

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project Name	Rooftop Solar Criteria for a New Category of Countywide Certificate of Appropriateness
Review Type	Work Session
Proposal	To establish design criteria for rooftop solar installations in the Entrance Corridor Overlay District to be used by staff in the review of Countywide Certificate of Appropriateness applications.
ARB Meeting Date	June 15, 2026
Staff Contact	Margaret Maliszewski

HISTORY

- At the September 2, 2025, meeting, the Architectural Review Board (ARB) reviewed and approved three applications for rooftop solar installations. At the meeting, the ARB expressed interest in developing design criteria by which future applications of this type could be reviewed and approved by staff.
- A Resolution of Intent to amend the County Code to add a category of Countywide Certificate of Appropriateness for rooftop solar installations was adopted by the Board of Supervisors on December 10, 2025.
- The ARB reviewed draft criteria for the Countywide Certificate on January 20, 2026, commented on the criteria, and asked for revisions to be reviewed at an upcoming meeting.
- The ARB reviewed revised criteria on May 11, 2026, resulting in 1) most of the January edits being accepted, 2) a change in the allowable distance from roof to panel, and 3) continued discussion on installations on flat roofs. The staff report and related items from the May 11 meeting are provided for reference as Attachment 1.

DISCUSSION

The criteria have been revised to incorporate the edits approved in the May meeting, with an additional change and an additional recommendation. Based on a review of the details for the installations previously approved by the ARB, staff recommend 1) that the 8” measurement from roof surface to top of panel for pitched roofs be revised to 12” and 2) that installations on flat roofs meeting criteria for maximum distance from roof surface to top of lower edge of panel, maximum angle of installation, and maximum distance from roof surface to top of uppermost edge of panels could be available for staff level review. Attachment 2 is a red-line version of the criteria showing the change from 8” to 12”. Staff will provide additional information on the flat roof installation criteria at the June 15 meeting.

QUESTIONS FOR THE WORK SESSION

1. Is the 12” maximum distance from surface of roof to top of panel for pitched roof installations acceptable?
2. Is the approach to staff review of solar installations on flat roofs, with the addition of limits on distance from the roof surface to the lower and upper edges of the panels and maximum angle of installation acceptable?

ATTACHMENTS

Attach. 1: [Rooftop Solar Criteria: May 11, 2026 staff report](#)

Attach. 2: [Rooftop Solar Criteria: Revised draft design criteria redline](#)