

**CITY OF SAN MATEO  
PLANNING COMMISSION/SUSTAINABILITY COMMISSION  
MINUTES OF THE SPECIAL MEETING  
JANUARY 6, 2015**

**APPROVED**

The meeting convened at 7:00 p.m. in the City of San Mateo Council Chambers and was called to order by Planning Commission Chair Bonilla.

Those present included Planning Commission Chair Bonilla, , Vice-Chair Drechsler, Commissioner Hugg, Commissioner Whitaker and Commissioner Massey and: Sustainability Commission Chair Reyes, Vice Chair Ebnetter, Commissioner Kuhre and Commissioner St. Clair. Commissioner Taguchi was absent and excused.

**PUBLIC COMMENT**

Chair Bonilla opened the public comment period.

No one wishing to speak, Chair Bonilla closed the public comment period.

**ITEM 1**

**PUBLIC HEARING**

**PA 14-106 MUNICIPAL CODE AMENDMENTS FOR IMPLEMENTATION OF THE CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT.**

Kathy Kleinbaum, City of San Mateo Senior Management Analyst, gave the staff presentation.

The Sustainability Commission indicated the following regarding their recommendation to the model ordinance developed by the Bay Area Water Conservation Agency (BAWSCA):

- The BAWSCA ordinance was viewed as a start to the City's water conservation efforts.
- Tried to balance the goal of water conservation at the same time recognizing that there are difficulties in imposing requirements on smaller remodel/renovation projects.
- The BAWSCA ordinance was considered the most effective and easiest to understand.
- The Sustainability Commission's vote was a split vote.

The Planning Commission had the following questions:

- If the City is presently implementing the State Department of Water Resources (DWR) model ordinance, why the change to the BAWSCA model ordinance? Also concerned about the lower 1,000 sq. ft. threshold associated with the BAWSCA model ordinance. *Staff: The BAWSCA ordinance allows both calculations and performance standards to be used to indicate compliance, which will give greater flexibility to the applicant. The ordinance would only apply to building permits and planning applications which affect 1,000 sq. ft. of landscaping (which does not include driveways, walkway and other paved surfaces), which is not the case with many smaller home remodels.*

- Does the BAWSCA Ordinance go far enough in the City's effort to conserve water, since it has limited applicability for smaller projects? *Staff response: The landscape water efficiency ordinance is only one part of the City's larger water conservation program. It represents a start. These types of efforts are difficult to implement in an already built up, developed community.*

The Planning Commission Chair opened the public comment period. There were no speakers wishing to speak, so the Chair closed the public comment period for this item.

The Planning Commission had the following comments:

- This ordinance represents a starting point in the City's water conservation efforts.
- Note that this only applies to projects which require a Planning Application or building permit.
- Like the use of the BAWSCA Ordinance since it is derived from the Bay region rather than a statewide model ordinance.
- Will need to incorporate proactive outreach efforts as part of the City's water conservation program.
- The State Department of Water Resources (DWR) model ordinance seems onerous, the BAWSCA Ordinance seems very logical and manageable for homeowners
- California is a dry state, need to move forward in this effort.

**MOVED** by Commissioner Drechsler, Seconded by Commissioner Hugg, Passed 5-0, that the Planning Commission recommend to the City Council adoption of the following:

- A. Categorical Exemption Per CEQA Guidelines Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources)
- B. Amendment to City of San Mateo Municipal Code- Text Modification to Zoning Code Chapter 27.71 Landscape
- C. Amendment to City of San Mateo Municipal Code- Buildings and Construction Code – Addition of New Chapter 23.72 Water Conservation in Landscaping

## ITEM 2

### STUDY SESSION

#### PA 14-114 DRAFT CLIMATE ACTION PLAN AND DRAFT GENERAL PLAN AMENDMENT

Tammy Seale of Pacific Municipal Consultants (PMC) gave the staff report. Eli Krispi of PMC also provided background information, as well as Kathy Kleinbaum, City of San Mateo Senior Management Analyst

