

CITY OF SAN CLEMENTECITY COUNCIL MINUTESADJOURNED REGULAR MEETING - APRIL 15, 1987

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 Veale at 6:05 p.m.

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

ALSO PRESENT James B. Hendrickson, City Manager; Greg Hulsizer, Assistant City Manager, Jim Holloway, Community Development Director; Joanne Baade, Deputy City Clerk.

CLOSED SESSION

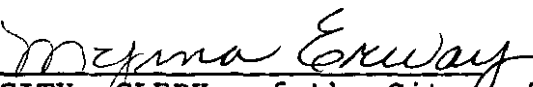
MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to recess to Closed Session at 6:05 p.m. to discuss the Marblehead Coastal Specific Plan, pursuant to Government Code Section 54956.9(a), and Measure B lawsuits, pursuant to Government Code Section 54956.9(b)(1). The City Manager, City Attorney, Assistant City Manager, Community Development Director, and Attorneys Margaret Sohagi, Kathy Stone and Ben Kaufman were in attendance.


MEETING RECONVENED

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

ADJOURN

Council adjourned at 7:00 p.m. The next regular meeting will be held Wednesday, April 15, 1987 at 7:00 p.m.

  
CITY CLERK of the City of San  
Clemente

  
MAYOR of the City of  
San Clemente

CITY OF SAN CLEMENTECITY COUNCIL MINUTESREGULAR MEETING - APRIL 15, 1987

A 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 Veale at 7:00 p.m.

INVOCATION

Pastor Denver Clark, of First Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Veale led the Pledge of Allegiance.

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

ABSENT Council Members - NONE

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

1. SPECIAL PRESENTATIONS

Mayor Veale presented Mary Erickson with a City pin and Certificate of Appreciation in recognition of outstanding work in the field of human relations.

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

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3. PUBLIC HEARINGS

A. Tentative Tract Map 12895 and Site Plan Review 86-15 - Estrella Properties

Public Hearing to consider a request for approval of a 397 lot subdivision and 397 single family detached dwelling units.

Alan Fishman, Tierra Planning and Design, requested flexibility to provide 71 units in the senior affordable site, as opposed to the Stearns tract, but indicated a willingness to provide it within the Stearns tract; stated Estrella is willing to participate in their fair share of a Backcountry Trails Study and Beach Parking Study, but indicated they cannot comply with the proposed timing requirement; disagreed with staff's opinion that issues exist with respect to off site improvements in the development area, secondary emergency units response, Zone 2 Reservoir, and traffic.

Patrick Carroll, of Menke, Fahrney and Carroll, stated that Doug Clemons, Engineer, believes the Prima Deschecha drainage channel meets the capacity and flood protection levels required by Orange County Flood Control standards; stated the drainage channel is an off-site improvement and noted that off-site improvements are generally conditions placed on a tract map, as opposed to being a reason for denial; stated the subject tract will only add a 3% increase to the water run-off that goes through the channel; noted that City has ordered Estrella to reinstall the tri-lock drainage channel, even though the Administrative Report appears to indicate that the tri-lock lining is insufficient.

Mayor Veale opened the Public Hearing.

Kenneth Satin, Attorney-at-Law, presented a copy of a lawsuit (Case No. 516801) that approximately 65 homeowners have filed against numerous defendants which include Bird Development and Estrella Properties for defects to their homes. Mr. Satin explained the problems have not been corrected in two years, despite numerous requests for correction; urged Council to deny the application in question until the situation with those residences is rectified.

Mary Erickson, spoke in support of situating the affordable housing on the Stearns property; felt it is preferable for senior housing to be dispersed as opposed to being clustered in one area.

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

Council discussion ensued relative to the Prima Deshecha drainage channel, emergency vehicle access, and water services to the tract.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, to adopt Resolution No. 87-30, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DENYING TENTATIVE TRACT MAP NO. 12895.

