

CITY OF SAN CLEMENTECITY COUNCIL MINUTESREGULAR MEETING - JANUARY 20, 1988

A regular meeting of the City Council of the City of San Clemente, conducted in the Council Chambers, Civil Center Building, 100 Avenida Presidio, was called to order by Mayor Lorch at 6:08 p.m.

PRESENT LIMBERG, MECHAM, RICE, VEALE, MAYOR LORCH

ABSENT NONE

STAFF PRESENT James Hendrickson, City Manager; Myrna Erway, City Clerk; Greg Hulsizer, Assistant City Manager; Jeff Oderman, City Attorney; Jim Holloway, Community Development Director; Bill Cameron, City Engineer; Joanne Baade, Deputy City Clerk; and certain other staff members present in the audience.

CLOSED SESSION

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to recess to Closed Session at 6:08 p.m. to discuss matters of personnel. The City Manager and Police Chief Ehlow were in attendance.

MEETING RECONVENED

Council reconvened at 7:00 p.m., with all members present.

INVOCATION

Dr. Farley, San Clemente Presbyterian, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Lorch led the Pledge of Allegiance.

1. SPECIAL PRESENTATIONS

None.

2. MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER VEALE, CARRIED 5-0, to waive reading in full of all Resolutions and Ordinances.

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3. PUBLIC HEARINGS

A. Specific Plan 87-01/Tentative Tract Map No. 13056
(The Lusk Company)

Continued Public Hearing to consider a Planned Residential Development of 233 attached condominium units located on the east side of Avenida Faceta and Via Faisan in Planning Area 2 of Marblehead Inland Master Plan.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER VEALE, CARRIED 5-0, to continue the Public Hearing on Specific Plan 87-01/Tentative Tract Map No. 13056 to the Council meeting of February 3, 1988, as requested by the Applicant.

B. Specific Plan 87-02/Tentative Tract Map No. 13054
(The Lusk Company)

Continued Public Hearing to consider Planned Residential Development totaling 185 single family residential units located on the east side of Avenida Vista Hermosa at Via Turqueza in Planning Area 5 of Marblehead Inland Master Plan.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to continue the Public Hearing on Specific Plan 87-02/Tentative Tract Map No. 13054 to the Council meeting of February 3, 1988, as requested by the Applicant.

C. Abandonment No. 87-03, Gas Line Easement, 415
Avenida Pico - Pico Pavilion

Public Hearing to consider a request to abandon a gas line easement on the site of the Pico Pavilion retail shopping center.

Mayor Lorch opened the Public Hearing.

City Planner Barnes advised the easement is not presently being used for any utility or gas line purposes; noted the Southern California Gas Company has submitted to the City a non-interference letter stating they have no use for the easement.

In response to a question posed by Councilmember Limberg, Harry Weinroth, on behalf of Benco Development Group, stated for the record that the Applicant is Benco Development Group, rather than HSW Associates; concurred with the contents of the Administrative Report; stated Benco Development Group will accept the

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four conditions referenced in the Resolution.

There being no others desiring to speak to this issue, the Public Hearing was closed.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to adopt Resolution No. 88-05 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING ABANDONMENT 87-03 SUBJECT TO TWO FINDINGS AND FOUR CONDITIONS.

D. Settlement/Development Agreement

Continued Public Hearing to determine whether Estrella Properties, Ltd. has complied in good faith with the provisions of the First Amendment to the Settlement/Development Agreement.

Mayor Lorch opened the Public Hearing.

City Attorney Oderman reported that City representatives have met with representatives of Estrella Properties, and that the City is currently awaiting Estrella's responses to issues discussed; recommended the Public Hearing be continued to allow staff time to evaluate Estrella's response.

Dan Millington, 3917 Andalucia, stated he would defer his comments if the Public Hearing is to be continued.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to continue the Public Hearing on the Settlement/Development Agreement to the Council meeting of February 17, 1988.

4. CONSENT CALENDAR

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to approve the Consent Calendar with the removal of Items C and D.

A. City Council Minutes

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to approve the City Council minutes for the Council meeting of January 6, 1988.

B. Commission Minutes/Departmental Activities Report

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to receive and file:

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- (1) Planning Commission minutes of December 15, 1987.
- (2) Community Design Commission Minutes of December 8, 1987.
- (3) Parks and Recreation Commission Minutes of December 8, 1987.
- (4) Departmental Activities Report - December 1987.

