

CITY OF SAN CLEMENTEJOINT CITY COUNCIL/COMMISSIONS/COMMITTEE MEETING MINUTESOCTOBER 7, 1987

A Joint Meeting of the City Council, Planning Commission, Parks and Recreation Commission, Community Design Commission, and Golf Course Committee, conducted in the Community Center Ole Hanson Room, 100 Seville, was called to order by Mayor Veale at 7:05 p.m.

COUNCILMEMBERS PRESENT

LIMBERG\*, LORCH, RICE,  
MECHAM\*\*, MAYOR VEALE

\*Arrived at 7:35 p.m.  
\*\*Arrived at 7:25 p.m.

COUNCILMEMBERS ABSENT

NONE

PLANNING COMMISSIONERS PRESENT

HAGGARD, KWESKIN\*, JOSEPH,  
CHAIRMAN HAMILTON

\*Arrived at 7:40 p.m.

PLANNING COMMISSIONERS ABSENT

NEVILLE

PARKS AND RECREATION COMMISSIONERS PRESENT

BLAKE, DOHERTY, FERNANDEZ,  
MITCHELL

PARKS AND RECREATION COMMISSIONERS ABSENT

CHAIRMAN WOHLFARTH

COMMUNITY DESIGN COMMISSIONERS PRESENT

LANDEN, MERTENS, NICOL

COMMUNITY DESIGN COMMISSIONERS ABSENT

BEIERLE, WELTON, CHAIRPERSON  
SWAMI

GOLF COURSE COMMITTEE MEMBERS PRESENT

CRISPINO, CHAIRMAN WALLACE

GOLF COURSE COMMITTEE MEMBERS ABSENT

LYNCH, SADELL, SCHRECK

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STAFF MEMBERS PRESENT

James Hendrickson, City Manager; Greg Hulsizer, Assistant City Manager; Myrna Erway, City Clerk; Jim Holloway, Community Development Director; Tom Dailey, Fire Chief; William Cameron, City Engineer; James Barnes, City Planner; Bob Goldin, Principal Planner; Mike Philbrick, Associate Planner; Bruce Wegner, Parks and Recreation Manager; Patricia Willcocks, Associate Planner; Greg Morehead, Utilities Manager; Hector Rivera, Police Lieutenant; Joanne Baade, Deputy City Clerk.

MODIFICATIONS TO CRITERIA AND POINT ASSIGNMENTS FOR DEVELOPMENT APPLICATIONS

Community Development Director Holloway advised that modifications are being proposed to the criteria and point assignments for development allocations to make it easier to understand, easier to administer, and more fair.

Associate Planner Philbrick reviewed the background of the allocation process; advised the RDEB Board has held three hearings to consider possible changes to the allocation process; reviewed the proposed revisions to the criteria/point structure implementing Ordinance No. 922, advising that the most significant changes pertain to the fire response criteria; stated the City's legal counsel has indicated that even though applications were filed by July 23, 1987, the City can adopt changes subsequent to that date, provided the applicants are afforded the opportunity to amend their applications to correspond to the revised criteria.

Community Design Commissioner Landen voiced concern with Section 6B1 (Architectural Design Quality) inasmuch as the minimum point allocation for a qualifying project was "7" and the total variability to reflect quality features was "1-3"; suggested revising the point structure for this section to allow 5 points for a qualifying project and 1-5 points to reward design excellence; felt the point structures for Sections 6B10 (Water Conservation Features) and 6B11 (Energy Conservation/Generation Features) should also be amended to allow 5 points for a qualifying project and 1-5 points in bonus standards; stated that Section 6B9 (Trees and Archaeology) awards points for a project which preserves trees, but does not reward a project that introduces attractive tree planting; felt that Section c. of 6B12 (Physical/Aesthetic Impact) should be revised to provide substantially more than one point for projects that would eliminate a recognized physical danger or aesthetic blight; urged that Council rescind the affordable housing ordinance

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currently in effect and not award points for affordable housing as provided in Section 6B14.

Tom Davis, Tierra Planning and Design, stated it is difficult to meet the fire criteria as currently worded; urged establishment of fire criteria that is fair and reasonable and enables the City's entire fire system to work.