In answer to a question posed by the City Attorney, City Planner Barnes advised that the applicant's willingness to provide some affordable housing inside the Stearns tract is a new proposal, and hence neither the Planning Commission nor staff has had an opportunity to review the location and design of the affordable housing projects.

City Attorney Oderman requested that the record reflect that Council should incorporate by reference and consider the record of proceedings regarding the recent nuisance abatement on the tri-lock channel, as well as the record of proceedings regarding the applicant's alleged failure to complete the public and common area improvements in Forster Ranch.

THE MOTION CARRIED 5-0.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to adopt Resolution No. 87-31, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DENYING SITE PLAN REVIEW 86-15.

B. Site Plan Review 86-13 and Use Permit 87-01 Carrillo Industries - 990 Calle Amanecer

Public Hearing to consider a request to develop a single story 15,921 square foot light manufacturing facility within the Rancho San Clemente Business Park.

Joseph Lancor, Architect representing Carrillo Industries, referred to renderings depicting the revised fence proposal; indicated the fence will be constructed of the same material as the building.

Mayor Veale opened the Public Hearing, and there being no one desiring to speak to this issue, the Public Hearing was closed.

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

1. Adopt Resolution No. 87-32, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND APPROVING USE PERMIT 87-01.
2. Adopt Resolution No. 87-33, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND APPROVING SITE PLAN REVIEW 86-13, with a revision to Condition No. 8 to read as follows:

The applicant shall install a perimeter slump block or concrete block wall, in lieu of a chain link fence, to the same treatment and color as the building. The design shall be consistent with the elevations as identified in the plans submitted by the applicant at the City Council hearing on April 15, 1987, and on file in the Planning Department, and shall be approved by the Community Development Department.

Councilmember Lorch recommended an additional condition requiring the applicant to advertise available employment opportunities in local newspapers prior to hiring. This issue will be agendized at a later date to consider establishing a policy regarding local advertising.

THE MOTION CARRIED 5-0.

C. Tentative Tract Map 12864 and Site Plan Review 86-12, Dividend Development

Public Hearing to consider a request to subdivide approximately 42 acres in the Rancho San Clemente Specific Plan into 130 single family residential lots.

Jim Omsberg, representing Dividend Development Corporation, reviewed the history of the project and gave an overview of plan revisions which were incorporated subsequent to the December 17, 1986 Council meeting on the original application; stated the Planning Commission unanimously recommended approval of the project and the Community Design Commission gave the project the maximum design rating.

John Chapman, Land Planner for Dividend Development,

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narrated a slide presentation and reviewed the project model, focusing on home layout, drainage, grading, and the relationship of the homes to the ridgeline.

Mayor Veale opened the Public Hearing, and there being no one desiring to speak to this issue, the Public Hearing was closed.

Council discussion ensued relative to the Backcountry Trail Study, Beach Parking Study, exterior house colors, affordable housing, proposed setbacks, driveway length, traffic flow, expansion of the I-5 Pico off-ramp and street lay-out.

In answer to Council inquiry, Dave Christian stated that WSLA is willing to pay their fair share for a beach access study on a regional basis, but felt it is a City wide issue versus a backcountry issue, and that all should participate; voiced concern that the outcome and mandates of the study are unknown at this time.

Council directed that staff pursue the Backcountry Trails Study and Beach Parking Study with the master developer to arrive at a solution equitable to all parties.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to adopt Resolution No. 87-29, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, CONDITIONALLY APPROVING TENTATIVE TRACT MAP NO. 12864, APPROVING SITE PLAN REVIEW NO. 86-12, AND EXEMPTING THEM FROM FURTHER ENVIRONMENTAL REVIEW AS PROVIDED FOR IN SECTION 15182 OF CEQA, with the proviso that Conditions 4 and 34 be revised to read as follows:

4. Prior to recordation of the final map, applicant shall pay all applicable fees required to be paid at that time.
34. Grading and building elevations shall comply with all provisions of the Hillside Development Ordinance. Not by way of limitation of the foregoing, the development shall be in substantial conformity with the model and slide presentation presented to the City Council at the time of tentative tract map approval and on file in the Community Development Department.

