

MEETING DATE: 9.15.15

AGENDA ITEM: Consideration of City Sponsorship for the First Annual Taste of West Washington Event in Culver City

ATTACHMENTS

	<u>Pages</u>
1. Introduction of an Ordinance Amending Chapter 15.02 of the Culver City Municipal Code by Adding Subchapter 15.02.1200 and Setting Forth Procedures for an Expedited Streamlined Permitting Process for Small Residential Rooftop Solar Energy Systems	1 – 4
2. Excerpt of checklists and diagrams from the 2015 California Solar Permit Guidebook	5 - 23

ORDINANCE NO. 2015-_____

AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA, AMENDING CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE BY ADDING SUBCHAPTER 15.02.1200 AND SETTING FORTH PROCEDURES FOR AN EXPEDITED STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

WHEREAS, the State of California and the City of Culver City have consistently promoted and encouraged the use of solar energy systems; and

WHEREAS, the State of California recently adopted Assembly Bill 2188, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for small residential rooftop solar energy systems; and

WHEREAS, creation of an expedited, streamlined permitting process for small residential rooftop solar energy systems would facilitate timely and cost-effective installation of solar energy systems and help reduce the City’s reliance on environmentally damaging fossil fuels.

NOW, THEREFORE, the City Council of the City of Culver City, California DOES HEREBY ORDAIN as follows:

SECTION 1. TITLE, WORDS, AND PHRASES

This Ordinance shall be known as the City of Culver City Solar Energy System Permit Expediting Ordinance. The terms, phrases, and words used in this Ordinance shall be construed in compliance with the definitions set forth by California Government Code Section 65850.5 and California Civil Code Section 714.

SECTION 2. AMENDMENT TO CHAPTER 15.02

Subchapter 15.02.1200 is hereby added to Chapter 15.02 of the Culver City Municipal Code as follows:

Expedited Solar System Permitting

15.02.1200 Expedited Solar System Permitting

Solar Energy Systems which qualify for expedited permit processing pursuant to Government Code Section 65850.5, shall be subject to the administrative permitting procedures set forth in the City’s Solar Energy System Permit Expediting Ordinance.

SECTION 3. EXPEDITED REVIEW PROCESS

Consistent with Government Code Section 65850.5, the Building Official shall implement an expedited administrative permit review process for small rooftop solar energy systems, and adopt a checklist of all requirements with which small rooftop solar energy systems shall comply with in order to be eligible for expedited review. The expedited administrative permit review process and checklist shall substantially conform to the recommended process and checklist prescribed by the California Solar Permitting Guidebook as adopted by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website.

SECTION 4. ELECTRONIC SUBMITTALS

Consistent with Government Code Section 65850.5, the Building Official shall allow for electronic submittal of permit applications covered by this Ordinance and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

SECTION 5. ASSOCIATION APPROVAL

Consistent with Government Code Section 65850.5, the Building Official shall not condition the approval for any solar energy system permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

SECTION 6. PERMIT APPLICATION PROCESS

1 A permit application that satisfies the information requirements in the City's
2 adopted checklist shall be deemed complete and be promptly processed. Upon
3 confirmation by the Building Official that the permit application and supporting
4 documents meets the requirements of the City's adopted checklist, and is consistent
5 with all applicable laws, the Building Official shall, consistent with Government Code
6 Section 65850.5, approve the application and issue all necessary permits. Such
7 approval does not authorize an applicant to connect the small residential rooftop
8 energy system to the local utility provider's electricity grid. The applicant is
9 responsible for obtaining such approval or permission from the local utility provider.
10 If the Building Official determines that the permit application is incomplete, he or she
11 shall issue a written correction notice to the applicant, detailing all deficiencies in the
12 application and any additional information required to be eligible for expedited
13 permit issuance.

SECTION 7. INSPECTION REQUIREMENTS

16 The Building Official shall require only one inspection for small residential
17 rooftop solar energy systems eligible for expedited review as provided by this
18 Ordinance. Such inspection shall be performed in a timely manner. If the small
19 rooftop solar energy system fails the single inspection, subsequent inspections shall
20 be authorized.

22 **SECTION 8:** Nothing in this Ordinance shall be construed to affect any suit
23 or proceeding impending in any court, or any rights acquired, or liability incurred, or
24 any cause or causes of action acquired or existing, under any act or Ordinance
25 hereby repealed or amended as cited in this Ordinance; nor shall any just or legal
26 right or remedy of any character be lost, impaired or affected by this Ordinance.

1 **SECTION 9:** Pursuant to Section 619 of the City Charter, this Ordinance shall
 2 take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of
 3 the City Charter, prior to the expiration of fifteen (15) days after the adoption, the
 4 City Clerk shall cause this Ordinance, or a summary thereof, to be published in the
 5 Culver City News and shall post this Ordinance or a summary thereof in at least
 6 three (3) places within the City.

7 **SECTION 10:** The City Council hereby declares that, if any provision,
 8 section, subsection, paragraph, sentence, phrase or word of this Ordinance is
 9 rendered or declared invalid or unconstitutional by any final action in a court of
 10 competent jurisdiction or by reason of any preemptive legislation, then the City
 11 Council would have independently adopted the remaining provisions, sections,
 12 subsections, paragraphs, sentences, phrases, or words of this Ordinance, and as
 13 such they shall remain in full force and effect.
 14

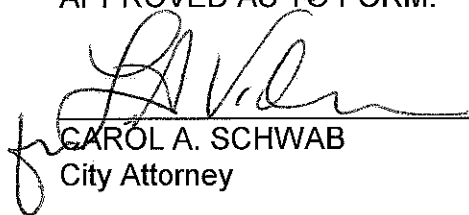
15 APPROVED and ADOPTED this ___ day of _____, 2015.

16
 17 _____
 18 MICHEÁL O'LEARY, MAYOR
 19 City of Culver City, California

20 ATTEST:

21 APPROVED AS TO FORM:

22 _____
 23 MARTIN R. COLE
 24 City Clerk

25
 26 _____
 27 
 28 CAROL A. SCHWAB
 City Attorney