



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 1 5 - 0 2 2 0  
AUG 1 9 2015

**REPORT RE:**

**DRAFT ORDINANCE CREATING A STREAMLINED PERMITTING PROCESS  
FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Council File No. 15-0951

Honorable Members:

Pursuant to City Council action of August 11, 2015, this Office hereby transmits for your consideration, approved as to form and legality, the enclosed draft ordinance adding Section 91.106.5 to the Los Angeles Municipal Code to provide a streamlined permitting process for small residential rooftop solar energy systems. California Assembly Bill 2188 (2014) mandates that every local jurisdiction adopt such an ordinance on or before September 30, 2015.

Summary of Ordinance Provisions

The enclosed draft ordinance creates a streamlined permitting process for solar energy systems that satisfy enumerated size, safety and height requirements. Qualified solar energy systems shall be eligible for online notice of all permitting requirements, online submission of permit applications, electronic signature of all forms, timely notice of any application deficiency, and consolidated and timely inspections.

CEQA Determination

The adoption of the draft ordinance is exempt from the California Environmental Act (CEQA) under California Public Resources Code Section 21080(b)(1) as a ministerial project. As explained above, California Assembly Bill 2188 (2014) mandates that every local jurisdiction adopt a streamlined permitting process for small residential rooftop solar energy systems in substantial conformance with state law requirements. The ordinance's adoption is also exempt under California Public Resources Code Section 21080.35 as regarding the installation of solar energy systems on the roofs of existing buildings.

Charter Findings Not Required

The draft ordinance is not a land use ordinance and, therefore, not subject to the procedures required before the adoption of a land use ordinance, including referral to the City Planning Commission under Charter Section 558.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety, with a request that all comments and recommendations, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Saro Balian at (213) 978-8242. He or another member of this Office will be present when you consider this matter to answer any questions that you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By   
DAVID MICHAELSON  
Chief Assistant City Attorney

DM/SB:cg  
Enclosures