

DATE: March 20, 1992
TO: MidCoast Community Council Members
FROM: Bob Brown *BB*
RE: Mirada Beach Park Project - Communication to Planning Commission

The Planning Commission will take action on the Mirada Beach Park Concept Plan at their meeting of April 8, 1992. I believe that we need to respond, factually, to their stated intention to disregard the density credit limits for this project.

I spent several hours at the County offices researching the creation of the Resource Management (RM) zoning district and the adoption of the LCP in 1980. It turns out that these documents:

1. Were written simultaneously, with the RM district intended to implement the LCP policies;
2. Were reviewed by the County, Coastal Commission and Mike McCracken of the County Counsel's Office, and found to be consistent;
3. Clearly considered the issue of density credits applying to recreational uses in the RM district; and,
4. Clearly intended the more intensive visitor-serving uses to occur in zone districts other than the RM.

I would like the Council to endorse the attached draft letter to be sent to the Planning Commission. I also plan on attending the Commission meeting to represent the Council.