

# CITY OF SAN CLEMENTE

## City Council Minutes

### Regular Meeting - July 20, 2004

A Regular Meeting of the San Clemente City Council was called to order on July 20, 2004 at 6:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California.

**PRESENT**                      ANDERSON, DAHL, DOREY, EGGLESTON, MAYOR  
RITSCHHEL\*

\*Arrived at 6:05 p.m.

**ABSENT**                      NONE

**STAFF PRESENT**              George Scarborough, City Manager; Jeff Oderman, City  
Attorney; Myrna Erway, City Clerk; Joanne Baade, Deputy  
City Clerk.

### **CLOSED SESSION**

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 4-0, to recess to Closed Session at 6:00 p.m. to discuss the following:

- A. CONFERENCE WITH LABOR NEGOTIATOR, pursuant to Government Code Section 54957.6:  
Agency Negotiator: Pall Gudgeirsson, Assistant City Manager  
Employee Organization: San Clemente City Employees Association  
Unrepresented Employees: Executive Management, Management and Confidential Bargaining Units
  
- B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant exposure to litigation, pursuant to Government Code Section 54956.9(b): Two Potential Cases.

City Manager Scarborough, City Attorney Oderman, Assistant City Manager Gudgeirsson, City Clerk Erway, City Engineer Cameron and Peter Borella were in attendance.

**CLOSED SESSION ANNOUNCEMENT - LAND STABILITY ISSUES IN VICINITY OF SEAPOINTE ESTATES**

City Attorney Oderman reported that one of the items discussed during Closed Session was a potential litigation matter involving land stability claims in the vicinity of the Seapointe Estates subdivision, Camino De Los Mares and Vaquero; reported that Council, by a unanimous vote, authorized the City Attorney's office to work with the Seapointe Estates Homeowners Association and enter into an agreement that would provide for cost sharing for geotechnical tests to examine the causes and potential solutions to the stability problem.

**INVOCATION**

Pastor Rich Anderson, Capistrano Christian Church, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Councilmember Dahl led the Pledge of Allegiance.

1. **SPECIAL PRESENTATIONS**

A. **Presentation of Plaque of Appreciation to City (From the Orange County Tobacco Use Prevention Coalition)**

Jim Walker, Executive Director of Stop Tobacco Abuse of Minors Pronto (STAMP) and Vice Chair of the Orange County Tobacco Use Prevention Coalition, and Stephanie Barger, Executive Director of Earth Resource Foundation, acting on behalf of the Orange County Tobacco Use Prevention Coalition, presented a plaque to the City in appreciation for adopting an Ordinance to prohibit smoking on the City's beaches and pier except in designated smoking areas.

2. MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER DAHL, CARRIED 5-0, to waive reading in full of all Resolutions and Ordinances.

3. **CONSIDERATION OF AGENDIZING ITEMS REQUIRING IMMEDIATE ACTION**

None.

4. **ORAL COMMUNICATIONS (PART ONE)**

**241 Foothill South Extension to I-5**

Ken Caresio, on behalf of the Marblehead Community Association, read a memorandum, dated July 20, 2004, which expressed objection to the 241 Foothill South extension to the I-5 via the central corridor alternative (i.e., Avenida Pico) as well as the Avenida La Pata variations; urged that Council take a formal position of opposition to the subject alignments and transmit its input to the Transportation Corridor Agencies prior to the August 6, 2004 deadline.

Council noted that the City's formal position is in opposition to a central corridor alignment; explained that the City will submit technical comments on the draft Environmental Impact Report for the 241 Foothill South prior to the deadline; stated that the City will likely consider all of the alternatives and take formal positions after the TCA has received all of the EIR comments and has had an opportunity to respond.

It was agreed that the City will submit a cover letter to the TCA, along with the technical comments on the EIR, reiterating its opposition to the central corridor alignment of the 241 Foothill South extension.

5. CONSENT CALENDAR

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to approve the Consent Calendar with the removal of Item 5-B(2).

A. City Council Minutes

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to approve the City Council minutes of July 6, 2004.

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

- (1) Planning Commission minutes of June 30, 2004 and July 7, 2004.
- (3) Zoning Administrator meeting minutes of July 13, 2004.
- (4) Parks and Recreation Commission minutes of May 11, 2004 and June 8, 2004.

