

DATE: October 7, 2009

SUBJECT: Zoning Ordinance Amendment 09-02 to amend the text of the Palmdale Zoning Ordinance to permit Co-located Small Wind Energy Systems (CSWES) as an accessory use in commercial and industrial zone districts citywide.

ISSUING DEPARTMENT: Planning

SUMMARY

Issue:

Should the City Council adopt Ordinance No. 1386 permitting Co-located Small Wind Energy Systems (CSWES) as an accessory use on industrial and commercial development projects with a minimum site area of 20 acres in area with parking lot lighting fixtures a minimum of 25 feet in height in the C-2 (Office Commercial), C-3 (General Commercial), C-4 (Commercial Center), C-5 (Service Commercial), M-1 (Light Industrial), M-2 (General Industrial), M-3 (Airport Industrial), and M-4 (Planned Industrial) zone districts?

Recommendation:

That the City Council adopt Ordinance No. 1386 permitting Co-located Small Wind Energy Systems (CSWES) as an accessory use in the above-mentioned zone districts.

Fiscal Impact:
Planning and Building and Safety permitting fees.

BACKGROUND/DISCUSSION

On August 13, 2009, the Planning Commission recommended approval to the Mayor and the City Council of Zoning Ordinance Amendment (ZOA) 09-02 permitting Co-located Small Energy Systems (CSWES) in the C-2 (Office Commercial), C-3 (General Commercial), C-4 (Commercial Center), C-5 (Service Commercial), M-1 (Light Industrial), M-2 (General Industrial), M-3 (Airport Industrial), and M-4 (Planned Industrial) zone districts. The proposed amendment will permit CSWES by administrative approval in these zones subject to the development standards proposed in a new Article 99.01, Co-located Small Energy Systems (CSWES).

The Environmental Resources Element of the General Plan states that the City shall support programs designed to reduce energy consumption and to utilize alternative energy sources. The proposed amendment is consistent with the General Plan by providing opportunities for a CSWES that will reduce energy consumption and promotes development and use of alternative energy systems. The City of Palmdale has hired a consultant as part of the Energy Efficiency and Conservation Block Grant as part of the American Recovery and Reinvestment Act who will analyze the City's energy consumption and will recommend sustainable energy strategies to the City as part of the analysis. Based on the proposed policies, additional renewable energy systems and strategies are anticipated and future amendments to the ordinance expected under Article 99, Renewable Energy.

The proposed amendment will permit the installation of CSWES in order to accommodate small wind turbines on existing parking lot lighting fixtures while preserving the attractive appearance of the community. The installation of a CSWES will alter the height of the light poles by an additional height of approximately 9 feet measured to the center of the turbine. The existing light fixture itself will be replaced at the height previously approved in compliance with Section 86.03, Lighting Requirements, of the Palmdale Zoning Ordinance. The maximum height to the highest

point of the blades in a vertical position will be 60 feet. The replacement poles for the small wind energy systems are to be compatible in design and color with the remaining light fixtures on the site which are not modified for the installation of a CSWES.

Submitted by:

Reviewed by:

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Attachments to this staff report can be viewed in the office of the City Clerk or City Hall Main Lobby