

CITY OF SAN CLEMENTECITY COUNCIL MINUTESADJOURNED REGULAR MEETING - JANUARY 14, 1987

An Adjourned Regular Meeting of the City Council of the City of San Clemente, conducted in the Community Center, Ole Hanson Room, 100 Seville, was called to order at 7:15 p.m. by Mayor Veale.

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

PRESENT: Community Design Commissioners - LANDEN, MERTENS, NICOL, SWAMI

PRESENT: Planning Commissioners - KWESKIN, JOSEPH, NEVILLE,
HAGGARD

PRESENT: Parks and Recreation Commissioners - DOHERTY, WOHLFARTH

ALSO PRESENT: James B. Hendrickson, City Manager; Myrna Erway, City Clerk; Greg Hulsizer, Acting Community Development Director; Tom Daily, Fire Protection Director; Bill Cameron, City Engineer; James Barnes, Senior Planner; Bob Goldin, Senior Planner; Michael Philbrick, Associate Planner; Herb Niederberger, Associate Engineer; Joanne Baade, Deputy City Clerk.

1. Review of Provisions of Hillside Development Ordinance No. 841 (August 1982)

Senior Planner Barnes reviewed the background of the Hillside Development Ordinance, and provided an overview of the provisions of the Ordinance. Senior Planner Goldin and Associate Engineer Niederberger narrated a slide presentation demonstrating how the ordinance has been implemented in the City. Senior Planner Barnes requested Council guidance on the following issues:

Issue: When in the development review process should the provisions of the Hillside Development Ordinance be applied?

It was the consensus of the Council and Commissions that

CITY COUNCIL MINUTES
ADJOURNED REGULAR MEETING
JANUARY 14, 1987
PAGE 2

the implementation of the Hillside Development Ordinance is an on-going process that should be started at the conceptual stage.

Issue: Do goals of the Hillside Development Ordinance conflict with the goals of the General Plan?

Senior Planner Barnes advised that there is total compatibility between the goals of the General Plan and the Hillside Development Ordinance.

Issues:

1. Interaction between qualitative goals stated in the Hillside Development Ordinance vs. quantitative standards. Do aesthetic goals of Ordinance conflict with standard engineering practices?
2. What was perceived when the Ordinance was developed vs. what is currently built?

Senior Planner Barnes expressed his belief that the Ordinance would work extremely well for custom homes on large lots.

Councilmember Limberg felt that the qualitative goals of the Ordinance should not be compromised; felt that cluster development can be achieved in an acceptable fashion; believes the Ordinance should address the need for cluster development and the accommodation of engineering considerations; felt the Ordinance standards are understandable, but aren't being implemented well.

Community Design Commissioner Nicol felt that cluster development minimizes grading and hence reduces grading costs; stated that parcels of land should be reviewed on a case-by-case basis relative to its suitability for cluster development.

Senior Planner Barnes reviewed Dividend Development's proposed site plan, relaying Council's concerns with the following:

- 1) Uniform stairstepping of pads.
- 2) Orientation of the interior streets within the subdivision in relationship to the contours of the ridgeline.

Councilmember Mecham stated that he does not believe the Dividend project complies with the Hillside Development Ordinance for the following reasons:

- 1) No variation is planned for setback of houses.
- 2) Roads don't meander with the ridgelines.
- 3) No daylighting is proposed for viewsheds.

Councilmember Limberg suggested that staff propose changes to the Ordinance where they see conflicts or ambiguities.

Councilmember Mecham felt that a minimum 200' vertical primary ridgeline should be maintained from the highest point of a house from a view point down the hill; felt that developments should mold with existing landforms.

Councilmember Lorch suggested the possibility of imposing a requirement in a development's Covenants, Conditions and Restrictions to plant vegetation to soften the development; suggested that Dividend Development work with staff on other road concepts which would be more in conformance with Council's desires; suggested possibility of retaining a consultant to review the Ordinance.

