

# MANHATTAN BEACH

# PARKS MASTER PLAN

A PRACTICAL, COMPREHENSIVE GUIDE TO MEET THE IMMEDIATE, MID-RANGE, AND LONG-TERM NEEDS FOR PARKS AND RECREATIONAL FACILITIES WITHIN THE CITY OF MANHATTAN BEACH

UPDATED JUNE 17, 2025



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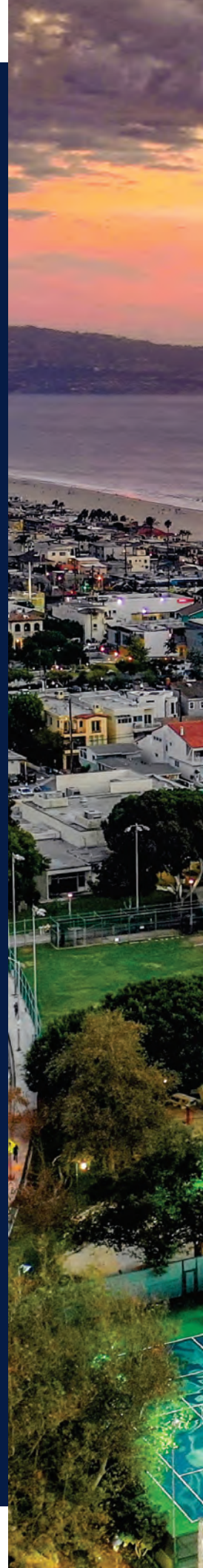
## ACKNOWLEDGEMENTS





# INTRODUCTION

The Parks Master Plan is a practical, comprehensive guide for meeting the immediate, mid-range, and long-term needs for parks and recreational facilities in Manhattan Beach. Viewed as a working document, the plan helps prioritize projects and funding allocations. Projects in the plan are placed into categories based on cost, complexity, and resources. The Parks and Recreation Commission developed the Parks Master Plan in 2020 and updated it in 2025.









33°53'20"N 118°24'19"W

# MANHATTAN BEACH

**“The Pearl of the South Bay”**

Highs

**71°F**



..... AVERAGE .....  
TEMPERATURE

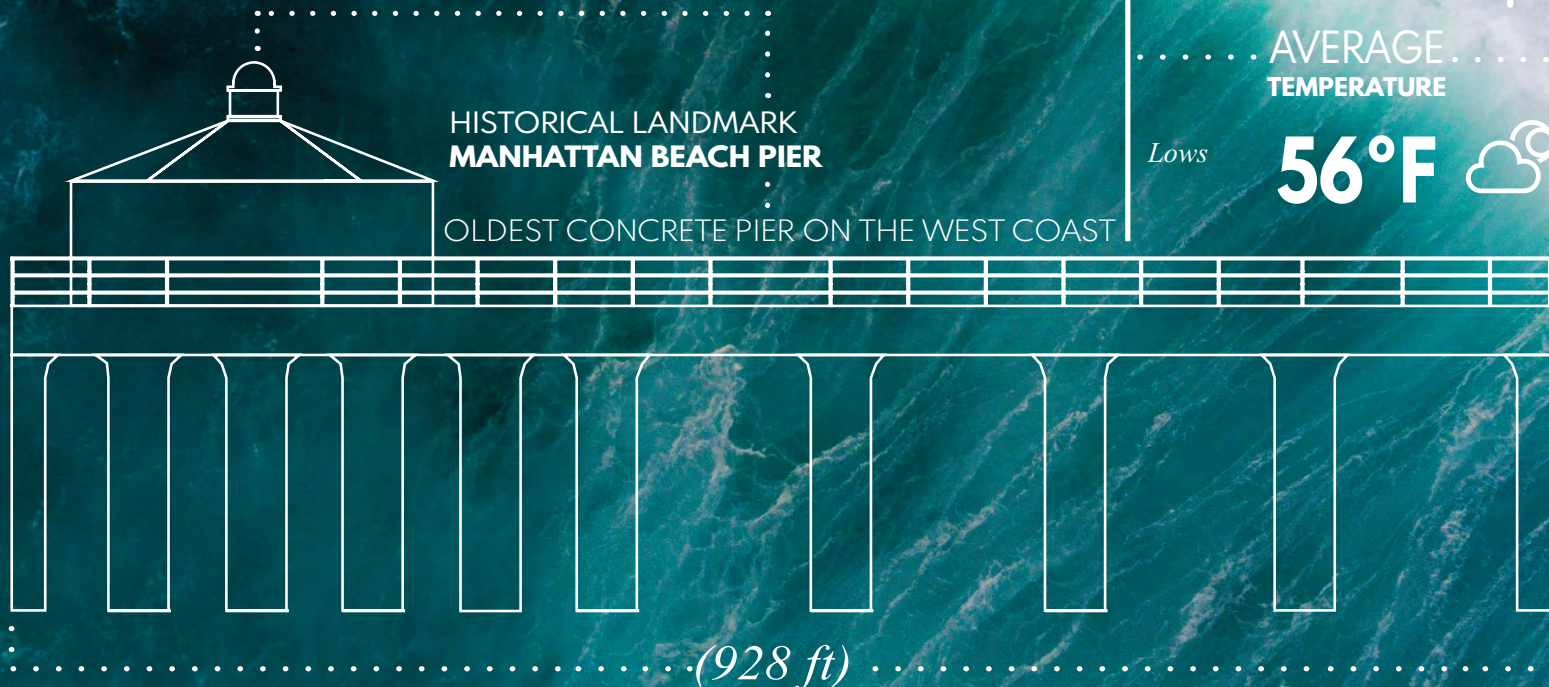
Lows

**56°F**



HISTORICAL LANDMARK  
**MANHATTAN BEACH PIER**

OLDEST CONCRETE PIER ON THE WEST COAST



..... (928 ft) .....

City Population<sup>1</sup>

**35,506**

Households<sup>2</sup>

**13,323**

Median Household Income<sup>2</sup>

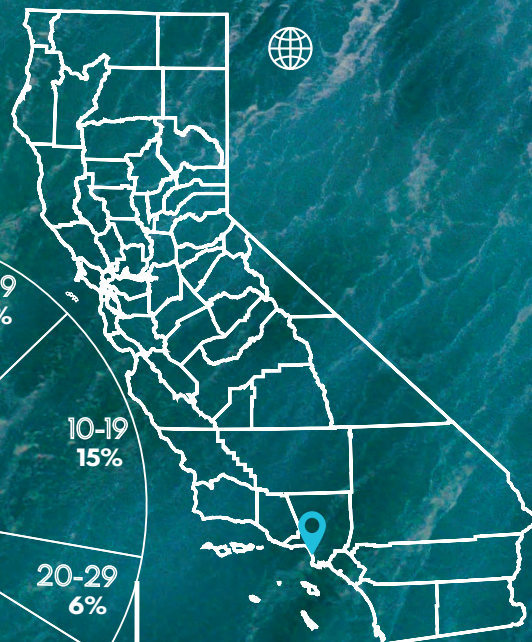
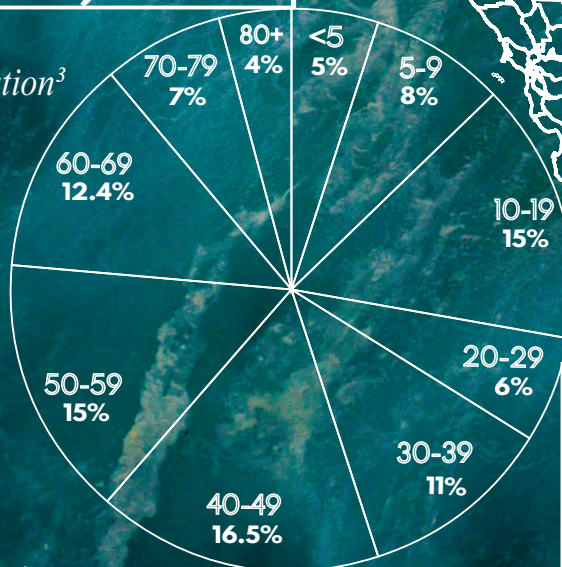
**\$193,904**

**79%** } **37%**

College  
Graduates<sup>2</sup>

Advanced  
Degrees<sup>3</sup>

Age Distribution<sup>3</sup>



THE MEDIAN AGE OF  
MANHATTAN BEACH RESIDENTS  
IS **43**<sup>2</sup>

1 2020 Decennial Census  
2 US Census QuickFacts (accessed April 2025)  
3 2023 American Community Survey 5-Year Estimates



Manhattan Beach is well known for its pier, beautiful beaches, restaurants, shops, Hometown Fair, Pumpkin Race, Holiday Fireworks, and the Manhattan Beach Open Volleyball Tournament. The Strand, parks and parkways, recreational programs, community and sporting events, older adult programs, and the arts are key elements that enhance the quality of life for everyone in the city.

