



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: Set Hearing on 8/25/15
Placement: Administrative
(on 8/25/15)
Departmental (on 9/1/15)
Estimated Tme: 15 Minutes on 9/1//15
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn S. Russell, PhD., Director, Planning and Development,
Director(s) 568-2085
Contact Info: Massoud Abolhoda, Deputy Director, Building and Safety Division
568-3120

SUBJECT: Ordinance Amending Chapter 10, Building Regulations per Assembly Bill 2188

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On August 25, 2015, that the Board of Supervisors set a hearing for September 1, 2015 to:

- a) Approve the introduction of an ordinance (first reading);, Case No. 15ORD-00000-00017 (Attachment A) to amend Chapter 10, Building Regulations, by adding Article XVI, Expedited Permitting Procedures for Small Residential Rooftop Solar Systems
- b) Continue to the administrative agenda of September 8, 2015 to consider recommendations, as follows:
 - i) Consider the adoption (second reading) of an ordinance amending Chapter 10, Building Regulations, relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems;
 - ii) Adopt a resolution adopting the Eligibility Checklist for Expedited Solar Photovoltaic Permitting for One and Two Family Dwellings, Attachment H of this report; and
 - iii) Determine that this ordinance amendment is categorically exempt from the California Environmental Quality Act pursuant to CEQA Section 15061(b)(3), no possible impact on the environment (Attachment B).

Summary Text:

California Assembly Bill 2188 requires local jurisdictions to enact an ordinance to establish an expedited permitting process for small residential rooftop solar energy systems. The proposed ordinance amendment will address AB 2188 by amending Chapter 10 (Building Regulations) of the County Code to add Article XVI, Expedited Permitting Procedures for Small Residential Rooftop Solar Systems.

Background:

California Assembly Bill 2188 requires local jurisdictions to adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems by September 30, 2015. AB 2188 is codified in Government Code section 65850.5 as a means to implement consistent standards for timely and cost-effective installation of solar energy systems.

In addition to the ordinance adoption requirement, AB 2188 also requires local jurisdictions to:

1. Adopt and make available a checklist of all requirements small residential rooftop solar energy systems must comply with to be eligible for expedited review. The proposed checklist is included as Attachment C - Eligibility Checklist for Expedited Solar Photovoltaic Permitting for One and Two Family Dwellings that substantially conforms to the most current version adopted by the Governor's Office of Planning and Research.
2. Allow electronic submittal of a permit application for small residential rooftop solar energy systems. The Building Division of Planning and Development currently accepts electronic submittal of applications, plans, associated documents and required signatures and intends to continue this practice to comply with AB 2188.
3. Approve or reject an application within 45 days of submittal. The Building Division of Planning and Development currently has a performance standard of 10 business days. This standard will remain unchanged.
4. Provides for an appeal of the Building Official's decision to approve or deny a small rooftop solar energy system to the Planning Commission.
5. Only one inspection shall be required except for a separate fire safety inspection. If the project fails the inspection, subsequent inspection(s) are authorized.

Fiscal and Facilities Impact:

The cost to amend ordinance and prepare this report are funded in the Permitting Budget Program on page D-289 of the adopted 2015-2017 Fiscal year budget. Costs for permit issuance and inspections are funded through permit fees.

Special Instruction:

The Clerk of the Board shall notice the proposed ordinance in a newspaper of general circulation in the County of Santa Barbara once at least 5 days prior to the first reading and again in accordance with section two of the ordinance, within 15 days after its passage.

The Clerk of the Board shall send a copy of the signed and numbered ordinance and minute order to the Planning & Development Department, attention Massoud Abolhoda.

Attachments:

- A. Ordinance Case No. 15ORD-0000-00017
- B. CEQA Exemption
- C. Eligibility Checklist for Expedited Solar Photovoltaic Permitting for One and Two Family Dwellings
- D. Submittal Requirements Bulletin —Solar Photovoltaic Installations 10 kW or Less in One- and Two-Family Dwellings
- E. Solar PV Standard Plan — Simplified Central/String Inverter Systems for One- and Two-Family Dwellings
- F. Solar PV Standard Plan — Simplified Microinverter and ACM Systems for One- and Two-Family Dwellings
- G. Structural Criteria for Residential Rooftop Solar Energy Installations
- H. Resolution for the Eligibility Checklist for Expedited Solar Photovoltaic Permitting for One and Two Family Dwellings

Authored by:

Massoud Abolhoda, Building Official