



**City Council Policy Statement
Adopted January 3, 2018**

SOLAR PHOTOVOLTAIC SYSTEMS FOR NEW RESIDENTIAL DEVELOPMENT

In order to achieve the City's goals for energy efficiency and greenhouse gas reduction pursuant to the City of Palm Springs General Plan and the adopted Sustainability Plan, solar photovoltaic systems shall be given preference as a requirement of the discretionary review process for new residential development in accordance with the provisions listed below.

1. The Planning Commission and/or the City Council may require the provision of solar photovoltaic systems for new single-family and multifamily residential construction as a condition of approval of any of the following discretionary application types:

- a. Architectural Review application (Major only);
- b. Conditional Use Permit application;
- c. Development Agreement application;
- d. Planned Development District application or a major amendment thereto;
- e. Specific Plan application or amendment; or
- f. Variance application.

2. The wattage of the solar photovoltaic system shall generally be equivalent to two (2) watts times the total square footage of the residential dwelling unit. The Planning Commission and/or the City Council may reduce the required wattage or eliminate the requirement for the solar photovoltaic system altogether due to site conditions, environmental factors, or where such systems may negatively impact the affordability of low-income housing. The applicant is responsible for demonstrating the need to reduce the required wattage or to eliminate the requirement. The applicant may appeal such a determination by the Director of Planning Services to the Planning Commission in accordance with the relevant provisions of the zoning code, and a determination by the

Planning Commission may be appealed to the City Council in accordance with Chapter 2.05 of the Palm Springs Municipal Code.

3. This policy shall not be applicable to the following:
 - a. Factory-built housing, as defined by Section 19971 of the California Health and Safety Code;
 - b. Accessory dwelling units, when constructed on the same parcel as an existing single-family residential dwelling;
 - c. Housing developments which were fully entitled prior to the date of adoption of this policy; and
 - d. Housing which is compliant to the development standards of the zoning district in which it is located and which may be approved as a ministerial action.