You're invited!

- **MANHATTAN BEACH PIER AND ROUNDHOUSE AQUARIUM**
- **BRUCE'S BEACH**
- **SAND DUNE PARK HILL AND STEPS**
- **MANHATTAN BEACH ART CENTER AND CERAMICS STUDIO**
- **MANHATTAN BEACH BOTANICAL GARDEN, PLAYGROUNDS, STORYWALK, AND HISTORIC BEACH COTTAGE IN POLLIWOG PARK**
- **MARVIN BRAUDE BIKE TRAIL (BEACH BIKE PATH)**
- **OUTDOOR FITNESS STATIONS AT THE STRAND, POLLIWOG PARK AND VETERANS PARKWAY**
- **SKATE SPOT AT MARINE AVENUE PARK**
- **VETERANS PARKWAY (GREENBELT)**
- **SPECIAL COMMUNITY EVENTS -**  
**MORE INFO AT [WWW.MBPARKSANDREC.COM](http://WWW.MBPARKSANDREC.COM)**
- **PUBLIC ART - VIEW THE PUBLIC ART STORY MAP AT**  
**[WWW.MANHATTANBEACH.GOV/PUBLICARTSTORYMAP](http://WWW.MANHATTANBEACH.GOV/PUBLICARTSTORYMAP)**





# MANHATTAN BEACH COMMUNITY

Manhattan Beach consistently scores high on the Gallup National Health and Well-Being Index (WBI), demonstrating strong well-being among residents. In 2023, Manhattan Beach's WBI score of 70.6 was the highest ever recorded by Gallup among 1,500 communities.

The WBI measures five key areas of well-being: career, community, financial, physical, and social.

The Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment found that 95% of Manhattan Beach's population lives within ½ mile of a park (compared to an LA County average of 49%).





## TODAY AND TOMORROW

Manhattan Beach's active lifestyle and small beach town character continue to attract new residents. In addition, approximately four million people visit Manhattan Beach annually.

The community is expected to continue to change and grow – within fixed City limits – over the next decade.









## 02

# OVERVIEW

## PARKS, FACILITIES, AND RECREATION OPPORTUNITIES

The mission of the Parks and Recreation Department is to create community and enrich the quality of life for residents through people, parks, and play. There are over 200 acres of parks and recreational facilities in the City of Manhattan Beach, including eleven parks, seven community centers, and over 40 acres of recreational beach area along the coast of the Pacific Ocean.

Additional recreational amenities include 22 sports fields, 18 tennis courts, nine pickleball courts, eight basketball courts, 107 beach volleyball courts, ten playgrounds, multiple walking trails and bike paths, a 9-hole golf course, and a community pool. The County of Los Angeles manages the beach and a public library.

The Parks and Recreation Department provides sports programs, fitness classes, after-school programs, older adult activities, art exhibits, and special community events for all ages in addition to overseeing the City's parks and recreation facilities.



**35,506**  
POPULATION

**3.9** CITY  
SQUARE  
MILES

**9,151**  
DENSITY  
PERSONS PER SQUARE MILE



**206.6** PARKS AND REC  
ACRES

**11** PARKS

# PARK ACCESS

**10 PLAYGROUNDS**



**18** TENNIS COURTS

**9** PICKLEBALL COURTS



**22**  
SPORTS  
FIELDS

(2 SYNTHETIC TURF FIELDS)



**8**

BASKETBALL  
COURTS



**107**

BEACH VOLLEYBALL  
COURTS

(27 COURTS SOUTH SIDE OF THE PIER OPERATED BY CITY)



