

## Parks and Recreation Commission

### Regular Meeting

**Monday, February 23, 2026**

**4:00 PM**

**City Council Chambers and Zoom**



#### **APPOINTED OFFICIALS**

**Chair** Tracey Windes

**Vice Chair** Karen Komatinsky

**Commissioner** Larry Zimbalist

**Commissioner** Roberta Schreiner

**Commissioner** Stephen Doran

**Commissioner** Russ Allen

**Commissioner** Ishaan Aggarwal

#### **CITY STAFF**

**Parks and Recreation Director** Mark Leyman

**Senior Management Analyst** Linda Robb

---

#### **MISSION STATEMENT:**

Our mission is to provide excellent municipal services, preserve our small beach town character, and enhance the quality of life for our residents, businesses and visitors.

**MANHATTAN BEACH'S PARKS AND RECREATION COMMISSION WELCOMES YOU!**

Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier),

live streaming via the City's website, and

via Zoom (Direct URL: <https://www.zoomgov.com/j/1618115172>, Meeting ID: 161 811 5172)

The City continues to offer an opportunity to participate in Parks and Recreation Commission meetings via Zoom and in-person. The Parks and Recreation Commission encourages the public to participate by submitting comments in advance of the meeting, no later than 3:00 PM on the day of the meeting, via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment> or
- 2) Email to [parksandrecreationcommissions@manhattanbeach.gov](mailto:parksandrecreationcommissions@manhattanbeach.gov)

All of your comments provided by the deadlines above will be available to the Parks and Recreation Commission and the public prior to the meeting.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City's website at [www.manhattanbeach.gov](http://www.manhattanbeach.gov), the Police Department located at 420 15th Street, and are also on file in the Parks and Recreation Department for public inspection. Any person who has any question concerning any agenda item may call the Parks and Recreation Department at (310) 802-5448.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Parks and Recreation Department at (310) 802-5448 (voice) or (310) 546-3501 (TDD). Notification 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

**CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING**

I, Mark Leyman, Parks and Recreation Director of the City of Manhattan Beach, California, state under penalty of perjury that this notice/agenda was posted on Thursday, February 19, 2026, on the City's Website and on the bulletin boards of City Hall, Joslyn Community Center and Manhattan Heights.

**A. CALL MEETING TO ORDER****B. PLEDGE TO THE FLAG****C. ROLL CALL****D. APPROVAL OF AGENDA**

This is the time for the Parks and Recreation Commission to:

- (a) notify the public of any changes to the agenda; or
- (b) rearrange the order of the agenda.

MOTION TO APPROVE AGENDA

**E. APPROVAL OF MINUTES**

1. This Item Contains the Parks and Recreation Commission Meeting Minutes of January 26, 2026.

[PRC 25-0013](#)

## APPROVE

**Attachments:** [Parks and Recreation Commission Minutes - January 26, 2026](#)

## F. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Speakers may provide public comments on any business/items not on the agenda. While all comments are welcome, the Brown Act does not allow the Parks and Recreation Commission to take action on any item not on the agenda.

The Parks and Recreation Commission encourages the public to participate by submitting comments in advance of the meeting, no later than 3:00 PM on the day of the meeting, via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment> or
- 2) Email to [planningcommissions@manhattanbeach.gov](mailto:planningcommissions@manhattanbeach.gov) or
- 3) Telephone Message Recorded at (310) 802-5448

All of your comments provided by the deadlines above will be available to the Parks and Recreation Commission and the public prior to the meeting.

### IN PERSON PUBLIC PARTICIPATION

Please complete the "Request to Address the City Council or Commission" card by filling out your name, city of residence, the item(s) you would like to offer public comment, and returning it to the Clerk.

### ZOOM PUBLIC PARTICIPATION

If you plan to speak during the meeting, join via Zoom at 3:45 p.m. in order to request to be on the speakers list.

- a. Join Zoom Meeting via the internet (download app if needed):

Direct URL <https://www.zoomgov.com/j/1618115172>

Meeting ID: 161 811 5172

Please name yourself to include the item(s) you wish to speak on, whether you are the applicant, and your First & Last name. Examples: G.2 – Stephanie Sanders.

