



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: February 22, 2023
ORIGINATING DEPT: Community Development
SUBJECT: **Re-Introduce (1st Reading) Ordinance 529 with Amendments – Building Standards Code Amendments**

BACKGROUND:

On November 9, 2022, the City Council (Council) adopted Ordinance 529 to amend the 2022 California Green Building Code to implement building decarbonization and electric vehicle (EV) installation requirements with the goal of decreasing greenhouse gas (GHG) emissions in the City of Solana Beach (City).

Upon further review of the ordinance and before submittal to the California Building Standards Commission for filing, Staff recommends minor edits to the ordinance language to provide clarity around the ordinance requirements. The suggested edits are included in the redline version of Ordinance 529 (Attachment 1).

This item is before the Council to consider re-introducing Ordinance 529 (Attachment 2) approving the proposed local amendments.

DISCUSSION:

With the adoption of proposed Ordinance 529, the building sections of Title 15 of the Solana Beach Municipal Code (SBMC) would be repealed and replaced with new sections and local amendments.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 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 amendments proposed do not substantively alter the provisions previously approved by Council in Ordinance 518 which corresponded with the 2019 California Building Code cycle. After adoption, local amendments to the Green Building Code will be filed with the California Building Standards Commission.

CITY COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

These Ordinances are exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines (14 CCR 15308) because they are activities undertaken to assure the maintenance, restoration, enhancement and protection of the environment.

FISCAL IMPACT:

There would be no impact to the General Fund from Ordinance 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:

1. Conduct the Public Hearing: Open the public hearing, report Council disclosures, receive public testimony, and close the public hearing.
2. Find the project categorically exempt from CEQA pursuant to Section 15308 CEQA Guidelines.
3. Re-Introduce Ordinance 529 (1st Reading).

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 529