**3**

MULTI-USE  
WALKING TRAILS

**GREENBELT**  
1.7 MILES

**STRAND  
BEACH PATH**  
2.1 MILES

**SAND DUNE  
ELEVATION**  
100 FEET



**3**

DOG  
RUNS

**1**

CERAMICS  
STUDIO



**1**

AQUATIC  
FACILITY

OWNED BY MBUSD  
OPERATED BY CITY

**1**

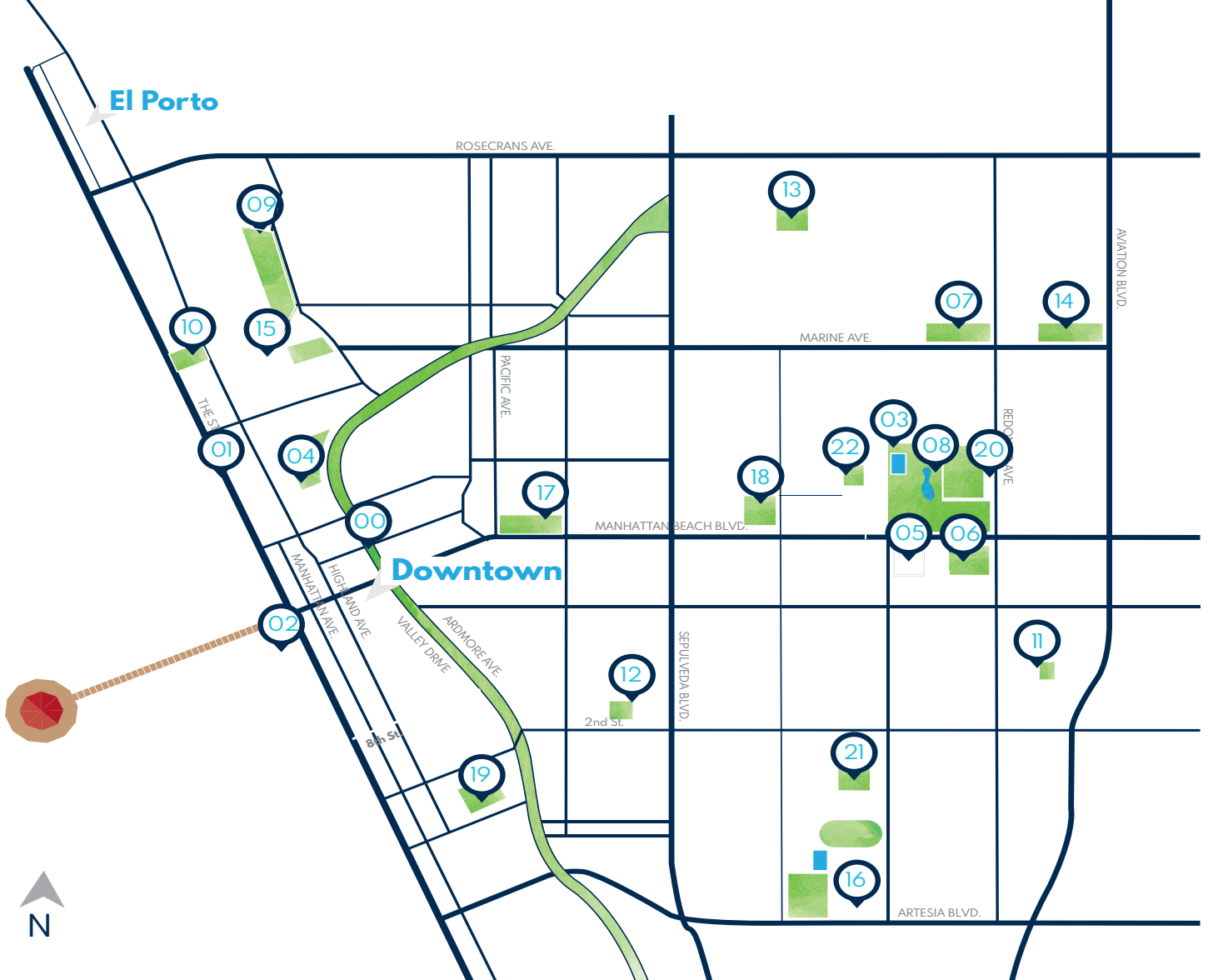
SKATE  
SPOT



**7 COMMUNITY CENTERS, INCLUDING:**

**1** SHARED TEEN CENTER **1** SHARED SENIOR CENTER

**1** CULTURAL ARTS CENTER **1** HISTORICAL CENTER



#### Veterans Parkway

21 acre park crosses the City from north to south along Valley Drive & Ardmore Avenue from Sepulveda to the border of Hermosa Beach, Mariposa Fitness Station



#### The Strand

21 mile walkpath along the beach stretching from Hermosa Beach to North Manhattan Beach, Strand Fitness Station



#### Southside Manhattan Beach Pier

27 volleyball courts operated by the City



#### Begg Pool

25-meter shallow pool



#### Live Oak Park

6 lighted tennis courts, 2 1/2 lighted basketball courts, 2 playgrounds, 2 multi-sport/baseball fields, 2 batting cages, several picnic areas, 3 Community Centers, including Jodyn Community Center, adjacent Scout House & Live Oak Rec Hall, Ceramics Studio, dog run, and older adults garden



#### Manhattan Beach Art Center

Cultural Arts Center



#### Manhattan Heights Park

2 lighted tennis courts, 2 dedicated Pickleball courts, 1 paddleball court, 2 basketball courts, 1 multi-purpose/diamond field, several meeting rooms, 1 playground, 1 rock wall, teen center garden



#### Marine Avenue Park

2 lighted basketball courts, 1 batting cage, 1 baseball diamond, 1 synthetic turf field, Community Center, Skate Spot, 1 playground, picnic area, ping pong table, dog run, storage facilities



#### Polliwog Park

18 acres, amphitheater, Botanical Garden, Begg Field (2 multi-sport/baseball diamonds), Premier Field (baseball diamond & batting cage), dog run, 2 playgrounds, 1 fitness station, Historic Beach Cottage



#### Sand Dune Park

100-foot sand dune, steps through a nature area, playground, storage facility



#### Bruce's Beach

3-acre park, sloped terraces, small half-court basketball court



#### 8th Street Parkette

Large grassy area, picnic areas, 1 playground



#### Larsson Street Parkette

1 playground, small basketball court, picnic areas



#### Manhattan Village Park

Synthetic turf field, playground, picnic area



#### Marine Sports Complex

3 multi-sport/baseball fields, 2 batting cages

#### MBUSD FIELDS/PLAYGROUNDS/ BASKETBALL COURTS/ PICKLEBALL COURTS



#### Grand View Elementary School



#### Mira Costa High School



#### Pacific Elementary School



#### Meadows Elementary School



#### Robinson Elementary School



#### Manhattan Beach Middle School



#### Pennekamp Elementary School



#### Manhattan Beach Preschool





The City of Manhattan Beach operates and maintains eleven parks, ranging from parkettes and small neighborhood parks to community parks and specialized recreation areas, including Veterans Parkway (Greenbelt). Many families visit the parks for events and birthday parties, often reserving a gazebo or picnic pad. Each park has its own unique character that draws families and friends to enjoy the outdoors.

Manhattan Beach's largest park, Polliwog Park, was created in 1973 when the City and Manhattan Beach Unified School District (MBUSD) approved the location. The City currently operates and maintains the park, which also serves as a retention basin for flood control and has a pump station operated by Los Angeles County. Begg Pool, Begg Field, and Premier Field are also part of Polliwog Park. The park provides an array of opportunities to support the varied interests of the community including a large dog run, ball fields, picnic tables, an adult fitness court, playgrounds, gazebos, and picnic pads. During summer months, you will find families and friends gathered here to enjoy Concerts in the Park.

Located between 26th and 27th Street along Highland Avenue, Bruce's Beach is a beautiful landscape to enjoy the serenity of the beach from above. The park offers a basketball court and an exercise area along the Strand, as well as rolling hills for great picnics. It is the oldest park in the City and over the years has been called City Park, Bayview Terrace Park, and Parque Culiacan. In 2007, it was renamed Bruce's Beach in honor of Charles and Willa Bruce who established a seaside resort for African-American beachgoers before the land was taken by the City through eminent domain in the 1920s. On July 20, 2022, the LA County Board of Supervisors returned ownership of the beachfront

property once owned by Charles and Willa Bruce to their legal heirs. The land was sold back to LA County for \$20 million on January 30, 2023.

When looking for a more strenuous workout, residents can make a reservation to climb up the challenging Sand Dune hill or walk up the adjacent stairs. A very rare flower, called the Orcutt's Yellow Pincushion, is native to the area and grows along the north side of the dune.

One of the favorite pastimes of our young families is youth sports with over 9,000 participants playing soccer, lacrosse, field hockey, baseball, softball, basketball, and flag football. Field space is in high demand. The City operates and maintains 22 sports fields, including two synthetic turf fields. As field use and maintenance costs increase, it is becoming more critical to seek options to convert fields to synthetic turf as a viable field maintenance and cost-savings option. The joint use agreement between the City and MBUSD provides additional limited access to Begg Pool and Mira Costa High School pool, tennis courts, and gymnasium.

Residents can often be found playing tennis at one of the two Manhattan Heights tennis courts or on the six highly desirable Live Oak tennis courts. Courts are also heavily utilized for instructional and competitive league play. The annual Manhattan Beach Open Tennis Tournament is held in mid-July and is a favorite among amateurs and open-division players. The courts are resurfaced every three to five years or when usage and disrepair due to rain and inclement weather dictate. Additionally, due to the rise in popularity of pickleball, three pickleball courts were created at Manhattan Heights and six more at Manhattan Beach Middle School. Pickleball lines were also added to the tennis courts at Manhattan Heights to accommodate both pickleball and tennis.

There are ten playgrounds available throughout the City for children age 2-12. The play areas are integrated into most of our City parks, including the 8th Street and Larsson Street Parkettes. They provide children with the opportunity to socialize, enjoy unstructured play, and develop their gross, sensory, and fine motor skills. Children also gain self-confidence and increase self-esteem while mastering new skills and having fun. Due to the salt-air climate in Manhattan Beach, play equipment often rusts and breaks and ground surfacing compacts faster than the expected equipment and surfacing lifespans. Much of the play equipment is older although parts have been replaced as needed. Many residents would like to see additional improvements to the playgrounds, such as the 2023 upgrades at Lower Polliwog Park.

Due to the population density of the City, houses are often built with little outdoor space. As a result, the City has built three dog runs for residents and their four-legged friends to play and exercise. The dog runs are located at Polliwog Park, Live Oak Park and Marine Avenue Park and are in high demand throughout the day. The Polliwog Park dog run was expanded in 2025.

A Skate Spot behind Big Marine Baseball Field opened in 2017 after ten years of community engagement and advocacy.



