

City Working Group Meeting #1 Notes
April 12, 2018

Meeting Minutes

- Global Green started the meeting by asking all participants to share their “Aha moment” or what made them interested in the environment in the first place. The following was also discussed during this time:
 - A question was raised as to how the green building program update could inform what is possible for existing buildings.
 - o *While the scope of the green building update is primarily for new construction, using this project to consider green building holistically will be informative for future related policies.*
 - The green building program can and should be used as a proactive tool in protecting the public’s health and welfare.
 - It is imperative to be aware of competing priorities and codes during this process.
 - o *For example, a 3-story senior living facility in Santa Monica provides affordable units, but the number of units in the facility makes it too energy intensive to design as a zero net energy facility. The amount of energy that can be generated on-site with PV isn’t enough to offset the intensity of the energy required to heat and power the building.*
 - o *Such considerations will need to be accounted for in the technical analysis performed for West Hollywood’s Green Building Program Update.*
- Global Green presented their comparative analysis on the current West Hollywood Green Building Code, CALGreen, and LEED, as well as green building case studies. During this presentation, the following was discussed:
 - Energy: Given the sophistication of the state’s energy code, there was a question as to whether this project goes so far as to require zero net energy. Is the State code aggressive enough already? Would additional energy requirements lead to diminishing returns on investment? Should this ordinance focus more on health, well-being, building operations, and perhaps incentivize energy?
 - Appliances: Should we consider new Tier 3 appliances that are more efficient than EnergySTAR?
 - Greywater: The code and policy language is currently unclear on greywater. LA County Department of Health is an additional agency that must be involved in greywater matters due to the health risks, which can make acquiring permits difficult due to the extra steps required. This has been an ongoing regional issue.

- Transportation Demand Management: This was part of the original ordinance, but is now being handled separately. It can be removed as part of this project update.
- Waste: The City is already exceeding State and LEED requirements on its diversion rate for construction and demolition waste. Getting new development to adequately size their dumpster and waste room requirements has been a challenge. The City is following AB 1826 with respect to organic waste in restaurants of a certain size. There could be more opportunities to explore in this area.
- Water Efficiency: The State already requires very efficient low-flow fixtures in the plumbing code.
- Stormwater/Groundwater: The topography allows for stormwater to naturally flow north-south throughout the City. However, the high water table in the southern parts of the city means that water does not infiltrate into the ground. New construction in this area of the city typically dewater during construction and some may permanently dewater depending on water table and soil conditions.
- Case Studies:
 - Park City, UT - Net Zero Energy Code, 2017
 - Requires all municipal buildings and facilities be net-zero energy, 100% renewable energy for city operations by 2022, 100% renewable energy for whole community by 2032
 - Verification strategy options:
 - Living Building Challenge's Energy Petal Certification
 - zEPI score of 0
 - Passive House Certification with on-site renewables
 - Cambridge, MA
 - Green Building Zoning Ordinance, amended in 2016
 - Projects between 25,000-50,000 sq ft required to meet requirements of LEED Certified or better; Projects >50,000 sq ft required to meet requirements of LEED Silver or better
 - Formal certification not required
 - Net-Zero 25-Year Action Plan, 2013
 - City exploring incentives (e.g. green building bonds, adjusting price of permit fees or rebates, etc.)
 - Menlo Park, CA – Green Building Ordinance, 2016

- New construction must be 100% renewable energy & designed to meet LEED Silver or Gold
 - Energy reporting via EPA Energy Star Portfolio Manager
 - Water use efficiency and recycled water
 - Zero waste management plans
 - Palo Alto, CA
 - Green Municipal Code – based on CalGreen & GreenPoint Rated
 - Zero-net energy by 2026
 - Mountain View, CA
 - Green Building Code – projects required to “meet the intent” of third-party rating system
 - Environmental Sustainability Action Plan, Phase 3 (2016-19)
 - 100% renewable energy for city operations
 - LEED Gold as minimum standard for new construction municipal buildings and renovations
 - Incentives: Amend zoning ordinance to exempt specific green building improvements from requiring a planning permit
- Overall Findings:
 - City of West Hollywood existing Green Building Program, policies, and plans are a substantial baseline – there’s a lot in place already
 - Other cities of similar size are focusing on energy and greenhouse gas reduction
 - New rating systems are raising the bar
- Questions asked to the group to consider for the next meeting:
 - How can the updated ordinance continue to demonstrate leadership?
 - Are there specific design strategies, technologies, or standards that should be addressed?
 - What is the potential to fold in emerging topics, including resilience and well-being?
 - What type of development should we be planning in the future?