

RESOLUTION NO. 13-2011

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF TIBURON
ADOPTING AN AMENDED
POLICY FOR SOLAR COLLECTOR PANELS**

WHEREAS, on September 15, 2004, the Town Council adopted the Town of Tiburon Policy for Solar Collector Panels, which waived building permit fees, provided design guidelines for the installation of solar collector panels, and defined the design review procedure for solar panels; and

WHEREAS, on February 2, 2005, the Town Council adopted Resolution No. 05-2005 amending said policy; and

WHEREAS, it is the intent of the California Government Code, Section 65850.5(a), that local agencies do not adopt ordinances which create unreasonable barriers to the installation of solar energy systems, including design review; and

WHEREAS, the Town of Tiburon supports energy efficiency and seeks to provide incentives for property owners who wish to utilize solar power to reduce the demand on non-renewable energy sources; and

WHEREAS, the Town has subsequently become aware of provisions of the policy that inhibit the ability of owners of flat-roofed commercial buildings from qualifying for the incentives contained in the Town's policy; and

WHEREAS, the Town of Tiburon, while encouraging the use of solar energy, strongly desires to maintain the aesthetic qualities of the built environment that make Tiburon special and unique.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council hereby rescinds Resolution 05-2005; and

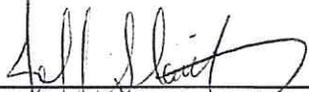
BE IT FURTHER RESOLVED that the Town Council hereby adopts an amended Policy for Solar Collector Panels set forth in attached Exhibit "A", which waives building permit fees for roof-mounted solar collector panels that meet certain criteria and provides voluntary design guidelines for the installation of solar collector panels.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Tiburon on March 2, 2011, by the following vote:

AYES: COUNCILMEMBERS: Collins, Fraser, Fredericks, O'Donnell, Slavitz

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



JEFF SLAVITZ, MAYOR
TOWN OF TIBURON

ATTEST:



DIANE CRANE IACOPI, TOWN CLERK

Attachment: Exhibit "A"

TOWN OF TIBURON

POLICY FOR SOLAR COLLECTOR PANELS

(Town Council Resolution 05-2005, adopted February 2, 2005, as revised by Town Council Resolution 13-2011, adopted March 2, 2011)

PURPOSE

To support the State of California in encouraging the use of solar collector panels while also encouraging design which will help to protect and maintain the valued aesthetic qualities which make Tiburon unique.

PERMIT FEES WAIVED FOR QUALIFYING ROOF-MOUNTED SOLAR COLLECTOR PANELS

The Town of Tiburon will waive the building permit fees¹ associated with the installation of roof-mounted solar panels that meet the Guidelines below.

GUIDELINES

The Town of Tiburon encourages all property owners to voluntarily comply with the guidelines below.

General

1. Solar panels and accessory equipment should be integrated into the design of the building wherever possible.
2. Solar panels should be placed on roofs and in locations that are the least visible from public streets, public facilities, and neighboring properties. Accessory equipment located on the ground should be screened from off-site view through careful placement and/or the use of landscaping or fencing.

Roof-Mounted Panels (All Residential Buildings and All Commercial Buildings with greater than 2 in 12 pitch sloped roofs)

3. Roof-mounted solar collectors should match the roof pitch and be placed in close proximity to the surface of the roof below them. To qualify for the building permit fee waiver, the panels must be installed at the same angle as the roof and the top of the solar panel shall not be more than eight (8) inches higher than the surface of the roof below it.

Roof-Mounted Panels (All Commercial Buildings with roof pitches equal to or less than 2 in 12)

4. The highest point of the solar panel assembly shall not extend more than 18 inches above the surrounding roof surface. Any existing roof parapet shall be retained or replaced.

Ground-Mounted

5. Ground-mounted solar collectors and accessory equipment should be screened from off-site view through careful placement and/or the use of landscaping or fencing.

¹ Building permit fees shall not include the Business License Fee and the California Seismic Tax, both of which will be collected.