

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, February 2, 2010
Council Chambers, Daly City

Chair Kelly called the meeting to order at 7:00 p.m.

ROLL CALL: Roll call was not taken, but a quorum (Bautista, Crump, and Kelly) was present with Mr. Edelman arriving late

Staff Present: Schott, Mothershead, Naughton, and DeFries

Moved by Commissioner Crump and seconded by Commissioner Bautista, to adjust the agenda order and hear Item 10 before the Election of Officers. Motion carried 3-0.

APPROVAL OF MINUTES: Moved by Commissioner Bautista, seconded by Commissioner Crump, to approve the minutes of December 1, 2009. Motion carried 3-0.

PUBLIC HEARING:

- 10. Zone Text Amendment ZC 12-09-1453 and Environmental Assessment to repeal and replace Chapter 17.41 of the Zoning Ordinance establishing water conservation in landscaping regulations – Citywide.**

Staff report presented by: Jeanne Naughton, Associate Planner

Ms. Naughton presented the City's request to repeal and replace Chapter 17.41 of the Municipal Code with the proposed Water Conservation in Landscaping Ordinance to create compliance between the Code and State mandates and address issues of water supply and demand.

The Ordinance was developed by a regional workgroup coordinated through BAWSCA, Bay Area Water Supply and Conservation Agency. BAWSCA represents the interests of 24 cities and water districts and two private utilities that purchase water from the San Francisco regional water system. The proposed ordinance has been designed to achieve a 25% water savings on outdoor water use at new development projects and rehabilitated landscapes greater than 1,000 square feet in area.

There are four main drivers associated with the implementation of this Ordinance. First, Assembly Bill 1881 required cities and counties, no later than January 1, 2010, to adopt the Model Water-Efficient Landscape Ordinance, developed by the California Department of Water Resources (DWR), or adopt an ordinance that is at least as effective as the DWR ordinance.

Secondly, the Green Building Standards Code came into effect in August 2009, with the requirements for water savings becoming mandatory in 2011. This Code requires landscape irrigation at new development be in compliance with either the DWR Model Ordinance or a locally adopted Ordinance.

Third, Senate Bill 7 requires statewide reductions in urban per capita water use. Each supplier will have to reduce per capita daily water use by at least 5 percent, unless their baseline water use is less than 100 gallons per capita per day. Daly City is currently well below this threshold and therefore is not subject to reductions mandated in this Bill. However, the majority of BAWSCA member agencies will be subject to mandatory reductions and the Ordinance further assists BAWSCA agencies to comply with the water savings requirements of SB 7.

Finally and probably most importantly, the San Francisco Public Utilities Commission (SFPUC) provides water to all of the BAWSCA member agencies and on October 31, 2008 they made a unilateral decision to limit the water supply available from the San Francisco Regional Water System to the City of San Francisco and to BAWSCA member agencies until at least 2018. Projections have shown that without increased water conservation, water demands within the BAWSCA service area will exceed available supplies by 2015. Agencies that exceed their individual interim supply limitations will be subject to environmental surcharge fees, which will also be set forth by SFPUC. This Ordinance will help BAWSCA member agencies reduce water demands and live within current supply limitations.

The Ordinance will apply to new or rehabilitated landscape areas greater than 1,000 square feet that require a building permit, plan check, design review, or new/expanded water service. This would typically translate into a brand new development, either residential or commercial that has a large, irrigated landscaped area.

The Ordinance does not apply to landscapes that are only irrigated for an establishment period, historical sites, ecological restoration projects, or community gardens. Special exemptions also exist for cemeteries and recreation fields. Additionally, the Ordinance does not apply to existing landscapes unless they are proposing major changes/refurbishments/upgrades that would require a building permit, Design Review or new/expanded water service and are greater than 1,000 square feet in area.

The landscape requirements included in the Ordinance address common landscape parameters and the efficiency standards are consistent with the DWR Model Ordinance requirements. Staff will supply project applicants with information and resources to help them install water efficient landscaping and irrigation systems in compliance with the Ordinance.

Speakers: None

Commissioner Edelman referred to page 4 of the staff report and asked what 70% Eto meant. Ms. Mothershead replied that it was the Evapotranspiration rate, which is defined in the ordinance. Ms. Naughton explained that the 70% Eto refers to the actual efficiency of the sprinkler heads. They are designed to have a certain efficiency with the amount of water they give out to effectively water a certain area.

COMMISSION ACTION

Moved by Commissioner Crump, seconded by Commissioner Bautista to close the public hearing. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Bautista, to adopt the findings as outlined in the staff report of February 2, 2010. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Crump, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Bautista, seconded by Commissioner Crump, to approve Zone Text Amendment ZC 12-09-1453 subject to the Findings as outlined in the staff report of February 2, 2010. Motion carried by a unanimous roll call vote.

ELECTION OF OFFICERS:

Commissioner Edelman nominated Commissioner Crump as Chair. Commissioner Bautista seconded the nomination and it was carried unanimously. Commissioner Kelly nominated Commissioner Edelman as Vice Chair. Commissioner Bautista seconded the nomination and it was carried unanimously.

COMMUNICATIONS:

ADJOURNMENT:

Moved by Commissioner Kelly, seconded by Commissioner Bautista, to adjourn at 7:15 p.m.

Respectfully submitted,

Richard Berger
Director of Economic and Community Development

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