

Sustainable Code Committee
Minutes
March 26, 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 (PDSD) and Tom Alston (Mayor's Office)

Committee Members: Danielle Kontovas Fidel, Joseph Maher, Bruce Plenk, and Jason Wong

Audience: Camille Kershner and Casey Townsend

2. DISCUSSION OF THE PROPOSED SOLAR DEVELOPMENT REGULATIONS

A. Design Development Option (DDO)

Proposal: Revise Sec. 3.11.1 (DDO) to allow ground-mounted solar collection systems serving nonresidential uses to exceed the 50% limitation and detached systems in the front yard in residential zones via a Design Development Option.

Committee Response: The committee, in general, supports the proposal, but has concerns with some of the terminology. Revise proposed Sec. 3.11.1.D.4.b to read: "Does not interfere with the solar access on adjacent properties or reflect glare onto adjacent properties or roadways."

B. Ground-mounted Solar Collection Systems

#1

Proposal: Revise proposed Sec. 6.6.2.L.2.a to allow ground-mounted solar collection systems serving nonresidential uses to exceed the 50% limitation via a Design Development Option.

Committee Response: The committee supports the proposal with the changes proposed in the DDO section above.

#2

Proposal: Revise proposed Sec. 6.6.2.L.2.b to allow detached systems in the front yard in residential zones via a Design Development Option.

Committee Response: The committee supports the proposal with the changes proposed in the DDO section above.

#3

Proposal: Revise proposed Sec. 6.6.2.L.2.b.vi to allow as an exception solar collection systems that double as shade structures over picnic tables, playgrounds, basketball courts on Agriculture, Civic, or Recreation uses in residential zones.

Committee Response: The committee supports the proposal.

C. Roof-mounted Solar Collection Systems

Proposal: With the distinction made between ground- and roof-mounted solar collection systems in a previous draft, revise proposed Sec. 6.6.2.L.3.c to delete the previously proposed additional height measurement provision.

Committee Response: The committee supports the proposal with the revision. Revise the last sentence in this section to read: “A solar-tracking collection system cannot exceed the allowable height by more than 13 feet.”

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

Proposal: Revise the section to specify that the section only applies to projects requesting Design Development Options or variances.

Committee Responses: The committee, in general, supports the proposal; however, one committee member questioned whether the section should also apply to projects requesting Infill Incentive District modifications. Staff said it could be problematic and recommended against including it in this section. Staff will discuss this with the Infill Incentive District Task Force.

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

Proposal: Revise the section to add an exception from this section for Flexible Lot Developments. Without this exception, there could be a conflict with the FLD standard requiring a tree every 40’ of pedestrian circulation systems.

Committee Response: The committee supports the proposal.

F. Landscaping and Screening (Sec. 7.6.4.B)

Proposal: Revise the exceptions to the “Trees in Parking Lots” section to clarify that trees are not required in those areas of a parking lot covered by a solar collection system.

Committee Response: The committee supports the proposal.

G. Definitions (Sec. 11.4)

#1

Proposal: Revise the proposed definition of ground-mounted solar collection system to clarify that the definition applies to framing and decking associated with a separate roof and not the solar collection system itself.

Committee Response: The committee, in general, supports the proposal; however, revise the section to read “A solar collection system that separate roof framing...”

#2

Committee Proposal: Revise the opening sentences of the solar collection system definitions to read “A ~~linked series of~~ photovoltaic module(s)...”

H. Other Issues

Proposal introduces several terms in Article 6 (Dimensional Standards and Measurements) that are not defined, i.e. side and rear property lines and side or rear perimeter yard. These terms either need to be defined or revert back to terms already defined and used elsewhere in the code.

3. DISCUSSION OF THE OTHER DRAFT SUSTAINABLE CODE AMENDMENTS

A. Cisterns (Sec. 6.6.2.K)

#1

Proposal: Per discussion at the 2/19 Sustainable Code Committee, the limitations on diameter size have been removed.

Committee Response: The committee supports the proposal.

#2

Proposal: Revise the section to delete the screening requirement for cisterns. Requiring screening adds cost and potential impediment to installing a sustainable feature.

Committee Response: A majority of the committee supports the proposal. One committee member disagrees and thinks screening should be required.

#3

Proposal: Revise the section to require cisterns to have a nonreflective finish in order to reduce/eliminate glare and visual nuisance.

Committee Response: The committee, in general, supports the proposal; however, it should be revised to read: “Above ground cisterns shall have a nonreflective finish when adjacent to an adjacent property or street.”

B. Expansions

Proposal: Per the discussion at the February 19th Sustainable Code Committee meeting, revise Sec. 9.3.2 to apply to cisterns and solar collection systems only.

Committee Response: The committee supports the proposal.

C. Definitions

Issue: Verify whether the definition of Electric Vehicle Charging Station, Levels 1 and 2 will accommodate Tesla recharging stations.

Staff: The Tesla power wall connector requires a 240-volt circuit. The levels as proposed would accommodate a home charging station.

4. CALL TO THE AUDIENCE

There were no speakers.

5. NEXT STEPS

The draft solar and miscellaneous “green” standards will be revised to include the changes discussed at the March 26th committee meeting.

The Sustainable Code Committee completed making its recommendation on all of the proposed Sustainable Code Project amendments, and therefore, the committee will not convene again unless directed to do so by the Planning Commission or the Mayor and Council.

The meeting adjourned at 4:15 pm.

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