



City of Culver City

Staff Report

File #: 18-01033, **Version:** 1

Item #: A-3.

CC: Introduction of an Ordinance, Amending Culver City Municipal Code Chapter 15.02, Section 15.02.1015 "Building Permit Fees and Inspections," Extending the Waiver of Plan Check and Permit Fees for Solar Photovoltaic Installations for an Additional 10 Years to May 23, 2028.

Meeting Date: March 26, 2018

Contact Person/Dept: Craig Johnson / Building Safety, CDD

Phone Number: (310) 253-5802

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing: **Action Item:** **Attachments:**

Commission Action Required: Yes No **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (03/21/18);

Department Approval: Sol Blumenfeld, Community Development Director, 03/21/2018

RECOMMENDATION

Staff recommends the City Council introduce an Ordinance, Amending Culver City Municipal Code Chapter 15.02, Section 15.02.1015 "Building Permit Fees and Inspections," Extending Waiver of Plan Check and Permit Fees for Solar Photovoltaic Installations for an Additional 10 Years to March 12, 2028.

BACKGROUND/DISCUSSION

On February 28th, 2008, the City Council adopted an ordinance adding subchapter 15.02.1000 et seq. to the Culver City Municipal Code (Attachment 1), establishing the first in the country mandatory solar photovoltaic requirement, which established a requirement to install 1 kilowatt of solar photovoltaic power per 10,000 square feet of new building area. Section 15.02.1015 also established a waiver of the first \$5,000 of solar permit fees, which by its terms expired on March 12, 2018.

Since 2008, approximately 590 solar photovoltaic installations, both voluntary and required by the 2008 ordinance, have been completed in Culver City, generating over 4,300 kw of renewable energy.¹

The City Council may wish to extend the partial fee waiver. Staff believes the fee waiver has encouraged and assisted both homeowners and small businesses in installing photovoltaic systems, including those not subject to the mandatory provisions. Further, an estimated 4,300 kw of solar energy has been generated in Culver City with photovoltaic installations installed in the last 10 years which has had several environmental benefits including eliminating annually: 1.) approximately 25 tons of sulfur dioxide air pollution; 2.) approximately 17 tons of nitrogen dioxide air pollution; 3.) approximately 4,500 tons of carbon dioxide air pollution; and 4.) the excavating and burning of approximately 2,700 tons of coal annually.

In the event that the Council would like to extend the waiver, the Ordinance (Attachment 2) is being brought forth for introduction. Staff proposes that the 2008 waiver of the first \$5,000 of solar photovoltaic permit fees be renewed for another 10 years, to expire May 23, 2028.

If the City Council renews the solar photovoltaic system permit fee waiver, most small solar photovoltaic systems in Culver City will not be subject to solar permit fees.

FISCAL ANALYSIS

Fiscal Analysis Regarding a Renewal of the 2008 Solar PV Partial Permit Fee Waiver:

Since the implementation of the 2008 partial solar photovoltaic permit fee waiver, the partial fee waiver has applied to over 590 solar photovoltaic permits, and the City has foregone permit fees of approximately \$177,000.

It is likely that the number of solar photovoltaic permits will increase over the next 10 years, and staff estimates the renewal of the partial solar photovoltaic permit fee waiver would apply to approximately 650 solar photovoltaic permits, and the city would forego approximately \$227,000 in permit fees.

ATTACHMENTS

1. Culver City Municipal Code Subchapter 15.02.1000 (2008 Solar Photovoltaic Ordinance)
2. Proposed Ordinance Amending CCMC Section 15.02.1015

MOTION

That the City Council:

Introduce an Ordinance, Amending Culver City Municipal Code Chapter 15.02, Section 15.02.1015 "Building Permit Fees and Inspections," Extending Waiver of Plan Check and Permit Fees for Solar Photovoltaic Installations for an Additional 10 Years to May 23, 2028.

NOTES:

¹ For further information, California Senate Bill 1222, September 2012, limited solar photovoltaic permit fees to \$500 plus \$15 per kilowatt for each kilowatt above 15kW for residential rooftop solar energy systems, and \$1,000 plus \$7 per kilowatt for each kilowatt between 51kW and 250kW, plus \$5 for every kilowatt above 250kW, for commercial rooftop solar energy systems.

Since 2008 there were 6 relatively large solar pv permits which amounted to approximately 1,030 kw of solar pv power. The remaining smaller solar pv permits amounted to approximately 3,333 kw, for a total of approximately 4,363 kw of solar pv power.

Approximately 4,363 kw of solar power eliminates annually:

- 25.85 tons of sulfur dioxide
- 16.1 tons of nitrogen dioxide
- 4,562 tons of carbon dioxide
- 2,586 tons of coal