C. Warrant Register

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to approve Wire Transfer No. 268 and Warrant Nos. 758921 through 759091 for the period 6-21-04 through 6-25-04 in the amount of \$1,272,897.95; approve Wire Transfers Nos. 269 through 270 and Warrant Nos. 759092 through 759308 for the period 6-28-04 through 7-2-04 in the amount of \$612,657.18; for a total Warrant Register of \$1,885,555.13.

**Payroll Register**

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to approve Warrant Nos. 314217 through 314307 and Automatic Deposit Advises 130900 through 131089 for the period 6-21-04 through 7-4-04 in the amount of \$310,370.71; for a total Payroll Register of \$310,370.71.

D. **Emergency Change Order - Sewer System Rehabilitation**

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to ratify the City Manager's determination that the Sewer System Rehabilitation project, that is being completed by Repipe-California, Inc., dba PPR (Contract C04-01), be expanded to include the emergency repairs described in the Administrative Report, dated July 20, 2004.

E. **Quitclaim Deed - Abandonment No. 99-60 (DeNault Plaza) - 525-535 North El Camino Real**

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to adopt Resolution No. 04-55 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE THE QUITCLAIM DEED FOR ABANDONMENT NO. 99-60, DENAULT PLAZA, A COMMERCIAL DEVELOPMENT LOCATED AT 525-535 N. EL CAMINO REAL.

F. Notices of Completion - Calle Alondra, Calle Quieto, Calle Guaymas, Calle La Veta and Calle Borrego Street Improvement Projects

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to:

1. Accept the Calle Alondra (Project No. 14304), Calle Quieto (Project Number 14306), Calle Guaymas (Project Number 14321), Calle La Veta (Project Number 14322) and Calle Borrego street improvement projects, from the contractor, R. J. Noble Company. (Contract C04-14)
2. Authorize the Mayor to execute, and the City Clerk to record, the Notices of Completion for the Calle Alondra, Calle Quieto, Calle Guaymas, Calle La Veta and Calle Borrego street improvement projects.

G. Notice of Completion - Major Street Maintenance Program

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to:

1. Accept the Annual Major Street Maintenance program for Fiscal Year 2003-04 from the contractor, All American Asphalt. (Contract C04-08)
2. Authorize the Mayor to execute, and the City Clerk to record, the Notice of Completion for the Annual Major Street Maintenance program for Fiscal Year 2003-04.

H. Release of Bonds - Tract 14224, BHC Residential, LLC, Cantabria - The Talega Development

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to adopt Resolution No. 04-56 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING THE RELEASE OF THE BONDS FOR TRACT 14224, BHC RESIDENTIAL, LLC.

I. Contract Awards - Banking and Custody Services

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to:

1. Approve, and authorize the Mayor to execute, Contract C96-90, by and between the City of San Clemente and Union Bank of California, providing for banking services, at a cost not to exceed \$84,000 per year.
2. Approve, and authorize the Mayor to execute, Contract C96-90, a Custody Services Agreement, by and between the City of San Clemente and Union Bank of California, at a cost not to exceed \$6,000 per year.

J. Weed Abatement 2003 Tax Liens

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to:

1. Adopt Resolution No. 04-57 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, REQUESTING THE ORANGE COUNTY AUDITOR-CONTROLLER TO ADD 2003 WEED ABATEMENT ASSESSMENTS TO THE FY 2004-05 TAX ROLLS.
2. Direct the City Clerk to file the resolution with the Orange County Auditor-Controller, thereby placing a lien on the affected properties in order to collect revenue owed to the City.

K. Contract Amendment - Biosolids Management Services for SOCWA (South Orange County Wastewater Agency)

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to approve, and authorize the Mayor to execute, Contract C01-65 by and between the South Orange County Wastewater Agency (SOCWA) and Synagro West Inc., providing for biosolids management services for SOCWA and participating member agencies of SOCWA.

**ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION**

- B(2). **Coastal Advisory Committee minutes of May 13, 2004 and June 10, 2004.**

MOTION BY COUNCILMEMBER DOREY, SECOND BY COUNCILMEMBER DAHL, CARRIED 5-0, to receive and file the Coastal Advisory Committee minutes of May 13, 2004 as written, and receive and file the Coastal Advisory Committee minutes of June 10, 2004, with the correction that the first paragraph on Page 3 be amended to correctly reflect the spelling of the names of John Dorey and Kathryn Stovall Dennis.

