

City of Santa Monica's Solar Santa Monica Program and Solar Energy System Design Standards

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Office of Sustainability & the Environment
December 2, 2011

SMMC Sections to be Amended

- 9.04.10.02.220 [Solar Energy Design Standards]
- 9.04.10.02.030 [Building Height and Exceptions to Height Limit]
- 9.04.10.02.070 [Reflective Materials]
- 9.04.10.02.140 [Screening Mechanical Equipment]
- 9.04.10.02.180 [Projections Permitted into Required Yards]



Key Details

- Height Limit Allowances:
 - Single Family: 5' above district limit (7' for solar water systems)
 - Other: 5' above building roof surface (7' for solar water systems)
- Projection allowed into rear/side yards
 - Minimum 2 feet from property line
- Minimize equipment on front elevation of building
 - Panels & conduits may be visible from front of property; other equipment may not

The Proposal meets the City's Objectives

The proposed amendment will facilitate installing solar energy systems by:

- Streamlining administrative permitting process
- Allowing higher building elements up to 14' that support solar installations, such as rooftop patio coverings with ARB or Landmarks approval



Key Details

- Screening of Mechanical Equipment
 - Exempts solar equipment, which cannot be screened
- Reflective rooftop and façade materials
 - Clarifies that limitations on these materials do not include solar panels



Key Details

- Solar energy systems must be installed in a manner that is the least visible from adjacent streets.
- Staff may suggest or require an alternative location if:
 - It does not reduce production by $>10\%$
 - It does not increase cost by $>\$500$ (single family) or $>\$2,000$ (all others)

Key Details

- Solar system on a designated Landmark/
Historic District contributing property
requires Certificate of Appropriateness
 - Staff level (LC liaison)
 - Landmarks Commission may approve C of A
for proposals that are not within standards



CA Government Code

65850.5. (a) ...It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes...

CA Government Code

65850.5. (b) ...A city or county shall **administratively approve** applications to install solar energy systems through the issuance of a building permit or similar **nondiscretionary permit**. Review of the application to install a solar energy system **shall be limited to the building official's review** of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to **those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health or safety.**





