



July 28, 2014

Planning Commission
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

Dear Planning Commissioners:

I write on behalf of the Moffett Park Business Group (MPBG) regarding the revised Green Building Ordinance.

By way of reference, the MPBG is a non-profit, membership-based organization. We address common business and community concerns within the Moffett Park area, with a focus on development, environmental sustainability, community engagement, and improved accessibility and mobility. Our members include large and small companies such as, Detati, Foothill College, Infinera, Jay Paul, Juniper Networks, JSR Micro, Labcyte, Lockheed Martin Space Systems, NetApp and Yahoo!. For these employers, the long-term viability of the Moffett Park area is intricately linked with the sustainability and economic health of their organization.

Historically the MPBG has supported the Sunnyvale City Council's leadership in green building policies. Our members see the value of sustainable building practices and typically stretch to obtain the highest levels of LEED and green building standards. These criteria are not easy to obtain as it requires a company or developer to incorporate such design standards within the first stages of a project. Therefore, we have been working with city staff to create an ordinance that has high standards and is pragmatic to implement.

When we reviewed the current version of the ordinance (file #14-0660), we could tell city staff heard our concerns. The revised tables are reasonable, but we feel there are three items that need clarification in the ordinance's language. These three points have been discussed with city staff and we would like to bring them to the Planning Commission's attention. They are:

- State that a project is "locked into" a specific version of a green building standard at the time of the planning application
- Clarify the scope of work definition, under the Non-Residential: Major Alterations section (Suggested wording):
Work will be considered a Major Alteration when all three of the following conditions are present:
 1. *Area of work is at least ten thousand square feet; AND*
 2. *Interior finishes are removed and there are significant upgrades to structural; AND*
 3. *There are significant upgrades to at least one of the following:*
 - a. *Mechanical*
 - b. *Electrical*
 - c. *Plumbing systems*
- State that an initial Tenant Improvement project follows the same LEED version as applied to the Core & Shell of the building



Once these modifications are made we feel the ordinance will keep Sunnyvale a leader in sustainable building practices while balancing what is achievable by companies and developers.

Thank you for your consideration.

Sincerely,

Kerry Haywood

Kerry Haywood
Executive Director
Moffett Park Business Group

cc: MPBG Board Members



7/24/2014

Mr. Russell Melton, Chair
City of Sunnyvale Planning Commission

RE: Sunnyvale Green Building Standards Update

Dear Chair Melton and Members of the Planning Commission,

NAIOP Silicon Valley, the Commercial Real Estate Development Association, is in support of Staff recommendations contained in the Draft Resolution for the City of Sunnyvale 2015 Green Building Standards. NAIOP urges your support of these recommendations.

NAIOP appreciates that a focus on sustainability and becoming more energy-efficient is an important consideration in today's commercial real estate industry as well as in Silicon Valley communities. At a time of increasing environmental concerns and increasing energy costs, both developers and their tenants understand that it makes economic sense to develop properties that lower their costs, reduce emissions and enhance the sustainability of the built environment, thereby keeping them competitive in the marketplace.

The City of Sunnyvale's adoption of LEED 4.0 for the Green Building update will provide the City with the highest green building standards available and insures that the City's Green Building program will deliver low emission energy efficient buildings that will benefit the community environment for years to come.

NAIOP Silicon Valley also commends Staff for engaging in a strong outreach program to the building industry and to the citizens of the City.

In closing, NAIOP Silicon Valley recommends adoption of Staff recommendations contained in the Draft Resolution for the City of Sunnyvale 2015 Green Building Standards.