E. Authorization to Accept Visa/MasterCard as Payment for Parks and Recreation Division Activities

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to continue the authorization to accept Visa/MasterCard as payment for Parks and Recreation Division activities to the Council meeting of February 3, 1988.

F. Camino Mira Costa - Proposed Traffic Modifications

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to adopt Resolution No. 88-06 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AMENDING MASTER TRAFFIC RESOLUTION NO. 1846, ESTABLISHING "NO PARKING" REGULATIONS AT VARIOUS LOCATIONS.

G. Tract 11011 - Release of Bonds - (Southwest Corner of Avenida Del Presidente and Avenida de Los Palmeras

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to authorize the City Clerk to release the improvement bonds securing Tract 11011.

H. Camino de Los Mares at Avenida Vaquero - Proposed Stop Signs

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to:

1. Approve the installation of three-way stop signs at the intersection of Camino de Los Mares and Avenida Vaquero as an interim solution until the traffic signal design and construction are complete.
2. Adopt Resolution No. 88-07 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN

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CLEMENTE, CALIFORNIA, AMENDING MASTER TRAFFIC
 RESOLUTION NO. 1846, ESTABLISHING "THROUGH
 STREETS AND STOP INTERSECTIONS."

ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION

C. Equipment Purchase - Trash Receptacles for Del Mar

Councilmember Rice suggested the possibility of replacing the current trash receptacles on Del Mar with larger receptacles, in lieu of providing additional receptacles.

Director of Public Services Sorg noted the design element was an important consideration in selecting the size and design of the receptacles; advised the receptacles will be situated in such a manner as to divide the distance between current receptacles.

Councilmember Veale recommended that additional receptacles be situated on El Camino Real.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to:

1. Authorize the purchase of twenty Dura Stone model #TR-D light sandblast finish concrete receptacles for the 100 and 200 blocks of Avenida Del Mar.
2. Authorize a supplemental appropriation of \$6,000 to Account No. 041-864-45300 within the Lighting and Landscaping Assessment District Fund to fund the additional receptacles.

D. Richard T. Steed Memorial Park - Amendments to Agreement

Councilmember Rice voiced concern that the "First Amendment to Lease" requires only \$3 Million of liability insurance, while the original agreement required liability insurance in the amount of \$25 Million; questioned the adequacy of the reduced liability coverage.

Assistant City Manager Hulsizer explained the background associated with the reduction in liability insurance, noting the difficulty associated with obtaining \$25 Million in liability insurance; stated he believes \$3 Million would provide sufficient coverage, although \$5 Million in liability coverage would be preferable.

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MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER RICE, to defer consideration of the proposed lease amendments to the Council meeting of February 3, 1988 to allow time for the City Attorney to prepare appropriate wording to the "First Amendment to Lease" to provide that the \$3 Million in liability insurance shall be updated at regular intervals to an amount not in excess of the CPI rate.

Kenneth Cook, 24792 Eldamar, El Toro 92630 (General Partner of South Coast Sports Enterprises) stated the country-wide average for liability insurance on privately operated parks is \$1.5 Million; advised he cannot obtain \$5 Million in liability insurance; stated he has no objections to periodic coverage adjustments to the \$3 Million figure.

SUBSTITUTE MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, to:

1. Approve, and authorize the Mayor to execute, the "First Amendment to Lease" between the City of San Clemente and South Coast Sports Complexes (Lease No. 22), with the amendment that verbiage be added thereto to provide that the \$3 Million liability coverage figure shall be updated at regular intervals to an amount not in excess of the CPI rate.
2. Approve, and authorize the Mayor to execute, the "Assignment and Assumption of Lease, As Amended, and Consent to Assignment of Lease", between the City of San Clemente, South Coast Sports Complexes, and South Coast Sports Enterprises.

Following discussion, THE SUBSTITUTE MOTION CARRIED 5-0.

5. WARRANT REGISTER

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to approve Warrant Nos. 70312 through 70386 for period 12-28-87 through 1-1-88 (Voids 70310-70311) in the amount of \$106,688.09; Warrant No. 70387 and 70388 and Warrant Nos. 70391 through 70539, excluding Payroll Warrant, for period 1-4-88 through 1-8-88 (Voids 70389 and 70390) in the amount of \$412,247.92; Payroll Warrant No. 70516 for period 12-28-88 through 1-10-88 in the amount of \$247,216.54; for a total Warrant Register in the amount of \$766,152.55.