# COMMUNITY CENTERS



The public values a sense of place, health and fitness, arts and culture, and quality of life. The City owns and operates several community centers. Often you will see residents enjoying a ceramics class or art exhibit; youth and teens playing games or doing their homework after school; or older adults engaging in a variety of diverse programs. Manhattan Heights is predominantly used as a youth and teen center. Joslyn Community Center primarily focuses on older adult programming. Adjacent to Joslyn Community Center is the Scout House which is used for older adult programming and scout activities. Both the Joslyn and Manhattan Heights Community Centers were renovated in 2010. In addition, at Live Oak Hall, the ceramics and youth after-school programs are at capacity. The Marine Avenue Park Rocketship Hall is predominantly used for meeting space and summer camps.

Demand for programming exceeds the available space at all parks, fields, and facilities. Furthermore, most spaces are severely inadequate in size and configuration, prohibiting the effective delivery of comprehensive programs and services to the community. In addition, the facilities are at the end of their useful lives with the greatest number of them being built before 1970. They have received limited upgrades since then and suffer systems degradation, have serious defects, and do not comply with the current ADA standards and building codes. These defects all impact their usefulness to the community. The constant upkeep and routine maintenance required to keep aging facilities operational have also created budgetary challenges for the City.



# AQUATICS CENTER



Begg Pool is managed and operated by the City as part of the Joint Use Agreement with MBUSD. Past surveys indicate that a replacement facility for Begg Pool is a top priority for residents. Programming consists of swim lessons, masters swim, water aerobics and the popular Dolphin Pre-Swim and Swim Teams, all of which fill up within minutes when registration opens.

The pool currently operates at 100% cost recovery. However, the facility is deemed inadequate to support the needs of the community based on its size and condition. In addition to the lack of space for additional programming, the infrastructure is failing. The plaster has failed; the concrete deck has buckled and cracked; the pool equipment and plumbing is failing; and the locker rooms lack adequate ventilation and daylight. The facility is in a difficult location and fenced in with chain link fence in a small portion of Polliwog Park. It is served by parking on old basketball courts that were part of the former Manhattan Beach Intermediate School campus and accessed via a substandard and steep driveway.





## CULTURAL CENTERS

The Manhattan Beach Art Center (MBAC), once a library, was converted in 2001 to the City's Cultural Art Center. The name of the facility was formally changed to Manhattan Beach Art Center to enhance awareness of arts in Manhattan Beach. The facility features a main gallery, two classrooms, office space, and private patio. However, the facility does not have adequate space for performing, digital, and visual art classes. Several building deficiencies have been identified related to electrical, lighting, and flooring due to its age.

MBAC displays works by locally, nationally, and internationally renowned artists as well as emerging artists. It also serves as a space for art education and production through visual art classes, camps, and programs.

The exhibitions seek to strengthen the exposure and understanding of the visual arts for all residents. The exhibition gallery also serves as a site for artists and art students from Manhattan Beach and the South Bay area to display their artistic talents. Through partnerships with local organizations, the exhibition program develops a network that contributes to establishing a common appreciation for arts in the community.

The historic Beach Cottage in Polliwog Park (also known as the Red House) is managed by the City in partnership with the Manhattan Beach Historical Society. Staff and volunteers accession, organize, preserve, and showcase the City's history through exhibits, class visits, and special events. However, the Beach Cottage is not a suitable facility in its present condition to adequately protect the City's historical treasures due to its age, construction, and lack of proper access to the general public. A partnership with LA County Library helped digitize and make accessible select photographs and newspapers in the Historical Collection.

# BEACHES AND AMENITIES



The beach, managed by Los Angeles County Department of Beaches and Harbors (LACDBH), and the City's two-mile Strand, provide tremendous recreational opportunities to residents of Manhattan Beach and people living throughout the South Bay.

Amenities include volleyball courts, biking and walking paths, beach tennis courts, play areas, an ADA Path to the Sea at 40th Street, and ample public parking. The LACDBH manages the beach, bike path, and various restroom facilities. The LA County Lifeguard Administrative Building is located at 26th Street, adjacent to Bruce's Beach.

It's no wonder the City, also known as the "home of beach volleyball," boasts more outdoor beach volleyball courts than any other beach city. It is a favorite pastime for local residents, families, and professional athletes and even with 107 beach volleyball courts, there is still a high demand for the courts.

A City and County agreement provides an opportunity for the City to operate programs south of the Pier to 7th Street. The City is responsible for the maintenance of 27 beach volleyball courts used for instruction, amateur beach volleyball tournaments, and the granddaddy of them all, the city-owned Manhattan Beach Open (MBO) Beach Volleyball Tournament. In addition, during the summer months, the City coordinates the Aqualetics Beach Camp and several surf and beach volleyball camps for youth.

The Pier, built in 1920, is owned by the State of California and maintained by the City of Manhattan Beach along with the comfort station at the base of the Pier, upper and lower Pier parking lots, and the triangular sand area south of the lower Pier parking lot. Throughout the length of the Pier, bronze plaques, in the shape of volleyballs, are inscribed with the names of past winners of the MBO.

At the end of the Pier is the Roundhouse Aquarium. The City and Ocean Teaching Stations, Inc. (OTS) have an agreement that permits the OTS to operate the Roundhouse Aquarium to teach youth and the general public about oceans, tidelands, beaches, and sea life. In 2016, OTS, the Harrison Greenberg Foundation (HGF), and the City entered a cooperative agreement to renovate the Roundhouse Aquarium which was completed in 2018.





# THE PLAN

Several common themes that emerged from community outreach efforts and research serve as the basis for project recommendations.

Common themes include:

- A – Increase and optimize access to open space
- B – Create a sense of community
- C – Optimize existing park and beach experiences
- D – Enhance play for all









# COMMON THEMES



**A**

## **INCREASE AND OPTIMIZE ACCESS TO OPEN SPACE**

ACQUIRE NEW PARK LAND AND/OR REPURPOSE LAND THAT IS CURRENTLY UNDERUTILIZED.



**B**

## **CREATE A SENSE OF COMMUNITY**

BRING PEOPLE TOGETHER TO ENJOY LEISURE AND RECREATION AT PARKS AND RECREATION FACILITIES SERVING AS COMMUNITY HUBS.



**C**

## **OPTIMIZE EXISTING PARK AND BEACH EXPERIENCES**

ENHANCE EXISTING FACILITIES WITH LIGHTING, PARKING, ACCESSIBILITY, AND OTHER UPGRADES.



**D**

## **ENHANCE PLAY FOR ALL**

DESIGN FACILITIES AND PARKS FOR USERS OF ALL AGES, ABILITIES, AND INTERESTS.





## **PROJECTS ARE PLACED INTO THREE CATEGORIES BASED ON COST, COMPLEXITY, AND RESOURCES**

### **“QUICK WINS”**

Projects estimated to cost less than \$60,000 and require limited staff resources. These projects will typically be funded through the General Fund.

### **“MID-RANGE”**

Projects estimated to cost between \$60,000 to \$1 million and require additional staff resources and time to complete. Funding may come from a variety of sources, including the Capital Improvement Program (CIP), Measure A grant allocation, donations, and sponsorship.

### **“LONG-TERM VISION”**

Larger projects with budgets over \$1 million with significant complexity and requirements for staff resources. Potential funding could come from the CIP, grants, community partnerships with potential naming rights, and/or a bond.





