

**DOCKETED**

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<b>Project Title:</b>	Local Ordinance Applications Exceeding the 2022 Energy Code
<b>TN #:</b>	249855-8
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<b>Filer:</b>	Danuta Drozdowicz
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# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 9, 2022  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** Adopt (2<sup>nd</sup> Reading) Ordinances 528 and 529 – Buildings Standards Code Amendments

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## **BACKGROUND:**

On October 26, 2022, the City Council introduced Ordinances 528 (Attachment 1) and 529 (Attachment 2), which are now before Council for a second reading and adoption to amend the 2019 California Building Code and California Green Building Code to implement solar energy, building decarbonization and electric vehicle (EV) installation requirements with the goal of decreasing greenhouse gas (GHG) emissions in the City of Solana Beach (City).

This item is before the Council to consider adopting Ordinances 528 and 529 approving the proposed local amendments.

## **DISCUSSION:**

California State Building Codes are typically updated every three years. Ordinance 518 was adopted in 2021 to amend sections of the 2019 Building Code to promote energy efficiency and conservation in the City, increase use of sustainable energy sources, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

On October 26, 2022, Council adopted Ordinance 527 adopting the State's 2021 Building Code Standards. Also on October 26, 2022, the Council approved the introduction and first reading of Ordinances 528 and 529. With the adoption of proposed Ordinances 528 and 529, the building sections of Title 15 of the Solana Beach Municipal Code (SBMC) would be repealed and replaced with new sections and local amendments. Local amendments that are necessary to reflect local topographic, climatic or geological conditions have been prepared for City Council consideration. The City may only locally

CITY COUNCIL ACTION:

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AGENDA ITEM #

amend these State codes when a finding can be made that certain local physical conditions exist to support the necessity for a local amendment. The adoption of local amendments, and more stringent standards, are supported in the proposed findings. It should be noted that the above amendments do not substantively alter the provisions previously approved by Council in Ordinance 518.

**CEQA COMPLIANCE STATEMENT:**

This project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) because it entails the adoption of State mandated building and fire codes with or without minor amendments, intended to improve the public health, safety and welfare, and will not have a significant effect on the environment.

**FISCAL IMPACT:**

There would be no impact to the General Fund from Ordinance 528 and 529, as proposed. No changes to existing City fees are proposed at this time.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Deny Staff recommendation.
- Provide other direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinances 528 and 529 (2<sup>nd</sup> Readings) amending Title 15 of the Solana Beach Municipal Code.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

**Attachments:**

1. Ordinance 528
2. Ordinance 529