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6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

A. Wastewater Treatment Plant Expansion Contract C-2

(1) Authorization to Advertise for Bids

Report from the Community Development Director concerning approval of the plans and specifications and authorization to advertise for bids to construct Phase II of the Wastewater Treatment Plant Expansion project, to be known as Contract C-2.

City Engineer Cameron summarized the scope of the C-2 Contract and the associated timeline; noted that construction of the truck loading facility for solids and the incineration facility are not included in the C-2 project; advised the SCAQMD has not yet accepted the City's application for a construction permit; noted that if the City's application is accepted, it will take six months to obtain a construction permit, which may necessitate a delay in the bid opening to assure that the plan and specifications meet the requirements of the SCAQMD.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, to approve the plans and specifications for Project No. 18-87 Wastewater Treatment Plant Expansion Contract C-2, and authorize the City Engineer to advertise the project for bids.

Mayor Lorch stated he will oppose the motion inasmuch as he believes the cost is excessive in relation to the amount of capacity being added.

Following discussion, THE MOTION CARRIED 3-2 (MAYOR LORCH AND COUNCILMEMBER RICE VOTING NOE.)

(2) Selection of Underwriter for Series B Bond Issue

Report from the City Treasurer concerning the underwriting services for Series B Bonds to be issued under the provisions of the Improvement Bond Act 1915 to finance the remaining expenses of the planned Wastewater Treatment Plant Expansion.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER

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LIMBERG to authorize the City Manager to enter into a contract with Drexel Burnham Lambert Incorporated to provide underwriting services for the City in connection with Assessment District 85-1 (Wastewater Treatment Plant Expansion) Series B Bonds, for a fee of 1.425% (\$14.25 per \$1000) under terms to be described in a document to be prepared for the City by Stan Wolcott of Rutan & Tucker, bond counsel, and reviewed for the City by Jeff Oderman, City Attorney.

City Treasurer Morris reviewed the contents of the Administrative Report, noting that Drexel Burnham Lambert, Inc. has provided excellent service in providing underwriting services to the City in connection with the Series A Bonds; recommended Council select Drexel Burnham Lambert as underwriters for the Series B Bonds.

THE MOTION CARRIED 5-0.

B. Economic Development Program

Report from the Community Development Director concerning formation of an Economic Development Program in cooperation with the San Clemente Chamber of Commerce.

City Manager Hendrickson reviewed the proposed organization of the Economic Development Committee as well as the rationale behind the broadness of the goals for the program; noted the Chamber of Commerce submitted a letter, dated January 19, 1988, advising that the Board of Directors of the Chamber voted to participate in an Economic Development Committee and has appointed Tom Davis and Joe Anderson to serve on the Committee.

During the ensuing discussion, Council considered revising the Committee membership to include: 1) an odd number of members; 2) general community representation; 3) industrial sector representation; and 4) Planning Commission representation. Council noted the membership of the Committee can be expanded at a future date if deemed desirable. Council also indicated interest in considering, in context with the FY 1988/89 budget, the possible establishment of a Director of Economic Development.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to:

1. Approve the "Initial Committee Organization and Statement of Goals for the Economic Development Program in the City of San Clemente" as contained

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in the Administrative Report, dated January 13, 1988, and on file in the City Clerk's Department, with revisions as follows:

- a. That the sixth goal be altered to read as follows: "To increase jobs for the local citizenry, representative of the broad base of skills present in our community."
 - b. That an eighth goal be added to read as follows: "To enhance utilization of developable land to achieve the economic goals and objectives of the General Plan."
2. Appoint Mayor Lorch and Councilmember Veale to serve on the Economic Development Committee.

C. Interpretation Regarding Congregate Care

Report from the Community Development Director concerning establishment of a new land use category and development standards for congregate care subject to a Conditional Use Permit within the appropriate zoning districts.

City Planner Barnes reviewed the contents of the Administrative Report, noting that Council called up the Interpretation Regarding Congregate Care for review at its January 6, 1988 meeting.

Gary Wiggle, Applicant, representing Keisker/Wiggle Architects, 15751 Rockfield, Irvine, advised he is available to answer any questions Council may have.

Frank Denison, 504 Monterey Lane, questioned and received clarification relating to 1) the definition of "congregate living", 2) legal noticing procedures associated with zoning amendments, 3) consistency of the proposal with the General Plan, 4) necessity for a zoning amendment, and 5) the traffic impact of a congregate care facility on Avenida Rosa and Avenida Victoria.