4. CONSENT CALENDAR

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to approve the Consent Calendar with removal of Items B(2), F, J, K, and M.

A. MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to approve City Council minutes of April 1, 1987 Adjourned Regular Meeting and April 1, 1987 Regular Meeting.

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

(1) Planning Commission minutes of March 17, 1987.

(3) Departmental Activities Report - March, 1987.

C. Fund Transfer - Measure B Defense

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to approve the transfer of \$80,000 from Account No. 001-124-44900 to Acct. No. 001-124-43640 for the purpose of funding legal expenses for the defense of Measure B.

D. Indemnity and Hold Harmless Agreement - City of San Mateo Motorcycle Officer Training

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to adopt Resolution No. 87-18, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING EXECUTION OF AN INDEMNITY AND HOLD HARMLESS AGREEMENT, AND RELEASE, IN FAVOR OF THE CITY OF SAN MATEO, CALIFORNIA.

E. Bid Response - Marine Safety Headquarters Repair Project

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to receive and file the Administrative Report addressing the absence of bids for the Marine Safety Headquarters Repair Project.

G. Claim for Damages - Filed by Charles Bradley

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

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Claim for Damages filed by Charles Bradley in the amount of \$250.00, based on insurance adjuster's recommendation.

H. Claim for Damages - Filed by James Rutherford

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to deny the Claim for Damages filed by James Rutherford in the amount of \$69.00, based on insurance adjuster's recommendation.

I. Claim for Damages - Filed by Edward J. Benthale

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to deny the Claim for Damages filed by Edward J. Benthale in the amount of \$101,000, based on insurance adjuster's recommendation.

L. Bid Award - Annual Street Slurry Seal Program - Project No. 3-87

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to award the Annual Street Slurry Seal Program, Project No. 3-87 contract to the lowest bidder, IPS Services, Inc., at the bid price of \$57,980.10.

ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION

4(B)2 Community Design Commission Minutes of March 10, 1987 and March 24, 1987

Mayor Veale referred to the Community Design Commission minutes of March 10, 1987 relating to the Harbor House Restaurant; advised the wattage control for the neon light surrounding the restaurant will be reduced 20%. Council noted this issue can be agendized for a future meeting in the event the 20% wattage reduction does not satisfy Council's concerns with the neon light.

MOTION BY MAYOR VEALE, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to receive and file the Community Design Commission minutes of March 10, 1987 and March 24, 1987.

F. San Clemente Ocean Festival Activities

Following clarification relating to City co-sponsorship of the event and necessary amount of insurance, MOTION BY COUNCILMEMBER LORCH, SECOND BY



COUNCILMEMBER MECHAM, CARRIED 5-0, to approve the San Clemente Ocean Festival Committee's activities planned for July 11 and 12, 1987.

J. Building Permit Fee Schedule of the Uniform Building Code, 1985 Edition

Following clarification, MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to continue consideration of the Building Permit Fee Schedule of the Uniform Building Code, 1985 Edition, to the City Council meeting of May 6, 1987.

K. Alley Abandonment - 696-698 Camino de Los Mares

Following clarification relating to the size of the proposed abandonment and ownership/maintenance of the slopes, MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to:

1. Accept the work completed at 696-698 Camino de Los Mares.
2. Authorize the filing of Notice of Completion and recording of the abandonment of the alley for the subject property.

M. 4th of July Fireworks Display - Authorization to Solicit RFP's

City Manager Hendrickson relayed the Police Chief's concerns with the proposed event; advised that the City is not recommending a party this year at the Fisherman's Restaurant; reviewed efforts planned to reduce the potential for problems; advised staff will report to Council following the event with recommendations to mitigate potential problems.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to authorize the 4th of July Fireworks Display at the San Clemente Pier and direct the Director of Fire Protection to solicit proposals for the 1987 fireworks show.

