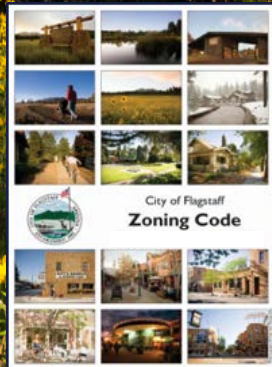


Amendment to Zoning Code Section 10-30.070 Residential Sustainable Building Standards

PZ-21-00282

Tiffany Antol, AICP
Senior Planner





Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Amend the Zoning Code to

- **Remove the Home Energy Rating System (HERS) 50 energy efficiency standard and replace with all-electric energy efficient buildings and builds that are constructed to comply with the U.S. Environmental Protection Agency's Energy Star, WaterSense, and/or Indoor airPlus certifications;**
- **Incorporate Electric Vehicle Supply Equipment provisions;**
- **Revise waste reduction requirements; and**
- **Allow the Planning Director to enter into an agreement with property owners that comply with these standards to increase their maximum residential density by 25%.**



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Purpose 10-30.70.010

- **The purpose has been updated to remove references to the HERS 50 standard and align it with the proposed revisions that are intended to foster the production of energy and resource-efficient residential buildings.**



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Density Bonus (Section 10-30.70.030)

- The provisions have been modified to require that an entire development complies with the proposed minimum standards in order to achieve the 25% density increase.
- Table 10-30.70.030.A: Percentage of Housing units Meeting HERS 50 and Corresponding Density Bonus has been deleted.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Minimum Standards (Section 10-30.70.040)

- **Water Resource Protection provisions updated to include all buildings within a residential development.**
- **Transportation and Air Quality provisions require a development to be located within ¼ mile of a transit stop or accommodate electric vehicle charging.**
- **Waste Reduction and Management provisions have been revised to incorporate a Materials Management Plan and a Construction and Demolition Waste Management Plan.**



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Minimum Standards (Section 10-30.70.040)

- **Energy Efficiency provisions now include three options in place of the former HERS 50 standards. A developer may choose any one of these options to satisfy the code requirements.**
 - 1. All-electric, Zero Energy Building;**
 - 2. All-electric, Energy-Efficient Building; and**
 - 3. All-electric Building that earns Triple Certification for Energy, Water, and Air-Quality**



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Residential Sustainable Building Agreement (Section 10-30.70.050)

- **The provisions of this section have been updated to allow the Planning Director to enter into an agreement with a property owner to comply with the program requirements to obtain a density bonus.**



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Definitions "E" (Section 10-80.20.050)

- **The definitions have been updated to include the terms Electric Vehicle Supply Equipment (EVSE), which is the equipment necessary to transfer energy between the premises wiring and an Electric Vehicle.**



Residential Sustainable Building Standards

Staff Recommendation

Findings for Zoning Code Text Amendments:

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**



Residential Sustainable Building Standards

Questions, Comments, and Suggestions