# INCREASE AND OPTIMIZE ACCESS TO OPEN SPACE

## STRATEGIES:

CONVERT CURRENTLY UNDERUTILIZED PUBLIC LAND WITHIN MANHATTAN BEACH TO GREEN SPACE, PARKS, PARKETTES, OR NATURE TRAILS

---

SEEK TO ACQUIRE, THROUGH DONATION OR PURCHASE, PROPERTIES TO DEVELOP PARKETTES IN NEIGHBORHOODS THROUGHOUT THE CITY

---

REMOVE OR REPURPOSE FACILITIES THAT ARE CURRENTLY UNDERUTILIZED

---

INTEGRATE ROOFTOP PARKS INTO FACILITY DESIGNS WHEN BUILDING AND/OR REMODELING COMMUNITY CENTERS AND OTHER PUBLIC BUILDINGS

---



# PROPOSED PROJECTS

We have identified the following prioritized list of projects in support of the themes and strategies outlined above. For a quick glance at all projects, see page 35.

## QUICK WINS

### A.1 ENHANCE DOG-RUNS FOR OUR FOUR-LEGGED FRIENDS

Conduct additional community outreach to potentially upgrade the Marine Avenue Dog Run as part of a Marine Avenue Park Master Plan.



A.1 MARINE AVENUE DOG RUN

### A.2 REPURPOSE THE AREA BY THE LIVE OAK PARK BASKETBALL COURTS OCCUPIED BY A STORAGE TRAILER

Explore options for additional open space or recreation activities if the storage trailer is removed.



A.2 LIVE OAK STORAGE TRAILER



## MID-RANGE

### A.3 REPURPOSE THE LAND CURRENTLY OCCUPIED BY THE PAY 'N' PLAY RACQUETBALL COURTS

Demo the existing building in extremely poor condition and repurpose the land for recreation activities with broader community appeal. A 2024 survey shows strong community support for installation of a futsal court in the space.



A.3 MARINE AVENUE PARK PAY 'N' PLAY

## LONG-TERM VISION

### A.4 EXPLORE ACQUIRING ARMORY LAND

Explore options for reacquiring the 4.4 acres of Armory land for recreational purposes and parking if the State determines that it no longer needs the property. In 1948, the City donated the land to the State. In 1989, the National Guard considered closing and eliminating the facility.



A.4 ARMORY LAND

### A.5 CURRENT LOCATION OF THE ADVENTUREPLEX BUILDING







# CREATE A SENSE OF COMMUNITY

## STRATEGIES:

DESIGN SPACES THAT ENCOURAGE MULTIGENERATIONAL PROGRAMMING

---

EXPLORE OPPORTUNITIES TO FOSTER SOCIAL INTERACTIONS THROUGH DESIGN AND EVENTS

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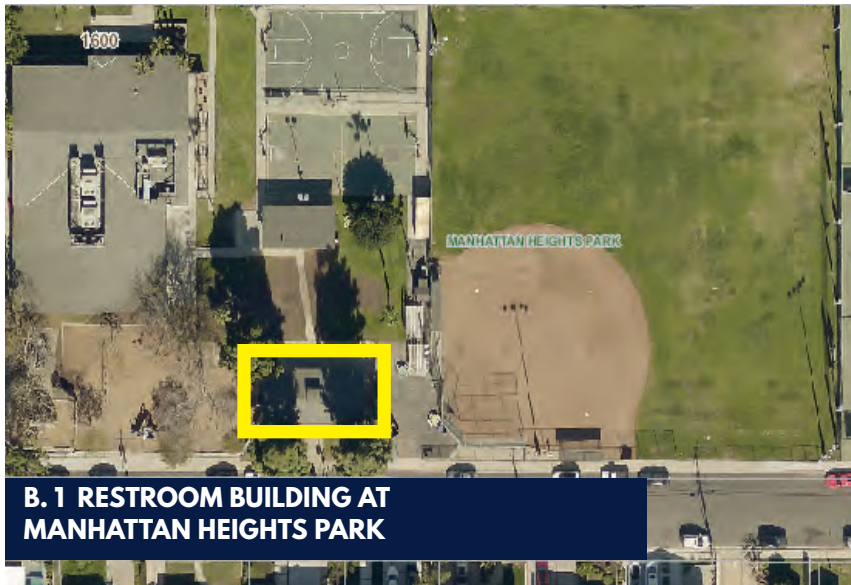
RENOVATE FACILITIES TO INCREASE CLASSES, ACTIVITIES, AND FACILITY RENTALS

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**B. 1 PROPOSED ROCK WALL AT  
MANHATTAN HEIGHTS PARK**



**B. 1 RESTROOM BUILDING AT  
MANHATTAN HEIGHTS PARK**



**B. 1 RESTROOM BUILDING EXTERIOR**

## MID-RANGE

### **B.1 RENOVATE THE MANHATTAN HEIGHTS PARK RESTROOM BUILDING, INSTALL ARTIFICIAL TURF, AND UPDATE THE CLIMBING WALL**

The Manhattan Heights Restroom Building serves the after-school program as well as athletes and families using the nearby courts, sports field, and playground. The building's bathrooms need to be upgraded to meet ADA standards and community expectations. Installation of artificial turf for the play area in front of the building will improve usability and reduce annual maintenance demands. A new climbing wall to replace the structure installed in 1999 is planned.

**STRENGTHEN  
COMMUNITY**



# PROPOSED PROJECTS



## B.2 EXAMPLE OF AN UPGRADED SENIOR CENTER IN NEWPORT BEACH

### LONG-TERM VISION

#### B.2 RENOVATE OR REPLACE THE JOSLYN COMMUNITY CENTER

A state-of-the-art community center adjacent to the new Senior and Scout Community Center currently in development could help provide ample community programming for all ages, and host multiple functions and events, such as weddings, meetings, and performing arts activities. In addition, a project of this scope could be an opportunity to explore an underground parking area to increase parking for visitors to Live Oak Park and the downtown area.

#### B.3 BUILD A NEW SENIOR AND SCOUT COMMUNITY CENTER

Replace the original Scout House built in 1952. A modern facility will better serve the needs of the scouts, older adults, and community at large.

## B.3 PROPOSED SENIOR AND SCOUT COMMUNITY CENTER





#### **B.4 RENOVATE OR REPLACE THE MANHATTAN HEIGHTS COMMUNITY CENTER**

The Manhattan Heights Community Center provides a safe place for kids and teens after school and during the summer, but the REC program and MBUSD Extended Day Program are at capacity. In addition, there are significant challenges with facility condition and design due to the age of the building. Development and implementation of a Manhattan Heights Master Plan would be helpful for addressing facility and other deficiencies in order to better meet community needs and expectations.



**B.4 EXAMPLE OF YOUTH CENTER IN GAITHSBURG, MD**



#### **B.5 RENOVATE OR REPLACE THE MANHATTAN BEACH ART CENTER (MBAC)**

Improve and expand the space available for art exhibitions seeking to strengthen exposure and understanding of the visual arts for all residents as well as art education and production opportunities.



**B.5 MBAC INTERIOR**

#### **B.6 EXPLORE A CULTURAL LIBRARY CONCEPT WITH THE LA COUNTY LIBRARY**

Potential opportunities for a new east side facility include expanded library services, historical collection access and storage, art exhibits and programming, and more.





# OPTIMIZE EXISTING FACILITIES

## STRATEGIES:

INVEST IN EXISTING INFRASTRUCTURE TO EXTEND USEFUL LIFE

---

UPGRADE BASIC COMFORTS SUCH AS LIGHTING, SHADE, AND SURFACING

---

INTEGRATE SUSTAINABLE FEATURES INTO FACILITIES THROUGH DESIGN AND PROGRAMMING

---

DEVELOP PROGRAMS TO INCREASE AWARENESS OF MANHATTAN BEACH HISTORY

---

INCORPORATE ART TO TELL THE STORY OF MANHATTAN BEACH

---

DEVELOP AREAS FOR SMALL GATHERINGS BY PROVIDING SEATING AND TABLES IN A VARIETY OF CONFIGURATIONS

---



# PROPOSED PROJECTS

## QUICK WIN

### C.1 ADD DIRECT ACCESS TO COURT 6 AT THE LIVE OAK PARK TENNIS COURTS

Players currently have to walk through Court 5 to access or exit Court 6. Providing direct access to Court 6 improves usability and safety.



