



# CITY COUNCIL AGENDA REPORT

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MEETING DATE: JUNE 16, 2015

ITEM NUMBER: PH-2

**SUBJECT:** EXPEDITED PERMITTING PROCEDURES FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS PER AB 2188

**DATE:** APRIL 15, 2015

**FROM:** ECONOMIC DEVELOPMENT & DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** KHANH NGUYEN, BUILDING OFFICIAL

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## **SUMMARY:**

Section 65850.5(a) of the California Government Code provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. In furtherance of that objective, Section 65850.5(g)(1) of the California Government Code requires that, on or before September 30, 2015, every city, county, or city and county must adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

The City currently expedites the review of such applications by reviewing and permitting applications that comply with the City residential solar checklist. If the plans and applications for residential solar met all the requirements of the checklist, such applications are usually approved within 3 business days, in many instances over the counter, depending on staffing level. This process was developed several years ago, and was awarded the Mesa Green Design Award by the City Planning Commission on March 11, 2013. The City, by current process, already expedites the review of such applications.

The City, however, needs to adopt the ordinance mandated by Section 65850.5(g)(1). The attached ordinance is intended to satisfy that requirement. The ordinance codifies the requirements of Section 65850.5(g)(1), such as developing a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Building Official to administratively approve such applications.

## **RECOMMENDATIONS:**

Introduce the attached ordinance for first reading and set for second reading at the Council's July 7, 2015 meeting.

**FISCAL REVIEW**

The adoption of the proposed Codes will not have any fiscal impact on the City’s budget. There is no anticipated fiscal impact as the costs would be recovered through existing building permit fees. As noted, the Building Division is currently providing expedited review and permitting for small residential rooftop solar systems since 2013.

**LEGAL REVIEW**

The City Attorney has approved the Ordinance as to form.

**CONCLUSION**

By adopting the attached ordinance, the City will be in compliance with AB 2188.

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KHANH NGUYEN, CBO  
Building Official

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GARY ARMSTRONG, AICP  
Economic Development &  
Development Services Director/  
Deputy CEO

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