

CITY OF SAN CLEMENTEJOINT CITY COUNCIL/PLANNING COMMISSION MEETING MINUTESNOVEMBER 30, 1987

A Joint Meeting of the City Council and the Planning Commission, conducted in the Council Chambers, Civic Center Building, 100 Avenida Presidio, was called to order by Mayor Lorch at 7:15 p.m.

COUNCILMEMBERS PRESENT

LIMBERG, VEALE, RICE, MECHAM,  
MAYOR LORCH

COUNCILMEMBERS ABSENT

NONE

PLANNING COMMISSIONERS  
PRESENT

HAGGARD, KWESKIN, JOSEPH\*, NEVILLE,  
CHAIRMAN HAMILTON

\*Arrived at 7:20 p.m.

STAFF MEMBERS PRESENT

James Hendrickson, City Manager; Myrna Erway, City Clerk; Jim Holloway, Community Development Director; James Barnes, City Planner; and certain other staff members present in the audience.

TALEGA VALLEY DEVELOPMENT PROJECT

City Manager Hendrickson introduced the Talega Valley Development Project and provided an overview of the items to be discussed as outlined on the November 30 meeting agenda.

SPECIFIC PLAN - ANNEXATION

Applicant Bill Phillips, Phillips, Brandt, Reddick, (PBR), provided an overview of the specific plan; conducted a slide show depicting the land use, design and circulation for the proposed project.

Council and the Planning Commission discussed: 1) annexation joint hearings to be held in San Clemente; 2) the feasibility and timing of the City and County jointly processing the project due to an incompatible processing schedule. The applicant was questioned and advised that a portion of the project would be developed by PBR and other portions would be developed by merchant developers. Council indicated a preference for PBR controlling the development.

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City Planner Barnes reviewed the status of the Talega Valley Specific Plan as outlined in the report dated November 23, 1987 and the Annexation Study dated October 19, 1987, which are on file in the City Clerk Department. PBR indicated that a pre-annexation agreement might be possible.

RECESS

The City Council and Planning Commission recessed at 9:00 p.m. and reconvened at 9:15 p.m. with all members present.

SPHERE OF INFLUENCE

Beth Hays, Associate Planner, reviewed the status of the Sphere of Influence Study which is on file in the City Clerk Department. Advised information on this matter will be presented to the Planning Commission on December 1 and will subsequently be presented to Council.

EIR STATUS

Beth Hays, Associate Planner, reviewed the status of the EIR. Advised that Planning staff's response to the Notice of Preparation on the Orange County EIR will be submitted by December 14, 1987. Council requested that copies of the Response be provided to Council prior to submission to the County to allow for Council input.

DISCUSSION OF MAJOR ISSUES

Community Development Director Holloway outlined the major issues as follows:

- (1) Provision of Services (e.g., police, fire, etc.) to the County area.
- (2) Life Cycle Costs vs. Revenues to the City.
- (3) Impact to City's Circulation System.
- (4) County Compliance with City General Plan Policies regarding Preservation of Biological, Natural and Scenic Resources.

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Mr. Holloway recommended that the following workshops be established to discuss the Talega Valley Project:

<u>DATE</u>	<u>SUBJECT</u>
1-13-88	Land Use-Circulation-Visual Aspects- Aesthetics- Environmental Concerns
1-27-88	(1) Analysis of options A, B & C regarding annexation and the financial impact of annexation; (2) The phasing and timing of development and circulation improvements; and (3) How to balance the phasing-in of different land uses (commercial, residential, etc.) with needed infrastructure - primarily roads.

Mr. Holloway recommended establishment of a Talega Valley Annexation Task Force in preparation for the January 27 workshop.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG CARRIED UNANIMOUSLY to establish a Talega Valley Annexation Task Force to consist of two Councilmembers, two Planning Commissioners and staff, with one member each from the Parks & Recreation Commission, Community Design Commission and Golf Course Committee to serve as advisory representatives.

Councilmembers Mecham and Rice and Planning Commissioners Kveskin and Haggard were selected as members of the Talega Valley Annexation Task Force.

The City Council and Planning Commission confirmed the proposed workshops schedule for the Talega Valley Development Project to be held on January 13 and January 27, 1988.

PUBLIC INPUT

Tony Van Gallas, 34012 Ruby Lantern, Dana Point questioned and was advised that no sphere of influence can be considered to include any of San Diego County.

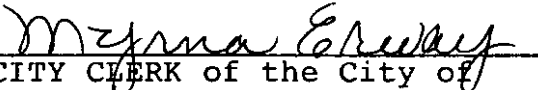
Steve Kingston, 4011 Calle Abril, San Clemente questioned and was advised that 3000 residential units are proposed for the County portion of the project and that it will take approximately 10 years to reach build-out which would be subject to market demand and the economy.


Glen Roy, 111 Granada, San Clemente cited potential problems with the project and the reserve area.

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ADJOURNMENT

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER VEALE  
CARRIED UNANIMOUSLY to adjourn the Joint Meeting of the City  
Council and Planning Commission at 10:25 p.m.

  
CITY CLERK of the City of  
San Clemente

  
MAYOR of the City of  
San Clemente