

CITY OF SAN CLEMENTECITY COUNCIL MINUTESREGULAR MEETING - MARCH 4, 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

Rev. Alan Morse, of Victory 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

A. Mayor Veale presented Frank Montesinos, President-Elect of the Rotary Club with the following:

(1) City Tile and Proclamation extending friendship to Argentina.

(2) Resolution to our sister city, San Clemente del Tuyu, Argentina promoting good will.

B. Mayor Veale presented a proclamation to Tom McClintock, San Clemente General Hospital, designating March 16, 1987 as "San Clemente Smoke-Out."

Council discussed possibility of initiating a

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ballot measure to determine a smoking policy for public places.

- C. Mayor Veale presented a proclamation to Joyce Harvey, Red Cross Volunteer, designating the month of March as "Red Cross Month."

Council reviewed Agenda Item 7-A (La Cristianita Pageant Complex) at this time in the meeting. See Page 12 of these minutes for a summary of that discussion.

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

CLOSED SESSION

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to recess to Closed Session at 8:05 p.m. to determine whether to initiate litigation, pursuant to Government Code Section 54956.9(c). The City Manager, City Attorney, Community Development Director, City Engineer and Assistant City Manager were in attendance.

MEETING RECONVENED

Council reconvened at 8:35 p.m., with all members present.

3. PUBLIC HEARINGS

- A. Tri-Lock Channel through the Shorecliffs Golf Course - Declaring the Prima Desecha Canada Watercourse a Public Nuisance

Continued Public Hearing to consider whether a public nuisance exists in the area of the Shorecliffs Golf Course.

City Engineer Cameron reviewed the contents of the Administrative Report; stated the City received a letter from Estrella today stating 1) they would reinstall the Tri-Lock; 2) providing a culvert box would not be acceptable to them; and 3) Estrella is willing to post a bond to assure completion of the Tri-Lock work. Mr. Cameron stated staff is recommending that Council declare that a public nuisance exists in the area of the Shorecliffs Golf Course and order Estrella Properties to replace the Tri-Lock system and begin work by April 1, 1987 with a 50% completion of the Tri-Lock installation by June 1, 1987 and completion of the entire project by August 1, 1987.

Mayor Veale opened the Public Hearing.

Tom Davis, on behalf of Estrella Properties, presented Council with a petition, signed by 90 individuals residing adjacent to the Tri-Lock Drainage Channel, indicating the improvements made by the Shorecliffs Golf Course have greatly enhanced the value of their homes and the channel is sufficient.

Patrick Carroll, Attorney with the firm of Menke, Fahrney and Carroll, 650 Town Center Drive, Suite 850, Costa Mesa, on behalf of Estrella Properties, stated Estrella is willing to place the Tri-Lock system back into the channel; prefers the Tri-Lock repair to be completed in the summer, and Estrella is willing to post a bond; questioned whether the nuisance is pursuant to the Development Settlement Agreement or City Code; stated City is in violation of the Settlement Agreement re: 1) timely processing of Estrella's application, 2) the City's refusal to pay monies to Estrella for work previously done in the drainage channel, and 3) the City's imposed sanctions on the planning area submittals of Estrella; stated the City cannot proceed with enforcement of the Agreement when in breach; does not believe visual blight exists, that there are blockages in the Channel, and believes it is capable of carrying the water.

Robert Cranston, C/W Construction Specialties, read his letter to Mr. Spence, of Estrella Properties, dated March 4, 1987.

Karoline Koester, 401 Via Pajaro, reviewed correction notices and shut down notice associated with the Tri-Lock.

Dan Millington, 2917 Calle Andalucia, questioned if there is an Agreement with Estrella for installation of the Tri-Lock.

Ginger Page, 215 Via Ballena, questioned why the Cascadita Channel wasn't included in the nuisance proceedings.

In rebuttal, Patrick Carroll stated the history of Estrella Properties is not the issue; the issue being how to abate the nuisance.

The Public Hearing was closed, there being no others desiring to speak to this issue.