## MID-RANGE

### C.2 EXAMPLE OF POUR IN PLACE SURFACING



### C.2 INSTALL POUR IN PLACE PLAYGROUND SURFACING IN POLLIWOG PARK AND MARINE AVENUE PARK

Replace the rubber mulch currently in place at the upper Polliwog Park and Marine Avenue Park playgrounds with resilient rubberized surfacing similar to the material used at the renovated lower Polliwog Park playground. The new surfacing provides ADA access, removes the rubber pieces that continually spill out of the play areas, and provides a more aesthetically pleasing surface.

### C.3 PUBLIC ART IN PARKS



### C.3 INCREASE PUBLIC ART THROUGHOUT PARKS AND STREETSCAPES

Public art attracts attention, transforms a landscape, and heightens aesthetic awareness. Art in city parks provides enjoyment and is a form of collective community expression.

### C.4 MARINE AVENUE PARK COMMON AREA



### C.4 REPURPOSE THE MARINE AVENUE PARK COMMON AREA

With upgrades, this area could act as an outdoor extension for classes and camps held in the adjacent community center or be transformed into a new recreational amenity for the community, such as a putting green. Additional outreach is needed to determine the best use of the underutilized space.



### **C.5 UPDATE THE BEACH COTTAGE IN POLLIWOG PARK**

In partnership with the Manhattan Beach Historical Society, update the historic Beach Cottage in Polliwog Park. In addition to roof and interior repairs, a new minimalist space will be created for curated exhibitions installed on a rotating basis.

### **C.6 UPDATE MARINE FIELD FENCING**

The existing fencing needs replacing due to its poor condition.

### **C.7 REPLACE MANHATTAN VILLAGE TURF FIELD AND UPGRADE LIGHTING**

The outdated halogen lighting needs to be upgraded to efficient LED lighting, including a control link system for flexible management. Per the City's turf replacement plan, the synthetic turf field should be replaced during fiscal year 2028-2029.

### **C.8 UPGRADE MIRA COSTA TENNIS LIGHTING**

Lights and ballasts need to be upgraded to improve visibility at the tennis courts located at Mira Costa High School.



**C.5 BEACH COTTAGE AT POLLIWOG PARK**



**C.6 MARINE FIELD**



**C.7 MANHATTAN VILLAGE TURF FIELD**



**C.8 LIGHTING AT MIRA COSTA HIGH SCHOOL TENNIS FACILITY**



# LONG-TERM VISION

## C.9 IMPLEMENT THE SAND DUNE PARK MASTER PLAN

Planned upgrades for the beloved park, based on extensive community input, include a new building, restrooms, playground, fencing, and lighting.

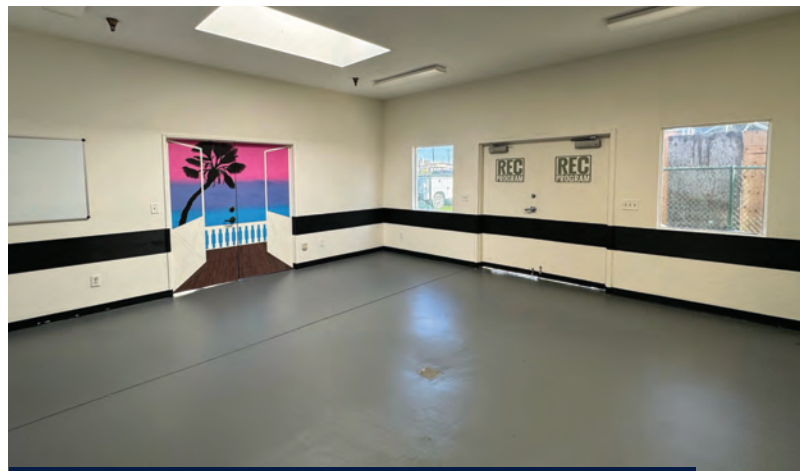
### C.9 PROPOSED SAND DUNE UPGRADES



### C.10 EXAMPLE OF RETROFITTED SHIPPING CONTAINER (NEW ZEALAND)

## C.10 RENOVATE PUBLIC SPACES AT THE LIVE OAK HALL COMPLEX TO MAXIMIZE USAGE FOR CERAMICS, TENNIS OPERATIONS, AND YOUTH AFTER-SCHOOL AND SUMMER PROGRAMS

With a vibrant community active in ceramics, tennis, youth sports, and after-school program activities, the Live Oak Hall Complex is heavily impacted with a dated design that inhibits growth. In addition, the windows are outdated, the heating and air conditioning system is insufficient, storage is lacking, and there is no directional signage. Renovation of the area would allow for programming improvements and expansion.



### C.10 LIVE OAK PARK REC HALL INTERIOR



# ENHANCE PLAY FOR ALL

## STRATEGIES:

EXPLORE WAYS TO INCORPORATE MULTI-GENERATIONAL PROGRAMMING

---

SEEK TO DEVELOP AREAS FOR UNSTRUCTURED PLAY

---

EMBRACE THE CULTURE OF HEALTH AND FITNESS

---

INCORPORATE PLAYFUL AMENITIES, WATER FEATURES AND GAMES INTO EXISTING PARKS

---

DEVELOP PARTNERSHIPS WITH PRIVATE ENTITIES

---



# PROPOSED PROJECTS

## MID-RANGE

### D.1 UPGRADE THE VETERANS PARKWAY (MARIPOSA) FITNESS STATION

Replace the existing equipment and meet ADA standards.



**D.1 MARIPOSA FITNESS STATION**

## LONG-TERM VISION

### D.2 DESIGN AND BUILD AN AQUATICS CENTER

Due to age and deterioration, the Begg Pool facility requires significant pool, mechanical, electrical, plumbing, locker room, and additional upgrades. A 2024 Begg Pool Modernization Study provides detailed recommendations for a new facility featuring a 25-yard shallow pool, a 35-meter competition pool, and support buildings. An alternative project to build and operate a community aquatics facility at Manhattan Village Park is being considered as well.



**We have identified the following prioritized list of projects in support of the themes and strategies to enhance recreation and leisure opportunities in Manhattan Beach.**

## QUICK WINS

- Enhance dog runs for our four-legged friends
- Repurpose the area by the Live Oak Park basketball courts occupied by a storage trailer
- Add direct access to Court 6 at Live Oak Park tennis courts

## MID-RANGE PROJECTS

- Repurpose the land occupied by the Pay 'N' Play at Marine Avenue Park
- Renovate the Manhattan Heights Park restroom building, install artificial turf, and update the climbing wall
- Update the Beach Cottage in Polliwog Park
- Install pour-in-place playground surfacing in Polliwog Park and Marine Avenue Park
- Increase Public Art throughout parks and streetscapes
- Repurpose the Marine Avenue Park common area
- Upgrade the Veterans Parkway (Mariposa) fitness station

