

Green Building Program Update
City Working Group Meeting #4 Notes
December 11, 2018

Meeting Minutes

- Walker Wells of Raimi and Associates along with City staff started the meeting by reorienting the group to what the working groups had identified as priority areas for the update, Planning Commission and City Council feedback on progress, and what staff had accomplished since the last meeting:

Priorities

- Energy
- Water management
- Solid waste management
- Open space, green space, and public realm
- Administration and implementation
- Program metrics
- Education and awareness

Planning Commission and City Council Feedback

- Supportive of preliminary framework: CALGreen + local amendments
- Focus on green space, local characteristics, water management, daylighting, sustainable roof elements
 - Courtyard building designs fostering vegetated space, daylighting, ventilation
- Cost/benefit of green building alternatives – inform opportunities and incentives
- Parking reduction as an incentive for increased green space
- Strengthen administration and verification processes

Progress since last working group meeting

- Held internal working sessions to chart path forward
 - Reviewed multiple sections of the California Building Code and West Hollywood Municipal Code in detail
 - Consulted extensively with external and City SMEs on existing and new green building topic areas
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- City staff discussed the new program framework as building blocks of sustainability starting with CALGreen as the baseline and adding WeHo specific mandatory provisions and WeHo specific voluntary measures on top of it to build greener buildings
 - The new green building program will categorically align with the CALGreen building code

Green Building Recommendations & Discussion

1. Site Planning and Design

- Recommended additions to CALGreen: EV Charging Readiness, Flexibility in Development Standards for Open Space and Green Space, Sustainable Roof Treatments (see presentation for full description)
- Staff mentioned that it is difficult for courtyard housing to be built to the incentivized standards within the current zoning code
 - i. 1:1 parking space to green space area could work for courtyard type buildings on larger lots
- Chose 30,000 sf. as the threshold for sustainable roof treatments beyond cool roof to stay consistent with the size of projects requiring regulatory review
- City will be part of a new NPDES permit in 2020 that could include some stormwater management changes such as small site LID, which the City already requires

2. Energy Efficiency

- Recommended additions to CALGreen: Energy Benchmarking Readiness, All-Electric/Battery Storage Readiness (see presentation for full description)

3. Water Efficiency

- Recommended additions to CALGreen: MWELO, Water Conserving Plumbing Fixtures, Water Submetering (see presentation for full description)

4. Materials Conservation, Environmental Quality, Other

- Recommended additions to CALGreen: Organics Collection Readiness, Construction Air Quality Plan, Green Public Buildings (see presentation for full description)
- Continue to work with Athens Services to develop three-stream waste collection guidelines for West Hollywood
 - i. Need to factor in the different waste generation of different property types and uses
 - ii. Consider requiring compactors for large projects – limited staging area on streets, reduce disruptions caused by collection
 - iii. Consider requiring large projects to conduct a waste study or projection analysis to determine collection/storage requirements

5. Voluntary Measures

- Voluntary measures to qualify for incentives: Third-Party Rating System, Near Net Zero Energy Buildings, Greywater Reuse Systems (see presentation for full description)
- What is the value to the community of all-electric homes or homes with battery storage?
 - i. Push from the climate world to have electric end uses and to clean the grid so energy is greener
 - ii. Potential issue with single-source energy homes is a loss of redundancy
 - iii. Batteries don't necessarily mean that the property will generate more renewable energy, just that they'll keep it until it's most valuable

- NZE and battery storage could help create resiliency hubs – potential to switch City’s back-up power generators from diesel to batteries

6. Incentives

- Incentives for high-performing projects: Parking Reduction, FAR, Additional Unit

7. Administration, Implementation & Verification

- Need to revise the City’s “as-built” process to ensure that submitted plans and what is actually built/installed are consistent

- Staff identified related topics needing further study including: tree preservation and protection during construction, green alleys, urban design strategies/building typologies

Next Steps

- Distribute a Working Group survey on green building collateral
- Incorporate Working Group feedback into code language
- Refine process for administration and implementation
- Final Working Group meeting – End of January
- Present final program to Planning Commission and City Council – Early Spring