City Attorney Oderman questioned and Attorney Patrick Carroll responded on the following issues:

- (1) Is his position that if one party is in breach of the Settlement Development Agreement, the other party need not conform to its obligations? Attorney Carroll stated that is his position and that the nuisance abatement procedure is an attempt to enforce the contract provisions.
- (2) Referencing Attorney Carroll's statement that the City is in breach by failing to pay drainage fees to Estrella, questioned if he meant the Prima Deshecha drainage fund and if it is his position that Estrella is entitled to the monies even though they haven't built the Tri-lock facility. Attorney Carroll stated it is his position that Estrella built the facility and is entitled to the funds.
- (3) Questioned when and if the facility was completed and when Estrella first made a demand for payment of monies from the drainage fund. Attorney Carroll stated the facility was completed, except for some items on the punch list, that the Tri-lock bricks were all installed in the channel, and the first demand for payment was approximately December of 1986. Attorney Oderman noted that payment was requested approximately a year after Attorney Carroll stated the facility was complete and questioned the delay. Attorney Carroll stated he had no answer for the delay.

City Attorney Oderman requested that the following letters regarding payment of drainage fees be entered into the record: 1) letter dated December 23, 1986 from Dennis V. Menke, of Menke, Fahrney & Carroll to the City Council c/o Dean Porter, Finance Director, and 2) letter dated January 27, 1987 from Jeff Oderman, City Attorney, to Dennis Menke, of Menke, Fahrney & Carroll.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, to adopt Resolution No. 87-15 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS IN THE AREA OF THE SHORECLIFFS GOLF COURSE AND ORDERING THE ABATEMENT THEREOF, with the understanding that Section 2 shall be amended to read in part "...abatement of such public nuisance shall be initiated by the property owner no later than April 1, 1987, be no less than 50% completed no later than June 1, 1987, and be diligently pursued to completion no later than August 1, 1987."

City Attorney Oderman questioned Robert Cranston, C/W Construction Specialties, the contractor of the original installation in 1985/86, and Mr. Cranston responded as

follows:

- (1) When the soils analysis and lab tests and an investigation by Geo-Hydro Sciences were performed as referenced in his March 4, 1987 letter. Mr. Cranston stated the soils analysis and lab tests were performed in the spring and summer of 1986 and that the Geo-Hydro Sciences investigation was ongoing, starting from the initial storm damage in January until approximately July of 1986.
- (2) Questioned and was advised that the conclusions in the reports/analyses were conveyed to Estrella Properties at that time.
- (3) Referencing two letters from Mr. Spence dated 1-23-87 and 2-6-87 stating that the Tri-lock will not work, questioned what information has been received since the letters were written, and if there is any information that was developed since late January or early February of 1987 that would support a conclusion different from that stated by Mr. Spence in his letter. Mr. Cranston stated there have been extensive field reviews by him, all engineers concerned, and parties from Estrella; stated the physical evidence is in the field and has been documented that the soil has been improved substantially so that it is now adequate base material for the Tri-lock which didn't exist before.
- (4) Questioned the availability of a written report, whether Mr. Cranston's statements were his personal opinions, whether he had installed Tri-lock facilities before and to provide examples of comparable facilities. Mr. Cranston stated he was not aware of a written report other than his, that his opinions were based on eleven years of experience with cellular concrete erosion control; other projects were in Vista and Carmel.

City Attorney Oderman requested that the City be provided with updated engineering information to support the change in position that the Tri-lock will work.

THE MOTION CARRIED 5-0.

B. Tentative Tract Map No. 12892 and Site Plan Review 86-08
- Ross Development

Public Hearing to consider an appeal of the Planning Commission's denial to approve a 107-lot subdivision of 19.8 acres located in Planning Area 14 of the Rancho San Clemente Specific Plan on the south side of Calle Del Cerro and west of Avenida Vista Montana.

Mayor Veale opened the Public Hearing.

Mr. Ross Mollard, representing the Ross Company, requested authorization to present a revised site plan and that it be referred back to the Planning Commission.