Respectfully yours,

Dennis Martin

Dennis Martin, Managing Director
NAIOP Silicon Valley



July 25, 2014

Chair Russell Melton and
Members of the Planning Commission
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: Proposed Resolution Adopting Updated Green Building Program

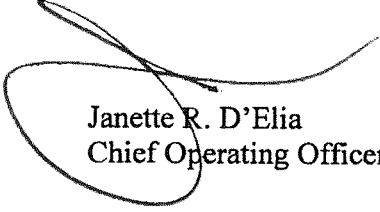
Chair Melton and Members of the Planning Commission,

We are writing to you to voice our support for the proposed Resolution to Update the Green Building Program for Residential Projects, Non-Residential Projects and Public Facilities as recommended by staff (Alternative 1) in its report to the Planning Commission dated July 28, 2014. As you may know, Jay Paul strives to be a leader in green development with our entire Sunnyvale office portfolio of more than 5.5 million square feet committed to LEED Gold, USGBC certification, even when not required. We support the City's efforts to encourage sustainable development as we believe it is critical to protecting our environment and creating healthy workplaces.

We feel that Staff has worked hard to thoroughly study and understand this issue and reach out to the Community for input and are confident that the resulting proposed update is consistent with the City's long term sustainability goals within the vision of both the Moffett Park Specific Plan and the City's Community Vision Statement and Goals.

We again would like to emphasize that we support the City's efforts to be a role model and leader in sustainability and will continue to do the same with each Jay Paul project.

Respectfully yours,



Janette R. D'Elia
Chief Operating Officer



Cristina Pfeffer <cpfeffer@sunnyvale.ca.gov>

Fwd: Green Building Ordinance

1 message

Andrew Miner <aminer@sunnyvale.ca.gov>
To: Cristina Pfeffer <CPfeffer@sunnyvale.ca.gov>

Mon, Jul 28, 2014 at 3:30 PM

FYI

Andrew Miner, AICP
Principal Planner
City of Sunnyvale
[408 730-7707](tel:4087307707)



Save the environment. Please don't print this email unless you really need to.

----- Forwarded message -----

From: _____
Date: Fri, Jul 25, 2014 at 2:45 PM
Subject: Green Building Ordinance
To: aminer@sunnyvale.ca.gov, dperkins@sunnyvale.ca.gov

Hi, Andy and Diane

Sorry I was unable to stay for the entire S. Commission meeting on Monday. And sorry that I was unable to break into the discussion.

As you recall, I attended one of the outreach meetings and thought the process represented the best of what government can be, with respect to our city government's responsiveness to the building community. A reasoned and fact-based discussion. Admitting that I often fear that we will all wish we had moved faster with everything, you have most likely put forth what can be accepted without backlash now. I appreciate that the proposal requires CalGreen for remodels and that this requirement is in effect even in the case of significant remodels that do not involve a larger footprint.

What concerns me is the next revision of the green building code.

- I hope that the City continues to review the Green Building Code at regular and frequent intervals to be sure we are where we need to be, as has been done to date. I'm not sure that this is the current plan? For one thing, we will need to look at the action items in the adopted Climate Action Plan, the sooner the better.
- Also, I think it is really important that Sunnyvale is one of the earliest adopters of State policies to support Zero Net Energy. My understanding is that the State will have model policies ready at the beginning of next year and needs 10% of local governments to begin adopting them at that time. <http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/Zero+Net+Energy+Buildings.htm> (The October 23, 2013 presentation, "Action Plan

Presentation (final)," is where I'm getting this impression. I bet you are following this process. Are you considering recommending ZNE policy adoption next year?

- Another thing that I think that I would think a progressive city like ours would want to consider is a solar mandate, similar to that implemented in Sebastopol. Apparently Sebastopol requires new construction and remodels to install either 2 watts/sq.ft. or 75% of the structure's electricity use. Looks like residential and commercial, including additions. Lancaster has adopted a minimum requirement, hoping that more will be done voluntarily. <http://www.thedailybeast.com/articles/2013/05/10/california-towns-pass-law-requiring-new-buildings-to-have-solar-panels.html>

What would you think about including these points in the current revision, while we are focusing on the green building update?

Barbara Fukumoto