



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 003-07

RECOMMENDATION TO CITY COUNCIL REGARDING THE IMPLEMENTATION OF SOLAR ENERGY SYSTEMS JANUARY 4, 2007

PROPOSAL TO AMEND SECTIONS OF THE SANTA BARBARA MUNICIPAL CODE INCLUDING TITLE 28 (THE ZONING ORDINANCE) IN ORDER TO IMPLEMENT RECOMMENDED SOLAR ENERGY SYSTEM CHANGES (MST2006-00721)

The City of Santa Barbara is considering Amendments to the Santa Barbara Municipal Code, Titles 22 and 28 of the Zoning Ordinance to address the processing of Solar Energy Systems consistent with State law. Changes would result in:

Increased flexibility in solar energy system placement: Proposed changes would allow solar panels to be placed on existing legal non-conforming structures within required setbacks without a modification application. The provision would only apply where systems are installed within a certain height above the existing roof structure and the system is generally consistent with the City's Solar Energy System Design Guidelines. This provision can provide flexibility to install solar energy systems in the least visible, highest performing locations on a site. Also, allowing panels to follow the entire portion of a roof can result in a more aesthetically attractive design.

The proposed changes were initially discussed by the Architectural Board of Review on October 23rd, Historic Landmarks Commission on November 1st and City Council on December 5th. The purpose of this hearing is to get Planning Commission feedback on the proposed recommendations before taking them to the Ordinance Committee for adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 3 people appeared to speak in favor of the application, and 1 perspn appeared to speak with concerns thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 28, 2006
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:
Recommended that the City Council expeditiously approve and implement the following:

A Zoning Ordinance amendment to allow solar panels to be placed on existing legal non-conforming structures within required setbacks. A modification application would not be required for such systems if the systems are installed to be 8" or less above the existing roof structure and the system is generally compatible with the City's Solar Energy System Design Guidelines.

This motion was passed and adopted on the 4th day of January, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodríguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.