The Public Hearing was closed, there being no others desiring to speak to this issue.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to adopt Resolution No. 87-14 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, DENYING TENTATIVE TRACT MAP 12892 AND SITE PLAN REVIEW 86-08 WITHOUT PREJUDICE.

C. Weed Abatement - 1986

Public Hearing to consider accepting the 1986 weed abatement charges for the removal of weeds and trash on private property in the City of San Clemente.

Mayor Veale opened the Public Hearing.

Larry Wohlfarth, 103 Calle Seguro, urged that the 1987 weed abatement report be expanded to address the issue of trash on private property, as well as on vacant lots; was advised this is addressed in the City's Trash Ordinance.

The Public Hearing was closed, there being no others desiring to speak to this issue.

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

1. Confirm the weed abatement report and individual charges as set forth in Section 39576 of the Government Code.

2. Authorize the Director of Fire Protection to submit bills to those owners of various parcels of land that were confirmed during the public hearing.

4. CONSENT CALENDAR

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to approve the Consent Calendar with the removal of Items B-1, F, G and I.

A. MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to approve the City Council minutes of February 18, 1987 Adjourned Regular Meeting and February 18, 1987 Regular Meeting.

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

(2) Parks and Recreation Commission Minutes of February 10, 1987.

(3) Departmental Activities Report for January, 1987.

C. Waiver of Green Fees - San Clemente Boys and Girls Club

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to approve the request for the waiver of green fees and allow the San Clemente Boys and Girls Club annual benefit golf tournament to be held as a "shotgun" start tournament.

D. Claim for Damages - Filed by Carol Meyers

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to deny the claim for damages filed by Carol Meyers in the amount of \$10,000, based on the insurance adjuster's recommendation.

E. Bid Award - 1987 Chevrolet 3/4 Ton Pickup Truck

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to accept the bid of Marina Chevrolet in the amount of \$13,831.94 for the purchase of one 1987 Chevrolet 3/4 ton pickup truck with utility bed. (Fleet replacement for Facilities Maintenance Unit #250).

H. Acceptance of Certain Improvements - Tract 12426 - Gfeller Development Company

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to adopt Resolution No. 87-10 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ACCEPTING FROM GFELLER DEVELOPMENT COMPANY CERTAIN WORKS OF IMPROVEMENT IN TRACT 12426 AND PROVIDING FOR RELEASE OF CERTAIN BONDS AS PROVIDED BY LAW.

J. Exemption from Minimum Standards - Slope Stability Analysis

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to approve the request by WSLA for the exemption from the Minimum Standards for Slope Stability Analysis as allowed by Resolution No. 87-12.

K. Marine Safety Headquarters Repair Project, No. 4-87

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

1. Approve the plans and specifications for the Marine Safety Headquarters Repair Project (No. 4-87).
2. Authorize advertising for bids.

ITEMS REMOVED FROM THE CONSENT CALENDARB-1. Planning Commission Minutes of February 3, 1987.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to call up Sign Exception 86-04, Bob's Big Boy, for reconsideration.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to call up Use Permit No. 87-01, (Carillo Industries) for reconsideration.

MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to call up Use Permit 86-27 (Taj Development Corporation) for reconsideration.

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

the balance of the Planning Commission minutes of February 3, 1987.

F. Authorization to Bid - Annual Street Slurry Sealing Program Project No. 3-87

In response to Council query, Maintenance Supervisor Somerville explained the slurry seal street selection process, explaining that slurry is used on streets that are still in fairly good condition and are situated in a gathered area; streets that are in poor condition require reconstruction.

MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to:

1. Approve the plans and specifications for the Annual Street Slurry Sealing Program.
2. Authorize the advertisement for bids.

G. Proposed Parking Restrictions - Avenida San Luis Rey

Following clarification, MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to adopt Resolution No. 87-09 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AMENDING MASTER TRAFFIC RESOLUTION NO. 1846, ESTABLISHING "NO PARKING" REGULATIONS AT VARIOUS LOCATIONS.

