



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE REPORT

AGENDA DATE: November 21, 2017

TO: Ordinance Committee

FROM: Building & Safety Division, Community Development Department

SUBJECT: SB-1236 (2015) Electric Vehicle Charging Stations Permits Ordinance

RECOMMENDATION: That the Ordinance Committee:

- A. Consider a proposed Ordinance of the City of Santa Barbara adding Chapter 22.93 to the Santa Barbara Municipal Code relating to Electrical Vehicle Charging Station Permits; and
- B. Make a recommendation to the City Council for Ordinance adoption.

DISCUSSION:

The state's energy policy is relying on an increase in the use of electric vehicles statewide. Additionally, the City's 2012 Climate Action Plan calls for an increase in the use of electric vehicles. Specifically, the Climate Action Plan Strategy 20 identifies "expedited permitting" as an objective necessary for the City to establish and maintain a functional electric vehicle transportation system.

In 2015, the State Legislature enacted Senate Bill 1236. This bill amended state laws regulating the development permit processes for construction necessary to install electrical vehicle (EV) charging stations throughout California. This bill requires that cities and counties adopt a local ordinance that minimizes, standardizes, or eliminates the following discretionary building permit review processes relative to electric vehicle charging stations:

- Eliminates local Design Review
- Standardizes building standards enforcement via checklists
- Requires acceptance of electronic building permit applications and plans

Given that Senate Bill 1236 has eliminated the possibility of discretionary design review for these charging stations, Planning staff are developing an Electric Vehicle Charging Station Best Practices document that will be included with every charging station permit that is issued. These best practices are envisioned to recommend:

- Screening charging stations from view
- Limiting or eliminating the negative impacts on historical properties
- Mitigating potential noise problems between neighbors

Attachment 1 is the proposed City Ordinance that establishes the local electric vehicle charging station permit processing laws required by the state. In 2015, the City of Santa Barbara adopted a similar ordinance that reduced barriers to the installation of solar panels on buildings, in response to a state law enacted in 2014. Consequently, the electronic application systems and expedited permit processes are already in place and can be applied to electric vehicle charging station permit processing.

Provided for your reference are Attachments 2, 3 and 4. These are the draft checklists that staff will make available to permit applicants and will use to plan check electric vehicle charging station permit applications.

SUSTAINABILITY IMPACT:

Senate Bill 1236 was drafted and made law in direct response to the state's energy policy to move away from fossil fuels and toward solar-electric energy. Consequently, many envision that the long-term increase in the use of electric vehicles will result in a reduction in pollution and greenhouse gasses, thus allowing for more sustainable statewide transportation.

ATTACHMENTS:

1. Proposed Electric Vehicle Charging Station Permit Ordinance
2. EV Charging Station Checklist #1
3. EV Charging Station Checklist #2
4. EV Charging Station Checklist #3

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SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office