

CITY OF SAN CLEMENTE

CITY COUNCIL MINUTES

ADJOURNED REGULAR MEETING - MAY 2, 1988

An Adjourned Regular Meeting of the City Council of the City of San Clemente, conducted in the Council Chambers, Civic Center Building, 100 Avenida Presidio, was called to order by Mayor Lorch at 6:05 p.m.

PRESENT Council Members - LIMBERG, MECHAM, RICE, VEALE,
MAYOR LORCH

ABSENT Council Members - NONE

ALSO PRESENT James Hendrickson, City Manager; Greg Hulsizer, Assistant City Manager; James Holloway, Community Development Director; Phil Cohn, Assistant City Attorney; Myrna Erway, City Clerk.

1. Rolling Hills Planned Community - County of Orange; Zone Change 2C-86-31P; Feature Plan FP-88-1P

Report from the Community Development Director concerning the progress and current status of the County's review and action on a request for a zone change and feature plan approval which would allow the development of 3000 dwelling units along with assorted business park, commercial, golf course and open space uses.

City Manager Hendrickson advised the purpose of this meeting is to disseminate information and to receive public input on the County project.

Community Development Director Holloway reviewed the method for processing the Talega Valley project, noting that complications were experienced due to the fact that half of the project is located in the City while the other half is located in County territory; summarized the current status of Nob Hill (which is split by jurisdictional boundaries) noting the City felt that no development should occur on Nob Hill; outlined the resulting County conditions relating to Nob Hill which have been deemed acceptable to City staff.

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Associate Planner Philbrick provided an in-depth review of the project, focusing on grading concepts, current situation with respect to the preserve area, fiscal impacts, density and traffic; noted that much progress has been made on the major issues noted above and that many minor issues have been resolved.

Council discussed the major issues as outlined by staff and invited public input on the project.

Bill Phillips, on behalf of PBR, stated the issues of density and Development Agreement remain outstanding; feels street improvements to Pico should receive top priority, completion of Vista Hermosa should receive secondary priority, and improvements to La Pata should receive third priority.

Karoline Koester, 604 Via Pavon, voiced concern with the traffic impact, urging that the City require more guarantees pertaining to levels of service; urged that the density of the project be reduced; voiced concern re how the County will maintain the parks.

Marie Patterson, P.O. Box 2366, Capistrano Beach, spoke in support of reduced density in the planning area adjacent to the preserve area to provide a buffer; indicated concern with County staff's proposal regarding conservancy; felt the County should be responsible for the preserve.

Dan Fricke, representing the Orange County Planning Department staff, spoke on the positive working relationship between the County and City staffs; stated the County staff will continue to coordinate with the City after County approval.

CLOSED SESSION

MOTION BY COUNCILMEMBER MECHAM, SECOND BY MAYOR LORCH, CARRIED 5-0, to recess to Closed Session at 8:22 p.m. to decide whether or not to initiate litigation pursuant to Government Code Section 54956.9(c). The City Manager, Phil Cohn, Assistant City Attorney, Assistant City Manager, City Planner and Phil Anthony were in attendance.

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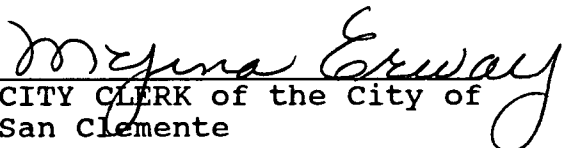
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MEETING RECONVENED

Council reconvened at 9:05 p.m. with all members present.

ADJOURNMENT

Council adjourned at 9:05 p.m. The next Regular Meeting will be held on Thursday, May 5, 1988 at 7:00 p.m.


CITY CLERK of the City of
San Clemente


MAYOR of the City of
San Clemente