6. **PUBLIC HEARINGS**

- A. **Marblehead Coastal Residential and Commercial - Amendment to Site Plan Permit 97-16/Amendment to Site Plan Permit 99-16**

Public Hearing to consider a request by MT No. 1, LLC to amend previously approved residential Site Plan Permit 97-16 to reduce the residential units from 424 to 313 and to allow the replacement of architectural product on each lot and a request by MT No. 1, LLC to amend previously approved commercial Site Plan Permit 99-16 to reduce the amount of development from 700,140 square feet to approximately 642,584 square feet of commercial uses including a 125-room hotel, conference center, theater, restaurants and outlet retail uses. The 248-acre project site is located west of the San Diego Freeway (Interstate 5) and northeast of the intersection of Avenida Pico and El Camino Real. The communities of Colony Cove and Shorecliffs are located adjacent to the site on the northwest.

Planning Consultant Nagel narrated a powerpoint presentation entitled "Marblehead Coastal" and responded to Council inquiries relative to project architecture, vegetation, landscape palette, views, commercial bridge, sound berms, concealment of rooftop equipment, view outlooks from relocated Building #10, traffic circulation, medians, Vista Hermosa bridge, and the courtyard development. A hard copy of Mr. Nagel's powerpoint presentation, dated July 20, 2004, is on file with the City Clerk.



During the course of discussion, Council requested the following:

- That Staff work closely with the Coastal Commission to ensure that vegetation on the slope near the theatre is tall enough to soften the appearance of the theatre from Avenida Pico.
- That vegetation with year-round leaves be planted to conceal the reinforced earth structure.

In response to Council inquiry, Mark McGuire, attorney for the Applicant, stated that the Applicant presented a view analysis to the Marblehead Inland Homeowners Association that identified the view impacts that the project would have from various vantage points within Marblehead Inland; stated the Marblehead Coastal project will not be visible from many locations in Marblehead Inland, noting that views from higher locations will not be impaired but some views from lower elevations will be affected; commented that the reaction to the presentation was generally favorable; stated that the project's history with the Coastal Commission resulted in a paradigm change on the part of the developer to a mindset of creating a habitat restoration project that is funded by homes and commercial development on the site; stated that the Coastal Commission staff wanted the coastal canyons to remain pristine with native vegetation; explained that the Applicant is committed to talk to the Coastal Commission staff and resource agencies about the possibility of planting native trees on the slope to conceal the theatre; explained that the wall in the canyon area is being installed to minimize impacts to the wetlands and expressed doubt that native trees exist that don't lose their leaves; commented that the Applicant is willing to revisit its tree removal program to ensure that native trees are not removed; expressed appreciation to the City representatives who worked on the project; reviewed the evolution of the residential site plan, noting that the number of units has been reduced from 424 to 313; explained that the Applicant has embraced habitat protection as well as the concept of quality development instead of quantity; responded to Council inquiries relative to the ownership and maintenance of the trails and open space areas.

Mike Burke, on behalf of the Applicant, reviewed specifics pertaining to elevations and the impact that the Marblehead Coastal development will have on views from Marblehead Inland.

Steve Craig provided an overview of the commercial portion of the project; stated that the 1999 approval included a 700,000 square foot retail development, however, the revised site plan has been reduced to include 375,000 square feet of specialty retail, a 60,000 square foot theatre complex, a 27,500 square foot bookstore, a 125-room, 101,000 square foot hotel and conference center, ten restaurant pads comprising 70,000 square feet, 20,400 square feet of tourist-serving commercial, and a limited amount of second-floor office space; explained that significant modifications from the 1999 plan involve the fact that 10 acres of land are not being developed and the hotel has been rotated approximately 90 degrees, thereby reducing the view impact from Marblehead Inland, enabling the hotel operator to take advantage of views from both sides of the hotel, and minimizing traffic noise into the hotel rooms; responded to Council inquiries relative to sound walls, relocation of the walkway to the west side of the bridge, vistas to the canyon from Building #10, streetscape, and the use of parapets to screen roof-top equipment. During the course of discussion, Mr. Craig stressed that they have never requested a drive-through restaurant and have no intention to add another curb cut on the site; thanked the City representatives that worked on the project.

