

Ordinance No. 5228
Ordinance of the Council of the City of Palo Alto Adopting Section 16.14.370 of the Palo Alto Municipal Code to Adopt Local Amendments to the California Green Building Standards Code and Related Findings

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Findings and Declarations.

The adoption and amendment of Section A4.106.8 of the California Green Building Standards Code is justified on the basis of local topographical and geographical conditions. Failure to address and significantly reduce greenhouse gas emissions could result in rises to sea level, including in San Francisco Bay, that could put at risk Palo Alto homes and businesses, public facilities, and Highway 101 (Bayshore Freeway), particularly the mapped Flood Hazard areas of the City. The aforementioned conditions create hazardous conditions for which departure from California Green Building Standards Code is required.

SECTION 2. Section 16.14.370 of the Palo Alto Municipal Code is adopted to read as follows:

16.14.370 Section A4.106.8 Electric Vehicle (EV) Charging.

Section A4.106.8 of the California Green Building Standards Code is added and amended to read:

A4.106.8 Electric Vehicle (EV) Charging. New detached single-family dwellings shall comply with the following requirements for electric vehicle supply equipment (EVSE):

- (a) The property owner shall provide as minimum a panel capable to accommodate a dedicated branch circuit and service capacity to install at least a 208/240V, 50 amperes grounded AC outlet (Level 2 EVSE). The raceway shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, enclosure, or receptacle. The raceway shall be installed so that minimal removal of materials is necessary to complete the final installation. The raceway shall have capacity to accommodate a 100-ampere circuit.
- (b) Design. The proposed location of a charging station may be internal or external to the dwelling, and shall be in close proximity to an on-site parking space. The proposed design must comply with all applicable design guidelines, setbacks and other code requirements.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The Council hereby declares that it should have adopted the

Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. The Council finds that this project is exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

SECTION 5. This ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED: December 9, 2013

PASSED: January 13, 2014

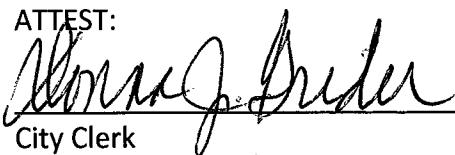
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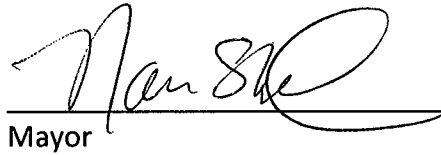
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ABSTENTIONS:

ATTEST:

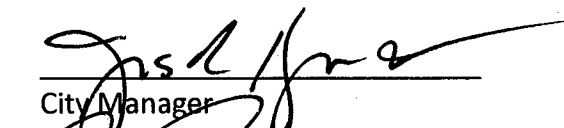

City Clerk

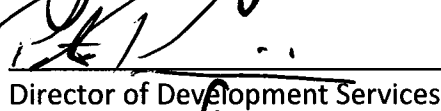

Mayor


APPROVED AS TO FORM:


DEPUTY City Attorney

APPROVED:


City Manager


Director of Development Services


Director of Administrative Services