5. WARRANT REGISTER

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 4-1 (COUNCILMEMBER LORCH VOTING NOE) to approve Warrant No. 63887 and Nos. 63993 through 64127 for period 3-23-87 through 3-27-87 (Voids 63888-63992) in the amount of \$199,546.36; Warrant No. 64128 and Nos. 64133 through 64276 excluding Payroll Warrant for period

3-30-87 through 4-3-87 (Voids 64129-64132) in the amount of \$534,370.48; Payroll Warrant No. 64256 for period 3-23-87 through 4-5-87 in the amount of \$213,507.96; for a total Warrant Register of \$947,424.80.

Councilmember Lorch stated he supports the Payroll Warrant, but opposes the Invoice Warrants.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to recess at 9:20 p.m. Council reconvened at 9:35 p.m., with all members present.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

A. Wastewater Treatment Plant Solids Handling System

Report from the Community Development Director concerning completion of the solids handling system design for the Wastewater Treatment Plant Expansion.

Dennis Wood, representing John Carollo Engineers, reviewed methods of stabilization of sludge, i.e., anaerobic digestion, incineration or a combination anaerobic digestion/incineration system; reviewed concerns with using the Wastewater Treatment Plant's incinerator in a relocation mode; provided a construction cost comparison of the various alternatives.

Gail Lynch, 10840 Warner Avenue, reviewed the timelines associated with the various alternatives; voiced concern that there is no back-up system at the Wastewater Treatment Plant.

Norman Ream, 511 E. San Juan, felt it would be unnecessary to use digesters and back-up incinerators at the plant; stated the current incinerator should be used as back-up to a new incinerator which would be placed directly adjacent to the present incinerator.

Brian Day, 1203 Via Catalina, voiced concern with the odor that can emanate from certain forms of compost.

Karoline Koester, 401 Via Pajaro, felt the proposal for a combined anaerobic digestion/incineration solids handling system to be redundant.

Council discussed the pros and cons associated with the various alternatives, cost comparisons, and the likelihood of obtaining permits from the South Coast Air Quality Management District.

Councilmember Lorch requested information on the cost for a new incinerator to be placed adjacent to the current incinerator, with the understanding that the current incinerator will be used as a back-up.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 3-2 (COUNCILMEMBERS LORCH AND RICE VOTING NOE) to authorize John Carollo Engineers to proceed with the design of Alternative C-1, the combined anaerobic digestion/incineration solids handling system; and to direct staff to report to Council in the event situations arise during the process which may make another alternative more desirable.

B. Overhead Banner Sign Policy - Amendment

Report from the Assistant City Manager concerning an amendment to the Sign Ordinance to modify the City's policy regarding overhead street banners.

Jan Peverill, 405 Calle Robles, stated that street banners are important to the success of her bridal fairs; urged that major events held at the Community Clubhouse be allowed to display banner signs.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to direct staff to proceed with an amendment to the Sign Ordinance to permit the installation of removable poles and a program to permit banner use; further, to limit use to non-profit organizations, civic and cultural events.

C. Nuisance Abatement - 1301-1309 N. El Camino Real, Miniature Golf Course

Report from the Community Development Director concerning a potential public nuisance caused by the fire damaged structures at 1301 N. El Camino Real.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, to adopt Resolution No. 87-28, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DECLARING ITS INTENTION TO DETERMINE WHETHER A PUBLIC NUISANCE EXISTS AT 1301-1309 N. EL CAMINO REAL, LEGAL DESCRIPTION BEING LOT 29 AND 30 TRACT 795 AND SETTING A TIME AND PLACE FOR PUBLIC HEARING THEREON.

Rammohan Patel, 1211 So. West Street, Anaheim, stated the fire damaged structures will be demolished within two weeks.

THE MOTION CARRIED 5-0.

8. ORAL COMMUNICATIONS

A. Dan Millington, 3917 Calle Andalucia, stated homeowners on Via Ballena are experiencing damage to their property at a rapid rate and will continue to have problems until the Cascadita slopes are stabilized.

