

RESOLUTION NO. PC 18-1297

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING SECTIONS §19.20.060, §19.26.060, AND §19.26.070 OF TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE IN CONJUNCTION WITH CHANGES TO TITLE 15 TO ADOPT THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. The City of West Hollywood initiated amendments to the Zoning Ordinance, Title 19 and Title 15 of the Municipal Code to adopt the State's Model Water Efficient Landscape Ordinance.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of November 15, 2018 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 by November 1, 2018.

SECTION 3. The proposed zone text amendment is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Adopting the model water efficient landscaping ordinance will encourage more water efficient landscapes and increase water conservation citywide. The zone text changes are also exempt pursuant to Section 15308, which involves regulatory processes and procedures undertaken to protect the environment, because introducing new standards to require water efficient landscaping and to prohibit wasteful water practices will reduce greenhouse gas emissions associated with the generation, distribution, and treatment of potable water.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 018-0012 is consistent with the Goals and Policies of the General Plan, specifically Policy IRC-3, which states that the City should "reduce water use and ensure a long-term water supply." In addition, the proposed zone text amendment is consistent with Policy IRC-5, which states that the City should "reduce the City's contribution to global climate change and adapt to its effects."

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zoning Text Amendment 018-0012, which is attached hereto as Attachment A.

Attachment A

ZONE TEXT AMENDMENT 18-0012 WEST HOLLYWOOD MUNICIPAL CODE SECTIONS TO BE MODIFIED

(New text indicated with underlining, deleted text with strikethrough.)

Section 1: Subsection (A8) of Section 19.20.060 (Green Building) of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

8. ~~Water Conservation.~~ Water-Efficient Landscaping. Projects shall comply with all applicable requirements in Section 19.26.060 (Plant Materials), Section 19.26.070 (Irrigation and Water Conservation), and Chapter 15.52 (~~Water Conservation Plan~~) (Regulation of Outdoor Water Use Practices).

Section 2: Subsection (B) (Drought Tolerant Requirements) of Section 19.26.060 (Plant Materials) of Chapter 19.26 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

~~B. Drought Tolerant Requirements.~~ Plant materials should emphasize drought-tolerant species whenever possible and shall be grouped by common irrigation need.

~~1. Plant Materials.~~

~~a. For all projects that include landscaped area between 1,000 and 2,500 square feet, at least 50 percent of all landscaped area shall be drought tolerant plants. Areas of landscape shall be calculated exclusive of any areas of hardscape such as concrete, but may include areas of permeable surface such as decomposed granite and gravel or bricks or pavers set in sand. Plants with medium water needs are excluded from being considered as drought-tolerant for the purpose of this ordinance. The reference authority for determining category of water use to which a plant belongs shall be the California Department of Water Resources study, Water Use Classification of Landscape (WUCOLS).~~

~~b. For all areas of landscaping over 2,500 square feet, landscape plans must contain calculations for water use. This area shall be broken down by high, medium and low hydrozones showing that the water required for the landscape area, the Estimated Applied Water Use (EAWU), does not exceed the Maximum Applied Water Allowance (MAWA), of twenty-five gallons per square feet of landscape area. The applicant shall indicate square footage for each category of hydrozone. This calculation shall be submitted on the city's Water Conservation Concept Statement form.~~

~~c. Hydrozones, landscape areas having plants with similar water needs, shall be grouped together and irrigated by a dedicated irrigation station. The three hydrozones of high, medium, and low water usage shall be differentiated by color or patterning on the final landscape drawings submitted to the city. All plants listed in the plant list or legend shall be classified and grouped by category of hydrozone.~~

~~d. Slopes shall be planted with hardy, well adapted, and drought-tolerant plants. Any ground cover used shall consist of rooted cuttings.~~

~~2. Turf Limitations.~~

~~a. Turf shall not be allowed on sloped of 15 percent or greater, and in areas difficult to irrigate.~~

~~b. Sloped turf areas adjacent to paved or impermeable surfaces (parking lots, walkways) shall be leveled off to a flat area at least three feet wide between the slope toe and the hard surface.~~

~~c. Turf areas that comprise an essential component of a project (e.g., golf courses or playing fields), shall not be included in landscaping calculations, provided that the project complies with all requirements of state law.~~

~~3. Water Elements. Fountains and other water elements shall use recirculating water systems.~~

B. Drought Tolerant Requirements. New and Rehabilitated Landscape Areas for residential and nonresidential projects shall comply with the Model Water Efficient Landscape Ordinance (MWELO), as may be amended from time to time, which is contained within and adopted by reference through Title 13 Chapter 13.24 Green Building Standards Code of the West Hollywood Municipal Code.

