



SUBCOMMITTEE REPORT

PRESENTED FOR COMMISSION MEETING DATE: 12/20/16

SUBMITTED BY: David Freedman

SUBCOMMITTEE NAME: Green Building / Solar (with Planning Commission liaison)

SUBMITTED DATE: 12/15/16

SUBCOMMITTEE MEETING DATES: 11/21, 12/5, 12/12, 12/15/16

NEXT SUBCOMMITTEE MEETING DATE: 01/03/17

Subcommittee Meeting Goals:

- Meet with Staff to prepare for study session with Planning Commission on proposed solar mandate (meetings of 11/21, 12/5 and 12/12/16).
- Meet with Staff to follow up on study session with Planning Commission on proposed solar mandate and prepare for full Commission meeting (meeting of 12/15/16).

Summary:

Subcommittee members met with Staff to prepare for and follow up on the study session with the Planning Commission on a proposed solar mandate that took place on December 14, 2016.

The study session included a presentation of the Subcommittee's research and proposals by Planning Commissioner Middleton and Commissioner Freedman, testimony from invited stakeholders representing a broad range of views on the topic, public comment, and comments from the Planning Commissioners and the Director of Planning Services. Based on the input received, the Subcommittee's recommendations for a proposed solar ordinance are set out below. The Planning Commission will consider the recommendations at its meeting of January 11, 2017.

Recommendation/Request

- Require the installation of a solar electric photovoltaic (PV) system with a nameplate wattage 2.0 times or greater than the square footage of the home (2.0 watts per square foot).
- Applicable to all new construction of single and multifamily residential dwellings.
- Also applicable to any addition to an existing single-family residential building that increases the square footage by 25% or greater, provided that the increase is at least 500 square feet, and to all single-family residential remodels, alterations or renovations that are made involving demolition, remodel or renovation of more than 50% of the structure.
- At the time of submittal of a building permit application for any residential dwelling or retrofit project meeting the thresholds, an applicant must submit plans and an application for the

mandatory solar photovoltaic system.

- Retrofit requirements may be waived or reduced, by the minimum extent necessary, where production of electric energy from solar panels is technically infeasible due to lack of available and feasible unshaded areas.

<p>ACTION ITEMS REQUEST TO COMMISSION</p>	<p>Recommend proposed solar ordinance to City Council for adoption.</p>
<p>ACTION ITEMS REQUEST TO OFFICE OF SUSTAINABILITY</p>	<p>Assist Department of Planning Services as needed in its preparation for discussion of proposed solar ordinance at its meeting of January 11, 2017. If recommendations are approved by Planning and Sustainability Commissions, work with relevant Staff members and City Attorney to prepare an ordinance, findings resolution and Staff Report for consideration by City Council.</p>
<p>POTENTIAL FISCAL IMPACT/REQUEST IF ANY:</p>	<p>Adoption of a local amendment to the energy efficiency requirements in the Green Building Standards Code will require approval by the California Energy Commission (CEC). A cost effectiveness study must be submitted to the CEC as part of the approval process. The cost of that study is not determinable at this time.</p>