

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REZONE 15-004 - LANDSCAPE AND IRRIGATION ORDINANCE UPDATE - REVISION TO ADD TURF PROVISION (CITY INITIATED)

DATE: DECEMBER 8, 2015

Needs: For the Planning Commission to make a recommendation to the City Council to consider an amendment to the recently updated Landscape and Irrigation Ordinance (Section 21.22B), to add language that would allow for the installation of up to 25-percent of turf in new and rehabilitated single family residential front yards, subject to complying with the water use and irrigation documentation requirements.

Facts:

1. On November 17, 2015, the City Council approved for first reading the Draft Water Efficient Landscape Ordinance (WELO) for first reading, and scheduled second reading for December 1, 2015.
2. As part of the motion to adopt the Ordinance, the City Council directed Staff to bring back an amendment to the Ordinance that would allow for the installation of turf in single family residential front yards, subject to complying with the water use and irrigation documentation requirements and the 25 percent total turf area standard.
3. Allowing 25 percent turf for residential front yards would be consistent with the State's model ordinance, subject to the complete landscape installation meeting certain water use requirements.

**Analysis
And
Conclusions:**

As requested by the Council, this amendment would add language to the recently updated Landscape and Irrigation Ordinance, to allow the ability for new single family residential front yard landscaping to include turf, up to the 25 percent area limit.

It order to allow for turf, it will require that the full Landscape Documentation Package be provided, that would include water use calculations that would need to be below the necessary requirements.

Reference: California Department of Water Resources Model Water Efficient Landscape Ordinance, California Environmental Quality Act.

Fiscal Impact: There are no fiscal impacts associated with the turf provision.

Options: After opening the public hearing and taking public testimony, the Planning Commission make a recommendation to the City Council to take one of the actions listed below:

- a. Adopt Draft Resolution A recommending the City Council approve a revision to Zoning Code Amendment 15-004 to insert an option for single family residential landscapes to have up to 25 percent turf in the front yard.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Prepared by Darren Nash

Attachments:

1. Draft Resolution A
2. Newspaper Notice Affidavit

DRAFT RESOLUTION A _____

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
RECOMMEND THAT THE CITY COUNCIL APPROVE
ZONING CODE AMENDMENT 15-004
AMENDING SECTION 21.22.B,
LANDSCAPE AND IRRIGATION ORDINANCE (TURF REVISION)

WHEREAS, on November 17, 2015, the City Council approved for first reading the Draft Water Efficient Landscape Ordinance (WELO) for first reading, and scheduled second reading for December 1, 2015; and

WHEREAS, as part of the motion to adopt the Ordinance, the City Council directed Staff to prepare an amendment to the Ordinance that would allow for the option to install up to 25-percent of turf in new and rehabilitated single family residential front yards, subject to complying with the water use and irrigation documentation requirements; and

WHEREAS, at a meeting held on December 8, 2015, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance amendment;
- c. Recommended that the City Council approve Zoning Code Amendment 15-004 to add the turf provision for front yards; and

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles recommends as follows:

SECTION 1: Chapter 21.22B.040.C, Turf Limitations for New Construction and Rehabilitated Landscapes is amended, as follows (**added language in bold/underlined**):

C. Single Family Residences

1. Turf grass installed with spray irrigation shall be prohibited in residential front yard and street side yards, and shall be limited to 25 percent of the landscaped area in back and side yards. **Exception: subject to preparation of the Landscape Documentation Package listed in Section 21.22B.050.B, and complying with the water use requirements, turf grass can be installed in front yards up to 25 percent of the landscaped area.**
2. The common areas in residential subdivisions (including landscape and lighting districts) shall be planted with water conserving plant species irrigated with drip irrigation. (Excluding active play areas such as ball fields, playgrounds, and picnic areas).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby recommend that the City Council grant approval of Zoning Code Amendment 15-004, to add the front yard turf provision.

PASSED AND ADOPTED THIS 8th day of December, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

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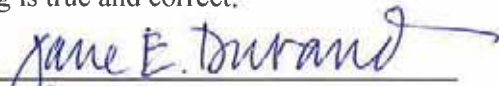
In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 2123520
CITY OF PASO ROBLES

STATE OF CALIFORNIA
ss.
County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; NOVEMBER 29, 2015 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: NOVEMBER 29, 2015
AD COST: \$162.72

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING
ZONING CODE AMENDMENT RZ
15-004 - WATER EFFICIENT LAND-
SCAPE ORDINANCE AMENDMENTS -
FRONT YARD TURF

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider an amendment to the recent Zoning Ordinance that updated the City's Water Efficient Landscape Ordinance (Section 21.22B), to add language that would allow up to 25-percent of turf in residential front yards, subject to complying with the water use and irrigation documentation requirements. The Planning Commission's action will be to make a recommendation to the City Council to adopt the updated change to the Ordinance.

The Planning Commission hearing will take place on Tuesday, December 8, 2015. The hearing will take place at the hour of 6:30 PM in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at which time all interested parties may appear and be heard.

Comments on the proposed Ordinance may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearings. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed Ordinance and related staff report will be available for review on December 4, 2015, at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, or on the City's website located at: http://www.prcity.com/government/departments/comm_dev/planning/

If you challenge the Draft Ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
November 29, 2015 2123520