- b. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669-900-6833 and Enter Meeting ID: 161 811 5172

Find your local number: <https://comb.zoom.us/j/1618115172>

Upon calling in, you will be "muted" until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it's your turn to provide Public Comment.

## G. GENERAL BUSINESS

Each speaker may speak for up to 3 minutes on each general business item.

- 2. Parks and Recreation Commission Work Plan 2025-2026 [PRC 25-0014](#)
- 3. Consider Recommending Approval of an Agreement with Association of Beach Volleyball Professionals, LLC DBA AVP to Operate the Manhattan Beach Open [PRC 25-0015](#)

Attachments: [2026 Proposed Schematic](#)  
[2025 Aerial Images](#)

**H. STAFF ITEMS**

**I. COMMISSION ITEMS**

**J. ADJOURNMENT**

**K. FUTURE MEETINGS**

*March 23, 2026 - Monday - 4:00 PM*  
*April 27, 2026 - Monday - 4:00 PM*  
*May 25, 2026 - Cancelled*  
*May 26, 2026 - Monday - 4:00 PM*  
*June 22, 2026 - Monday - 4:00 PM*  
*July 27, 2026 - Monday - 4:00 PM*  
*August 24, 2026 - Monday - 4:00 PM*  
*September 28, 2026 - Monday - 4:00 PM*  
*October 26, 2026 - Monday - 4:00 PM*  
*November 23, 2026 - Monday - 4:00 PM*  
*December 28, 2026 - Monday - 4:00 PM*



**CITY OF MANHATTAN BEACH**

1400 Highland Avenue Manhattan Beach, CA 90266  
[www.manhattanbeach.gov](http://www.manhattanbeach.gov) • (310) 802-5000

# STAFF REPORT

**Agenda Date:** 2/23/2026

---

**TO:**

Honorable Chair and Commissioners of the Parks and Recreation Commission

**FROM:**

Mark Leyman, Parks and Recreation Director

**SUBJECT:**

This Item Contains the Parks and Recreation Commission Meeting Minutes of January 26, 2026.

**APPROVE**

---

**RECOMMENDATION:**

The attached minutes are for the Parks and Recreation Commission's approval:

Attachment(s):

1. Parks and Recreation Commission Meeting Minutes of January 26, 2026.

**CITY OF MANHATTAN BEACH  
PARKS AND RECREATION COMMISSION**

Monday January 26, 2026

**4:00 PM**

**Location: Zoom and City Council Chambers, City Hall**

**A. CALL TO ORDER** – Chair Windes called the meeting to order at 4:00 pm.

**B. PLEDGE TO THE FLAG**

**C. ROLL CALL**

Present (7): Commissioners Allen, Aggarwal, Doran, Schreiner, Zimbalist, Vice Chair Komatinsky, Chair Windes

Absent: (0) None

Others present: Parks and Recreation Director Mark Leyman, Senior Management Analyst (SMA) Linda Robb, Recording Secretary Rosemary Lackow

**D. APPROVAL OF AGENDA**

It was moved and seconded (Komatinsky/Schreiner) to approve, no changes; motion passed 7-0 by voice vote.

**E. APPROVAL OF MINUTES**

1. Parks and Recreation Commission Regular Meeting Minutes of November 24, 2025

It was moved and seconded (Aggarwal/Komatinsky) to approve as submitted. Motion passed 7-0 by roll call vote.

**F. AUDIENCE PARTICIPATION (3-Minute Limit)** – None

**G. GENERAL BUSINESS**

2. Community Service Project Proposal – Iron Rails to Green Trails on the Veterans Parkway

**Scott Anderson**, Leadership Manhattan Beach (LMB) class of 2026 introduced classmates Lisa Locke, Kelly Oelschlager and Stephanie Bond and gave an overview of the LMB proposal. Mr. Anderson noted the class will fund the installation of a sign within the greenbelt to display an historical narrative about the Veterans Parkway: “Iron Rails to Green Trails”. The sign is proposed to be located across from the main entrance of the Joslyn Center. Their goal is to complete by April 27, 2026, before the May graduation.

