



CITY OF
HAYWARD
HEART OF THE BAY

Worksession

DATE: October 18, 2007
TO: Planning Commission
FROM: Arlynn J. Camire, AICP, Associate Planner
SUBJECT: Green Building and Sustainable Development

RECOMMENDATION

Staff recommends that the Planning Commission comment on the information presented at the work session.

BACKGROUND

The first work session was held on May 24, 2007, addressing basic concepts of green building and solar energy, reviewing Hayward green projects, bay friendly landscaping, and public education. The second work session focused on Green Business and an Update of City activities such as the status of the implementation of City Council adopted green resolutions, permit center green display update, employee training, solar power permit and Solar Cities update, green roofs, and compliance with State Assembly Bill 32-Global Warming Solutions Act. This is the third and final work session and will focus on the Leadership in Energy and Environmental Design (LEED) Green Building Rating System and the implementation of sustainability measures for City of Hayward municipal facilities.

SUMMARY

On October 4, 2007, the Planning Commission Work Session included presentations from Pamela Evans, Coordinator for the Alameda County Green Business Program, and a staff update on City of Hayward progress on implementing green building and sustainable development and policies. A summary of the October 4th presentation follows.

Bay Area Green Business Program

The Bay Area Green Business Program is a division of the County of Alameda Department of Environmental Health. Ms. Evans' presentation focused on the ways that a business or public agency can become a certified green business and distributed pamphlets that identified green businesses in Alameda County. She emphasized that her agency works closely with public agencies, such as the City of Hayward Public Works Department's Solid Waste Division, to provide assistance to local businesses to comply with environmental regulations and take actions

to conserve resources, prevent pollution, and reduce and minimize waste in order to become a Bay Area Certified Green Business.

The Planning Commission inquired why Hayward's participation in the program is low. Ms. Evans pointed out that Hayward staff does a good job participating and promoting the program to local businesses. She also pointed out that the City of Hayward Equipment Maintenance Facility has been certified as a Green Public Agency and several auto repair services and printing services have been participants since the late 1980's. These businesses are: Andrade's Automotive, De Leon's Auto Repair and Strasser's Automotive, Auto Trader Publishing, American Lithographers, ASAP Printing and Promotions and Folger Graphics. Ms. Evans also said that two Hayward restaurants have requested applications for certification; Neumanali's Restaurant and Karen Bevels Café/Deli and Catering. The Planning Commission stated they would like to see many more businesses certified and to get city facilities certified.

The Planning Commission suggested that since numerous businesses within the City are operated by Spanish-speaking individuals and participation may increase if the program materials are available in Spanish. Staff suggested that they be distributed during the food certification classes required by the County of Alameda prior to receiving a County license to operate a food business. Program pamphlets are available in the City Hall permit center. Staff also suggested that program promotion placards be placed on the Hayward permit center counter to be more easily noticed by business license applicants and business owners.

The Planning Commission inquired if water conservation and the use of solar power are factors considered in the certification process. Ms. Evans confirmed that all water and energy efficiency measures are considered when a business is certified, that standards are flexible, and credit is given for innovative ideas. Ms. Evans stated that if an innovative practice works for one business, then Program staff will examine its application to other businesses. To maintain certification, a business is reviewed every three years and must comply with the current standards.

Regarding Adverting to businesses that are "green-certified", Ms. Evans indicated that Green Business certification is a strong marketing tool with the advantage of building customer loyalty. Certified Green businesses receive recognition through newsletters and publications, press coverage, promotional events and special recognition events. Certified Green businesses can display the Certified Green logo in storefront windows on promotional materials, and on correspondence. Certified businesses and public agencies are recognized as environmental leaders, having achieved financial success through operating efficiencies, and improved employee morale and workplace health. With the certification, businesses retain a marketing edge over the competition.

Update on Hayward Progress

Multi-family Green Building Guidelines and GreenPoint Checklist

The Planning Commission indicated that they would want all multi-family projects of 20 units or more that are now required to submit a GreenPoint check list to be required to meet GreenPoint

standards to be confirmed by a third party inspector. The Planning Commission inquired what the current penalties would be if the project was not built by standards indicated on the GreenPoint checklist. At this time, since the resolution only requires the checklist to be submitted and not enforced, discussion of penalties has not occurred. Staff plans to present to City Council in the near future a report summarizing efforts in this regard.