B. Audrey Germer, 1807 Calle Mayita, relayed problems associated with barking by her neighbor's dogs; spoke in opposition to the granting of kennel permits in an R-1 District.

Fire Marshal Begnell reviewed the background associated with the subject situation as well as regulations associated with a private kennel.

Council indicated a desire for a more restrictive ordinance limiting the number of animals in an R-1 zone, and requested that the issue be agendized for May 6, 1987.

C. Karoline Koester, 401 Via Pajaro, stated that Estrella Properties has received none of the funds originally allocated for the Prima Deshecha drainage fund project; stated that staff advised her that the subject funds were transferred to another fund; questioned where the money was transferred. City Manager Hendrickson stated staff will respond in report form.

9. REPORTS

A. Commission and Committee

(1) Status Report from Urban Design Committee

Council considered this agenda item immediately following Agenda Item 7-A.

Hal Joseph, representing the Urban Design Committee, reviewed the contents of a letter, dated April 7, 1987, from the Urban Design Committee to Council; focused on the need for

an urban design plan in the city, so the developers will be aware of the City's expectations.

Ed Kweskin, representing the Urban Design Committee, spoke on the importance of maintaining the character of the community; summarized the phases of the program, the goals of the Urban Design Committee, and the advantages of an urban design plan; requested that this project be given top budget priority.

Ray Campbell, 1209 La Jolla, opined that City structures should not be limited to Spanish Colonial design.

It was the consensus of Council that the Urban Design Committee's proposal to hire a consultant to prepare an Urban Design Element should be reviewed in the context of the total budget priorities for FY 1987/88.

Council expressed appreciation to the Urban Design Committee.

(2) Resignation of Bert Schaar from the Golf Course Committee

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to accept Bert Schaar's resignation from the Golf Course Committee with regret.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to fill the Golf Course Committee vacancy in conjunction with the annual Commissions/Committee members selection process in June, 1987.

B. City Manager

City Manager Hendrickson reviewed a memorandum from the Community Development Director advising that the Residential Development Evaluation Board will take final action on the point assignments and appeals on projects in the development allocation process on April 21, 1987. Hence, it was suggested that Council adjourn to an Adjourned Regular Meeting to be held on April 29, 1987 for purposes of holding the 1986/87 Development Allocation Hearings.

C. City Attorney

None.

D. Council Members

- (1) Endorsement of 1987 Legislative Program of the Foothill and Eastern/San Joaquin Hills Transportation Agencies (Councilmember Limberg).

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 4-0-1 (COUNCILMEMBER LORCH ABSTAINING), to adopt Resolution No. 87-24 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RATIFYING AND REAFFIRMING THE ACTION OF THE DULY SELECTED REPRESENTATIVE OF THE CITY OF SAN CLEMENTE IN VOTING TO APPROVE THE 1987 LEGISLATIVE PROGRAM OF THE FOOTHILL AND EASTERN/SAN JOAQUIN HILLS TRANSPORTATION JOINT POWERS AGENCY.

- (2) Handicapped Parking on Del Mar (Councilmember Rice)

MOTION BY COUNCILMEMBER RICE, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to direct staff to provide recommendations on means of providing more-adequate handicapped parking along the 100 and 200 blocks of Del Mar.

- (3) Timeshare Development on 104 South Alameda Lane (Councilmember Rice)

City Planner Barnes provided an overview of the status of the timeshare development at 104 South Alameda Lane, advising that building permits have been issued and construction has begun; reviewed the approval process, elevations, and building height of the structure.

Richard Kirkendall, 405 Granada #216, voiced concern that the structure height will negatively impact the views of the Villa Granada residents.

It was the consensus of Council that there are no recourses available to the City this late in the development process.

Councilmember Limberg referenced the Tecate Grill and requested information relating to what authority a new owner has to change exterior building design and color approved by the Community Design Commission.

Councilmember Lorch commented on the possibility of creating a San Clemente Economic Development Committee.

Councilmember Mecham, with Council concurring, commended Les and Craig Hunn for an outstanding job in refinishing the Council dais.