Mike Burke, on behalf of the Applicant, stated that Council's approval this evening will enable them to return to the Coastal Commission staff and work to make the project a reality; opined that the project has turned into the jewel that they sought to create.

Mayor Ritschel opened the Public Hearing.

Ray Benedicktus, one of the original members of San Clemente Citizens for Responsible Development, commented on the project's evolution to a development that will be a great asset to the community and Orange County as a whole.

Bill Kilty, Marblehead Inland resident, encouraged Council to approve the site plans as presented this evening; commented that Lusk is a quality organization and asserted that the high-caliber development will have a positive impact on tax revenue.

Cathy Lee, Director of South County Senior Services, conveyed support for the project, noting that it will generate \$1 million for a new senior center.

Bob Joseph, San Clemente Citizens for Responsible Development, opined that the plan is good, but more work needs to be done; noted that the Coastal Commission could change the plan after Council approval and questioned how Council can know that a revised plan will be acceptable to the City; expressed a desire to obtain additional information about preservation and management of the habitat area as well as public access.

Aileen Brazeau, San Clemente, expressed support for the project and urged approval.

Jerry Lehman, on behalf of the Chamber of Commerce, noted that the Chamber has been a staunch supporter of the project and suggested that the development will be a jewel for the community.

Rick Anderson, San Clemente, commented that Jim Johnson was devoted to the project and urged that Council ensure that Mr. Johnson's legacy remains.

Steve Swartz, San Clemente, urged Council to unanimously approve the project.

Linda Kopperud, San Clemente, urged Council to approve Jim Johnson's vision.

Gene Habich, founding member of San Clemente Citizens for Responsible Development, commented that he opposed the initial plans, but believes the current plan is a gem for which the community can be proud; asserted that Steve Craig has done a great job on the commercial portion of the project; recommended that one of the parks in Marblehead Coastal be dedicated and named in honor of Jim Johnson.

Chuck Hauswirth, San Clemente, spoke in support of a memorial, such as a boulder monument, to honor Jim Johnson.

Mayor Ritschel noted that Council has received a letter indicating support for the project from Jim Hill.

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

During the ensuing discussion, Council emphasized its opposition to any future potential for the placement of drive-thru uses in connection with restaurants located primarily in the area near the hotel and the Avenida Vista Hermosa/I-5 interchange.

City Attorney Oderman explained that it is not possible for Council to take an action that would forever foreclose the possibility of drive-thru uses.

It was noted, however, that Council would have the opportunity to take action on an application for such an operation, however, since a Conditional Use Permit would be required.

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to:

1. Certify Addendum No. 5 to the Environmental Impact Report.
2. Adopt Resolution No. 04-60 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENT TO SITE PLAN PERMIT (AM SPP) 97-16, MARBLEHEAD COASTAL RESIDENTIAL DEVELOPMENT, with the modification that Condition 60-A be relocated to the "General Conditions" portion of the Resolution. This condition reads as follows:

"Garages are to be used for parking of resident owned cars. Garages may only be used for storage to the extent that storage does not conflict with the ability of the resident to park resident owned cars."
3. Adopt Resolution No. 04-61 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENT TO SITE PLAN PERMIT (AM SPP) 99-16, MARBLEHEAD COASTAL COMMERCIAL DEVELOPMENT.

**MEETING RECESSED**

Council recessed at 10:00 p.m. and reconvened at 10:16 p.m., with all members present.

B. **Municipal Golf Course Fees and Regulations**

Public Hearing to consider a request by the Golf Course Committee and City Staff to amend certain fees and regulations at the Municipal Golf Course.

Council determined to conduct the Public Hearings for Items 6-C (Reallocation and Recertification of Marblehead Coastal Residential Development Application) and 6-D (Residential Development Allocations for RDEB Year 2004) at this point in the meeting. Consequently, Public Hearing Item 6-B (Municipal Golf Course Fees and Regulations) was deferred to later in the meeting. Please refer to Page 15 of these minutes for a summary of that action.