Civic Projects LEED Silver Standard

The Planning Commission inquired about the status of the proposed main library. The new library would have a budget that would exceed ten million dollars and therefore is required to comply with the LEED Silver standard. The new library will be built on the existing main library site utilizing parts of the existing structure and preserving as many of the mature trees as possible. The site is considered a sustainable site since it is near alternative transportation (BART and the Transit Center).

City Hall Permit Center Display

The Planning Commission supports the allocation of funds to complete a new green building and sustainable development display and interactive center to be installed in the permit center of City Hall. It was suggested that to minimize costs, Cal State University East Bay and Chabot College students can be enlisted to help with the display. Currently CSUEB Professor Laurie Price is recruiting students to help with the display project. In addition, the Community and Economic Development Department Director indicated that funding should be available for paid college interns that would work on green building and sustainable development projects.

The Planning Commissioners indicated they felt it is important that the display include a variety of green building and sustainable development options while presenting an opportunity to educate residents on simple things that they can do to reduce their carbon footprint, such as changing light bulbs. The Commissioners also requested that case studies be included in the display so residents can see how they can implement changes to their homes. In addition, they felt it is important that green building materials be able to be physically handled in the display. They felt that the children's component of the display would be an important learning tool.

The Planning Commission also suggested that examples of green modular homes be displayed. It was mentioned that Sunset Magazine had sponsored several modular homes designed by Michelle Kaufmann, AIA. Such homes can be customization by the owner, are factory built, and use environmentally-friendly building methods and materials. These homes meet GreenPoint rating and LEED standards and utilize Energy Star appliances. Staff said that slides of several of the homes could be shown at the October 18th work session.

Employee Training

The Planning Commission felt that staff should continue to become trained and educated on green building and sustainable development. On October 5 and 6, four planning staff members attended a Certified Green Building Professional Training (CGBP) class. This two-day, 16-hour course teaches the principles of Green Building and the systems approach to the design,

construction and operation of buildings and focused on the three main components of sustainable building techniques: Energy Conservation, Resource Conservation and Indoor Air Quality. The training will allow staff to receive a CGBP certification. In addition, it was an opportunity to network with other agencies and green professionals.

Staff is seeking other opportunities to attend more workshops, training and conferences that would benefit Hayward's effort to become a more sustainable community.

Green Roofs

The Planning Commission suggested that staff promote the inclusion of green roofs in the design of projects, including the new main library. They also advised staff that cool roofs and properly installed insulation should be promoted to increase the energy efficiency of buildings. The Planning Commission expressed admiration for the qualities of green roof systems and emphasised that such roofs are attractive and present additional opportunities to provide recreational amenities.

Civic Bay-Friendly Landscaping Policy

The Planning Commission agreed that the city should comply with the Alameda County Bay-Friendly Landscape Guidelines for all civic projects. In addition, the Commission would like Bay-Friendly Landscaping included in residential and commercial projects. Following staff review, an ordinance recommending adoption of bay-friendly regulations would be presented to the Sustainability Committee and City Council for discussion and review.

Solar Permit Process

The fee of \$315 for the installation of solar panels was incorrectly presented. The building permit fee has been changed to \$300 with the adoption of the last fee schedule. Therefore, the City of Hayward's adopted fee is considered "solar friendly" by the Sierra Club.

Assembly Bill 32-Global Warming Solutions Act of 2006

The Planning Commission felt that the public must be made aware of the ramifications of global warming and green house gasses. They felt that it must be made clear that the sea level will rise and will affect Hayward bay-front properties. In addition, the effects would have an economic impact. They felt that additional presentations should be made that would include slides of projected one-meter rise in sea level and how it would impact the City.

DISSCUSION

Today's work session will include a presentation on commercial development and LEED standard by Andrea Traber, Director of Green Building Group at KEMA, and President, Northern California Chapter the President of the Northern California Chapter of United States Green Building Council (USGBC). In addition, a presentation will be made by City of Hayward

Facilities Manager Vic Avila and Administrative Analyst Liz Sanchez focusing on measures taken and that will be taken toward sustainability of City of Hayward municipal facilities.

City Council Sustainability Committee

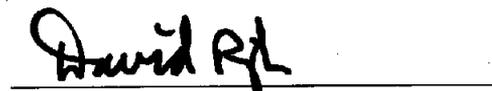
On October 24, 2007, the first meeting of the City Council Sustainability Committee will be held. Elected members of the City Council, Planning Commission, Clean and Green Taskforce and staff will meet to discuss the direction and charge of the Sustainability Committee that was established on September 25, 2007. Staff plans to present information and recommendations to the Council Sustainability Committee and then to the City Council in order to set priorities for adoption of green building and sustainable development policy.

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