**Director Leyman** noted that staff recommends that the Commission review in its conceptual stage and make a recommendation of support which will be forwarded to the City Council along with any input the Commission wishes to provide; the date of the City Council review has not yet been scheduled.

The Commission discussed. Director Leyman clarified that it is LMB's responsibility to gather any important information and address all issues as necessary in order to obtain City Council approval (e.g. name of vendor, construction and design details etc.).

It was suggested by **Chair Windes**, with concurrence by Mr. Anderson, that LMB could explore ways to capture residents' memories and stories about the greenbelt and its history and include in a way that the community can access.

**Mr. Anderson** provided responses to questions: LMB will use quality materials as used for the Catalina Classic that will weather well in the marine environment. The final wording and graphics including font size, will be per ADA standards; the sign will be at an angle and face southbound pedestrians and there is no room for a second bench without removing foliage.

**Commissioner Komatinsky**, while supporting, expressed concerns regarding the tight deadline, considering the new city approval process and many outstanding issues.

**Director Leyman** noted that the decision as to whether Public Works will install the sign will be made after costs are known

Chair Windes invited other LMB class members to provide input.

**Lisa Locke, LMB**, suggested if a permanent sign is not able to be installed prior to LMB's deadline, a "Coming Soon" temporary sign might be placed for the LMB graduation ceremony and LMB is happy to assist with the new permitting process.

**Stephanie Bond, LMB**, feels strongly that LMB is committed to working towards a smooth and timely process and noted that fundraising so far has strong support, and LMB is aware that the content on the sign may need to be reduced.

The Commission came to a consensus to support the proposal. **Commissioner Aggarwal** noted he feels the location of the sign is ideal, being near a water fountain and feels that having this sign can be a great educational experience for students. **Chair Windes** suggested that young people, students, scouts etc. be involved in the project.

**It was moved and seconded (Doran/Aggarwal) that the Parks and Recreation Commission support the LMB proposal for installation of a Veteran's Parkway historical sign as conceptually proposed.**

Motion passed 7-0 by roll call vote (Ayes: Komatinsky, Zimbalist, Schreiner, Doran, Allen, Aggarwal, Chair Windes).

2. Parks and Recreation Commission Work Plan for 2025-2026 Update and review of 2026/2027 Work Plan Items.

Director Leyman provided updates for the current plan and noted 2025/2026 plan items, some to be carried over, with a few new items.

#### 2025/2026 Work Plan Update

- Pay 'N Play: Demolition RFP to close soon; expects a contractor to start within 60 days; will provide updates.
- Related to Pay 'N Play: Fencing options after demolition: (Ad Hoc committee to be formed); relocation of dog park and designs for a new futsal court.

#### 2026/2027 Work Plan

- Carryover of Pay 'N Play (above)
- Parks Master Plan items: 1) overhaul of specific areas in Marine Avenue Park: as flowing from Pay 'N Play and 2) reuse of sunken concrete area (the latter is new, identified in Parks Master Plan) and, in Live Oak Park: relocation of EOC 40-cubic yard storage container, to open up the area for new amenities (identified in Parks Master Plan, new subcommittee to be formed).
- Potential projects to be determined by City Council, upon completion of Library Needs Assessment. Needs Assessment not expected to hold up other projects.
- FIFA and Olympic events: City Council will provide direction; high level task force or committee is expected to be formed (not a Parks and Rec Ad Hoc at this point).
- America250: United States Semiquincentennial: City Council will provide direction; committee is expected to be formed to look into possible city events.
- Veterans' Day: enhancement of city events to honor veterans. Director Leyman called for volunteers to work with Bob Holmes on a committee; Commissioners Zimbalist and Doran were appointed. Director Leyman updated that the RFP for the Memorial for the Fallen project, being handled by the Cultural Arts Commission will close the end of February.

