

CITY OF SAN CLEMENTE
JOINT COUNCIL/COMMISSIONS/COMMITTEES MEETING

NOVEMBER 30, 1988

A Joint Council/Commissions/Committees meeting was called to order at 7:20 p.m. at the Casa Romantica, 415 Avenida Granada, San Clemente, California, Mayor Lorch presiding.

COUNCILMEMBERS PRESENT: DIEHL, RICE, VEALE, MAYOR LORCH

COUNCILMEMBERS ABSENT: HAGGARD

PLANNING COMMISSION MEMBERS PRESENT: JOSEPH, KWESKIN, NEVILLE

PLANNING COMMISSION MEMBERS ABSENT: BURLESON

COMMUNITY DESIGN COMMISSION MEMBERS PRESENT: DOHERTY, FEUTZ, LANDEN, MERTENS

COMMUNITY DESIGN COMMISSION MEMBERS ABSENT: KEMPTON

PARKS AND RECREATION COMMISSION MEMBERS PRESENT: MAGNUSON, WOHLFARTH

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PARKS AND RECREATION
 COMMISSION MEMBERS ABSENT:

BLAKE, FERNANDEZ

GOLF COURSE COMMITTEE
 MEMBERS PRESENT:

CRISPINO, DUNN, LYNCH, SCHRECK,
 GAHAN

GOLF COURSE COMMITTEE
 MEMBERS ABSENT:

NONE

HUMAN RESOURCES COMMITTEE
 MEMBERS PRESENT:

GAHAN, HANDY, HARRIS, STEELMAN

HUMAN RESOURCES COMMITTEE
 MEMBERS ABSENT:

HARVEY, KINKADE, SCHWARTZ,
 AHL, PANICHPANT-M

1. **REVISED CONDITIONS OF APPROVAL RELATING TO PARTICIPATION IN
 THE REGIONAL CIRCULATION FINANCING AND PHASING PROGRAM FOR
 VARIOUS PROJECTS**

Report from the Community Development Director concerning revising certain conditions of approval regarding established deadlines on specific projects to guarantee participation in the Regional Circulation Financing and Phasing Program (RCFPP) prior to final map approval.

Tom Winfield, legal counsel representing Richmond American, voiced concern that the proposal would require Richmond American to participate in the funding of the La Pata extension which was not a requirement of their site plan approval; indicated, however, that Richmond American is willing to contribute their fair share of the Vista Hermosa interchange.

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MOTION BY COUNCILMEMBER VEALE, SECOND BY MAYOR RICE,
CARRIED 3-0-1 (COUNCILMEMBER DIEHL ABSTAINING) to:

1. Adopt Resolution No. 88-112 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE AMENDING CERTAIN CONDITIONS OF APPROVAL SET FORTH IN CITY COUNCIL RESOLUTIONS NO. 88-20, 88-15, 88-28, 88-73, 88-01, AND PLANNING COMMISSION RESOLUTION NO. 88-30 REGARDING PARTICIPATION IN THE REGIONAL CIRCULATION FINANCING AND PHASING PROGRAM FOR SPR 87-16; TTM 12892 AND SPR 87-14; TTM 13182 AND SPR 87-15; TTM 12895 AND SPR 87-14; TTM 13467; AND TTM 13054 AND SP 87-02.
2. Direct staff to address the issue of the La Pata extension funding, as it relates to Richmond American, as a special circumstance within the text of the RCFPP.

2. Casa Romantica

City Manager Hendrickson advised that the Redevelopment Agency authorized the purchase of the Casa Romantica on November 2, 1988; reviewed the reasoning behind the purchase of the Casa; provided an overview of the potential uses for the Casa and summarized the revenue potential, noting that funds generated from the Casa will be unrestricted as to use; advised staff is presently developing RFP's to gain proposals for the use of the Casa.

Planning Commissioner Kweskin noted the Casa is part of an overall complex which could include a parking lot and possible development of the strip that operates at the toe of the slope; noted that all facets of the complex need to function in concert; noted the Casa has access and parking problems; spoke on the importance of developing a parking lot; recommended, with Chairman Joseph concurring, that the developers be asked to submit plans and proposals that would be economically viable and to assist the City in developing an RFP.

Councilmember Rice noted it may be difficult to use the Casa for City functions if a restaurant operates out of the Casa.

