

# CITY OF SAN CLEMENTE

## Joint City Council and Planning Commission Minutes

### Adjourned Regular Meeting of December 6, 2004

A Joint Meeting of the San Clemente City Council and Planning Commission was called to order on December 6, 2004 at 6:10 p.m. at the San Clemente Senior Center, 242 Avenida Del Mar, San Clemente, California.

**COUNCIL MEMBERS  
PRESENT**

DAHL, DOREY, EGGLESTON, RITSCHEL,  
MAYOR ANDERSON

**COUNCIL MEMBERS  
ABSENT**

NONE

**PLANNING COMMISSION  
MEMBERS PRESENT**

DONCHAK, HAHN, KAUPP, PRIME, CHAIR  
PROHASKA

**PLANNING COMMISSION  
MEMBERS ABSENT**

BONNER, ORTEGA

### **Downtown Vision and Strategic Plan**

Daniel Iacofano, of MIG, introduced Chris Beynon, Project Manager, as well as Jim Musbaugh and Jason Moody of Economic Planning Systems (EPS); narrated a powerpoint presentation entitled "City of San Clemente Downtown Vision and Strategic Plan - Draft Master Plan Materials". A hard copy of this presentation, dated December 6, 2004, is on file with the City Clerk.

Jim Musbaugh, EPS, reviewed the feasibility assessment for developing/redeveloping specific sites in the North Beach Catalytic Opportunity Area; explained that North Beach is not currently a Redevelopment Area and hence the value of the underlying land for future use must be high enough over the existing use to serve as a catalyst for private entities to develop or redevelop without public subsidies.

Discussion ensued relative to the following:

**North Beach**

- Potential that North Beach would qualify for Redevelopment Area status. The pros and cons associated with establishing a Redevelopment Area were reviewed. It was noted that it is possible to establish a Redevelopment Area absent eminent domain.

**T-Zone**

- Possibility of working with private parking lot owners to achieve joint private/public use. It was noted that the City could provide joint use incentives and establish a Parking Management District.
- Possibility of encouraging businesses to have entrances in the front as well as the rears of their establishments.
- Possibility of lighting and upgrading paseos.
- Importance of further defining "mixed use" and the relationships between business and residential uses.
- Possibility of using the Community Center/Senior Center area as a focal point for special presentations and civic events.
- Potential re-use of the City Hall site was evaluated a few years ago and it was felt at that time that re-use did not benefit the community. The possibility of relocating City Hall to the Cabrillo area was discussed and it was noted that further study, including an economic analysis, would be necessary. The Downtown Visioning Task Force considered the possibility of relocating City Hall to the downtown area, but voted 7 to 3 to discontinue analyses in this regard. If Council desires for MIG to analyze the issue, it would entail an expansion of their scope of work.
- Possibility of encouraging the establishment of bed and breakfasts in the downtown area versus permanent residential.

- The level of desired intensity in the downtown hasn't been defined. The Downtown Visioning Task Force should thoroughly discuss and study the Del Mar intensification issue.
- Possibility of developing affordable housing or a bed and breakfast at the San Clemente Hotel and Bartlett Building. A contrasting point of view was expressed that prime locations such as those identified should be reserved for other uses.

### **Pier Bowl**

- Possibility of restriping the Pier Bowl parking lot to increase spaces.

### **El Camino Real (From T-Zone South to I-5)**

- The Ralphs site is a catalytic opportunity area.

### **Public Input**

Paul Carlton, San Clemente, referenced the Rancho Mission Viejo Development Plan; urged that the eastern portion of the site remain undeveloped and voiced concern that no land is being reserved for public use.

Lee Van Slyke, San Clemente Historical Society and Member of the Downtown Visioning Task Force, disagreed with the assumption that is built into the consultant's economic calculations that development/redevelopment must be market driven and that no City funds, grant money or public support is available; asserted that intensification of Del Mar is inevitable and that the only question is the speed at which the intensification will occur; stated that development of a parking structure or City Hall in the downtown area will speed Del Mar intensification.

John Tengdin, Downtown Visioning Task Force, referenced the T-Zone Strategic Diagram and suggested that the diagram be modified to include a potential parking structure at T-23 (between Estrella and El Camino Real); commented that a parking structure at this location would be prudent irrespective of whether Del Mar is intensified.

Leslie Davis, San Clemente, suggested that City Hall be relocated to the current U-Haul site to revitalize North Beach, possibly with Police Services being situated at another location; suggested that a site near Staples could also serve as a new location for City Hall.

Mark McGuire, San Clemente, opined that the consultant has underestimated the value of properties in North Beach in its assumptions; stated that it will be difficult to construct parking near the channel because of its proximity to the Dudleya Blochmaniae reserve; commented that there can only be a limited amount of undeveloped land within a Redevelopment Area and questioned whether a parking lot would be categorized as a developed or undeveloped property; pointed out that the definition of "blight", as required in potential Redevelopment Areas, has become more strict; urged that the City's mixed use ratios be addressed, since the City Code currently requires that 35% of mixed use development be devoted to Commercial uses, which is infeasible for North Beach.

Jerry Collamer, San Clemente, urged that consideration be given to traffic flow around Del Mar.

Bob Randles, owner of the Bartlett Building, noted that the upper two floors of his three-story building houses 17 residential rooms which share six restrooms; questioned the vision that the City has for his property.

Duffy Brook, San Clemente, urged that emphasis be concentrated on North Beach, El Portal and South El Camino Real.

Brian Hannegan, Downtown Visioning Task Force, opined that the location of the civic center is a separate project and stressed the importance of remaining focused on the issue at hand; recommended that pedestrian safety be addressed and noted that grant funds are available for pedestrian improvements.

#### **Adjournment - Planning Commission**

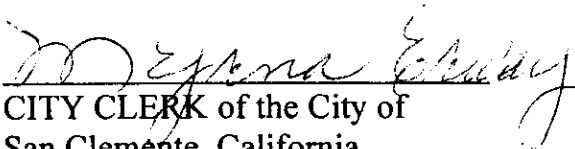
There being no further business, the Planning Commission adjourned at 8:43 p.m. The next Regular Meeting will be held on December 8, 2004. The Study Session will be conducted at 6:00 p.m. in the Ocean View Conference Room at City Hall. The Regular Session will be conducted at 7:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California.

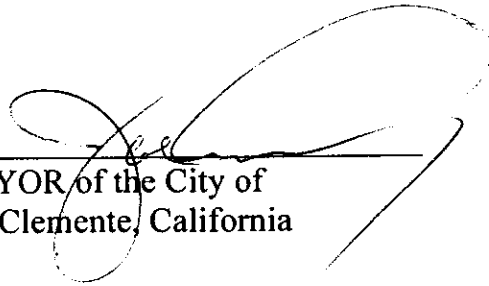
**Closed Session (City Council)**

The agendized Closed Session to discuss a matter of anticipated litigation was cancelled.

**Adjournment - City Council**

There being no further business, Council adjourned at 8:45 p.m. to an Adjourned Regular Meeting to be held on December 7, 2004 at 5:30 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California.

  
CITY CLERK of the City of  
San Clemente, California

  
MAYOR of the City of  
San Clemente, California