

DATE: March 5, 1992

TO: MidCoast Community Council members

FROM: Land Use/Mirada Beach Park Subcommittee
(Susan Ayers and Bob Brown)

RE: Strategy for Exploration of Development Alternatives with
Project Applicant

Following the February 26, 1992 Planning Commission hearing on the Mirada Beach Park concept plan, members of the initial "negotiating" team met again to reconsider our position regarding future contacts with the developer.

At our meeting, we agreed that an acceptable strategy to explore development alternatives with the applicant should be based on:

1. Full community involvement, as opposed to continuation of a small group meeting format, and
2. An attempt to place the responsibility for defining alternatives on the applicant, rather than the community.

We feel this approach would solve two difficulties. First, it would avoid community concerns regarding backroom negotiations and deal making. Second, it would place us on the higher ground of being willing to work with the developer on alternatives, but putting the developer in the position of having to define those alternatives.

The recommendation of the Subcommittee is:

1. To provide input to the developer (via a letter) regarding a range of potential public benefits and site planning parameters which should be examined and incorporated into the production of several alternative development concepts.
2. That these alternative development concepts should be presented at a community workshop for response to the applicant. The alternatives need not be presented in great detail in terms of design features, but should indicate the location and intensity of proposed land uses.
3. That the range of public benefits and site planning parameters be defined as follows:
 - dedication of land adjacent to the El Granada Elementary School for future park development/school expansion. Alternative dedications of 2, 4 or 6 acres should be examined.
 - provision of permanent open space on the western parcel.

Alternatives leaving all, three quarters or one half of the western parcel should be examined.

- incorporation of buffers on the eastern parcel to protect residences on Santiago from development impacts and from the southern boundary to establish a visual break between El Granada and future Miramar development.
4. That consideration be given to development of a nine hole golf course as one alternative.

Note that recommendation number 4 is based on neighborhood consensus as a potentially reasonable development of the site.