I. Authorization to Bid - Weed Abatement 1987

Following clarification, MOTION BY COUNCILMEMBER LORCH, SECOND BY COUNCILMEMBER MECHAM, CARRIED 5-0, to authorize the Fire Department to proceed with the bidding process providing contractual services for the 1987 weed abatement program.

5. WARRANT REGISTER

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to approve Warrant Nos. 62999 through 63125 for period 2-9-87 through 2-13-87 (Voids 62995 - 62998) in the amount of \$891,169.02; Warrant Nos. 63132 through 63235 excluding Payroll Warrant for period 2-16-87 through 2-20-87 (Voids 63126 through 63131 and 63135, 63136, 63137, 63145) in the amount of \$225,176.64; Payroll Warrant No. 63216 for period 2-9-87 through 2-22-87 in the amount of \$213,643.04; for a total Warrant Register in the amount of \$1,329,988.70.

6. UNFINISHED BUSINESS

A. Proposed Parking Restrictions/Limitations on South El Camino Real between Avenida Santa Margarita and Avenida Dolores

Report from the Community Development Director concerning parking restrictions on South El Camino Real between Avenida Santa Margarita and Avenida Dolores.

Al Oliver, representing State Parks and Recreation, stated they have received permission to proceed with a 100-space, unpaved parking lot next to Carl's Jr.; stated the lot will be ready by next Easter; stated they are reviewing the possibility of having the portion of El Camino Real that is within the County of San Diego redesignated to prohibit overnight parking.

Tom Pratt, representing the Surfriders' Foundation, distributed a letter from Rip Curl stating a 60-foot parking restriction on El Camino Real is excessive; requested that Recommendation #1 be altered so as to remove existing 2-hour parking limitation on the east side of South El Camino Real from Avenida San Diego to the San Diego County line; voiced agreement with Recommendation #2; and recommended a 20' sight distance at the corners of each intersection with South El Camino Real vs. the 50' recommended by staff.

MOTION BY COUNCILMEMBER LIMBERG, SECOND BY COUNCILMEMBER RICE, to continue consideration of the proposed parking restrictions/limitations on South El Camino Real to the City Council meeting of March 18, 1987.

SUBSTITUTE MOTION BY COUNCILMEMBER MECHAM to approve Staff Recommendations Nos. 1 and 2 and to prohibit parking at the corners of each intersection with South El Camino Real to provide the required sight distance as summarized in Table 1 of the Administrative Report, with the proviso that staff be directed to monitor the situation and reduce the sight distances if determined to be appropriate; died for lack of a second.

SUBSTITUTE MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to:

1. Remove existing 2-hour parking limitation on

the east side of South El Camino Real from Avenida San Diego to Avenida Santa Margarita.

2. Prohibit parking between the hours of 12:00 A.M. (midnight) and 4:00 A.M. on the east side of South El Camino Real from Avenida Dolores to Avenida Santa Margarita.
3. Direct staff to report back to Council at its meeting of March 18, 1987 concerning appropriate sight distances relative to prohibiting parking at the corners of each intersection with South El Camino Real.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LORCH, CARRIED 5-0, to direct staff to review the feasibility of permitting parking in the vicinity of the Carl's Jr. site.

MEETING RECESSED

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LORCH, CARRIED 3-2 (COUNCILMEMBERS LIMBERG AND VEALE VOTING NOE) to recess at 10:15 p.m.

MEETING RECONVENED

Council reconvened at 10:30 p.m., with all members present.

B. Recreational Vehicle Parking/Storage.

Report from the Community Development Director concerning a revision of the City's Recreational Vehicle Ordinance which governs parking of boats, trailers and oversized vehicles on private property in residential zoned districts.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, to take no action, thus allowing the current standards for recreational vehicle parking to continue.

Councilmember Lorch stated he thought the basis of the controversy was the legal definition of "enclosure"; questioned the affect of the motion and was advised the boat would be moved 20 feet behind the property line and the hedge trimmed to 42 inches.

City Attorney Oderman advised Council has the discretion to interpret ordinances and is not

precluded from interpreting "enclosure" as landscaping.