In response to a question posed by Planning Commissioner Joseph as to the effect of Rancho San Clemente on the entire City's fire response time, Fire Chief Dailey opined that the City's fire response rating would be lowered from its existing rating of 5 to a rating of 7 if tested today.

Community Design Commissioner Nicol noted that San Clemente is one of the few cities that requires residential sprinkler systems; noted that residential sprinklers are not always adequately maintained and hence suggested the possibility of requiring the developers to maintain the systems.

Fire Chief Dailey responded that in the past five years, fire sprinkler systems have failed to function in only two instances.

Parks and Recreation Commissioner Fernandez suggested that the last paragraph of Section 6A5 (School Impact) be revised to be more specific as to the meaning of "permanent" classroom facilities. Associate Planner Philbrick explained that staff considers relocatable units to be temporary facilities.

Tom Davis, Tierra Planning and Design, opined that there is currently no incentive for developers to do anything to help schools.

Councilmember Lorch voiced concern that a 32' street would not allow emergency access if a portion of the street were unusable due to repair work.

Community Design Commissioner Nicol suggested that one-way streets on hillsides would be an effective means of reducing hillside grading.

Parks and Recreation Commissioner Blake felt that Paragraph d. of Section 6A7 (Parks) should be amended to allow points for a recreation building even if additional amenities within the building are not provided.

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STATUS REPORT ON RESTRUCTURING THE COMMUNITY DESIGN COMMISSION

Principal Planner Goldin advised that the issue under consideration is not limited to a restructuring of the Community Design Commission, but is also a reconsideration of the way in which development applications are processed through the City; stated the intent is to provide the Community Design Commission with an earlier review of a project and to consolidate the Development Management Team and Community Design Commission review in a concurrent, yet separate, fashion and to combine the results of both reviews into the Administrative Report that is submitted to the Planning Commission.

Chairperson Mertens stressed the proposed restructuring of the Community Design Commission does not imply either abolishment or a reduction of scope in design review, but rather is intended to identify the Community Design Commission's position in the development review sequence.

Community Design Commissioner Landen stated the City of San Luis Obispo has an exemplary brochure which clearly explains the development process and criteria which must be met and recommended a similar brochure for the City; felt the membership of the Community Design Commission should remain at seven to allow dedicated seats to design professionals, while still allowing a majority of citizen members.

ROUNDTABLE DISCUSSION

a. Parks and Recreation

Parks and Recreation Commissioner Blake reviewed the Parks and Recreation Commission's plan for a Parks Watch Program which will be financed through donations from local community groups; reviewed the draft signage which would be displayed at all City parks.

b. Golf Committee

Chairman Wallace stated that Ken Killian has been appointed as the golf course design architect; reviewed options relating to the golf course refurbishment.

c. Community Design Commission

Chairperson Mertens stated that although the Community Design Commission currently has only six members, it is

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still necessary to have four members present at meetings to constitute a quorum.

Councilmember Lorch opined that the Development Management Team and Community Design Commission should not design projects for developers, explaining that such action early in the project may prohibit creativity; requested that a flow chart be compiled which shows the current development application process as well as the proposed process and associated timeline.

Councilmember Mecham requested that the issue of an Urban Design Plan and possible funding sources be agendaized for the October 21, 1987 Council meeting.

d. Planning Commission

Commissioner Joseph stated the Planning Commission is currently in the process of reviewing their bylaws; stated the major upcoming projects will include the Talega Valley Specific Plan and Specific Plan Amendments in Rancho San Clemente.

Mayor Veale suggested joint meetings between the Planning Commission and Parks and Recreation Commission in an effort to improve communication.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m. Council adjourned to an Adjourned Regular Meeting to be held on Wednesday, October 14, 1987 at 7:00 p.m. at 2308 Plaza a la Playa for purposes of holding a Closed Session to discuss matters of personnel.

Meyna Erwauf  
CITY CLERK of the City  
of San Clemente

Willie A. Veale  
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 joint meeting of the City Council held on OCTOBER 7, 1987 said meeting was adjourned to the time and place specified in the ORDER OF ADJOURNMENT attached hereto; and that on October 8, 1987 at the hour of 9:30 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 October 8, 1987 at San Clemente, California.

  
MYRNA ERWAY  
CITY CLERK