## H. STAFF ITEMS

City Council Recap and Parks and Recreation Department Updates. Director Leyman announced:

- January 16<sup>th</sup> opening reception held for the new city art exhibit at MBAC "Are You Seeing What I'm Seeing?" - explores the relationship between language and visual expression.
- Lightgate sunset: January 27, 5:15 pm.
- January 31<sup>st</sup>, 4:00 pm Cultural Arts Commission will be conducting a public art tour downtown

## I. COMMISSION ITEMS

Student Update: Commissioner Aggarwal reported on several items including: girls' and boys' soccer teams beat rival Redondo Beach, boys' basketball team ranked tenth in state; winter formal and teacher dodgeball match. He also updated on his club serving veterans at the West Los Angeles Veterans campus garden, growing and distributing fresh produce to veterans. There are now 62 club members, new trees are planted, he has created a website and is developing analytics.

School District Update: Commissioner Komatinsky – no report

Older Adults Update: – Commissioner Schreiner reported on the February 10<sup>th</sup> Senior Advisory Committee (SAC) meeting, including updates from Mayor Lesser regarding the revised Chamber of Commerce agreement, the Scout House Community Center plan check (construction costs to be determined and project worked into the 2026/2027 city budget). Other items highlighted: Community Opinion Survey report, showing decrease in satisfaction regarding senior services (SAC members will look at). Other items reported: successful older adults holiday party, “Elderly Melodies” concert featuring student musicians, “Rotary Cares” community improvement projects, bingo charity fund raising (\$1,500) and eagle scout mile marker project (now installed).

Polliwog Park Dog Park update: Commissioners Allen and Komatinsky reported requests by dog park users for more seating, shade (structures) and more trash receptacles although generally the public response is very positive. Commissioner Komatinsky noted Love MB is working with the City to get 2 more benches (with back support) and water bowls. In observing chairs being brought in, she has advised dog owners to carry out chairs (not leave in park).

**J. ADJOURNMENT**

At 5:20 pm it was moved and seconded (Komatinsky/Schreiner) to adjourn to Monday February 23, 2026; motion passed 7-0 by voice vote.



**CITY OF MANHATTAN BEACH**

1400 Highland Avenue Manhattan Beach, CA 90266  
[www.manhattanbeach.gov](http://www.manhattanbeach.gov) • (310) 802-5000

# STAFF REPORT

**Agenda Date:** 2/23/2026

---

**TO:**

Members of the Parks and Recreation Commission

**THROUGH:**

Mark Leyman, Parks and Recreation Director

**FROM:**

Mark Leyman, Parks and Recreation Director  
Janeth Medina, Administrative Analyst

**SUBJECT:**

Parks and Recreation Commission Work Plan 2025-2026

---

**RECOMMENDATION:**

Discuss Parks and Recreation Work Plan items approved by the City Council at the February 25, 2025 City Council work plan meeting.

**FISCAL IMPLICATIONS:**

Fiscal implications, if any, will be developed on a project-by-project basis and presented to the City Council as necessary.

**DISCUSSION:**

The City Council met on February 25, 2025, to discuss the City Council work plan and provide direction on items related to the Parks and Recreation Commission. The following topics were approved for continued work by the Parks and Recreation Commission.

- **Pay N Play** - (Windes, City Council directed staff to determine programming costs, revenue projections and long-term options (ie. Demolition of building), At its October 7, 2025 meeting, City Council approved the demolition of the Pay N Play structure and returning the area to temporarily open it up as open space to the public. The area will remain turfed until the library needs assessment is complete, a new project is confirmed and construction begins.  
This project is on the CIP list and will be reviewed again by City Council after the library needs assessment is completed.
- **Veterans' Day Event** - (Zimbalist, Doran) - an ad-hoc committee was formed to

evaluate enhancement of city events to honor veterans

**Removed from workplan:**

- Polliwog Park Dog Run - Completed May 2025.
- Parks Master Plan - update approved by City Council June 2025.



**CITY OF MANHATTAN BEACH**

1400 Highland Avenue Manhattan Beach, CA 90266  
www.manhattanbeach.gov • (310) 802-5000

# STAFF REPORT

**Agenda Date:** 2/23/2026

---

**TO:**

Parks and Recreation Commission

**FROM:**

Mark Leyman, Parks and Recreation Director  
Archie Sherman, Senior Recreation Supervisor  
Linda Robb, Senior Management Analyst

**SUBJECT:**

Consider Recommending Approval of an Agreement with Association of Beach Volleyball Professionals, LLC DBA AVP to Operate the Manhattan Beach Open

---

**RECOMMENDATION:**

Staff recommends that the Parks and Recreation Commission discuss and recommend approval of an agreement with Association of Beach Volleyball Professionals, LLC DBA AVP (AVP) to Operate the Manhattan Beach Open.

