

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, November 5, 2015 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman David Bratt
Vice-Chair John Davis
Commissioner Margie Green
Commissioner Tomas Molina
Commissioner Ted Ross
Senior Planner Marco Espinoza
Associate Planner Luis Torrico
Planning Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Bratt called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Green led the flag salute.

PUBLIC HEARINGS

1. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 15-07** – A request to amend Municipal Zoning Code Chapter 18.14, Water Efficient Landscapes, to bring the City into compliance with Governor Brown's Drought Executive Order B-19-25.

Staff report presented by *Associate Planner Luis Torrico* who stated originally the request was to continue this item to the November 19, 2015 Planning Commission meeting, but because of the number of items scheduled for that meeting, Staff is requesting continuance to December 3, 2015.

He stated in May of this year the Planning Commission approved revisions to the Water Efficient Guidelines in response to the Governor's Emergency Ordinance B-29-15 which imposed restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016. This order also required that the State update the Model Water Efficient Landscape Ordinance. The revisions were completed in July 2015. Staff has been working with other cities through the SGVCOG and an Orange County committee to create a regional ordinance and guidelines. The Municipal Water District of Orange County took the lead on this document because of the technicality involved, but it is also adaptable for use by Los Angeles County cities. The final draft was completed on October 20, 2015 so there was not enough time to prepare the final document for this meeting. Until such time as the City adopts its own standards the State's Ordinance will be in effect starting December 1, 2015, and went over some of the main points of the revised ordinance and the new reporting requirements.

Vice-Chair Davis stated then all the bullet points in the report are from the State Ordinance, and do these regulations apply to retrofit landscapes or only new landscape. He asked if the water company will be installing the new submeters.

Associate Planner Torrico stated those are the main revisions, and that the complete changes will be shown when this item comes back. The regulations will apply to retrofit landscapes over 2,500 sq. ft. in size but the minimum square footage for new landscapes has been lowered to 500 sq. ft. cumulative. When a submeter is required on projects over 5,000 sq. ft. the installation will be done by the applicant.

Chairman Bratt asked if he could explain what reference evapotranspiration (ETo) was and how that related to the requirements.

Associate Planner Torrico stated that is one of the technical requirements of the new ordinance that we will have to comply with, and each city and county will have different rates. There will be a table in the guidelines as to what number will apply to San Dimas.

Vice-Chair Davis stated then if the City does not adopt its own guidelines, then the State's Ordinance will be in effect.

Associate Planner Torrico stated that is correct. The State Ordinance becomes effective December 1, 2015 for any agency that has not adopted its own regulations. The City plans to have additional language above the State requirements.

Vice-Chair Davis stated then our existing ordinance goes away and that is why we are looking to adopt an updated ordinance.

Associate Planner Torrico stated that is correct.

Commissioner Molina asked if this item was to decide whether to implement the guidelines or not.

Associate Planner Torrico stated the City has to comply with the State adopted ordinance no matter what. Some cities have decided to take no further action and will just use the State Ordinance. Our current ordinance was modified from the previous State Ordinance to reflect design standards for San Dimas; you can add more requirements, you just can't impose less than the State's, but we have no choice in whether to adopt the State requirements or not.

Chairman Bratt asked if we are going to propose any guidelines that are stricter than those set by the State.

Associate Planner Torrico stated no.

ACTION: Chairman Bratt opened the meeting for public hearing. There being no comments, the public hearing was continued to the regular Planning Commission meeting of December 3, 2015.

ORAL COMMUNICATION

2. Community Development Department

Senior Planner Marco Espinoza stated at the next meeting will be the proposed code amendment for the Costco center allowing additional uses, and a code amendment to our

existing ordinance regarding medical marijuana in response to three new State laws that will take effect in January and March of 2016 regarding cultivation and mobile dispensaries. There will also be a request for a Conditional Use Permit for a new gym on Village Court, and a code amendment and Use Permit to allow alcohol sales at the Via Verde 76 service station.

3. **Members of the Audience**

No communications were made.

4. **Planning Commission**

Vice-Chair Davis asked if there were any other new tenants at the Costco center.

Associate Planner Torrico stated there are still two vacant tenant spaces that are approximately 1,500 sq. ft. each. They probably have another two to three months before the construction on the buildings is completed. Originally Costco wanted construction to be out of the parking lot by late October, but he believed they have come to some type of agreement to allow it to continue during the holiday season.

Associate Planner Torrico stated he found the definition of evapotranspiration rate and shared that with the Commission.

Senior Planner Espinoza stated if the rate is too rapid than it requires additional mulch to be added to the landscape to lower it.

Commissioner Molina asked if this is part of the 25% reduction in water usage the State is asking for, and if that is an annual rate or how is that calculated.

Associate Planner Torrico stated the 25% reduction came from the Executive Order and it is the water providers that have to meet that reduction.

Chairman Bratt reminded the Commission there is a Joint Study Session with the City Council on November 10th at 5:00 p.m.

Vice-Chair Davis stated he may be out of town for the November 19th meeting.

ADJOURNMENT

MOTION: Moved by Davis, seconded by Green to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:26 p.m. to the regular Planning Commission meeting scheduled for Thursday, November 19, 2015, at 7:00 p.m.

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: December 3, 2015