C. **Reallocation and Recertification of Marblehead Coastal Residential Development Applications**

Public Hearing to consider a request by MT No. 1, LLC to reallocate and recertify previously awarded Residential Development Evaluation Board units for the Marblehead Coastal project located west of the San Diego Freeway (Interstate 5) and northeast of the intersection of Avenida Pico and El Camino Real. The communities of Colony Cove and Shorecliffs are located adjacent to the site on the northwest.

Planning Consultant Nagel reviewed the contents of the Administrative Report and responded to Council inquiries.

Mayor Ritschel opened the Public Hearing.

Mark McGuire, on behalf of the Applicant, concurred with Staff's recommendation.

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

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to:

1. Find the previously adopted environmental documents adequate for the purposes of recertifying and reallocating previously awarded development allocations.
2. Adopt Resolution No. 04-62 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE REALLOCATION AND RECERTIFICATION OF 313 DEVELOPMENT ALLOCATIONS FOR MARBLEHEAD COASTAL.

D. **Residential Development Allocations (RDEB Year 2004)**

Public Hearing to consider public input for projects competing for allocations in the Year 2004 Residential Development Evaluation Board Allocation sequence under the provisions of Chapter 15.44 (Ordinance No. 922, Measure B) of the City's Municipal Code and to award allocations for the two eligible projects by Talega Associates LLC and Coastline Development.

Planning Consultant Nagel reviewed the contents of the Administrative Report.

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

MOTION BY COUNCILMEMBER EGGLESTON, SECOND BY MAYOR PRO TEM ANDERSON, CARRIED 5-0, to adopt Resolution No. 04-63 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AFFIRMING THE PROJECT POINT ASSIGNMENTS, PROJECT RANKINGS AND RECOMMENDATIONS OF THE RESIDENTIAL DEVELOPMENT EVALUATION BOARD AND AWARDDING YEAR 2004 DEVELOPMENT ALLOCATIONS.

B. Municipal Golf Course Fees and Regulations

Public Hearing to consider a request by the Golf Course Committee and City Staff to amend certain fees and regulations at the Municipal Golf Course.

Golf Course Manager Nelson narrated a powerpoint presentation entitled "San Clemente Municipal Golf Course: Proposed Changes to Operating and Fee Resolutions" and responded to Council inquiries. A hard copy of Mr. Nelson's presentation, dated July 20, 2004, is on file with the City Clerk.

CONTINUATION OF MEETING PAST 11:00 P.M.

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to continue the Public Hearing past 11:00 p.m.

Mayor Ritschel opened the Public Hearing.

Jerry Gahan, San Clemente, opined that the proposed clubhouse should be reduced in size to be more compatible with the neighborhood and style of the golf course; stated that he only succeeds half the time at reserving a tee time at 6:00 a.m., and voiced concern that his ability to make reservations will be further reduced if non-residents are allowed to reserve tee times at 6:00 a.m.; stated that he is currently able to take advantage of walk-on tee times and opined that a change in the City's policy would result in reduced play.

Harry Larson, Golf Course Committee member, asserted that the City could raise approximately \$100,000 by allowing advertising on course benches; commented on the importance of filling starting times in order to raise revenue; commented that other courses can offer golf packages, but San Clemente can only offer discounted golf fees because of present contracts with concessionaires; reviewed the rationales behind the Committee's recommendations.

Mike Quinn, Member of the Men's Club, recommended that walk-on times be reduced from three to two per hour for test purposes; requested that additional money be allotted to golf course maintenance if green fees are increased; pointed out that 60% of golf course rounds are played by residents.

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

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 4-1 (COUNCILMEMBER DAHL VOTING NOE), to:

1. Adopt Resolution No. 04-58 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ESTABLISHING CERTAIN FEES FOR PLAY UPON THE MUNICIPAL GOLF COURSE, AND REPEALING RESOLUTION NO. 02-86, with the incorporation of the following:
  - Increase the fee for resident discount cards from \$40 to \$50 per year.
  - Impose a 10-year sunset clause on all grandfathered carts.
2. Adopt Resolution No. 04-59 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ESTABLISHING CERTAIN REGULATIONS FOR PLAY UPON THE MUNICIPAL GOLF COURSE, AND REPEALING RESOLUTION NO. 98-82, with the incorporation of the following:
  - Eliminate the 6:00 a.m. to 6:30 a.m. resident advantage in making tee times.
  - Reduce walk-on times from three to two per hour.
  - Increase the maximum players in outside tournament groups from 60 to 80.
3. Authorize Staff to finalize modifications to the operational structure of the golf course, transferring the starter operation to the golf pro concessionaire and modifying the staffing at the course to decrease full-time staff and increase part-time seasonal staff.