**FISCAL IMPLICATIONS:**

If approved, under the terms of the attached contract, AVP will reimburse the City for costs associated with the event, estimated to be \$120,000.

**BACKGROUND:**

The 2025 Manhattan Beach Open was the final year in a three-year agreement between the City and AVP to operate the MBO.

The 2025 event included stadium seating overlooking center court, vendor booths and interactive game booths. The event set-up included one VIP “Sky Deck” on the south side of stadium court, offering beer and wine services. In addition, the volleyball matches were streamed live on Bally’s Sports throughout the event, with the men’s and women’s finals aired live on the CW channel.

Additional components to the 2025 event included VIP courtside seating, bleachers on the west and north side of stadium court for general admission, and the “Walk of Champions” Pier Ceremony and reception. Daily hours of operation began at 9:00 am and ended at 6:00 pm. Set-up for the tournament began Sunday, August 10, 2025, on the beach, and tear-down concluded Wednesday, August 20, 2025.

On an annual basis following the event, the Departments of Public Works, Police, Fire, Human Resources (Risk Management), and Parks and Recreation evaluate the event in terms of its impact on the community and City services. Overall, the feedback received from each department was positive; however, staff has asked AVP to submit construction documents in a timelier fashion and incorporated in a reasonable timeline for submittals to ensure the event site meets requirements of the Americans with Disabilities Act (ADA), and building and fire codes. The set-up, event operation and tear-down were efficient, and the event operators worked well with City staff.

**DISCUSSION:**

Staff met with AVP in October of 2025 to discuss the agreement between the City and AVP to operate the Manhattan Beach Open. During the meeting, staff identified the third weekend of August as the best weekend to host the MBO. This date has also been secured for live national television coverage for either the men’s or women’s final championship matches.

The partnership with AVP brings in the top volleyball players in the world. AVP is proposing similar amenities to the 2025 event, including the VIP “Sky Deck” area with bleacher seating surrounding stadium court, VIP courtside seating, concierge deck, food booths, live entertainment and the Walk of Champions Pier Ceremony honoring the 2025 men’s and women’s champions. As in past years, AVP will provide 75% open and free seating to the public throughout the event.

Similar to the 2025 event, AVP has proposed ticketed VIP areas overlooking stadium court from the south. The VIP experience is open to the general public and available for 300 people per day. Within those elevated areas, AVP is proposing to hire a catering company to provide alcohol services. AVP will hire security to staff the area, checking identification to ensure all guests are 21 or older or accompanied by an adult. AVP will also adhere to all City requirements, including obtaining an Alcohol Beverage Control (ABC) permit, provide security throughout the event and comply with all fire safety regulations. Alcohol services will only be available upon approval from Los Angeles County Department of Beaches and Harbors.

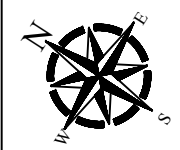
The planned hours of operation begin at 9:00 am and end at 6:00 pm on Friday, Saturday, and Sunday during the annual tournament.

In order to hold this event, a coastal development permit must be issued. In addition, the Los Angeles County Department of Beaches and Harbors must issue a permit.

To ensure the structure is permitted by the Los Angeles County Building and Safety Department by August 7, 2026 (similar to the 2025 event), the AVP proposed setting up on the beach and in the lower South Pier Parking Lot on August 9, 2026, with tear down completed by 5pm on August 19, 2026. The AVP will comply with a similar schedule for 2027 and 2028.

