

ORDINANCE NO. 2018-_____

1
2
3 AN ORDINANCE OF THE CITY OF CULVER CITY,
4 CALIFORNIA, AMENDING SECTION 15.02.1015 "BUILDING
5 PERMIT FEES AND INSPECTIONS" OF CHAPTER 15.02 OF
6 THE CULVER CITY MUNICIPAL CODE, EXTENDING THE
7 WAIVER OF PLAN CHECK AND PERMIT FEES FOR SOLAR
8 PHOTOVOLTAIC INSTALLATIONS FOR AN ADDITIONAL
9 TEN YEARS TO MAY 23, 2028.

10 WHEREAS, California Health and Safety Code §13146 requires local
11 jurisdictions to enforce the California Code of Regulations (CCR), Title 24, also known as
12 the California Building Standards Code; and

13 WHEREAS, California Health and Safety Code § 17958(a) allows local
14 jurisdictions to establish more restrictive building standards than those contained in the
15 California Building Standards Code, if the amendment is reasonably necessary because of
16 local climatic, geological, or topographical conditions; and

17 WHEREAS, California Public Resources Code §25402.1 states that a local
18 agency may adopt more restrictive energy standards when they are cost-effective and
19 approved by the California Energy Commission ("CEC"); and

20 WHEREAS, energy efficiency is an important part of a sustainable Culver
21 City, and Culver City is part of the greater Los Angeles Basin, which climate and
22 topography are known to trap air pollutants that are known to be harmful to human health;
23 and

24 WHEREAS, solar photovoltaic power generation consumes no fossil fuels,
25 generates no air pollution and will therefore increase energy efficiency and will reduce air
26 pollution in the Los Angeles Basin and Culver City; and

27 WHEREAS, on February 28, 2008 the City Council of the City of Culver City
28

1 adopted an ordinance, codified in Culver City Municipal Code Subchapter 15.02.1000 et
2 seq., establishing a mandatory 1kw solar photovoltaic requirement per 10,000 square feet
3 of new construction for commercial and multi-family projects; and

4 **WHEREAS**, Section 15.02.1015 of the ordinance established a waiver of the
5 fist \$5,000 of solar permit fees, which expired on March 12, 2018; and

6 **WHEREAS**, to continue to encourage solar photovoltaic installations, which
7 reduces the burning of fossil fuels and has other environmental benefits to the City, the
8 City Council desires to continue the fee waiver for an additional 10 years.

9
10 **NOW THEREFORE**, the City Council of the City of Culver City, California,
11 **DOES HEREBY ORDAIN** as follows:

12 **SECTION 1.** Based on the foregoing recitations and findings, Section
13 15.02.1015 of the Culver City Municipal Code is hereby amended as follows (underlined
14 text denotes additions, strikeout text denotes deletions):

15 **§ 15.02.1015 BUILDING PERMIT FEES AND INSPECTIONS.**

- 16 A. Plan check and permit fees in an amount not to exceed Five Thousand
17 Dollars (\$5,000) shall be waived for solar photovoltaic installations. This
18 subsection, 15.02.1015.A, shall remain in effect until May 23, 2028, and as of
19 that date is repealed, unless a later enacted statute, enacted before May 23,
20 2028, deletes or extends that date.
- 21 B. The value of the required solar photovoltaic system shall not be required to
22 be included in the overall construction valuation of the project for the
23 purposes of determining building permit fees.
- 24 C. No final inspection shall be approved for a construction project subject to the
25 requirements of this Subchapter, nor shall a temporary or final certificate of
26 occupancy be issued for such project, prior to the installation of the solar
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

photovoltaic system being completed, inspected and fully operational, unless otherwise excepted pursuant to Section 15.02.1010.

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

SECTION 3. The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this ordinance and as such they shall remain in full force and effect.

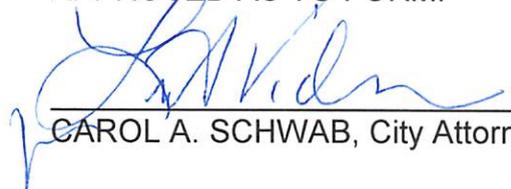
APPROVED AND ADOPTED this ____ day of _____, 2018.

JEFFREY COOPER, Mayor
City of Culver City, California

ATTEST:

JEREMY GREEN, City Clerk

APPROVED AS TO FORM:



CAROL A. SCHWAB, City Attorney