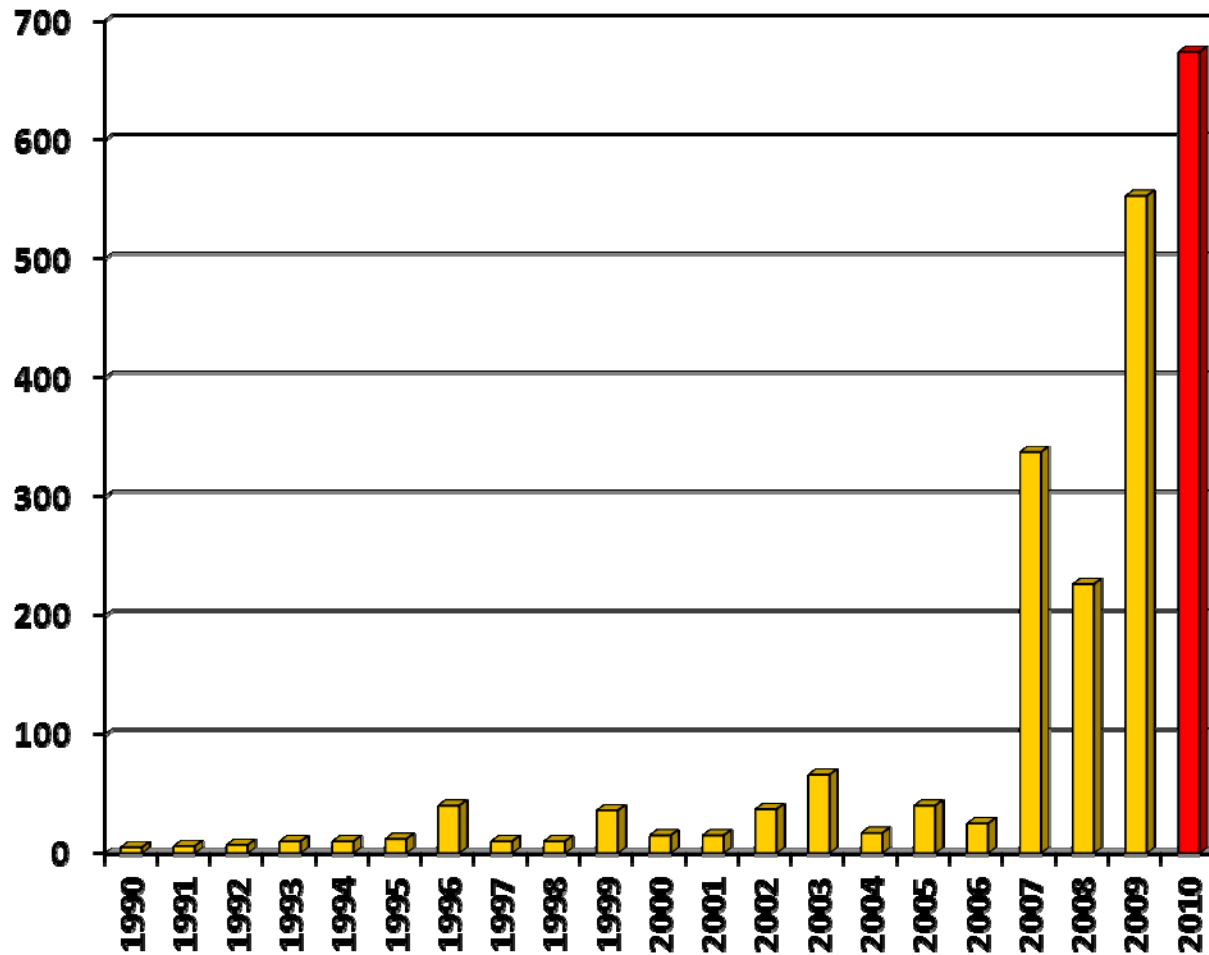


Solar Santa Monica



Record Capacity in 2010: 673 kW AC

Annual Capacity (Kilowatts)





**Santa Monica Civic Center Parking
Structure: 180 kW AC**



The Phelps Group: 50 kW AC

**Olympic Studios (Affordable Housing):
30 kW AC**



List of Free Services

For Homeowners:

- Online Energy Survey
- Solar Potential Finder/Cost Estimation
- Referrals to over 17 energy efficiency contractors and 24 local solar contractors
- Bid Comparison Service

For Business Owners:

