog accessory area, vines on walls
 - Overhaul or current grass and irrigation system or rework or existing system – Discussion by Kevin Roberts and David Peterson

Issues — Vote or No Vote

☞ Articles of Incorporation mandate

- “Maintain, preserve, improve, care for said park and playground for the benefit of the members of the Corporation

☞ Davis Stirling Act

- Board may without member approval adopt rules and regulations to manage the park

☞ Key Decisions – desires clear

- Dogs vs no dogs – clear vote for dogs
- Exclusivity – historical precedent

Park Committee Recommendations

- ∞ Create an accessory area where dogs can play off leash
- ∞ Adopt proposed Park Rules – liability waiver
- ∞ Create a standing Park Management Committee akin to the Architectural Review Committee
- ∞ Formalize historical precedent that Park is exclusive to HPPOC members
- ∞ Approve a name change to The Huntington Park
 - Recognize the park is for all members of the Huntington
 - Turn a chapter
- ∞ Install locking gates with security card key system
- ∞ Hire a landscape architect/geologist

Next Steps

- ∞ Board Vote - tonight
- ∞ Soft opening as soon as possible
 - Temporary fence (movable for events)
 - Security
 - Padlocks on gate
 - HPPOC employee presence
 - Current liability forms
 - Provide process for call in for security breaches
- ∞ Continue with review of potential architects to review the park maintenance and use issues
- ∞ Create plan for permanent plan for internal hedge - attractive and movable for large scale events
- ∞ Install security system