## LONG-TERM VISION

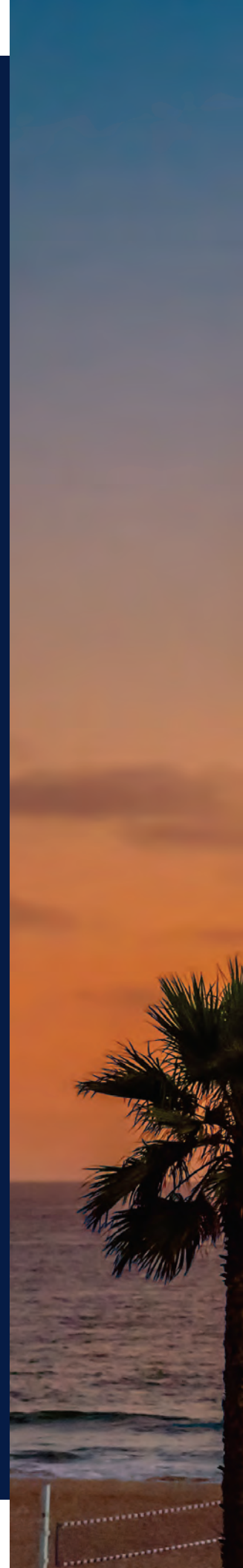
- Build a Senior and Scout Community Center
- Implement the Sand Dune Park Master Plan
- Design and build a community aquatics center
- Renovate or replace the Joslyn Community Center
- Renovate or replace the Manhattan Heights Community Center
- Renovate or replace the Manhattan Beach Art Center (MBAC)
- Explore a Cultural Library concept with LA County Library
- Renovate public spaces at Live Oak Hall Complex to maximize usage
- Explore acquiring AdventurePlex to expand City recreational opportunities on the east side
- Explore acquiring Armory land for use as open space, recreational amenities, and parking





# FUNDING OPPORTUNITIES

With considerable infrastructure and deferred park maintenance needs identified in Manhattan Beach, the City needs to be creative in finding funding sources for moving priority parks and recreation projects forward to meet community expectations. As demonstrated in the 2025 Budget Survey as well as other recent assessments, there's strong community support for improving parks and recreation facilities, including community centers, playgrounds, and Begg Pool even when compared to other potential uses of operating and capital budgets.







## POTENTIAL FUNDING OPTIONS

### GENERAL FUND/CAPITAL IMPROVEMENT PROGRAM (CIP) FUND

These funds have competing interests and are insufficient to address all park and recreation facility needs. The City Council could consider transferring a percentage of the year-end General Fund surplus for parks and recreation projects to the CIP Fund to accumulate more funds over time to assist in funding larger projects identified in the PMP.

### RECREATION PROGRAM FUNDS

The City could deposit revenues from designated programs into an account that can be used for earmarked upgrades. For example, a Turf Replacement Fund was established in 2024 to accumulate revenue from per-player fee increases to fund synthetic turf field replacements at Marine Avenue Park and Manhattan Village Park every ten years.

### REPLACEMENT FUND

The City could consider developing a dedicated fund for targeted future replacements, such as picnic pads, playgrounds, fitness equipment, fencing, lighting, and bleachers. Such funding could be partially offset by Parks and Recreation facility and programming revenue.

### PUBLIC ARTS FUND

The Public Arts Fund Ordinance (also known as Percent for the Arts) became effective December 18, 2002. It sets aside a 1% development fee on residential developments of four or more units, and every commercial and industrial building project with building valuation exceeding \$500,000. This fee or allocation is also imposed upon any remodeling project of existing commercial or industrial buildings and any residential building or complex of four or more units whether exterior or interior, when remodeling has a building valuation exceeding \$250,000. The applicant pays the 1% fee directly to the Public Arts Trust Fund at the time the building permit is issued.

### LOVEMB FOUNDATION/DONATIONS

The LoveMB Foundation formed in 2024 as a 501(c)(3) non-profit corporation in order to support and enhance City programs, services, facilities, and initiatives. The organization is dedicated to improving the quality of life for all residents through strategic investments in a broad range of municipal priorities, including recreation, public spaces, public safety, the arts, and community health and wellness.

### QUIMBY ACT FUNDS

The Quimby Act authorizes cities and counties to require developers to set aside land or pay fees for park improvements on projects of four or more residential units. Fees are used to develop or rehabilitate park and recreational facilities to ensure new residents have access to green spaces and recreational amenities.

### LA COUNTY LIBRARY SURPLUS FUNDS

This surplus is a result of Manhattan Beach property tax contributions exceeding the cost of library services. It is important to note that these funds are held by the County and are not available for any purpose other than library services.

## GRANTS AND FUNDING PROGRAMS

### BOND MEASURES

With limited funds available through the City Capital Improvement Fund, the City may need to seek approval of a bond measure to provide funding to develop an Aquatics Center, Community Center or similar large-scale project. This may require voter approval and/or a new revenue source to fund debt service.

### MEASURE A

The “Los Angeles County Safe, Clean Neighborhood Parks and Beaches Measure of 2016” (Measure A) was approved by 75% of the voters in November 2016 to help meet current and future park needs. It replaces and improves on expiring funding from the voter-approved Propositions A of 1992 and 1996, and is administered by the Los Angeles County Regional Park and Open Space District. Measure A provides for an annual grant allocation to the City of Manhattan Beach of approximately \$150,000 for projects and \$37,000 for maintenance and servicing of completed grant-funded projects, in perpetuity. Competitive grants are also available through Measure A.









An aerial photograph showing a green tennis court with white and blue lines. To the left of the court is a row of houses with red-tiled roofs and lush green trees. The scene is captured from a high angle, looking down at the court and the surrounding neighborhood.

# **05** APPENDIX



# 2020 PARKS MASTER PLAN PROJECT SNAPSHOTS (COMPLETE)

## SAND DUNE PARK ENHANCED NATURE AREAS (2022)

The Sand Dune Park Landscape Revitalization Project cleaned, stabilized, and beautified the park's landscaping. The first phase consisted of pruning 294 trees, removing 38 failed or diseased trees, and hauling nearly 100 tons of dead plant materials from the park. The second phase involved planting approximately 320 trees and plants, installing jute netting to stabilize four hillsides, and replacing approximately 6,300 square feet of turf with decomposed granite. The new plantings contain native species and minimize disruption to migratory bird habitats.

## LOWER POLLIWOG PARK PLAYGROUND REPLACEMENT (2023)

A new, state-of-the-art playground was unveiled on September 26, 2023 at Polliwog Park. The revitalized area includes approximately 12,500 square feet of playground with new resilient safety surfacing, 3,000 square feet of shade structure coverage, 5,000 square feet of walkways, and an additional 4,000 square feet of park walkway rehabilitation. Funding for the project included \$750,000 from Los Angeles County grant funds, \$200,000 from California State Parks Proposition 68 funds, and \$2 million from City of Manhattan Beach Capital Improvement Program (CIP) funds.

## BEGG FIELD RENOVATIONS (2023)

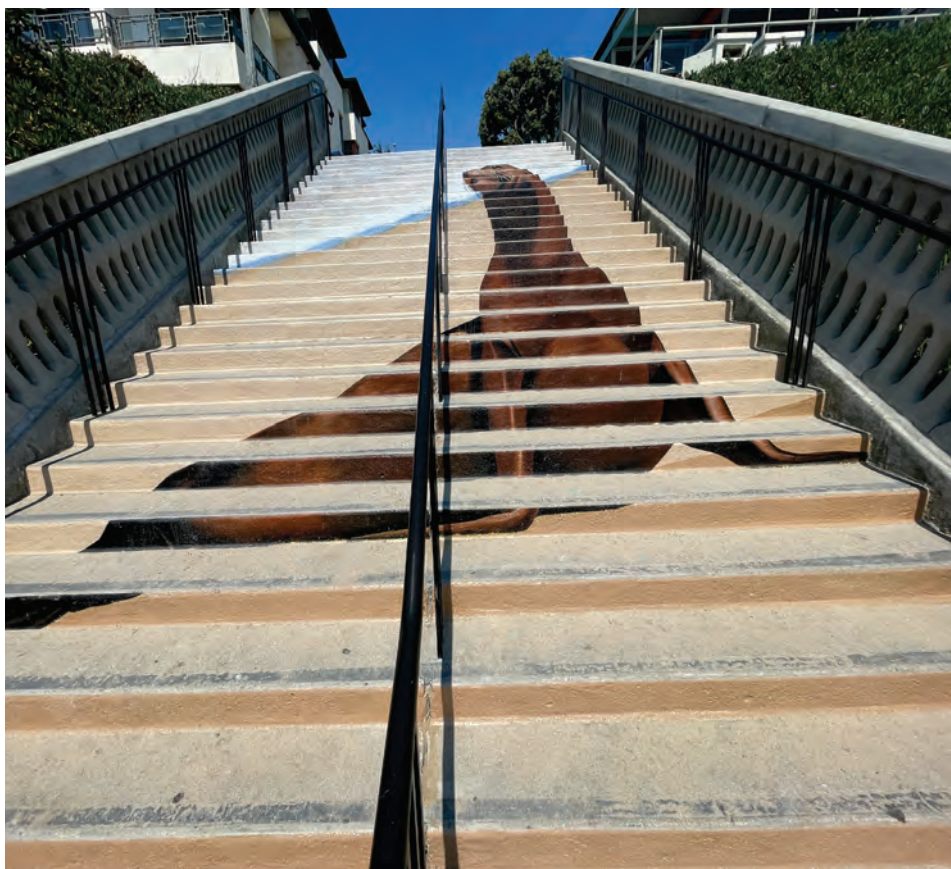
In conjunction with the City's Peck Water Reservoir Project, Begg Field improvements included new Musco LED lighting, new grass sod turf, and upgraded fencing.