In response to a question posed by Mr. Denison as to the status of condemning the prior bank structure on Avenida Victoria, which was burned five years ago, Council requested that staff investigate whether a condemnation direction was ever given.

Council discussion followed pertaining to the suitability of various zoning designations for a congregate care facility (i.e., residential v. commercial.) It was agreed that the Public Hearing should be noticed to reference the possibility of adding congregate care as an allowable land use category

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in the R-3, R-4, C-1 and C-A zones to enable Council to consider all possibilities at the time of the Public Hearing.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER VEALE, to direct staff to initiate a Zoning Amendment to add congregate care as a new land use category in the R-3, R-4, C-1 and C-A zones with the appropriate development standards subject to a Conditional Use Permit.

Following discussion, THE MOTION CARRIED 5-0.

8. ORAL COMMUNICATIONS

Ginger Page, 215 Via Ballena, provided Council with a copy of an article from the Los Angeles Times concerning the operation of "Residential Support Group Homes" in residential areas.

9. REPORTS

A. Commission/Committee

None.

B. City Manager

(1) Storm Damage Report

City Manager Hendrickson distributed a report from the Director of Public Services, dated January 19, 1988, and on file in the City Clerk's Department, relating to the January 18, 1988 storm activities; expressed appreciation to the Public Services staff, Parks Maintenance staff, Maintenance Services staff, City Electrician, Police and Fire personnel, as well as the RSVP volunteers for their efforts.

Director of Public Services Sorg presented slides which further described the coastal damage and emergency measures taken as a result of the storm; noted that to date staff has authorized \$43,000 in repairs; stated that if the Governor declares the coast to be a state of emergency, the City should be refunded for 75% of the repair costs.

Council commended staff on their emergency efforts.

(2) Mid-Year Budget Review

Council scheduled an Adjourned Regular Meeting for February 24, 1988 for purposes of reviewing the mid-year budget.

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3. City Attorney

City Attorney Oderman requested a Closed Session to
 1) consider whether to initiate litigation
 regarding the operation of a "Residential Support
 Group Home" in the Shorecliffs area, pursuant to
 Government Code Section 54956.9(c); and 2) pending
 litigation (Measure B lawsuits), pursuant to
 Government Code Section 54956.9(a).

D. Councilmembers

Councilmember Limberg reported that the 1988 Miss San
 Clemente Pageant is scheduled for February 15, 1988.
 Council agreed to fund \$150 to sponsor one contestant.

Councilmember Veale presented the "Celebrate 60"
 poster, which was painted by Rick Delanty; noted the
 poster will soon be available for sale for \$18.50 per
 poster.

Councilmember Veale suggested the concept of requiring
 establishments that sell alcohol to post warning signs
 for pregnant women be agendized for the February 3, 1988
 meeting.

Councilmember Veale requested a status report on
 penalties associated with grading/demolition without a
 permit be agendized for the February 3, 1988 meeting.

Mayor Lorch requested a status report on the Mamian
 nuisance abatement.

(1) Establishment of Human Services Advisory Committee

MOTION BY COUNCILMEMBER MECHAM, SECOND BY
 COUNCILMEMBER VEALE, CARRIED 5-0, to establish a
 Human Services Advisory Committee as an official
 body of the City and to direct staff to report back
 with a proposed structure and charge for that
 Committee, within 4-6 weeks.

10. RESOLUTIONS/ORDINANCES

A. Ordinance No. 962 - Second Reading

City Attorney Oderman advised that he submitted a
 Confidential Memorandum to Council on January 14, 1988
 which addressed the interpretation and legal
 implications for the Ordinance; suggested that a new
 Section 3 be added to the Ordinance to read as follows:
 "City Council finds that a failure to impose the

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conditions or requirements set forth in this Ordinance would place the residents of new subdivisions or the immediate community, or both, in a condition perilous to their health and safety." Additionally, Mr. Oderman suggested that the previous Section 3 be renumbered as Section 4.

Director of Fire Protection Dailey advised there are several methods of meeting the twelve-minute secondary response time standard in Rancho San Clemente, i.e., 1) replace the slowest truck at Fire Station #1 with a new truck to increase the vehicle speed capability; 2) add a reserve fire truck at Fire Station #3 for utilization by volunteer firefighters; or 3) expand the exemption standard contained in Section 39-4(a) of the Ordinance to include the locations beyond La Pata and Del Cerro.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY MAYOR LORCH to defer consideration of Item 10-A (Ordinance No. 962 - Second Reading) until the conclusion of this evening's Closed Session.

