

Sustainable Code Committee
Minutes
January 15, 2014
3:00 PM
Joel D. Valdez Main Library
101 N. Stone Ave., 4th floor conference room

1. WELCOME AND INTRODUCTIONS

Attendees:

City Staff: Adam Smith (PDSO)

Committee Members: Danielle Kontovas Fidel, David Godlewski, Hank Krzysik, Joseph Maher, Bruce Plenk, and Allyson Solomon

Audience: Kelly Lee, Chuck Martin, and Tom Warne

2. UPDATE AND DISCUSSION OF THE PROPOSED SOLAR DEVELOPMENT REGULATIONS

A. General

Chuck Martin submitted in writing comments and proposed revisions to the January 3rd draft. The committee only had time to discuss several of Mr. Martin's comments, which are described below. Staff will evaluate Mr. Martin's other comments and revise the draft accordingly for the committee's review in February.

B. Exceptions to the side and rear perimeter yard requirements for attached awnings and wall-mounted solar collectors

Proposal: Allow the exception to apply to accessory and principal structures.

Committee Response: The committee supports the proposal.

C. Exceptions to street perimeter yards

#1

Committee Proposal: Revise Sec. 6.4.5.D.2.a to add wall-mounted solar collection systems to the list of features that can extend two feet into the required street perimeter yard.

Staff Response: Staff supports the proposal. Future drafts will include this revision.

#2

Proposal: Allow attached awnings to extend 5 feet into perimeter yard.

Committee Response: The committee supports the proposal.

D. Ground-Mounted Solar Collection Systems

#1

Proposal: Require permission via a Design Development Option (DDO) when wanting to locate a system in the front yard. DDOs require surrounding property owners and the neighborhood association to be notified. (Sec. 6.6.2.L.2.b.i, p. 3 & 4).

Committee Response: The committee, in general, supported the proposal.

#2

Committee Question (Danielle Fidel): “Since a ground mounted solar array can be put in the front yard if it goes through the DDO process, can the same be written in for solar ramada/carport structures? There are several people who have contacted us who want to do a solar parking shade structure but only have parking in their front yard so they cannot do solar at all. It would be great to include those folks in the equation.”

Staff Response: Ramadas and carports are considered ground-mounted solar collector systems, and, therefore, could be located in the front yard via a DDO as proposed.

E. Solar Development Standards - Shadows from Multistory Structures (Sec. 7.3.2)

Proposal: “The development potential of any property shall not be reduced by compliance with this section” (last sentence in section) deleted.

Committee Response:

1. Jason Wong stated “the majority of the R-1 and R-2 lots have limited or no discretion on reorientation of the house on the lot.”
2. Chuck Martin prepared shadow analyses for two scenarios: 1) multi-story residential built to the maximum height permitted adjacent to single story residential; and 2) multi-story commercial adjacent to single story residential. Both analyses showed that the City’s perimeter yard requirements provide sufficient solar access for the single-story residential

(i.e. the multi-story structure would not cast shadows that would obscure or block solar collection systems on the adjacent property).

3. Chuck Martin – Based on the analyses, Mr. Martin proposed replacing the language in the January 3rd draft with the following:

“For any site where the dimensional standards for a multi-story structure have been modified to decrease the width of a perimeter yard or to increase the allowable height of the multi-story structure, the plot plan must show the shadows for the proposed multistory structure between the hours of 9:00 AM and 3:00 PM on December 21st. The multistory structure should be oriented or other measures take to minimize the adverse effects of shading on the adjacent properties.”

4. Most of the committee supported Mr. Martin’s proposal. Bruce Plenk argued that the section should be expanded to include all types of development, not just those requesting decreases in perimeter yards.

F. Solar Development Standards - Shadows from Trees and Shrubs (Sec. 7.3.3)

Committee Member Proposal:

Mr. Martin proposed replacing the language in the January 3rd draft with the following on the grounds that the January 3rd proposal is unenforceable:

“For any site where a landscape plan is required, trees and shrubs must be selected and located per the requirements of Technical Standards Manual Sec. 5-01.5.11, so that they do not interfere with the solar access of adjacent properties.”

The committee discussed the types of projects that would be subject to Mr. Martin’s proposal. The committee concluded that nonresidential and residential projects of 3 or more units only should be subject to the proposal. Most of the committee supported Mr. Martin’s proposal. Bruce Plenk questioned if more couldn’t be done to protect the solar access of solar collection systems installed in the future.

3. UPDATE AND DISCUSSION OF THE OTHER DRAFT SUSTAINABLE CODE AMENDMENTS

The meeting ended before this item could be discussed. It will be discussed at the February 19th meeting.

4. CALL TO THE AUDIENCE

There were no speakers.

5. NEXT STEPS

The next Sustainable Code Committee meeting is:

February 19, 2014

3:00 PM

Joel D. Valdez Main Library

101 N. Stone Ave., 4th floor conference room\

The meeting adjourned at 4 pm.

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