

# CITY OF SAN CLEMENTE

## JOINT CITY COUNCIL/COMMISSIONS/COMMITTEES MEETING

AUGUST 30, 2005

A Joint City Council/Commissions/Committees meeting was called to order at 7:00 p.m. in the Ole Hanson Room of the Community Center, located at 100 North Seville, San Clemente, California, by Mayor Anderson.

**CITY COUNCIL**  
**MEMBERS PRESENT**

EGGLESTON, RITSCHER, MAYOR  
ANDERSON

**CITY COUNCIL**  
**MEMBERS ABSENT**

DAHL

**COASTAL ADVISORY**  
**COMMITTEE MEMBERS**  
**PRESENT**

DONCHAK, NIELSEN, CHAIRPERSON  
HART

**COASTAL ADVISORY**  
**COMMITTEE MEMBERS**  
**ABSENT**

BURROR, HAUSWIRTH, SMITH, WATERS

**HUMAN AFFAIRS**  
**COMMITTEE MEMBERS**  
**PRESENT**

FERGUSON, STEELMAN, VENTURA,  
WRIGHT, CHAIRPERSON KEY-SMITH

**HUMAN AFFAIRS**  
**COMMITTEE MEMBERS**  
**ABSENT**

GONZALEZ, WALTON

PARKS AND RECREATION  
COMMISSION MEMBERS  
PRESENT

LOY, MALTINSKY, MCCONNELL,  
VAN AUKEN, VANCE, CHAIRPERSON  
THOMAS

PARKS AND RECREATION  
COMMISSION MEMBERS  
ABSENT

WATERS

INVESTMENT ADVISORY  
COMMITTEE MEMBERS  
PRESENT

ANDERSON, CARTER

INVESTMENT ADVISORY  
COMMITTEE MEMBERS  
ABSENT

TAYLOR, WELLS, CHAIRPERSON  
GUDGEIRSSON

GOLF COURSE  
COMMITTEE MEMBERS  
PRESENT

GIESEKE, HABICH, LARSON, VEALE,  
CHAIRPERSON GOOCH

GOLF COURSE  
COMMITTEE MEMBERS  
ABSENT

AZZOLLINI, REFOWITZ

PLANNING COMMISSION  
MEMBERS PRESENT

AVERA, ANDERSON, DONCHAK,  
JOHNSON, VICE CHAIR PROHASKA

PLANNING COMMISSION  
MEMBERS ABSENT

KAUPP, PRIME

### **Introduction of Police Sergeants**

Lt. Hunt introduced the following Sergeants who are stationed in San Clemente. Each sergeant then reviewed their experience and areas of responsibility:

Nancy Gafner  
Alan Phillips  
Mike Krueger  
Scott Kennedy

#### 1. **Conflict of Interest**

City Attorney Oderman reviewed public officials' obligations under the Political Reform Act's Conflict-of-Interest Rules and responded to questions. Copies of a publication entitled "Can I Vote?", which was prepared by the California Fair Political Practices Commission, were distributed. A copy of the document is on file with the City Clerk.

#### 2. **Downtown Visioning - Preserving Del Mar Character**

Senior Planner Pechous narrated a powerpoint presentation entitled "Downtown San Clemente Vision for the T-Zone" (a hard copy of the presentation is on file with the City Clerk). During his presentation, Mr. Pechous conveyed Staff's recommendation that in order to maintain Del Mar's character, it is necessary to 1) maintain the existing mass, scale, and density of Del Mar, and 2) maintain the current mix of uses, resulting in no new residential units on Del Mar.

During the discussion that followed, meeting attendees expressed personal opinions which included the following points:

- Concern that it would be unfair for the City to discontinue substantial expansions since property owners who have not already expanded would be giving up property rights that they currently have.
- It is necessary to address the availability of parking and public restrooms.
- It is undesirable to have all three-story buildings on Del Mar, but it may not be necessary to maintain the existing high percentage of one-story buildings.

- It is necessary to define development limitations if the character of Del Mar is to be retained. It is more difficult, from a planning standpoint, to maintain the status quo than it is to initiate change.
- It is necessary to determine if "character" is defined by massing, scale and density.
- There are ways to allow second stories without resulting in a second-story massing effect, e.g., developing second stories with setbacks.
- Possibility that imposing expansion restrictions may inhibit the revitalization of buildings that need to be revitalized.
- Possibility of allowing two-story buildings on Del Mar by right with design guidelines and allowing three-story buildings with a Conditional Use Permit.
- Staff's recommendation to maintain the existing mass, scale and density would not preclude properties from being renovated.
- Many property owners on Del Mar desire to expand, but are unable to do so because they cannot provide parking.
- Revitalization does not necessarily mean enlarging a structure.
- Three story buildings lining Del Mar would create a tunnel effect because Del Mar is not wide enough for that degree of mass.
- Spanish Colonial Revival architecture along Del Mar would be more consistent with San Clemente's image.
- Fact that a significant amount of revitalization has occurred on Del Mar without an increase in square footage.
- Desirability of controlling the blend-of-use formula on Del Mar.

Individual Councilmember(s) conveyed opinions as follows.

