

**ENVIRONMENTAL ADVISORY COMMITTEE
MEETING MINUTES
DECEMBER 8, 2008**

CALL TO ORDER

Committee Chair Mitchell called the meeting to order at 7:07 pm.

COMMITTEE MEMBERS PRESENT

Judith Mitchell, Chair	William Larson
Judy Bayer	Rod Paulsen
Deborah Davis	
Britt Huff	
Craig Knickerbocker	

COMMITTEE MEMBERS ABSENT

David Amin
Bridget Stamos

STAFF MEMBERS PRESENT

Greg Grammer, Assistant to the City Manager
Kelley Thom, Associate Planner

AUDIENCE ITEMS NOT ON THE AGENDA

None

APPROVAL OF MINUTES

Member Bayer moved, seconded by Member Davis

TO APPROVE THE MINUTES OF OCTOBER 27, 2008.

There being no objection, Chair Mitchell so ordered.

GREEN BUILDING STANDARDS

Associate Planner Kelley Thom summarized the staff report and reviewed possible voluntary incentives and mandatory green building standards. Thom reviewed provisions of the California Green Building Standards Code, which will become mandatory in 2010 when the California Building Code is adopted and goes into effect. Thom provided a comparison of the California Green Building Standards Code with the current Title 24 Building Code and the California Fire Code. Thom also reviewed the

voluntary *BuilditGreen Guidelines* (formerly the Alameda County New Construction Green Building Guidelines), as well as third-party certification programs *GreenPoint Rated System* and *LEED for Homes*.

A general discussion ensued regarding the role of neighborhood compatibility and whether “green” designed single family homes should be exempt from Neighborhood Compatibility standards, provided that the project complies with the City’s residential development standards.

It was the consensus of the Committee that Neighborhood Compatibility standards should not be waived, but that staff should review elements of Neighborhood Compatibility, such as landscaping, roof design and the installation of energy efficient equipment, to see if there could be some exemptions for green building.

Another item the Committee discussed was the question of which building department (Los Angeles County or Willdan) would oversee the green building design review. It was decided that staff would consult with the Planning Director and get back to the Committee with a recommendation.

Member Davis expressed concerns about implementing green building standards for small contractors and the do-it-yourself homeowners involved in remodels or minor construction, and suggested that green building requirements or incentives be introduced gradually. Member Davis suggested that a resource guide be made available and handed out during over-the-counter planning review or the issuance of business licenses.

Staff indicated that it would provide a list of potential topics and green building materials for inclusion in the proposed Resource Guide, and possibly having the City provide public service announcements on Cox cable television regarding green building design.

At the last meeting, the Committee expressed an interest in reducing or eliminating fees for the installation of solar panels, and directed staff to provide information on the number of solar panels that have been installed, the impact on the City’s budget, and a suggested fee schedule.

As per the staff report, Thom indicated that five residential solar panel installations were approved in 2008, and 17 were approved in the past 10 years. Given the relatively small number of solar equipment installation, staff concluded that waiving the Planning fees and Building and Safety overhead charges would have a minimal effect on the City’s revenue.

Member Bayer moved, seconded by Member Huff

TO DIRECT STAFF TO PREPARE A RESOLUTION FOR CITY COUNCIL APPROVAL TO WAIVE THE PLANNING FEES AND THE BUILDING AND

SAFETY OVERHEAD CHARGES FOR RESIDENTIAL SOLAR EQUIPMENT
INSTALLATIONS.

There being no objection, Chair Mitchell so ordered.

DRAFT MODEL WATER CONSERVATION ORDINANCE

Assistant to the City Manager Grammer summarized the staff report and reviewed the revised draft ordinance to address water conservation and drought management. Grammer indicated that the draft ordinance has been reviewed by the City Attorney, who made a few minor changes.

Member Larson moved, seconded by Member Bayer

TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE WATER
CONSERVATION AND WATER SHORTAGE MANAGEMENT PLAN
ORDINANCE.

There being no objection, Chair Mitchell so ordered.

FUTURE AGENDAS

The Committee will further review the list of potential voluntary and mandatory green building standards.

ADJOURNMENT

The meeting adjourned at 8:15 pm. The next meeting will take place on Monday, January 26, 2009.

Respectfully submitted,

Greg Grammer, Assistant to the City Manager