*Action continued on next page*



4. Direct Staff to incorporate an evaluation of the annual \$425,000 transfer from the Golf Fund to the General Fund into the annual Long Term Financial Plan for Council consideration.
5. Authorize the pursuit of ads for scorecards, but not for benches.
6. Request that the Golf Course Committee report on ways to improve the reservation cancellation policy.
7. Direct the Golf Course Committee to explore promotional marketing opportunities for the Municipal Golf Course.

7. **UNFINISHED BUSINESS**

None.

8. **NEW BUSINESS**

A. **Golf Course Clubhouse Project - Authorization to Solicit Bids**

Report from the Beaches, Parks and Recreation Director concerning the possibility of authorizing Staff to solicit bids for the Municipal Golf Course Clubhouse project.

Golf Course Manager Nelson narrated a powerpoint presentation entitled "San Clemente Municipal Golf Course: Clubhouse Project" and responded to Council inquiries. A hard copy of Mr. Nelson's presentation, dated July 20, 2004, is on file with the City Clerk.

During the course of discussion, individual Councilmember(s) commented on the following: 1) Desirability of obtaining a business plan for the restaurant/banquet operations; 2) Importance of obtaining an experienced banquet operator; and 3) Concern about the proposed interior design furnishings and the dark color palette and desire to review these aspects of the plan prior to approval.

Following discussion, MOTION BY COUNCILMEMBER EGGLESTON, SECOND BY COUNCILMEMBER DOREY, CARRIED 5-0, to approve the plans and specifications for the Municipal Golf Course clubhouse construction project and authorize Staff to publicly bid the project, with the following directions:

- The clubhouse is to have a smooth exterior.
- Deductions are to be identified within the bid package.

9. **ORAL COMMUNICATIONS (PART TWO)**

None.

10. **REPORTS**

A. **Commissions and Committees**

None.

B. **City Manager**

(1) **Consideration of Scheduling Joint Meeting of the City Council, Commissions and Committees**

Council determined to not schedule a Joint Meeting of the City Council and Commissions and Committees for August 31, 2004.

C. **City Attorney**

None.

D. Council Members

- (1) Orange County Division, California League of Cities Issues.

None.

- (2) Council Position on Legislative Issues.

None.

- (3) Orange County Fire Authority Status Update.

Councilmember Dahl reported that Orange County Fire Authority personnel assisted in combating various fires throughout the Southern California area.

- (4) San Clemente-Dana Point Animal Services Authority.

Councilmember Dahl reported on animals available for adoption at the San Clemente-Dana Point Animal Services Authority; thanked the Staff, volunteers and veterinarians who assist at the shelter.

- (5) Transportation Corridor Agencies Status Report.

None.

- (6) Integrated Waste Management District Report.

None.

(7) **Councilmember Items.**

**Downtown Visioning Community Workshop**

Mayor Ritschel announced that the second community workshop for the Downtown Visioning project will be held on July 26, 2004 at 6:00 p.m. at the Community Center.

**Ocean Festival**

Councilmember Dorey congratulated the persons responsible for the recent success of the Ocean Festival.

11. **RESOLUTIONS/ORDINANCES**


None.


12. **ADJOURNMENT**

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER DAHL, CARRIED 5-0, to adjourn at 12:05 a.m. in memory of Roy E. Gordon, who served on the City Council from 1962-1966, to an Adjourned Regular Meeting to be held on July 28, 2004 at 6:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California, for the purpose of interviewing candidates and making appointments to fill vacancies on City Commissions and Committees.

A subsequent Adjourned Regular Meeting will be held on July 29, 2004 at 6:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California, for the purpose of interviewing candidates and making appointments to fill vacancies on City Commissions and Committees.

The next Regular Meeting will be held on August 3, 2004 in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California. Closed Session items will be discussed at 6:00 p.m. The General Session will begin at 7:00 p.m.

  
CITY CLERK of the City of  
San Clemente, California

  
MAYOR of the City of  
San Clemente, California