- Some flexibility is needed along Del Mar. It is not reasonable to simply stop development as it currently exists.
- It is imperative to deal with the parking issue before talking about intensification. Care needs to be taken to ensure that parking is not transferred to the surrounding residential areas.
- Some flexibility is needed in terms of second stories. Third stories should not be permitted to line the street.
- It is important to determine whether intensification will lead to success or whether it will lead to the perception that Del Mar is overcrowded and under parked. If the latter is the case, residents may transfer their business from Del Mar to Marblehead Inland.
- Efforts should be undertaken to encourage individuals to park in the underutilized public parking lots before the City embarks on any new parking initiatives.

- An inherent conflict exists with respect to allowing additional residential uses on Del Mar. Residential uses are more appropriate on the streets in the periphery of the downtown core area.
- A discretionary process could be established that would allow larger buildings to be developed in appropriate areas.
- It is important to involve the current downtown business owners, property owners, architectural community and Downtown Business Association in the visioning process.

Council requested that Staff digest the input provided this evening and begin to develop draft recommendations.

3. **Roundtable**

Coastal Advisory Committee

Chairman Hart stated that the Coastal Advisory Committee, during its four-year existence, has addressed recreational uses at the beach, sand erosion, urban runoff, and appropriate land uses for bluffs and coastal canyons; expressed hope that the City will finalize its Local Coastal Plan, which would result in the California Coastal Commission delegating certain permitting authority to the City.

Investment Advisory Committee

Mayor Anderson, who is a member of the Coastal Advisory Committee, advised that the Committee meets quarterly to review investments, investment returns, timing of investments and cash flow needs; stated that the Committee agreed to again invest in the County's Investment Pool.

Committee Member Carter added that the Committee is currently reviewing the City's Investment Policy, noting that the Committee will submit its recommendations to Council at its first meeting in November.

Golf Course Committee

Chairman Gooch thanked the San Clemente Golf Club for installing markers on the fairways; stated that the tees have recently been leveled; reported that two part-time positions have been added and one full-time position may also be added; stated that Dave Cook has entered into a long-term contract to operate the pro shop; explained that Council voted to discontinue the transfer of \$425,000 from the Golf Fund to the General Fund, explaining that the funds will now be deposited into the Parks and Recreation budget; stated that the Committee looks forward to the groundbreaking for the new clubhouse.

Parks and Recreation Commission

Chairman Thomas praised San Clemente's lifeguards, noting that a drowning has not occurred in San Clemente for 30 years; provided an overview of current and future park projects; noted that the Commission has been discussing the possibility of establishing hubs for various sports, but noted that the Commission remains concerned about the lack of space; stated the Commission is very pleased with the new Beaches, Parks and Recreation Director; thanked Council for approving the modified facility fees, and explained that the Commission is now looking at the fees for fields and special events; suggested that it may be appropriate to revisit the possibility of lighting some facilities that are not currently lit; stated that Staff is currently analyzing the Beaches, Parks and Recreation organization to determine its ability to meet future needs.

Human Affairs Committee

Chairperson Smith stated that the Committee's first forum of the year will be held on September 14, 2005 at 3:00 p.m. in the Ole Hanson Room of the Community Center; noted the forum will include a discussion of the new prescription policy that is changing in January 2006.

Planning Commission

Vice Chair Prohaska reviewed upcoming major development projects, which include the Marblehead Coastal construction, Pacific Golf Club's conversion of open space to development, and the Miramar Theatre; noted that the Planning Commission approved In-n-Out Burger, but withheld signage; advised that the Commission is working on the implementation of the Downtown Vision and Strategic Plan, General Plan update, North Beach public and private development opportunities, and downtown parking; stated that a new permit system will be implemented next week.

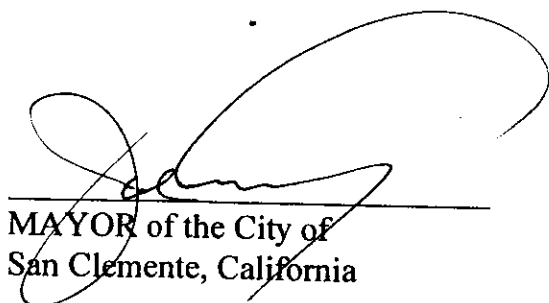
Public Restroom Availability on Del Mar

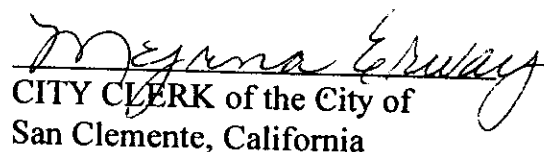
In response to an inquiry, City Manager Scarborough noted that signage needs to be installed to alert the public that restrooms are available at the Community Center; pointed out that other restrooms are available for public use along Del Mar, but added that the locations of the facilities are not well known because signage is not available; stated that Staff is speaking with private parties in an attempt to make restrooms available and to publicize their locations through signage.

Adjournment

The Planning Commission adjourned at 9:15 p.m. to a Special Meeting to be held on Friday, September 2, 2005 at 8:00 a.m. in Community Development Conference Room A, located at 910 Calle Negocio, San Clemente, California.

MOTION BY COUNCILMEMBER RITSCHER, SECOND BY MAYOR PRO TEM EGGLESTON, CARRIED 3-0, to adjourn the City Council and remaining Commissions and Committees at 9:15 p.m.

  
MAYOR of the City of  
San Clemente, California

  
CITY CLERK of the City of  
San Clemente, California