The Sustainability Commission indicated the following regarding their comments on the Draft Climate Action Plan (CAP):

- Tried to incorporate those measures that would result in the “biggest bang for the buck” in terms of Greenhouse Gas (GHG) emission reductions.
- In reviewing the CAP’s proposed implementation measures, attempted to “require” the high priority items.
- Wanted to create a program - manageable for the entire community but at the same time provide a robust list of GHG reduction measures.
- While the Climate Action Plan (CAP) is sometimes viewed as a cost, there are in fact economic benefits which will occur as a result of implementation of the CAP’s recommendations.
- Composting has a major impact on GHG emissions.
- The Planning Commission is leading the way with Transit Oriented Development (TOD)
- Community Choice Aggregation Program is a major component of the CAP.
- PMC has done several CAP’s statewide; San Mateo’s proposed CAP is consistent with other municipal efforts.

The Planning Commission had the following questions:

- How are GHG emissions measured? *PMC: Industry standards and best practices are used to estimate GHG emissions based on certain coefficients, such as vehicle miles traveled.*
- Is there a margin of error that can be calculated? *PMC: Most of the major sources are accurate with respect to GHG estimates.*

The Planning Commission Chair opened the public comment period.

The following person spoke on this item: Art Mangold, San Mateo.

- Need to have accurate measureable, accurate performance indicators to measure the City’s progress in GHG emission reductions.
- Need to account for other efforts, such as enhancements in vehicle technology, when estimating GHG emissions.
- Need to recognize that electricity for electric vehicles also generates GHG emissions at the source.

- Generally supportive of the City's efforts in the CAP.

There being no other speakers, the Chair closed the public comment period for this item.

The Planning Commission had the following comments:

- Energy conservation (and attendant GHG emission reductions) are possible given changes and potential future revisions in California Building codes
- Also need to acknowledge changes in technology that will also reduce GHG emissions
- Like the broad scope of the CAP's implementation measures
- Need to recognize the need to provide affordable housing within TOD's, making workers drive farther due to the lack of affordable housing in our community will increase vehicle miles traveled, thereby increased GHG emissions.
- Transportation Demand Management (TDM) measures within our transit oriented development areas will also reduce GHG emissions.
- Building efficiency will reduce energy consumption and resulting GHG emissions.
- Need to acknowledge that affordable housing within growth areas will assist in implementation of the CAP and will also meet a number of other City goals.
- Community Choice Aggregation Program was recently endorsed by the County board of Supervisors.
- Community Choice Aggregation Program provides the most amount of certainty with respect to reduction of GHG emissions.
- The CAP contains a reasonable balance of mandatory and non-mandatory measures and is a realistic and feasible approach to meeting the state mandate.

The Sustainability Commission also indicated that state law regarding solar access should be considered when amending the General Plan Urban Design Element. Land Use Element policy LU 8.5 Solar Energy should be reviewed to insure consistency with all other sections of the CAP.

This being a study session, no formal action was taken. The Sustainability Commission comments (including those made at their previous meeting) and the Planning Commission will be forwarded to the City Council as part of the Council's upcoming study session on the Climate Action Plan. Appropriate revisions to the CAP will then be made, followed by formal public hearings for adoption.

## **COMMUNICATIONS/ANNOUNCEMENTS**

1. Communications from Staff for the Planning Commission:
  - a. Reminder to the Planning Commission that January 13 includes a special meeting at 6:30 on the Sustainable Streets Plan, and 7:30 for a public hearing on Station Park Green.
  - b. Hillsdale Pre-application will be schedule on February 10.
  - c. After deliberation, it was decided not to have a study session on the Central Park Master Plan on February 10, but find an alternative date.

**ADJOURNMENT**

There being no further items before the Planning Commission and Sustainability Commission, the meeting adjourned at 9:15 p.m. on Tuesday, January 6, 2015.