

DOCKETED

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BUILDING AND SAFETY DIVISION

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November 16, 2016

Ingrid Neumann
Peter Strait
California Energy Commission
Building Standards Office – Efficiency Division
1516 Ninth Street
Sacramento, CA 95814-5512

**CITY OF SANTA MONICA SOLAR PHOTOVOLTAIC STANDARDS
APPLICATION FOR LOCALLY ADOPTED ENERGY STANDARDS IN ACCORDANCE
WITH CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1, SECTION 10-106**

At its regular meeting on October 25th, 2016, the Santa Monica City Council conducted a public hearing and approved the first reading of the enclosed ordinance renewing the mandate for installation of solar electric photovoltaic (PV) systems for new development projects. City Council made the determination that mandating solar PV is cost effective for the Santa Monica community based on the enclosed consultant report prepared by EcoMotion – Sustainability Solutions. The EcoMotion report is an update to a report prepared by Energy and Environment Economics, Inc. and this report is also enclosed for reference.

Santa Monica is proposing the attached local energy amendments as measures to provide greater energy and environmental efficiency and to assist in the State's goal of Net Zero Energy production. Our City will provide the most judicious educational means for developers and homeowners to meet the proposed amendments as well as the standards of the 2016 California Energy Efficiency Standards.

Staff at the California Energy Commission has requested that we summarize our California Environmental Quality Act (CEQA) procedure and findings. As the Building Official of the City of Santa Monica, I submit, consistent with the findings of the City Council, that the proposed ordinance is intended to preserve and enhance the environment of the City of Santa Monica. Accordingly, this ordinance is categorically exempt from environmental review, pursuant to Section 15061(b)(3) of the CEQA

Guidelines, as it can be seen with certainty that there is no possibility that enhancing environmental conservation efforts would have a significant negative effect on the environment.

In compliance with Title 24, Part 1, the 2016 California Administrative Code Chapter 10, Administrative Regulations for the California Energy Commission, Section 10-106(b), the City of Santa Monica contends that our proposed local energy standards will require buildings to be designed and built to consume no more energy than permitted by Title 24, Part 6. The City further contends that our local amendments augment the requirements in Part 6 without altering them or reducing their stringency and that the City will continue to enforce requirements of California Building Standards Law, Title 24 including the provisions of Part 6.

Following receipt of this application and acknowledgement that Santa Monica's proposed locally adopted standards are in accordance with the CEC's requirements, the Santa Monica City Council will conduct the second reading of the ordinance and, if approved, will instruct staff to file our Council approved findings in the resolution with your Commission.

I look forward to your acknowledgement of this application. Should you have any questions, please feel free to contact me at ron.takiguchi@smgov.net or (310) 458-2201, Extension 5599, or our Green Building Advisor Mr. Joel Cesare at joel.cesare@smgov.net or at Extension 8549.

Sincerely,



Ron Takiguchi, P.E.
Building Official
City of Santa Monica