

DISCUSSION ITEM – PUBLIC HEARING**ATTACHMENT 1****1. Solar Design Guidelines and Recognition Programs Draft Proposal.**

- (3:15) Main Documents: Solar Energy System Design Guidelines and Recognition Program Draft
Passive Solar Design Guidelines and Recognition Program Draft
- Location: Citywide
- Applicability: The Draft Solar Energy System Guidelines would generally be voluntary, but may be applied by ABR or HLC in review of some projects. The Passive Solar Design Guidelines and both award programs are completely voluntary.
- Staff: Heather Baker, Project Planner, City of Santa Barbara

(The Draft Solar Energy System Guideline's main purpose is to educate and encourage the public to consider highly efficient solar installations which appear well integrated with their surroundings. The document also specifies which high performing aesthetically well-integrated solar energy systems are eligible for City Council recognition awards. The Solar Energy System Design Guidelines can provide direction for review of the few projects which are subject to ABR and HLC review due to potentially significant historical or visual impacts. During this discussion, the ABR can also provide comments to Council regarding concepts for potential future City solar system installation requirements for some project types.)

(RECOMMENDATION FOR CITY COUNCIL ADOPTION OF THE GUIDELINES AND RECOGNITION PROGRAMS INCORPORATING ABR COMMENTS IS REQUESTED.)

(3:27)

Present: Heather Baker, Project Planner, provided an overview of staff's proposed Solar Energy System Design Guidelines and Recognition Program. The proposed guidelines and award program were created by City staff and initially reviewed through a "Million Solar Roofs Partnership" small working group consisting of City staff, Community Environment Council (CEC) staff and some local solar contractors. Ms. Baker requested that any additional written comments be submitted by November 1st for inclusion into the presentation for City Council.

Public comment opened at 3:45 p.m.

Tim Hunt, Community Environment Council, in support.

Gabe Davis, Solar Contractor, in support.

A letter from, John Kelly, resident, in support, was read into the record by Chair Bartlett.

Public comment closed at 4:52 p.m.

Motion: Continued indefinitely to the City Council with the following comments:

1) The Board recommends City Council adoption of the Solar Energy Design Guidelines and the voluntary Passive Solar Energy Design Guidelines and Solar Recognition Program. 2) The Board does not feel there should be mandatory requirements for solar panel installations on projects, instead, emphasize incentives. 3) The Board encourages allowance of solar energy systems installations on legal non-conforming structures without modification requirements.

Action: LeCron/Wienke, 6/0/0. Motion carried. (Manson-Hing, Sherry absent.)

DISCUSSION ITEM

(2:22)

SOLAR DESIGN GUIDELINES AND RECOGNITION PROGRAMS DRAFT PROPOSAL.

Main Documents: Solar Energy System Design Guidelines and Recognition Program Draft; and Passive Solar Design Guidelines and Recognition Program Draft

Applicability: The Draft Solar Energy System Guidelines would generally be voluntary, but may be applied by ABR or HLC in review of some projects. The Passive Solar Design Guidelines and both award programs are completely voluntary.

Location: Citywide

(The Draft Solar Energy System Guideline's main purpose is to educate and encourage the public to consider highly efficient solar installations which appear well integrated with their surroundings. The document also specifies which high performing aesthetically well-integrated solar energy systems are eligible for City Council recognition awards. The Solar Energy System Design Guidelines can provide direction for review of the few projects which are subject to ABR and HLC review due to potentially significant historical or visual impacts. During this discussion, the ABR can also provide comments to Council regarding concepts for potential future City solar system installation requirements for some project types.)

(RECOMMENDATION FOR CITY COUNCIL ADOPTION OF THE GUIDELINES AND RECOGNITION PROGRAMS INCORPORATING HLC COMMENTS IS REQUESTED.)

The Staff presentation was given by Heather Baker, Project Planner.

Ms. Baker provided an overview of Staff's proposed Solar Energy System Design Guidelines and Recognition Program. The proposed guidelines and award program were created by City Staff and initially reviewed through a "Million Solar Roofs Partnership" small working group consisting of City Staff, Community Environment Council (CEC) staff and local solar contractors.

Public comment opened at 2:40 p.m.

Richard White, solar systems contractor, stated that he works with architects to install integrated solar panels in the design of buildings and commented the best installations are those that are not seen.

Public comment closed at 2:51 p.m.

Motion: The Historic Landmarks Commission recommends the Solar Energy System and Passive Solar Design Guidelines and Solar Recognition Program for adoption by City Council, with the following comments: 1) The Commission supports, in concept, some form of mandatory solar energy system installation requirements, including potentially requiring new homes or major additions to have at least 300 square feet of unobstructed south-facing roof, where feasible. 2) The "Which Projects Are Subject to Design Review?" handout should be included within the "Solar Energy System Design Guidelines and Recognition Program" document, rather than as a separate handout. 3) The Commission agrees with ABR's three comments regarding a) page 19, to have two positives on the photographs; b) including a statement somewhere in the document that panels on structures are preferable to maintain ground permeability, and c) supporting flexibility for modifications in the location of solar energy systems. 4) Contrary to the ABR recommendation, the Commission supports some form of mandatory requirement.

Action: Naylor/Boucher, 8/0/0. (Hsu absent.) Motion carried.

Commission

comment: The Commission commends Staff for the efforts involved in the production of these documents.

REVIEW AFTER FINAL

3. 1023 BATH ST R-4 Zone
(3:17) Assessor's Parcel Number: 039-262-015
Application Number: MST2006-00467
Owner: Cathcart Living Trust
Contractor: Action Roofing

(This is a City Landmark: Botiller-Grand Adobe, and is located outside of El Pueblo Viejo Landmark District. Proposal to replace an existing shake roof with two-piece mission tile.)

(Review After Final of change to approved roofing material.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

Present: Sharon Fritz, Action Roofing
Robert Cathcart, Owner

Public comment opened at 3:24 p.m. and, as no one wished to speak, it closed at 3:24 p.m.

Motion: Restate the Historic Landmarks Commission's approval for a treated wood shake roof as being the only roofing material appropriate on this particular style and period of landmark, with the following comments: 1) Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of an historical resource. 2) Findings for Alterations to a City Landmark are made as follows: The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

Action: 8/0/0. (Hsu absent.) Motion carried.