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<b>ORDINANCE</b>	NO. 2	018

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

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

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

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

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

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

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

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

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

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

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

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

## § 15.02.1015 BUILDING PERMIT FEES AND INSPECTIONS.

- A. Plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000) shall be waived for solar photovoltaic installations. This subsection, 15.02.1015.A, shall remain in effect until March 12May 23, 20182028, and as of that date is repealed, unless a later enacted statute, enacted before March 12May 23, 20182028, deletes or extends that date.
- B. The value of the required solar photovoltaic system shall not be required to be included in the overall construction valuation of the project for the purposes of determining building permit fees.
- C. No final inspection shall be approved for a construction project subject to the requirements of this Subchapter, nor shall a temporary or final certificate of occupancy be issued for such project, prior to the installation of the solar

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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 ADOPTE	<b>ED</b> this day of, 2018.
	JEFFREY COOPER, Mayor City of Culver City, California
ATTEST:	APPROVED AS TO FORM:
JEREMY GREEN, City Clerk	EAROL A. SCHWAB, City Attorney