

RESOLUTION NO. ____-14

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE TO UPDATE AND ADOPT THE GREEN
BUILDING TABLES AND CLARIFY INCENTIVES**

WHEREAS, on August 27, 2008, the City Council directed staff to develop sustainable building guidelines for new construction, remodels and additions to buildings in the City; and

WHEREAS, on March 24, 2009, the City Council adopted Resolution 368-09, the Green Building Tables, which included a phased approach to full implementation of green building intent for building construction throughout the City; and

WHEREAS, the Green Building Tables were to be reviewed by the City Council after approximately 18 months to provide information on effectiveness of the policies and opportunity to refine its impacts; and

WHEREAS, on September 13, 2011, the Green Building tables were reviewed and revised to provide that all non-residential zoning districts an additional 10% floor area ratio will be allowed as an incentive for implementing green building techniques; and

WHEREAS, on April 24, 2012, the Green Building tables were reviewed and revised to provide increased requirements for residential construction and alterations, and new requirement for public facilities; and

WHEREAS, on April 29, 2014, the Green Building tables are again reviewed and revised to provide increased requirements for residential construction and alterations, non-residential construction and alterations, and public facilities; and

WHEREAS, the Green Building Tables attached hereto as Exhibit "A" will be an integral part of shaping an improved future for development of property throughout the City of Sunnyvale, meeting the City's goals of sustainability.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT the City Council of the City of Sunnyvale adopts the Green Building Tables (as revised) attached hereto as "Exhibit A" and directs staff to apply the requirements listed in the Green Building Tables to all building construction (as appropriate) in the City of Sunnyvale. These updated tables become effective January 1, 2015.

Adopted by the City Council at a regular meeting held on _____, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM:

City Attorney



Possible Modifications to the Green Building Program

Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
All New Construction	GreenPoint Rated Checklist v4.2 or later (which includes CALGreen) with 110 points minimum	Green Point Rater	Achieve 150 points, with Green Point Rater verification, and the project can increase lot coverage by 5%. Multi-family projects have the option to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus.
Remodel, Alteration, and Additions	CalGreen Mandatory Measures as applicable to the scope of work	--	--

Non-Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction and Initial Tenant Improvements			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 sq. ft. to 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	Moffett Park Specific Plan Area: The project can increase an additional 15% FAR (MP-I) or 20% FAR (MP-TOD) to achieve LEED Gold with LEED AP verification. City-Wide¹: The project can increase an additional 10% FAR or height by 10' to achieve LEED Gold with LEED AP verification.
> 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level	LEED AP	Moffett Park Specific Plan Area: The project can increase an additional 15% FAR (MP-I) or 20% FAR (MP-TOD) to achieve LEED Platinum with LEED AP verification. City-Wide¹: The project can increase an additional 10% FAR or height by 10' to achieve LEED Platinum with LEED AP verification.
Major Alterations (structural, mechanical, plumbing, and electrical alterations)			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 - 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Certified Level	LEED AP	--
> 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	--

¹ In Moffett Park, up to an additional 10% FAR may be allowed, through approval of a Major Moffett Park Special Development Permit. Project must show green development features, transportation demand management or other sustainability measures significantly beyond those required to obtain the 15% or 20% density incentive.

Public Facilities²

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction³			
≤ 5,000 sq.ft.	CALGreen Mandatory Measures	City staff	N/A
> 5,000 sq.ft.	LEED Gold Level	LEED AP	N/A
Major Alterations			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 - 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Certified Level	LEED AP	--
> 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	--

² Unless determined infeasible based on the type of building or scope of work.

³ Provide electric car chargers at a minimum of 3% of the parking spaces