**ATTACHMENTS:**

1. 2026 Proposed Schematic
2. 2025 Aerial Images



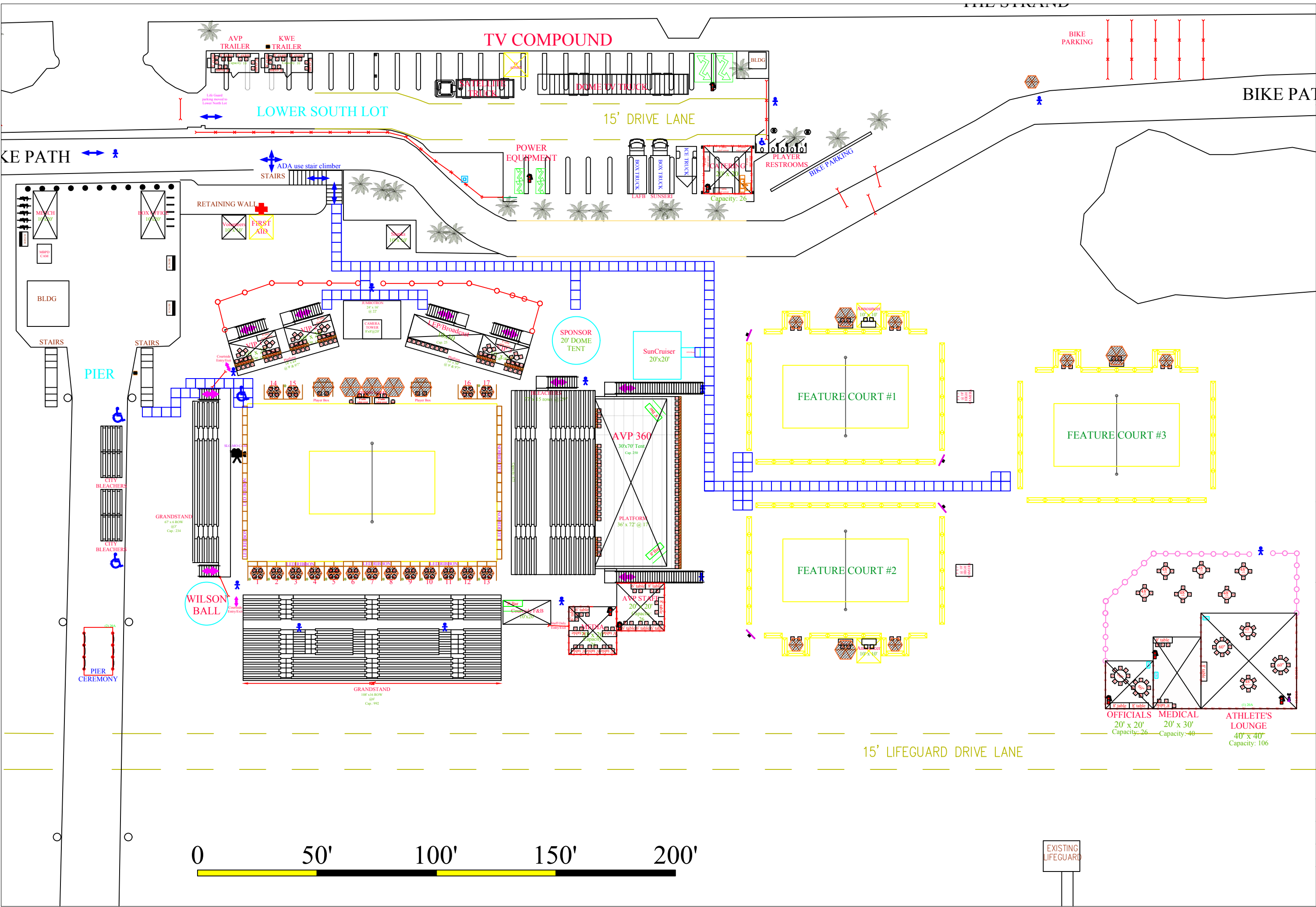
**LEGEND**

- Tent
- Sponsor Provided Tent
- AVP Provided Tent
- 4' Tall Event Fence
- 6' Tall Event Fence
- 8' Tall Event Fence
- Existing Fence
- 8' Bike Barricade
- Generator
- Restrooms
- Security Guard
- ADA Access
- First Aid
- Fire Extinguisher
- Storage Container
- Office Trailer
- 48" Wide Access Path
- Human Egress Path
- Vehicle Egress Path

SCALE (11" x 17"):  
 1" = 60'

VIEW:  
 Main Site

REV #:  
 SHEET #:  
**1**



EXISTING LIFEGUARD





