



Administrative Report

N.1., File # 24-1908

Meeting Date: 1/7/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING UPDATES TO THE REDONDO BEACH MUNICIPAL CODE TO STREAMLINE APPLICATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS CONSISTENT WITH CALIFORNIA ASSEMBLY BILL 1236

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3286-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, AMENDING THE REDONDO BEACH MUNICIPAL CODE BY ADDING CHAPTER 28 - ELECTRIC VEHICLE CHARGING STATIONS TO TITLE 9, TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS FOR INTRODUCTION AND FIRST READING

EXECUTIVE SUMMARY

The State of California adopted Assembly Bill (AB) 1236 (2015, Chiu, codified as Government Code Section 65850.7), which requires local jurisdictions to adopt an ordinance to create an expedited, streamlined permitting process for electric vehicle (EV) charging stations. An EV charging station is defined as any level of electric vehicle supply equipment station that delivers electricity from a source outside an electric vehicle to a plug-in electric vehicle. The proposed Ordinance is intended to bring Title 9 into compliance with State legislation regarding the expediting and streamlining procedures for EV charging stations.

In recent years, the State has passed legislation intended to streamline applications related to energy efficiency (i.e., solar, EV charging) and housing, which have had an effect on the operations in the Community Development Department (CDD). To meet these new streamlining requirements, the CDD has been working on refining its procedures and enhancing the use of technology to improve customer service and reduce lengthy permit review times. Additionally, the CDD recently completed an Organizational Assessment, conducted by a third-party consultant, to identify operational challenges and strategies for Department improvement. The Assessment will be presented to the City Council on February 4, 2025 and will include an overview of the recommendations made in the consultant's report and the actions the Department is taking to improve overall service.

BACKGROUND

AB 1236 was adopted on October 8, 2015 and amended Government Code Section 65850.7 to require jurisdictions with a population less than 200,000 residents to establish procedures for expedited, streamlined processes for permitting of EV charging stations. Assembly Bill 1236 also clarifies that a jurisdiction shall not condition approval of a permit for an electric vehicle charging

station based on the approval of an association as defined in California Civil Code, Section 4080.

The draft Ordinance includes installation standards for EV Charging systems and requires that the Chief Building Official make a checklist available to the public identifying all requirements necessary in order for proposed EV charging systems to be eligible for expedited review. The Chief Building Official has created a checklist which contains objective requirements for the installation of an EV charging station and a process for electronic submittal of permit applications. The content of the checklist requires the permit applicant to provide the features of the existing electrical service such as rating in amperes, system voltage, connected or calculated load, spare capacity in amperes, voltage and ampere rating of the electric vehicle supply equipment, and circuit rating of the electric vehicle supply equipment.

The Draft Ordinance specifies that the application shall be administratively reviewed by the Chief Building Official as a nondiscretionary permit. However, in accordance with state law, it includes a provision noting that the Chief Building Official, in consultation with the Community Development Director, may require an applicant to apply for a Conditional Use Permit (CUP) if it is found, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon public health and safety. The decision to require a CUP may be appealed by the applicant to the Planning Commission.

The Ordinance involves updates and revisions to existing regulations, and it can be seen with certainty that the text amendments will have no significant negative effect on the environment, per CEQA Guidelines, Section 15061(b)(3). The Ordinance also involves the potential installation of solar energy systems, which are exempt under Section 21080.35 of the Public Resources Code.

COORDINATION

Staff coordinated preparation of the Ordinance with the City Attorney's Office. The major provisions of the City's drafted Ordinance mirror the template Ordinance recommended by the State of California.

FISCAL IMPACT

There is no fiscal impact associated with this item. The proposed Ordinance will help expedite the review of EV charging stations and will provide clearer information to the public regarding contemporary installation standards.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3286-25 Amending Title 9, Chapter 28 of The Redondo Beach Municipal Code to Provide an Expedited, Streamlined Permitting Process or Electric Vehicle Charging Stations
- EV Charging Station Checklist