

DOCKETED

Docket Number:	16-BSTD-07
Project Title:	Local Ordinance Applications - 2016 Standards
TN #:	220426-2
Document Title:	Ordinance 1020 Executed
Description:	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ESTABLISHING REQUIREMENTS FOR THE CONSTRUCTION OF ZERO NET ENERGY RESIDENCES
Filer:	Ingrid Neumann
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	7/27/2017 11:50:30 AM
Docketed Date:	7/27/2017

ORDINANCE NO. 1020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LANCASTER, CALIFORNIA, ESTABLISHING
REQUIREMENTS FOR THE CONSTRUCTION OF ZERO
NET ENERGY RESIDENCES

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, the City of Lancaster has a goal to be a zero net energy city; and

WHEREAS, the Planning Commission is recommending to the City Council a revision to the Energy Code (Title 15, Chapter 28) and the Residential zoning ordinance (Title 17, Chapter 8) of the Lancaster Municipal Code, in order to implement zero net energy standards for new residential construction, in advance of California State's 2020 requirements; and

WHEREAS, notice of intention to consider the Residential Zero Net Energy ordinance has been given in accordance with Section 65090 of the Government Code of the State of California; and

WHEREAS, the City has made a diligent effort to achieve public participation for the Residential Zero Net Energy ordinance, and has held meetings with the building industry on October 18 and October 25, and December 5, 2016, and the Planning Commission has held a public hearing on the proposed ordinance on November 21, 2016, and December 19, 2016, and has received and considered all public testimony both oral and written; and

WHEREAS, staff has prepared a written report recommending approval of the proposed ordinance for implementation of zero net energy goals; and proposed ordinance will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the City Council, based upon evidence in the record hereby makes the following findings in support of the proposed ordinance:

1. The proposed ordinance is consistent with the City's General Plan, including:
 - a. Objective 3.6, which states, "Encourage efficient use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy."
 - b. Policy 3.6.2, which states, "Encourage innovative building, site design, and orientation techniques which minimize energy use."
 - c. Policy 3.6.3, which states, "Encourage the incorporation of energy conservation measures in existing and new structures."

- d. Specific Action 3.6.3(b), which states, "Explore the feasibility of requiring solar systems in new residential and non-residential construction. If practical, amend the municipal code to address requirements for solar energy use."
- e. Policy 3.6.5, which states, "Reduce the amount of energy consumed by City operations and assist residents and businesses in reducing their energy consumption rates."

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. Amend Section 15.28.020.c, "Provision of solar energy systems," to read as follows:

"Provision of solar energy systems.

1. A builder shall provide solar energy systems for new detached single family homes in accordance with the energy generation requirements as listed in Section 17.08.060 of the Lancaster Municipal Code. It is intended that no individual installed system shall produce less than 2 watts per square foot of each home built by the builder. For example a 2,000 square foot home would require builder to install a 4 kW system. A builder may also adjust the amount of solar installed after demonstrating to the building official that the zero net energy requirements can be met with the installation of a smaller system.
2. Installation of solar energy systems is required for all new single family detached homes within a production subdivision. A builder may also meet the solar requirement by paying a solar mitigation fee based on the square footage of the living space of each home that is built.
3. Builders shall demonstrate through building plan check their intention to meet the solar zero net energy requirement.
4. Builders shall build solar energy systems on model homes, reflective of the products that will be offered to homebuyers.
5. If a tract is built in phases, the solar energy generation requirement shall be fulfilled for each phase, or release of homes.
6. Solar energy systems shall meet the development standards and guidelines as described in the Lancaster Zoning Code.
7. Solar energy systems for multi-family developments may be provided on rooftops, or on solar support/shade structures.
8. Accessory dwelling units (ADU) are exempt from the zero net energy requirements.
9. New single family residential units that comply with the zero net energy requirements shall not be required to comply with the landscaping and irrigation requirements of Section 17.08.110.A.12 and Section 8.30.040.B of the Lancaster Municipal Code with respect to the rear yard area."

Section 2. Amend Section 17.08.305.c, "Provision of solar energy systems," to read as follows:

"Provision of solar energy systems.

1. A builder shall provide solar energy systems for new detached single family homes in accordance with the energy generation requirements as listed in Section 17.08.060 of the Lancaster Municipal Code. It is intended that no individual installed system shall produce less than 2 watts per square foot of each home built by the builder. For example a 2,000 square foot home would require builder to install a 4 kW system. A builder may also adjust the amount of solar installed after demonstrating to the building official that the zero net energy requirements can be met with the installation of a smaller system.
2. Installation of solar energy systems is required for all new single family detached homes within a production subdivision. A builder may also meet the solar requirement by paying a solar mitigation fee based on the square footage of the living space of each home that is built.
3. Builders shall demonstrate through building plan check their intention to meet the solar zero net energy requirement.
4. Builders shall build solar energy systems on model homes, reflective of the products that will be offered to homebuyers.
5. If a tract is built in phases, the solar energy generation requirement shall be fulfilled for each phase, or release of homes.
6. Solar energy systems shall meet the development standards and guidelines as described in the Lancaster Zoning Code.
7. Solar energy systems for multi-family developments may be provided on rooftops, or on solar support/shade structures.
8. Accessory dwelling units (ADU) that are exempt from the zero net energy requirements.
9. New single family residential units that comply with the zero net energy requirements shall not be required to comply with the landscaping and irrigation requirements of Section 17.08.110.A.12 and Section 8.30.040.B of the Lancaster Municipal Code with respect to the rear yard area."

Section 3. Amend Section 17.08.305.d, "Off-site fulfillment of solar energy generation," to read as follows:

"Alternative methods of compliance. If site-specific situations make it impractical for a builder to meet the requirements of this section, the builder may propose an alternative method of compliance with the intent of this section. An alternative method of compliance shall be approved where the building official finds that the proposed alternative is satisfactory and complies with the intent of the provisions of this section."

Section 4. Delete "Solar Energy System Provision" by zone in the "Development standards" table from Section 17.08.060.A.1 and from Section 17.08.060.B.1.

Section 5. That the City Clerk shall certify to the passage of this Ordinance, and will see that it is published and posted in the manner required by law.

I, Britt Avrit, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 24th day of January, 2017, and placed upon its second reading and adoption at a regular meeting of the City Council on the 14th day of February, 2017, by the following vote:


AYES: Council Members Malhi, Underwood-Jacobs, Vice Mayor Crist, Mayor Parris

NOES: None

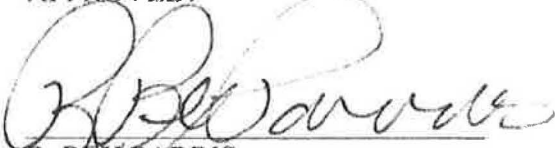
ABSTAIN: None

ABSENT: Council Member Mann

ATTEST:


BRITT AVRIT, CMC
City Clerk
City of Lancaster

APPROVED:


R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF LANCASTER)

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 1020, for which the original is on file in my office.

WITNESS MY HAND AND SEAL OF THE CITY OF LANCASTER, on this _____ day of _____,

(seal)
