



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: AUGUST 23, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARDS: ALL**
DEPARTMENT

SUBJECT: ADOPT AN ORDINANCE TO UPDATE RIVERSIDE MUNICIPAL CODE
CHAPTER 16 BUILDING AND CONSTRUCTION - TO ADD THE EXPEDITED
REVIEW AND APPROVAL OF ELECTRIC VEHICLE CHARGING STATIONS, AS
REQUIRED BY ASSEMBLY BILL 1236

ISSUE:

Adopt an ordinance to update the Riverside Municipal Code, Chapter 16 Building and Construction, to add the expedited review and approval of electric vehicle charging stations, as required by Assembly Bill 1236.

RECOMMENDATION:

That the City Council introduce and subsequently adopt the attached ordinance to update the Riverside Municipal Code, Chapter 16 Building and Construction, to add the expedited review and approval of electric vehicle charging stations, as required by Assembly Bill 1236.

LEGISLATIVE HISTORY:

With the approval of Assembly Bill 1236; Section 65850.7 of the California Government Code promotes and encourages the installation and use of electric vehicle charging stations by limiting obstacles to their use and by minimizing the costs of such systems. In furtherance of that objective, Section 65850.7(g)(1) of the California Government Code requires that, on or before September 30, 2016, every city, county, or city and county with a population of 200,000 or more residents must adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations.

BACKGROUND:

The Building and Safety Division currently processes electric vehicle charging permits in accordance with standard policies and procedures. Accordingly, the average plan check turnaround time is about ten business days with the exception of charging stations for single family dwellings that are reviewed solely by the Building & Safety Division over the counter. For other than single family residential projects, a complete plan review is required along with approvals from Riverside Public Utilities, the Building and Safety Division and in some instances, the Planning Division. The current ten business day review period exceeds the allowable expedited plan review timeframe set forth in Assembly Bill 1236.

The attached ordinance codifies the requirements of Section 65850.7(g)(1), such as accepting and approving permit applications electronically, directing the City's Building Official to develop a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review, and authorizing the Building Official to administratively approve such permit applications.

DISCUSSION:

The Building & Safety Division proposes to complete the plan review process within three business days from the date of application, when a complete application is submitted. In order to accommodate the requirements of the new law, a coordinated effort between Riverside Public Utilities and the Community & Economic Development Department is necessary for all commercial and multi-family related projects. The City has also opted to use its e-Plan Review software as our electronic submittal format in order to meet the electronic submission requirement for our customers.

Assembly Bill 1236 will have an immediate impact on the processing of permit applications for electrical vehicle charging stations. Unlike Assembly Bill 2188 which requires all municipalities to expedite the review and permitting of small single family residential solar systems, Assembly Bill 1236 requires the expediting of all charging stations to include commercial, multi-family and single family projects within the City. Staff anticipates a minimal impact on our services initially, as the City generally sees only a few dozen electrical vehicle charging permit applications annually. However, this statistic may change with the implementation of Assembly Bill 1236 and further evaluation may be necessary in the future.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this ordinance.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Scott G. Miller, Interim Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney
Attachment:	Proposed Electric Vehicle Charging Ordinance