Following discussion, THE MOTION CARRIED 4-1
(COUNCILMEMBER LORCH VOTING NOE.)

7. NEW BUSINESS

A. La Cristianita Pageant Complex.

Report from the City Manager concerning the La Cristianita Pageant's plans to build a cultural complex on sixty acres of land deeded it by Estrella Properties in the Forster Ranch.

Community Development Director Holloway reviewed the public hearing process that will be conducted by the City of San Clemente in connection with the La Cristianita Pageant Complex; advised that the City has not yet received an application for the subject proposal; commented on zoning issues relative to the site.

The following residents voiced opposition to a proposed amphitheatre, voicing concern for property values, vandalism, traffic, congestion, noise, parking, and requested that the Homeowners' Association be kept apprised of the status of the proposal:

Teri Fitzmaurice, 2905 Novilla
Pat Gail
Gary Jones
Peter Hampson, 1333 Altura
Michael Brady, 2917 Obrajero
Tom Lucas, 1399 Felipe
John Goodrich, 2937 Caballista Del Norte.

Council was presented with a petition signed by 364 residents of Forster Ranch opposing the construction of a 3,000 seat amphitheatre.

Frank Montesinos, Architect for the project, stated the project is in the conceptual stage and felt Council review of the project at this time to be premature; stated the amphitheatre would be primarily responsible for one event a year; urged Council to defer issue until a full set of drawings are available and project has gone through proper channels.

Kent Greenwald, President of Pageant Association,

stated the size of the bowl will depend on many factors; felt an agreement can be reached to satisfy all parties; indicated willingness to work with the City and homeowners.

Community Development Director Holloway advised that he is in the process of preparing a report addressing citizen concerns in the Forster Ranch area which include: the tri-lock drainage channel issue, slope dispute, irrigation, landscaping, slope maintenance, public improvements, greenbelt and responsibility for maintenance, and status of Vera Cruz Park; estimated that it will take three weeks to complete the report.

Mayor Veale offered to facilitate a meeting between the parties involved in this issue, if desired.

Council advised that the issue of Forster Ranch citizen concerns will be reviewed by Council at its meeting of April 1, 1987.

B. Deadline for Allocation Qualification.

Report from the Community Development Director concerning establishment of a deadline for projects competing in this year's allocation process by which the applications must receive Planning Commission and City Council approval.

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to adopt the deadlines and schedule outlines as contained in the Administrative Report.

8. ORAL COMMUNICATIONS

Dan Millington, 3917 Calle Andalucia, presented a petition signed by 90 residents urging Council to determine the Cascadita Drainage Channel to be a public nuisance; stated the Cascadita Drainage Channel is eroding at a rapid pace; concurred with Council action declaring the Tri-Lock Drainage Channel to be a public nuisance.

Tom Pratt, representing the Surfriders' Foundation, urged that City write a letter to the San Diego Board of Supervisors and Cal Trans advising them of Council action re parking on El Camino Real (See Agenda Item 6-B) and urging them to take similar action.

Lee Hamilton, 216 Via Alegre, urged that the Cascadita Drainage Channel be declared a public nuisance.

9. REPORTSA. Commission and Committee

None.

B. City Manager

(1) City Manager Hendrickson reviewed the Mid-Year Financial Report.

C. City Attorney

None.

D. Council Members

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER RICE, CARRIED 5-0, to call up Lincoln Properties, Site Plan Review 86-09, for Council consideration on March 18, 1987.

Council agreed to hold Closed Sessions at 6:00 p.m. prior to Council meetings.

Mayor Veale questioned Councilmembers as to their feelings about her reviewing site plans with developers. Council felt this decision should be left to the Mayor's discretion.

Council referred to a letter from Dr. Beasley concerning smoking in restaurants. It was noted that Dr. Beasley will look into cities that have smoking ordinances and will contact Mimi Collier of the Chamber of Commerce. Councilmember Mecham agreed to work on a ballot measure in this regard.