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Councilmember Veale opined that the use of the Casa should not be pre-determined; noted that an alternative may be suggested in the future that has not yet been considered.

ROUNDTABLE DISCUSSION

Human Resources Committee

Committee Member Steelman introduced the members of the Human Resources Committee; described the duties of the committee and advised that sub-committees have been formulated to address specific community needs.

Committee Member Handy discussed the need for child care services in the community; noted possible means of alleviating the child care needs of the community through 1) utilization of CDBG funds; 2) establishment of a joint powers authority to enable school facilities to be used as child care centers; and 3) the possibility of including a child care facility in the new City Hall building; noted the importance of a professional needs assessment.

Parks and Recreation Commission

Commissioner Wohlfarth noted the Parks and Recreation Commission has focused on improving the maintenance of City parks; reviewed the involvements of the Commission over the past year and summarized the numerous classes and activities that are available through the Parks and Recreation Department; commended staff for their efforts.

Community Design Commission

Commissioner Mertens outlined the recent efforts of the Community Design Commission, noting the Commission has focused on its reorganization; noted the Commission's goal is to provide clearer and more complete guidelines in the development review process; advised that a specific guidelines policy is needed re historic preservation and restoration; concurred with the City's decision to purchase the Casa Romantica; suggested a formation of owners of historic buildings to further the City's historic preservation efforts; requested that priority be given to architectural guidelines and staff assistance.

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Golf Course Committee

Committee Member Lynch reflected on the opposition which was received on the proposal to modify the golf course; reviewed the irrigation plan for the present golf course, noting that the irrigation system is presently out to bid; noted the possibility of providing preferential starting times to residents; spoke in support of a greens fee increase to finance the maintenance program and correct deficiencies; spoke on the need to develop a new golf course.

Tom Padberg, 617 Calle Hidalgo, stated insufficient playing time exists for residents; noted the golf course is primarily used by non-residents due to the low greens fees and high calibre of the golf course; recommended that residents be charged preferential rates.

Glenn Roy, 111 Avenida Granada, spoke on the need to establish a Traffic Commission.

Committee Member Dunn spoke on the importance of not jeopardizing the City's position with the Marine Corps with respect to the possibility of establishing a golf course at Camp Pendleton.

Planning Commission

Commissioner Joseph noted the Planning Commission is authorized by State law to perform mandated planning functions for the City; reviewed the Planning Commission's involvements during the past year.

Commissioner Neville discussed the importance of updating the General Plan; spoke on the need to elevate subdivision standards; noted the difficulty of effecting higher standards when the General Plan sets forth minimum standards.

Commissioner Kweskin opined that more coordination is needed between the City and Capistrano Valley School District with respect to future school requirements due to new development and requested an opinion from the City Attorney re obtaining input from the school district on home development and school needs.

CLOSED SESSION

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City Attorney Oderman stated a matter has arisen since the agenda was posted relating to the case of El Camino Investments Co. v. City of San Clemente; requested that Council add a Closed Session to the agenda to enable this case to be discussed.

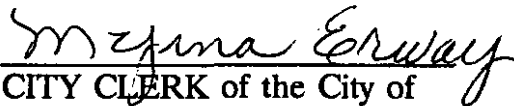
MOTION BY COUNCILMEMBER DIEHL, SECOND BY COUNCILMEMBER VEALE, CARRIED 4-0, to add to the agenda a Closed Session to discuss a matter of pending litigation, i.e., El Camino Investments Co. v. City of San Clemente.

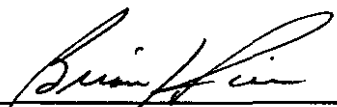
MOTION BY COUNCILMEMBER VEALE, SECOND BY COUNCILMEMBER DIEHL, CARRIED 4-0, to recess to Closed Session at 9:30 p.m. to discuss a matter of pending litigation, El Camino Investments Co. v. City of San Clemente, pursuant to Government Code Section 54956.9(a). The City Manager, Assistant City Manager, and City Attorney were in attendance.

Council reconvened at 10:35 p.m., with all members present, except Councilmember Haggard.

ADJOURNMENT

MOTION BY MAYOR LORCH, SECOND BY COUNCILMEMBER RICE, CARRIED 4-0, to adjourn at 10:35 p.m.


 CITY CLERK of the City of
 San Clemente



 MAYOR of the City of
 San Clemente