Jim Omsberg, Dividend Development, responded to Council inquiry, stating he is not ready to comment as to whether the project can be re-designed, but stated they will take the issue under study; requested more guidance from the Council as to its desires; advised the street lay-out was designed to provide views, good engineering and drainage.

MOTION BY MAYOR VEALE, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to direct staff to draft revisions to the Hillside Development Ordinance to include the following:

- 1) Eliminate concept of "secondary ridgeline."
- 2) Elevate primary ridgeline.
- 3) Define "backdrop."
- 4) Address issue of integrating structures into the terrain.
- 5) Address engineering issues.

Councilmember Lorch suggested that staff identify at

what point they would propose to bring a project to Council for a preliminary review.

Mayor Veale requested that Councilmembers provide staff with specific concerns for incorporation in staff's proposal.

Council requested that Dividend Development respond to the following:

- 1) Provide more information on the resultant view.
- 2) Address the issues of daylighting and undulation of streets.
- 3) Address landscape and architectural camouflage plans.
- 4) Address re-orientation or diversity of orientation to avoid stairstep concept and allow for changes in how the development appears from viewsheds.

Councilmember Mecham requested that staff review 1) the Covenants, Conditions and Restrictions associated with existing developments to ascertain how many mandate that plant growth not exceed the house line; and 2) how the City can affect future CC&R's.

Council requested that staff obtain copies of the Hillside Development Ordinances of the Cities of Laguna Beach, Irvine and San Juan Capistrano and submit same to Council for review.

CITY COUNCIL RECESSED AT 9:15 P.M. AND RECONVENED AT 9:30 P.M. WITH ALL COUNCILMEMBERS PRESENT.

2. Ordinance No. 922 (Measure "B") - Implementation and Administration

Report from the Acting Community Development Director addressing the intent and direction of the City Council regarding the implementation and administration of the City's Managed Growth Ordinance.

Associate Planner Philbrick referred to the Administrative Report, which was prepared for the Council meeting of January 7, 1987, concerning the implementation and administration of Ordinance No. 922. Council reviewed the issues contained therein and took action as follows:

1. Allocation and Point Assignment Process

A. Raw Scores vs. Percentages:

Council agreed that projects will be rated and ranked on a curved or scaled percentage based on the number of criteria applicable to each project.

B. Public Service vs. Design/Welfare vs. the Combined Total:

Council agreed that neither the category of Public Service nor the category of Design/Welfare should be given preferential consideration.

C. Award Order:

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to establish a policy that the award criteria not be based solely upon a point system, but based upon good planning standards, with Council having the ability to make judgmental calls with proper findings.

2. Policy Decisions

A. Location or Size vs. Points

It was the consensus of the Council that this issue is contrary to the intent of the Ordinance; hence, Council agreed not to implement the proposal to reserve an amount of allocations for infill projects proportionate to their share of applications in the program.

B. Bargaining

Council determined not to allow bargaining for points once all projects have been rated and those ratings become public.

C. Revisions

Council agreed that the determination of what is a minor or major revision and the actual modification shall be handled administratively. It was noted that staff's decision can be appealed to the Planning Commission.

CITY COUNCIL MINUTES
ADJOURNED REGULAR MEETING
JANUARY 14, 1987
PAGE 6

D. RDEB Recommendations to City Council

Council determined not to modify the duties and/or responsibilities of the RDEB.

E. Equitable Contributions

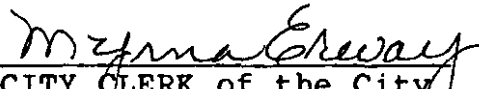
No action was taken.


3. A. Phased Allocations

Council postponed action on this issue until after the first year's allocations have been established.

Adjournment

Council adjourned at 10:15 p.m. The next Regular Council Meeting will be held Wednesday, January 21, 1987 at 7:00 p.m.


CITY CLERK of the City
of San Clemente


MAYOR of the City of
San Clemente