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## SMART GROWTH / GREEN POWER ORDINANCE

The purpose of this ordinance is to create an expedited processing time in planning, engineering, and building department approval processing time. The stated goal is to have projects approved in 60 to 90 days from initial submittal to building permit.

The projects which would be eligible for the ordinance include residential, commercial, office and light industrial. All projects have to be In-fill without variances and meet community plans.

The current process which the City Council has approved would not change externally. All existing processes would be expedited internally by the creation of a special development team made up of Planning, Engineering and Building Dept. staff.

To qualify for this process all projects would have to meet the following criteria:

- A. Meet post June 1, 2001 energy star ratings.
- B. Generate a percentage of their projected electrical needs:
  - 1. Apartment Building (house power) 85%
  - 2. Condo 60%
  - 3. SFR 50%
  - 4. Light industrial, commercial, office 20%

Projects which meet energy star requirements but chose not to include generation systems would not be eligible. They would still receive the current “expedited check”.

The Plan Review team would be the same for all “green” development. The staff could assign members from all departments to the “green team” and let them return to their regular duties when they were not busy. As the green development concept caught on additional staff could be added.

The following project review schedule would be followed:

- Completeness check: 5 business days (For master planned projects, over-the-counter)
- First review cycle: 20 business days
- Subsequent review cycles: 10 business days

Community group action would occur concurrent with the City review process. They would act within 2 to 6 weeks after the first project assessment letter is issued.

Reviewers will make clear what they want amended on the application. Outstanding issues will occur and the Project Manager will participate in seeing they are resolved

Upon completion of the third review cycle the City shall set a bearing/action date. Staff may recommend denial of a project which fails to resolve issues related to the type of permit.

Similar procedures will be implemented for ministerial applications, ie: construction permits, grading, public improvement plans and private structures.

SGD&E would be encouraged to provide expedited disconnect and hook-up services.

Make permanent assumed property lines on rowhomes/townhouses so R-3 (single family) designation. This insures energy star ratings and maximum sustainable energy credits.

Reduce LDR Division for deposit accounts maybe 50% for Green Builders.

An alternative to \* above would be to provide some public access computer terminals where the City data in their SANGIS and CABRILLO systems is available to identify possible issues on a project.