

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
APRIL 28, 2015 – 7:30 P.M.**

1. CALL TO ORDER – Acting-Chairman O’Leary

2. ROLL CALL

PRESENT: Commissioner – Cordes, Haddad, Horton, O’Leary

ABSENT: Commissioner – Leung

ALSO PRESENT: Community Development Director Forbes, Planning Manager Reimers, and Planning Secretary Venters

Commissioner Horton made a motion to excuse Chairman Leung for due cause seconded by Commissioner Cordes and unanimously carried.

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

6. CONSENT CALENDAR

Commissioner Horton moved to approve the Consent Calendar. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, Haddad, Horton, O’Leary

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Leung

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of April 14, 2015.

7. PUBLIC HEARING

A. An amendment to the Zoning Code to require Water Efficient Landscaping.

The State Legislature passed AB 1881, the Water Conservation in Landscaping Act of 2006, requiring local agencies to adopt a water efficient landscape ordinance or notify the California Department of Water Resources (DWR) about the intent of a local agency to follow the Department's 2009 Model Ordinance. In complying with the State's requirement, Temple City staff sent the letter of intent to DWR on February 11, 2010, indicating that the City will follow the State's model ordinance while working on developing a local Ordinance.

Planning Manager Reimers gave a brief summary of the staff report.

Acting-Chairman O'Leary opened the public hearing.

Mary Kokayko, resident, stated that her water company does not import water. She further stated that residents should use common sense regarding water conservation.

Jim Clift, resident, spoke regarding increased water bills and low flow plumbing fixtures and its effects on sewer systems.

Acting-Chairman O'Leary closed the public hearing.

Commissioner Cordes expressed concern regarding pressure differentials in underground pipes and fire hazards as a result of water conservation. He believed that the Water Efficient Landscaping manual is balanced and could be amended in the future.

Commissioner Haddad expressed a desire to be more aggressive than the criteria set in Assembly Bill (AB)1881 in the Water Efficient Landscaping Manual and ordinance. He felt that the City should take extreme measures regarding water conservation including measures for future droughts. He stated that he would like to amend the water efficient landscaping ordinance section 9-1E-34 increasing the applicability to require water efficient landscaping on all new developments with the exception of parks. He further stated that the City could create an ordinance regarding required water conservation to include reduction of landscape watering to three days a week at eight minutes per duration in the evening.

Commissioner Horton suggested that key stakeholders such as the City's five water companies, Planning Commission, City Council, planning staff, and engineers may be able to provide input regarding water efficient landscaping and water conservation. He felt that the City should craft a comprehensive water conservation policy which would serve as a tool for residents with trigger points for various steps in a drought that could be applied over the next 20-50 years as well as serve as an approach to strategically deal with droughts, water supplies, and population growth. He stated that the City should also participate in outreach

programs with the various water companies and distribute low flow faucets and shower heads at the Farmers Market.

Acting-Chairman O'Leary stated that the green building code requires 20 percent water savings on plans. He supported the ordinance's self-certification requirement. He stated that the Water Efficient Landscaping Manual is in compliance with the state and could easily be amended.

Commissioner Haddad made a motion to recommend that the City Council approve File 150000055, amend section 9-1E-34 of the ordinance removing the square footage limitations, thus expanding its applicability, and find that the project is categorically exempt. Seconded by Commissioner Horton and carried by the following roll call vote:

AYES: Commissioner – Haddad Horton
ABSTAIN: Commissioner – None
NOES: Commissioner – Cordes O'Leary
ABSENT: Commissioner – Leung

Commissioner Cordes made a motion to recommend that the City Council approve File 150000055, adopt the ordinance, and find that the project is categorically exempt. Seconded by Commissioner Horton and carried by the following roll call vote:

AYES: Commissioner – Cordes, Haddad, Horton, O'Leary
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – Leung

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR - None

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

A. COMMISSIONER CORDES – None

B. COMMISSIONER HADDAD – Would like to know what further steps should be taken regarding water conservation efforts.

Acting-Chairman O'Leary recommended that Commissioner Haddad work with City staff.

- C. COMMISSIONER HORTON – Asked Community Development Director Forbes for an update regarding water barrels and if the City could write a letter to the five water companies regarding findings for water conservation.

Community Development Director Forbes stated that water barrels will be discussed at the upcoming meeting between the City and the various water companies and that sending correspondence to the various water companies would be at the discretion of City Manager Cook.

- D. VICE-CHAIRMAN O'LEARY – Thanked staff and the Planning Commission regarding the discussion.

- E. CHAIRMAN LEUNG – None

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA - None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:42 p.m.

Acting-Chairman

Secretary