



SUBCOMMITTEE REPORT

PRESENTED FOR COMMISSION MEETING DATE: 05/17/16	SUBMITTED BY: David Freedman
SUBCOMMITTEE NAME: Green Building / Solar (with Planning Commission liaison)	SUBMITTED DATE: 05/11/16
SUBCOMMITTEE MEETING DATES: 04/21/16 and 05/04/16	NEXT SUBCOMMITTEE MEETING DATE: 05/25/16 (TBC)

Subcommittee Meeting Goals:

1. Plan presentation on CVAG Green Building Program for ONE-PS
2. Discuss roadmap for mandatory green building program for new construction and major renovations
3. Discuss roadmap for mandatory solar program for new construction and major renovations

Summary:

1. At the April 21 meeting, subcommittee members discussed the Green Building Program for ONE-PS, which occurred immediately following the subcommittee meeting. Michele Mician presented the Sustainability Initiative for the City of Palm Springs and David Freedman presented water and energy conservation tips.
2. At the May 4 meeting, subcommittee members discussed a roadmap for a mandatory green building program for new construction and major renovations applicable to residential and commercial buildings. They will work over the summer of 2016 on a green building ordinance based on the CVAG Green for Life Green Building Program and the 2016 California Green Building Code that goes into effect on January 1, 2017. The goal is to present a text to the Commission for discussion at its September meeting and a vote at its October meeting a green building ordinance to recommend to the City Council for adoption.
3. At the May 4 meeting, subcommittee members also discussed a roadmap for a mandatory solar program for new construction and major retrofits, applicable to residential and commercial buildings. They are working on a solar ordinance based on recently adopted ordinances in San Francisco and Santa Monica (see Santa Monica summary below). The goal is to present a draft solar ordinance to the Commission for discussion at its June meeting and a vote at its July meeting to recommend to the City Council for adoption.
4. Subcommittee members will work with the relevant City staff and the Planning Commission (via Lisa Middleton, its liaison to the Sustainability Commission) on the draft ordinances.

Recommendation/Request

ACTION ITEMS REQUEST TO COMMISSION	Approve green building and solar ordinances once presented and discussed.
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ACTION ITEMS REQUEST TO OFFICE OF SUSTAINABILITY	Arrange meetings with the relevant City staff; add discussion of draft solar ordinance to agenda for June 2016 Commission meeting
POTENTIAL FISCAL IMPACT/REQUEST IF ANY:	None determinable at this time

Santa Monica Solar Ordinance Summary

- **One-and-Two Family Dwelling Solar Photovoltaic Installations**
 - Install a solar system with a nameplate wattage 1.5 times or greater than the square footage of the home (1.5 watts per square foot); or
 - Install a solar system or other renewable energy system that will offset 75%-100% of anticipated energy usage; or
 - Design single-family home or duplex to reduce annual energy usage below allowed energy budget established by the California Energy Code by same amount of kilowatt hours (kWh) as would be produced by solar system under first sub bullet above.

- **Multi-Family Dwellings (3 stories or less) Solar Photovoltaic Installations.**
 - Install a solar electric photovoltaic (PV) system. The required installation of the PV system shall be implemented by installing a solar PV system with a minimum total wattage 2.0 times the square footage of the building footprint (2.0 watts per square foot).

- **Non-Residential, High-rise Residential, Hotels and Motel Solar Photovoltaic Installations.**
 - Install a solar electric photovoltaic (PV) system. The required installation of the PV system shall be implemented by installing a solar PV system with a minimum total wattage 2.0 times the square footage of the building footprint (2.0 watts per square foot).

- **Exceptions**
 - The requirements shall be waived or reduced, by the minimum extent necessary, in situations where installation of solar photovoltaic is technically infeasible due to lack of available and feasible unshaded area to install solar panels or other similar conditions.
 - The Santa Monica ordinance generally requires solar thermal requirement for pools if they are to be heated, unless technically infeasible. Solar photovoltaic shall take priority if in conflict with the solar thermal requirement for pools.