



## Memorandum

Project	LADERA LINDA COMMUNITY CENTER AND PARK 32201 FORRESTAL DR, PALOS VERDE CA 90275	Project No.	1803
Subject	Ladera Linda Park and Community Center Project Workshop - Summary	Date	07/19
Meeting Location	Ladera Linda Community Center	Meeting Date and Time	07/10/19, 7:00pm

### I. WORKSHOP FORMAT

- A. Introduction and Orientation: City staff introduced Johnson Favaro and briefly described the project background. (5 Minutes)
- B. Presentation: Johnson Favaro presented a summary of findings of outreach and the proposed concept for the project, including the following (25 Minutes):
1. Site and building analysis diagrams comparing the proposed concept to existing conditions and to the City Council-approved Master Plan.
  2. Site and building configuration options considered
  3. Summary of community outreach including results of Ladera Linda Park Use Survey prepared by Ladera Linda Homeowners Association
  4. Right-sizing the facility: presentation of the building program review process including a mock schedule prepared by City staff and proposed target reductions in building floor area.
  5. Review of proposed building floor plan and park site plans illustrating configuration, placement and orientation of building on the site as compared to existing and the City Council- approved Master Plan.
  6. Review of site sections illustrating sight lines and position of the building relative to neighboring residential properties
  7. Review of Preserve parking options (not in Project scope)
  8. Concept views of the building and park in context
  9. Site model of proposed building and park in neighborhood context (scale: 1" = 40')
  10. Model of proposed building (scale: 1/8" = 1'-0")
- C. Small Group Discussion (45 Minutes):
1. Meeting attendees divided into small group for discussion on three questions.
  2. Each small group elected a moderator and a speaker for the large group report-back.
  3. The three questions:
    - a) What do you like most?
    - b) What needs improvement?
    - c) What would you add or subtract?
- D. Large group report back (30 minutes)
1. Each group moderator/speaker reported to all attendees a summary of the small group conversations (See attached "Group Discuss Comments.")
- E. Final Public Comments (15 minutes)

F. Recapitulation and Next Steps (5 minutes)

II. ATTENDANCE

A. Eighty-four (84) people signed in as attendees at the workshop. See attached "Meeting Attendance List".

B. Summary of attendees as identified in the Meeting Attendance List:

1.	Ladera Linda HOA:	38%
2.	Seaview HOA:	14%
3.	Mediterrania HOA:	2%
4.	Other residents:	46%

III. SUMMARY

A. A plurality of the workshop attendees approved the following:

1. The compact arrangement and configuration of the community center building on the site and low-profile massing of the proposed building.
2. The clean, contemporary lines of the architectural design.
3. The generous setback of the building from the top of slope facing the Seaview neighborhood, protecting privacy of downslope residential neighbors.
4. The location on the site of park and community center parking situated between the new building and the hillside on the middle park tier.
5. The location of active park activities, such as the children's playground and sports courts on the upper park tier at the northern end of the park, furthest away from the Ladera Linda neighborhood and set well back from the top of slope facing the Seaview neighborhood.

B. A plurality of the workshop attendees expressed the following concern/question to be addressed in the subsequent design phase:

1. How will building and park security be addressed?

C. There was no clear consensus and a wide spectrum of opinion and very divergent views were expressed regarding the following:

1. Are the number of rooms in the proposed building too many, too few, or, just right?
2. What is the amount of parking that is sufficient for the community center and park?
3. Should Preserve parking be located in the park or on Forrestal Drive?

END