

## Agenda Item-No Attachments (PDF)

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### REPORT TO COUNCIL

#### **SUBJECT**

Green Building Program Update: Adopt a Resolution to Update the Green Building Program for Residential Projects, Nonresidential Projects, and Public Facilities, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15308, 15061(b)(3), and 15378(b).

#### **SUMMARY OF COMMISSION ACTION**

The Sustainability Commission and the Planning Commission considered this item on March 18, 2019 and March 25, 2019, respectively.

#### **Sustainability Commission Hearing**

The Sustainability Commission voted 6-0 (one Commissioner absent) to forward to the City Council the staff recommendation to update the Green Building Program with the following addition:

Include the *highly encouraged* sustainable measures to the minimum standards for single-family and duplex dwellings:

Applicants are **highly encouraged** to include any combination of the following items:

- All electric appliances in every unit (e.g. no gas line connection for the project); or
- Installation of a “cool roof” or “green roof”; or
- Install EV chargers; or
- Greywater, recycled water, and/or rainwater catchment system(s)

The Sustainability Commission was generally supportive of the staff recommendation, but also voiced support for mandatory electrification in future updates. One member of the public spoke during the public comment portion of the meeting. Additionally, the Sustainability Commission made a separate motion (6-0) to recommend that the City Council require all new construction to be all-electric, which may be considered with the future Reach Code efforts and future California Building Code updates. Attachment 9 contains the excerpt draft meeting minutes from the Sustainability Commission hearing.

Staff is supportive of the Sustainability Commission’s recommendation to add the language to the single-family and duplex dwellings section and has revised the proposed Green Building Program document to reflect this addition (Attachment 12).

#### **Planning Commission Hearing**

The Planning Commission voted 5-1 (one Commissioner absent) to forward the staff recommendation to the City Council to adopt a Resolution to update the Green Building Program without any modifications.

The Planning Commission inquired about the additional time and costs for applicants resulting from the recommendations, especially pertaining to single-family homeowners. Members of the Planning Commission mentioned that electrification is most appropriate as an incentive now. Two members of the public spoke during the public comment portion of the hearing. Attachment 10 contains the draft meeting minutes from the Planning Commission hearing.

Attachment 8 contains public comments received after the March 18, 2019 Sustainability Commission hearing, and Attachment 11 contains public comments received after the March 25, 2019 Planning Commission hearing.

### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

### **ALTERNATIVES**

1. Adopt a Resolution (Attachment 2 to the report) to Update the Green Building Program for Residential Projects, Nonresidential Projects, and Public Facilities and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15308, 15061(b)(3), and 15378(b).
2. Adopt a Resolution to Update the Green Building Program for Residential Projects, Nonresidential Projects, and Public Facilities and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15308, 15061(b)(3), and 15378(b), with modifications.
3. Take no action and provide staff direction on what modifications to be included in the Green Building Program Update.

### **STAFF RECOMMENDATION**

Staff recommends Alternative 1: Adopt a Resolution (Attachment 2 to the report) to Update the Green Building Program for Residential Projects, Nonresidential Projects, and Public Facilities and Find that the Action is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15308, 15061(b)(3), and 15378(b).

The use of incentives as part of the green building program has been an effective way to introduce creative and far-reaching sustainable elements into building design. The recommendations to provide incentives for all-electric buildings continues this approach. It is possible that future State building code updates, or adoption of Reach Codes, may move this element from an option to a requirement, but staff considers the use of incentives now to be the best way to adopt this goal.

Staff supports the Sustainability Commission recommendation to include the list of “highly encouraged” sustainable elements from the multi-family list of options to the single-family and duplex dwellings list. Staff recommends adoption of the proposed Green Building Program in Attachment 12.

Prepared by: Kelly Cha, Associate Planner.

Reviewed by: Amber Blizinski, Principal Planner

Reviewed by: Chuck Clark, Chief Building Official

Reviewed by: Nupur Hiremath, Environmental Programs Manager

Reviewed by: Andrew Miner, Assistant Director of Community Development

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

### **ATTACHMENTS**

1. Report to Sustainability Commission and Planning Commission (note, reports are identical except for report number and date. Sustainability Commission RTC No. 19-0169, dated March 18, 2019 and Planning Commission RTC No. 19-0395, dated March 25, 2019-*without attachments*)
2. Draft Resolution
3. Current Green Building Program
4. Proposed Green Building Program
5. Sunnyvale Green Building Program Comparison Table
6. Green Building Program in Other Jurisdictions
7. Public Comments

### **Attachments Added after the Sustainability Commission Hearing**

8. Public Comments Received after March 18, 2019

### **Attachments Added for the Report to Council**

9. Excerpt of the Minutes from the March 18, 2019 Sustainability Commission Meeting
10. Excerpt of the Minutes from the March 25, 2019 Planning Commission Meeting
11. Public Comments Received after March 25, 2019
12. Revised Proposed Green Building Program