

STAFF REPORT



ITEM NO. 28
CITY OF OCEANSIDE

DATE: May 26, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department
Water Utilities Department

SUBJECT: **RESOLUTION AMENDING THE CITY'S DEVELOPMENT FEE SCHEDULE RESOLUTION R91-74 TO ADD A \$50 FEE TO ALLOW SINGLE-FAMILY PROPERTIES OF LESS THAN 5,000 SQUARE FEET OF NEW LANDSCAPE AREA TO SUBMIT A SHORT-FORM REVIEW APPLICATION IN LIEU OF A FULL LANDSCAPE DOCUMENTATION PACKAGE**

SYNOPSIS

Staff recommends that the City Council adopt a resolution to amend the City's development fee schedule, Resolution R91-74, to add a \$50 fee to allow single-family properties of less than 5,000 square feet of new landscape area to submit a short-form review application in lieu of a full landscape documentation package.

The new \$50 fee will be used for processing small, residential landscapes to be in conformance with Assembly Bill 1881 and the City's new Water Efficient Landscape Ordinance (City Code, Article 7 of Chapter 37). Processing of the short form landscape application includes a review of the form for compliance and accuracy to the new standards as well as communication with the Water Department.

BACKGROUND

On April 21, 2010, the City Council introduced the City of Oceanside Water Efficient Landscape Ordinance (City Code Article 7 of Chapter 37) which is designed to increase water use efficiency by establishing and monitoring water budgets, promoting installation and maintenance of efficient irrigation systems; encouraging use of plants that use water efficiently based on climate, soil type and site features; and reducing water waste that occurs from irrigation runoff and overspray.

This proposed \$50 fee is directly referenced in the new City of Oceanside Water Efficient Landscape Ordinance in an effort to provide relief from the full Landscape Documentation Package for single-family homeowners with properties with a new landscape area of less than 5,000 square feet.

ANALYSIS

As required by state law, the City's Water Efficient Landscape Ordinance will apply to all projects that require a building permit or a discretionary permit. With limited exceptions, a full Landscape Documentation Package will be required. A full Landscape Documentation Package requires the following (6) elements for City review:

- A completed application form
- A water efficient landscape work sheet
- A soil management report
- A landscape design plan
- An irrigation design plan
- A grading design plan

The current fee for Landscape Plan Check of a full Landscape Documentation Package is \$478.

Single-family residential projects with 5,000 square feet or less of new landscape area will be eligible to apply for a waiver of the requirement to provide a full Landscape Documentation Package. Applicants seeking a waiver will submit a Short Form Landscape application, which provides the basic information required to comply with AB 1881.

FISCAL IMPACT

The proposed \$50 Short Form Landscape fee will apply to eligible projects instead of the \$478 Landscape Plan Check fee. The fee is designed to cover the administrative costs to review the Short Form application and issue the waiver if appropriate.

Applicable review fees for the full Landscape Documentation Package are being examined in the departmental fee study, which is now underway. The timing of these proposed review fees may take longer than the need for this \$50 review fee to be implemented. With the adoption of the City's Water Efficient Landscape Ordinance, the mechanism for paying this \$50 waiver will need to be in place. The proposed fees will be deposited in the Plan Check Landscape Account (425406101.4426.0007).

Single-family residential projects with limited landscaping will be able to apply for a waiver from the landscape documentation review package and supply the City with a designated short form and a minor fee of \$50 to cover the reviewer's time for processing the information. Resolution No. R91-74, which includes current landscape review fees, must be amended to accommodate this waiver, by adding the \$50 Short Form Landscape fee.

COMMISSION OR COMMITTEE REPORT

Does not apply

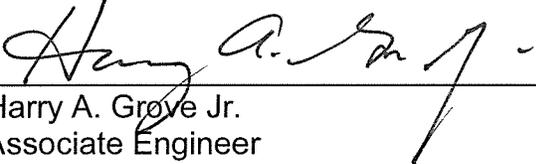
CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

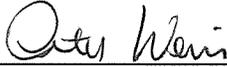
Staff recommends that the City Council adopt a resolution to amend the City's development fee schedule, Resolution R91-74, to add a \$50 fee to allow single-family properties of less than 5,000 square feet of new landscape area to submit a short-form review application in lieu of a full landscape documentation package.

PREPARED BY:



Harry A. Grove Jr.
Associate Engineer

SUBMITTED BY:



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
George Buell, Development Services Director
Cari Dale, Interim Water Utilities Director
Scott O. Smith, City Engineer
Teri Ferro, Financial Services Director











Attachments:
Resolution

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE AMENDING THE FEE SCHEDULE FOR
4 PLANNING, ENGINEERING AND RECREATION SERVICES
TO ADD A SHORT-FORM LANDSCAPE FEE

5 WHEREAS, the City Council has adopted a Water Efficient Landscape ordinance
6 pursuant to the state Water Conservation in Landscaping Act (Government Code sections
7 65591 et seq.); and

8 WHEREAS, the new Water Efficient Landscape Ordinance provides for submission of a
9 short form application for projects on single-family properties where the landscaped area is less
10 than 5,000 square feet; and

11 WHEREAS, the City of Oceanside's existing development fee schedule includes a
12 landscape plan check fee of four hundred seventy-eight dollars (\$478.00) for all projects
13 requiring a landscape plan; and

14 WHEREAS, City Council desires to establish a reduced landscape plan check fee for the
15 short form landscape application; and

16 WHEREAS, on May 26, 2010, the City Council held a duly noticed public hearing to
17 consider the amendment of the Planning, Engineering and Recreation Services Fee Schedule to
18 add a short form landscape fee; and

19 WHEREAS, the City Council did hear all persons desiring to speak either in favor of or
20 in opposition to the proposed fee.

21 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

22 SECTION 1. The Planning, Engineering and Recreation Services Fee Schedule is
23 hereby amended to add a Short Form Landscape Fee in the amount of fifty dollars (\$50.00).

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1 SECTION 2. This Resolution supplements but does not supplant City Council
2 Resolution No. R91-74 regarding the Fee Schedule for Planning, Engineering and Recreation
3 Services.

4 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
5 this _____ day of _____, 2010, by the following vote:

6 AYES:

7 NAYS:

8 ABSENT:

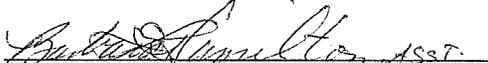
9 ABSTAIN:

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11 MAYOR OF THE CITY OF OCEANSIDE

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13 ATTEST:

APPROVED AS TO FORM:

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15 _____
16 City Clerk


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27 City Attorney

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AMENDING THE FEE
SCHEDULE FOR PLANNING, ENGINEERING AND RECREATION SERVICES TO ADD A SHORT-
FORM LANDSCAPE FEE