Dale Ransom, 33 Valley View, Irvine, questioned and received clarification relating to the scope of the Ordinance; urged the Ordinance be amended to exempt buildings which have received Planning Commission approval.

Ray Giocomini, Lyman's Ready-Mix, 116 Rincon Ct., opined the industrial section of the City should be exempted from the Ordinance; spoke in support of a compromise; felt businesses should be allowed to situate in Rancho San Clemente at this time so that the resulting revenues can be used to add additional fire protection.

Dave Christian, Project Manager for Rancho San Clemente, 3151 Airway, felt the methods identified by the Director of Fire Protection for meeting the twelve minute secondary response time should be contained within the Ordinance; stated he needs assurance his lots will be buildable.

Jim Omsberg, General Manager - Dividend Development Corporation, 12555 High Bluff Drive, San Diego, stated he was not aware of the effect of the subject Ordinance until yesterday; stated his project has received City approval, but his final map has not yet been recorded; urged that all alternatives be researched and that a compromise be reached; suggested the establishment of an Assessment District.

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City Attorney Oderman explained that Dividend Development's final map needs to be recorded by February 19, 1988 in order to be exempted from the Ordinance as it is presently written.

Mark Faulkner, 27757 Paseo Esteban, El Toro, (Owner of Seacrest Apartments), urged that the exemption provision of the Ordinance be expanded to include projects that are required to have a Conditional Use Permit as their final discretionary approval.

City Attorney Oderman clarified that the Seacrest Apartment project would need to obtain building permits by the effective date of the Ordinance or be subject to the provisions of the Ordinance.

Dave Christian stated that Richmond American is the owner of 204 lots for single family detached homes in Rancho San Clemente (project was processed under the name of Remington Properties); advised Richmond American's tract map is not ready to be finalized and hence the project would be subject to the Ordinance.

Larry Nelson, 3151 Airway, Suite L-1, Costa Mesa, advised he has a project in the Rancho San Clemente Business Park and questioned the impact of the Ordinance on that project; stated he pays property taxes to have fire protection provided to his project; voiced concern he did not receive advance notice of the proposed Ordinance; stated his project will provide revenue to the City.

THE MOTION ON THE FLOOR CARRIED 5-0.

CLOSED SESSION

Council recessed to Closed Session at 10:10 p.m. for the purpose of discussing 1) pending litigation (Measure B lawsuits), pursuant to Government Code Section 54956.9(a); and 2) whether to initiate litigation regarding the operation of a "Residential Support Group Home" in the Shorecliffs area. The City Manager, City Attorney and Director of Fire Protection were in attendance.

MEETING RECONVENED

Council reconvened at 11:00 p.m., with all members present.

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RESOLUTIONS/ORDINANCES

10-A Ordinance No. 962 - Second Reading (Continued)

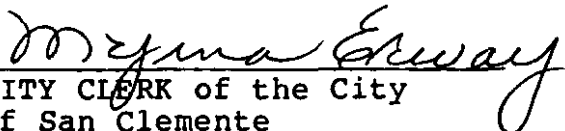
MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to continue Ordinance No. 962 - Second Reading to the Council meeting of February 3, 1988.


Residential Support Group Homes

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to direct the City Attorney to file a civil enforcement action seeking a declaration of the City's rights and a permanent injunction against the operation of recovery centers for substance-dependent individuals in the City's R-1 zone.

ADJOURNMENT

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER VEALE, CARRIED 5-0, to adjourn at 11:00 p.m. to January 27, 1988 at 7:00 p.m. for the purpose of holding a joint meeting with the City Planning Commission to discuss the Talega Valley Specific Plan.


 CITY CLERK of the City
 of San Clemente


 MAYOR of the City of
 San Clemente

AFFIDAVIT OF POSTING ORDER
OF ADJOURNMENT OF MEETING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, declare as follows:

That I am the City Clerk of the City of San Clemente; that at a Regular City Council meeting held on January 20, 1988 said meeting was adjourned to the time and place specified in the ORDER OF ADJOURNMENT attached hereto; and that on January 21, 1988 at the hour of 9:15 a.m. a copy of said order was posted at a conspicuous place near the door at which said meeting was held.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 21, 1988 at San Clemente, California.

Myrna Erway
MYRNA ERWAY
CITY CLERK