Section 3: Section 19.26.070 (Irrigation and Water Conservation) of Chapter 19.26 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

~~This chapter is to be used in conjunction with the water conservation requirements of Chapter 15.54 of the Municipal Code. Where conflicts in language exist between this chapter and Chapter 15.54, the more restrictive water conserving language shall prevail.~~

~~Landscaped areas of proposed projects shall be supported by a permanent, automatic irrigation system coordinated to meet the needs of various planting areas. Proper irrigation shall be provided for healthy plant growth and maturation, and shall be designed to avoid the watering of structures, public ways, and pedestrian access.~~

~~A. General Standards for Irrigation and Conservation.~~

~~1. Landscape plans shall provide for the irrigation needs of all landscapes areas in compliance with Section 19.26.060(B). An irrigation schedule indicating the four seasons of watering cycles is recommended for all irrigated landscape areas, and is required for those projects with a total landscape area of 2,500 square feet or more.~~

~~2. Automatic controllers shall be set to water between 7:00 p.m. and 10:00 a.m. to reduce evaporation.~~

~~3. Irrigation systems shall be designed to avoid runoff, low-head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, non-irrigated areas, walks, roadways, or structures.~~

~~B. Equipment.~~

~~1. System Requirements. Low-volume irrigation systems with automatic controllers shall be required. Low-volume irrigation systems include low-volume sprinkler heads, dry emitters, and bubbler emitters.~~

~~2. Extent of Low-Volume Equipment Required. Drip, trickle, or other low-volume irrigation shall be provided on at least 90 percent of the landscaped area except for those areas devoted to turf and flat ground cover plants. If a licensed landscape architect or licensed landscape contractor verifies that a drip or trickle system is not feasible due to location, the required percentage of drip or trickle irrigation may be reduced by the Director.~~

~~3. Anti-Drain Valves. Integral, under-the-head, or in-line anti-drain valves shall be installed as needed to prevent low-head drainage.~~

~~4. Separate Control Valves. Different hydrozones shall be irrigated by separate valves.~~

~~5. Controllers. Automatic control systems shall be able to accommodate all aspects of the design. Automatic controllers shall be digital, and should have multiple programs, multiple cycles, and sensor input capabilities.~~

~~6. Rain or Moisture Sensor Devices. Soil moisture sensors and rain or moisture-sensing override devices are mandatory on all landscape areas over 1,000 square feet, but may be required where appropriate on smaller projects. These devices should be specified in the irrigation plan.~~

~~7. Sprinkler Heads. Sprinkler heads shall be selected and spaced for proper area coverage, application rate, operating pressure, and adjustment capability. Sprinklers shall have matched precipitation and application rates within each control valve circuit.~~

~~8. Water Meters. Separate landscape water meters or sub-meters may be required for projects where service includes both landscape and non-landscape. Landscape sub-meters, if used, shall be purchased, installed, and maintained by the owner.~~

~~9. Drip Irrigation. Drip irrigation systems may be approved if commercial or agricultural grade materials are used. Components shall be installed below the soil except for emitters.~~

~~10. Backflow Prevention. Backflow prevention devices shall be installed.~~

A. Irrigation systems of new and rehabilitated landscape areas for residential and nonresidential projects shall comply with the Model Water Efficient Landscape Ordinance (MWELO), as may be amended from time to time, which is contained within and adopted by reference through Title 13 Chapter 13.24 Green Building Standards Code of the West Hollywood Municipal Code.

B. General Standards for Outdoor Water Use Practices. Projects shall comply with all applicable requirements in Chapter 15.52 of the Municipal Code.