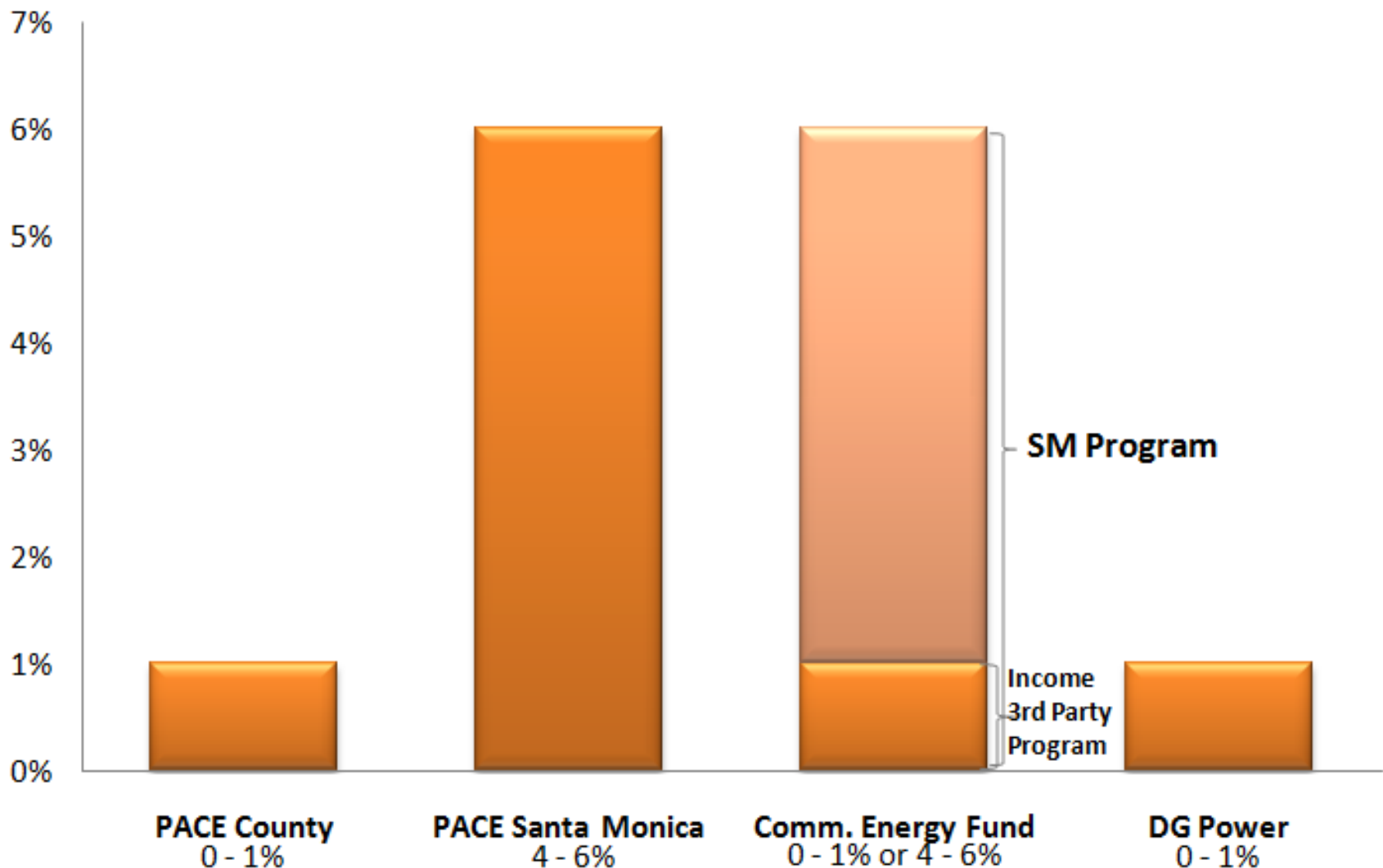
- In-person Site-check
- An energy specialist will assess the utility bills, appliances, the building envelope, electronics, heating and air conditioning, lighting, water and safety.
- Bid Comparison Service



- **Fund Solar Projects to Increase Penetration**
 - Provide “friendly” resources for City Solar
 - Provide financing for private projects
 - Sustain Solar Santa Monica operations
 - Enable sophisticated project management
 - Achieve energy goals & climate protection

- **Community Solar**
- **PACE Residential**
- **PACE Commercial**
- **Community Energy Fund**
 - **Santa Monica only**
 - **West side cities**
 - **State of California**
- **DG Power pilot program model**

- **An option for low-cost, friendly financing for City Solar**
- **Can also be used to fund private-sector solar projects**
- **The mechanism**
 - **“Donuts,” foundations, district reserves, and others provide capital at 2 - 3%, and/or**
 - **City provides funds at 2%**
 - **Fund lends at 3 - 4% to spur activity**
 - **1 - 2% spread used to administer fund and pay for Solar Santa Monica recruitment and project management contributions**



Zoning Text Amendment for Solar Energy System Standards: City Council Meeting, December 2, 2008



Solar Santa Monica



Thank You

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