Councilmember Mecham felt that control mechanisms are needed in relation to secondary uses of property.

Councilmember Mecham referenced the lack of sufficient parking in connection with the Presidio Senior Housing project (one space for each unit); indicated desire for a study to be done to determine why there is a parking shortage there, to determine if future revisions are necessary to the parking requirements.

#### 10. RESOLUTIONS/ORDINANCES

##### A. Use Permit 86-27 - Taj Development Corporation

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to adopt Resolution No. 87-23 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DENYING USE PERMIT 86-27 (TAJ DEVELOPMENT CORPORATION.)

##### B. Variance No. 86-07, Use Permit No. 86-30, and Tentative Tract Map No. 12909) - Trigg Condo Project

Dudley St. John, 34469 Camino El Molino, Capistrano Beach, stated he is willing to reduce the height of the structure; opined there would not be a noticeable increase in traffic; spoke in opposition to the piping of Montalvo Creek.

Tim Jesch, representing the Architectural Exchange, reviewed revisions made to the project to enable it to comply with the 25' height limit.

MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER MECHAM, to reconsider Tentative Tract Map 12909, Use Permit 86-30, and Variance 86-07.

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Following discussion, SUBSTITUTE MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to adopt Resolution No. 87-27 entitled A RESOLUTION OF THE CITY OF SAN CLEMENTE, CALIFORNIA DENYING VARIANCE 86-07.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, to adopt Resolution No. 87-26 entitled A RESOLUTION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DENYING WITHOUT PREJUDICE USE PERMIT NO. 86-30 AND TENTATIVE TRACT MAP NO. 12909.

Roderic McChesney, 240 Ave. Montalvo, stated he would prefer a better looking building, even if it exceeds the height limit.

Marie Patterson spoke on the importance of maintaining the natural beauty of the canyon.

THE MOTION CARRIED 5-0.

ADJOURNMENT

MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to adjourn at 1:32 a.m. to an Adjourned Regular Meeting to be held at 7:00 p.m. on Wednesday, April 29, 1987 in the Council Chambers, 100 Avenida Presidio, for purposes of holding Development Allocation Hearings.

Maryna Erway  
 CITY CLERK of the City of  
 San Clemente, California

Wally A. Veale  
 MAYOR of the City of  
 San Clemente, California



AFFIDAVIT OF POSTING ORDER  
OF ADJOURNMENT OF MEETING

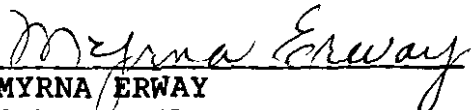
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.  
CITY OF SAN CLEMENTE )

I, MYRNA ERWAY, declare as follows:

That I am the City Clerk of the City of San Clemente; that at the regular meeting of the City Council held on April 15, 1987 said meeting was adjourned to the time and place specified in the ORDER OF ADJOURNMENT attached hereto; and that on April 16, 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 April 16, 1987 at San Clemente, California.

  
MYRNA ERWAY  
CITY CLERK

## NOTICE OF ADJOURNMENT

## EXCERPT FROM THE MINUTES OF THE CITY COUNCIL

MINUTES OF APRIL 15, 1987

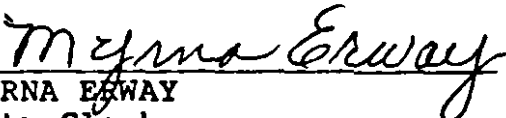
A regular meeting of the San Clemente City Council was held in the Council Chambers on April 15, 1987 and was called to order at 7:00 p.m.

ROLL CALL:           PRESENT:   LIMBERG, LORCH, MECHAM, RICE, VEALE

                  ABSENT:   NONE

ADJOURNMENT

MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to adjourn to an adjourned regular meeting to be held at 7:00 p.m. on April 29, 1987 in the Council Chambers, 100 Avenida Presidio, for purposes of holding Development Allocation Hearings.

  
MYRNA ERWAY  
City Clerk