

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, June 2, 2010 at 7:00 p.m.  
270 South Walnut Avenue, Sheriff's Community Meeting Room

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## **Present**

Chairman Jim Schoonover  
Commissioner David Bratt  
Commissioner Stephen Ensberg  
Commissioner M. Yunus Rahi  
Director of Development Services Dan Coleman  
Administrative Aide Kevin Frey

## **Absent**

Commissioner John Davis

## **CALL TO ORDER AND FLAG SALUTE**

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:01 p.m. and Commissioner Bratt led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes: May 19, 2010

**MOTION:** Moved by Ensberg, seconded by Bratt to approve the Consent Calendar. Motion carried 4-0-1 (Davis absent).

## **COMMISSION BUSINESS**

### **2. CONSIDERATION OF WATER EFFICIENT LANDSCAPE GUIDELINES**

Staff report presented by *Administrative Aide Kevin Frey*, who stated that subsequent to the City Council adopting Water Efficient Landscape Ordinance No. 1196, it was directed that the Planning Commission adopt by resolution a set of technical guidelines, known as the Water Efficient Guidelines. He outlined the requirements, such as requirements for a maximum water budget, a landscape documentation package, certification of landscape design, soils and irrigation information, etc. He stated applicable projects would include new landscape installations or landscape rehabilitation projects by public agencies, private non-residential developers, and developers/property managers of single-family or multi-family residential

projects with a landscaped area greater than 2,500 square feet. It will also apply to new landscape installation projects by individual homeowners on single-family or multi-family residential lots with a total project landscaped area greater than 5,000 square feet, and outlined the maintenance requirements for the landscape.

He stated while not required by the State, the proposed guidelines also set parameters for the use of artificial turf and he described the nine requirements listed in the staff report. Upon the completion of a landscape project, the applicant will submit documentation that the project meets the requirements of the guidelines to the City for approval. He stated staff is recommending the Planning Commission approve Resolution PC-1417, Water Efficient Landscape Guidelines.

**Commissioner Ensberg** asked if a homeowner was to lay sod in their front yard or install irrigation for it, would they be required to go through this process. He also asked if installing irrigation required a building permit.

**Administrative Aide Frey** stated unless the square footage exceeds 5,000 square feet, a homeowner would not have to follow these guidelines.

**Director of Development Services Dan Coleman** stated the only thing that currently needs a building permit for irrigation installation is the backflow device, but that most homeowners do not know that.

**Commissioner Ensberg** asked if there was any estimate of how many projects might fall under these guidelines, and did we review any other cities' guidelines when developing ours.

**Administrative Aide Frey** stated due to the size requirement and the limited availability of vacant area, Staff feels these guidelines will apply to a small number of projects. City Staff also met with other cities in the San Gabriel Valley to review how they were addressing this issue. After review Staff chose Orange County's guidelines as a template because they started this process several years ago and involved numerous stakeholders in their discussions. They found it more efficient to separate the legislative requirements from the technical requirements to make it easier to amend without always going through a code amendment process.

**Commissioner Ensberg** asked if the community had an opportunity to comment on these guidelines, and if any of the HOA's or multi-family projects had a chance to comment.

**Administrative Aide Frey** stated when the Ordinance was going through the public hearing process, a draft of the guidelines was included for review and comments. The main concern from the HOA's was in regards to artificial turf because they wanted the ability to govern that themselves. While artificial turf will be allowed, changes were made to the guidelines to reflect their concerns, including limiting the amount of artificial turf to be installed to no more than 60% of a landscaped area, and to set product standards at a higher quality.

**Commissioner Bratt** stated the guidelines indicate artificial turf can only be installed by a professional landscaper, and asked who regulates or determines if a company is qualified or licensed.

**Administrative Aide Frey** stated he did not know if the State had a licensing program for installers. The intent was to have someone familiar with installation practices do the work, not just a local handyman.

**Commissioner Bratt** stated he was concerned that as the popularity of artificial turf grows, there will be more people advertising themselves as “qualified” installers, when in fact they may not be, and that we are requiring a guideline that is unenforceable.

**Administrative Aide Frey** stated they felt that with all the other requirements that need to be adhered to, only experienced installers will be doing the work.

**Chairman Schoonover** wanted to clarify that when they were talking about water features in the guidelines, it did not include small fountains that a homeowner could purchase at a home improvement store.

**Administrative Aide Frey** stated that was correct.

Chairman Schoonover opened the meeting for public hearing. There being no response, the public hearing was closed.

**Commissioner Ensberg** felt that thoughtful consideration had been given in developing the guidelines and feels they address the concerns of San Dimas and will be beneficial in encouraging water conservation.

#### RESOLUTION PC-1417

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING THE WATER EFFICIENT LANDSCAPE ORDINANCE GUIDELINES

**MOTION:** Moved by Ensberg, seconded by Rahi to approve Resolution PC-1417 adopting the Water Efficient Landscape Ordinance Guidelines. Motion carried 4-0-1 (Davis absent).

#### **ORAL COMMUNICATION**

##### **3. Planning Manager**

**Director Coleman** stated grading at Bonita Canyon Gateway has started for site improvements, and that it was possible they could be issuing the building permits for the Fresh and Easy market in the next few days.

**Director Coleman** stated the City has issued the Notice of Preparation for the EIR for the Brasada Residential project in the northern foothills. The draft EIR, which will expand on the Northern Foothills Program EIR and address this specific subdivision, will be coming to the Planning Commission to review.

**Director Coleman** stated the recent traffic counts being taken around the City were for the proposed expansion of the Glendora Wal-Mart.

##### **4. Members of the Audience**

No communications were made.

##### **5. Planning Commission**

No communications were made.

**ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 7:22 p.m. to the regular Planning Commission meeting scheduled for June 16, 2010, at 7:00 p.m.

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James Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton, Administrative Secretary

Approved: June 2, 2010