Councilmember Limberg voiced concern with the sign at the Bob's Big Boy restaurant and requested that staff investigate the existence of illegal signage.

Councilmember Limberg requested that staff look into the issue of protecting streets as a result of heavy load activity associated with the Tri-Lock Drainage Channel reconstruction.

Councilmember Limberg reported on the efforts of the Joint Powers Agency; requested staff review the General Plan and Ordinances and establish an annual traffic monitoring study re service levels since the "back door" transportation access may not occur for 20 years.

Councilmember Lorch congratulated the Police Department on a recent drug arrest which resulted in the recovery of 15 lbs. of marijuana.

1. Community Development Department Workload - Concern for controlling input to Community Development Department to size incoming workload to fit personnel resources available.

Councilmember Lorch relayed his concerns relating to the workload of the Community Development Department staff. Council directed staff to come back with an approach to require significant buildings in commercial districts to go through a discretionary review process; suggested an amendment to the Zoning Ordinance to require that applications go through the Planning Commission and go through a more significant review than the Community Design Commission can undertake.

2. Discussion of concerns for traffic circulation, adequacy of streets, street repair and maintenance and parking being adequately addressed on a city-wide basis - possibility of re-establishing a traffic and parking committee. (Related to Mayor Veale's discussion of formation of Council sub-committees.)

Councilmember Lorch suggested the establishment of a Traffic Committee; recommended establishment of an overall parking, street, maintenance/reconstruction plan, with developers being required to contribute funding.

3. New development CC&R's and Master Association CC&R's - Legal language therein with respect to slope warranties and for resolving slope failure problems within the masterplan project.

Councilmember Lorch requested the City Attorney review CC&R's to ensure City protection relating to slope warranties and resolving slope failure problems within new development and Master Association projects.

10. RESOLUTIONS/ORDINANCES

For Resolution No. 87-09, see Page 9.

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For Resolution No. 87-10, see Page 7.

For Resolution No. 87-14, see Page 6.

For Resolution No. 87-15, see Page 4.

MEETING RECESSED

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER LIMBERG, CARRIED 5-0, to recess to a meeting of the Redevelopment Agency at 11:45 p.m.


MEETING RECONVENED

Council reconvened at 11:46 p.m., with all members present.

11. ADJOURN

MOTION BY COUNCILMEMBER MECHAM, SECOND BY COUNCILMEMBER VEALE, CARRIED 5-0, to adjourn to an Adjourned Regular Meeting to be held Wednesday, March 11, 1987 at 7:00 p.m. to review Budget Policy Issue Papers.

The next regular Council meeting will be held Wednesday, March 18, 1987 at 7:00 p.m.



CITY CLERK of the City of
San Clemente



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 the regular meeting of the City Council held on March 4, 1987 said meeting was adjourned to the time and place specified in the ORDER OF ADJOURNMENT attached hereto; and that on March 5, 1987 at the hour of 9:00 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 March 5, 1987 at San Clemente, California.

Myrna Erway
MYRNA ERWAY
CITY CLERK

NOTICE OF ADJOURNMENT

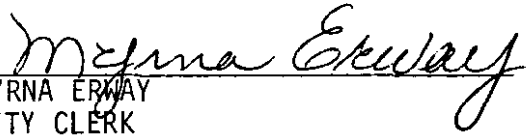
EXCERPT FROM THE MINUTES OF THE CITY COUNCIL
MEETING OF MARCH 4, 1987

A regular meeting of the San Clemente City Council was held in the City Council Chambers on Wednesday, March 4, 1987 and was called to order at 7:00 p.m.

ROLL CALL: PRESENT: Limberg, Lorch, Mecham, Rice, Veale
 ABSENT: None

ADJOURNMENT

At 12:45 a.m., it was moved by Councilmember Mecham, seconded by Mayor Veale, carried 5-0, that the meeting be adjourned to an Adjourned Regular Meeting to be held Wednesday, March 11, 1987 at 7:00 p.m. to review budget policy issue papers.


MYRNA ERWAY
CITY CLERK