

CITY OF SAN CLEMENTEJOINT CITY COUNCIL/PLANNING COMMISSION MEETINGJANUARY 27, 1988

A Joint Meeting of the City Council and Planning Commission, conducted at the Ole Hanson Beach Club, 105 Avenida Pico, San Clemente, was called to order by Mayor Lorch at 7:10 p.m.

COUNCILMEMBERS PRESENT LIMBERG, MECHAM, RICE, VEALE,
MAYOR LORCH

COUNCILMEMBERS ABSENT NONE

PLANNING COMMISSION HAGGARD, JOSEPH, KWESKIN, NEVILLE
MEMBERS PRESENT

PLANNING COMMISSION HAMILTON
MEMBERS ABSENT

STAFF MEMBERS PRESENT: James Hendrickson, City Manager;
Myrna Erway, City Clerk; Jeff
Oderman, City Attorney; James
Barnes, City Planner; Tom Dailey,
Director of Fire Protection;
Michael Philbrick, Associate
Planner; Joanne Baade, Deputy City
Clerk.

1. Talega Valley Specific Plan

City Planner Barnes summarized the results of the previous two workshops held concerning the Talega Valley Specific Plan; advised a Joint City/County workshop will be held on February 23, 1988; reviewed the status of the 1) City and County review processes; 2) EIR; 3) Fiscal Impact Report; and 4) annexation study; stated LAFCO will consider the City's sphere of influence application on February 17, 1988; reviewed the background of the Annexation Task Force as well as the annexation scenarios which have been under consideration.

John Rau, representing Ultra-Research (City's fiscal impact consultant), reviewed the results of the preliminary analysis of the Fiscal Impact Report;

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distributed copies of a document entitled "Fiscal Impact Analysis Considerations Relative to the Talega Valley Specific Plan of Development", dated January 27, 1988, and reviewed the contents thereof.

Community Development Director Holloway reviewed the results of the five Annexation Task Force meetings; stated the Task Force recommends that 1) a focus be placed on the Specific Plan (City) and Feature Plan (County); 2) conditions be prepared which will be consistently applied to both portions of the project (in anticipation the County portion will eventually be annexed to the City); and 3) guarantees be established to assure the City does not incur a revenue shortfall in any given year.

Bill Phillips, representing Talega Valley Partnership, distributed a letter, dated January 27, 1988, which responded to the Administrative Report, dated January 27, 1988, and on file in the City Clerk's Department; concurred that consistency between the City and County portions of the project is an ultimate goal; opined the project will result in a positive financial impact on the City and County; urged adjustments to the FIR methodology as follows: 1) development fees totalling over \$14 million should be credited to City costs projected in the report; 2) retail sales in the Business Park should be included as a future revenue source for the City (revenue increase of \$7,200,000); and 3) a uniform inflation rate of approximately 6% should be applied to costs and revenues (revenue increase of \$9,000,000).

Bill Masterson, representing PBR, stated Southern California cities were surveyed and it was found that business park operations typically generate sales tax revenue; voiced concern that City costs in the FIR are projected to increase 2% faster than revenues each year.

2. Storm Damage - "T" Street Beach Concession and Restroom Buildings

Director of Public Services Sorg reviewed the contents of an Administrative Report, dated January 27, 1988, and on file in the City Clerk's Department, concerning an emergency situation which exists at the "T" Street Beach Concession and restroom buildings as a result of the recent storm activity.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to consider taking action to appropriate funds for protection at the "T" Street Beach, on

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the basis that an emergency situation exists as defined in Section 54956.5 of the Government Code.

City Attorney Oderman stated for the record that emergency situations are exempt from the competitive bidding process.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 4-1 (MAYOR LORCH VOTING NOE), to make findings as follows:

1. The proposed improvements to the "T" Street Beach Concession and restroom buildings are of benefit to the redevelopment project area, based on input from staff.
2. There are no other reasonable means available to the City for funding the improvements other than tax increment revenues.


MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to authorize the expenditure of \$40,000 from Account No. 086-865-45200 (Capital Outlay Buildings) to install steel piles in front and along the sides of the "T" Street Beach Concession and restroom buildings.


ADJOURNMENT

The Council and Planning Commission adjourned at 9:35 p.m.

The next Regular Council meeting will be held on Wednesday, February 3, 1988 at 7:00 p.m.

The next Regular Planning Commission meeting will be held on Tuesday, February 2, 1988 at 7:00 p.m.


 CITY CLERK of the City of
 San Clemente


 MAYOR of the City of
 San Clemente