## MARINE SOCCER FIELD TURF REPLACEMENT (2024)

2024 improvements included removing the synthetic turf surface down to the infill layer, making necessary repairs, and installing new synthetic turf. In addition to replacing the turf, the City created a Turf Replacement Fund to finance future synthetic turf replacements at the Marine and Manhattan Village soccer fields. \$400,000 of Measure A funds were used for this project.

## NEW PUBLIC ART (ANNUAL)

The City adds new public art every year. Seven murals and 15 artistically wrapped utility boxes were added in 2024. See the City's Public Art Story Map for more information - [www.manhattanbeach.gov/publicartstorymap](http://www.manhattanbeach.gov/publicartstorymap).



## ADDITIONAL PROJECT SNAPSHOTS (2020-2025)

### MANHATTAN BEACH MIDDLE SCHOOL PICKLEBALL COURTS (2022)

The City partnered with the Manhattan Beach Unified School District and local players to convert six under-utilized paddle tennis courts at Manhattan Beach Middle School to pickleball courts. The courts are used by students as part of their physical education classes during the day and by the public after school and on weekends. Drop-in play for all skill levels and the City's Annual Pickleball Tournament are popular events at the MBMS courts.

### STRAND PARCOURSE REPLACEMENT (2023)

Updated parcourse exercise equipment donated by the Manhattan Beach 10K was installed by the Public Works Department in a collaborative effort to maintain the tradition of seaside exercise with a great view near the County Lifeguard Station.

### POLLIWOG PARK STORYWALK (2023)

A new StoryWalk was installed in Polliwog Park to encourage children to read as they head to the Manhattan Beach Botanical Garden, renovated playground, and other beloved areas of the park. The collaborative project with contributions from the Library Commission, Manhattan Beach Library, Eagle Scout Henry Johnson, and the Public Works Department, features picture books that are updated quarterly.

### ROCKETSHIP HALL HVAC UPGRADE AT MARINE AVENUE PARK (2023)

An updated HVAC system in Rocketship Hall allowed for expansion of summer youth programming in a convenient and busy location.

### POLLIWOG PARK FITNESS COURT UPGRADE (2024)

In partnership with the Manhattan Beach 10K, a new National Fitness Court was installed to replace the old fitness equipment at the north end of the park. The new Fitness Court combines state-of-the-art equipment with a free mobile app for guided workouts and challenges.

### CERAMICS STUDIO KILN (2024)

A new kiln was installed to enhance Ceramics Studio classes and programs. The project also included concrete work, the addition of a covered metal shelter for the kiln, fencing upgrades, and utility connections.

### BEGG POOL MODERNIZATION STUDY (2024)

Detailed options, recommendations, and estimates of probable cost were developed for the design, construction, and operation of a new facility featuring a 25-yard shallow pool, 35-meter competition pool, and support buildings in addition to site improvements.

### PUBLIC ART COLLECTION SURVEY (2024)

A survey of 82 distinct works of art located around the City of Manhattan Beach was conducted to determine the current condition of the artworks and identify damaging factors that may be contributing to deterioration. Where applicable, general cost ranges were calculated to provide an estimate of the scope of funding that would be required to achieve a baseline, stable state for every artwork.

### JOSLYN CENTER CROSSWALK IMPROVEMENT (2024)

The Joslyn Center Crosswalk Improvement Project included removing existing curb ramps, constructing ADA compliant ramps and a new ADA compliant path in the Veterans Parkway greenbelt, installing rectangular rapid-flashing beacons, removing existing striping and installing thermoplastic continental crosswalks, installing ADA parking symbols and rearranging parking spaces, and installing new signs.

### POLLIWOG PARK DOG RUN EXPANSION (2025)

The completed upgrades include 1,350 extra square feet of room to roam, new seating, updated fencing, refreshed landscaping, improved drainage, and eco-friendly features.



## 2020 PARKS MASTER PLAN PROJECT SNAPSHOTS (PROJECTS REMOVED IN 2025)

### **EL PORTO FAMILY PARK**

City Council directed staff in 2022 to explore the possibility of LA County funding this project as LA County owns the triangular lot east of the bike path on the northwest part of town. When LA County declined to provide project funding, the El Porto Family Park was removed from the Work Plan.

### **COMMUNITY GARDEN NEAR BEGG FIELD**

The project was removed as the land is owned by the Manhattan Beach Unified School District, the site is complex (sloped with no irrigation or ADA access), and it is not a high priority compared to other needs.

### **EXPAND ADDITIONAL AREAS FOR FOUR-LEGGED FRIENDS**

(6th/Aviation and Voorhees/Rowell) – After a thorough investigation by the Parks and Recreation Commission, it was determined that there are no viable options for additional dog parks in Manhattan Beach at this time, and the focus should be on improving current dog runs.

### **RENT VACANT SPACES IN DOWNTOWN FOR “POP UP” ART GALLERIES**

The Parks and Recreation Commission determined that there are plenty of options for public art in other locations within Manhattan Beach that do not require renting space.

### **SOLAR LIGHTS ON BEACH VOLLEYBALL COURTS SOUTH OF THE PIER**

The City Council directed staff to remove this item from the Work Plan in 2023.

### **INCORPORATE SKATEABLE ART THROUGHOUT PARKS**

The Parks and Recreation Commission determined that this is not a high priority compared to other public art and recreation projects.

### **POLLIWOG STAGE AND PAVILION**

The City Council removed this item from the Capital Improvement Program (CIP) 5-Year Plan.

### **CONSIDER ACQUIRING SMALL LOT AT 26TH STREET AND BELL AVENUE**

The Parks and Recreation Commission determined that this is not a high priority compared to other projects and prefers to focus on updating existing parks and recreation facilities first.

# ACKNOWLEDGEMENTS

## 2025

### CITY COUNCIL

Mayor Amy Howorth  
Mayor Pro Tem David Lesser  
Councilmember Steve Charelian  
Councilmember Joe Franklin  
Councilmember Nina Tarnay

### PARKS AND REC COMMISSION

Russ Allen  
Stephen Doran  
Isabella Jacobson  
Karen Komatinsky  
Roberta Schreiner  
Tracey Windes  
Larry Zimbalist

Talyn Mirzakhanian, City Manager  
Mark Leyman, Parks and Recreation Director

## 2020

### FORMER PARKS AND RECREATION COMMISSIONERS

Sue Allard  
Bruce Greenberg  
Genevieve Jackson  
Suzanne Karger  
Laurie McCarthy  
Steve Nicholson  
JJ Turkmany, Jr.  
Ken Weiner

### PARKS AND RECREATION DEPARTMENT

### MANHATTAN BEACH RESIDENTS AND VISITORS





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