

**Community Working Group Meeting #2 Notes**  
**April 26, 2018**

Meeting Minutes

- Global Green started the meeting by reviewing main themes identified in Meeting #1. These themes included:
  - o Water is an emerging issue with the greatest potential for innovation.
  - o The energy code has gotten increasingly stringent as we move towards ZNE.
    - Need to focus on reducing energy demand
  - o We shouldn't ignore infrastructure in our consideration of the Green Building Program update.
  - o WeHo's unique characteristics (e.g. east-west orientation, topography, etc.) --- how do we take advantage of these natural features?
  - o Where do we write/place the updated Green Building code?
    - In 2007, we had to put the Green Building Ordinance in the zoning code, but now we can incorporate it into the building code, if fitting.
- Other considerations were discussed, such as:
  - o How the Green Building Program update is implemented will be key. May be useful to develop an online zoning interface resource that demonstrates to developers how to reach City Program.
  - o How does this Green Building Program update translate to existing buildings – the City cannot require changes of existing buildings, but they can incentivize green renovations.
  - o Energy tracking is a LEED credit, and useful for future energy modeling and benchmarking – could be built into updated incentives.
  - o Idea for innovation: Include green building components not addressed in the State code into the local Green Building Program update – could set a precedent.
  - o The need for an educational and awareness component – need people to understand the why and what the ordinance is trying to achieve, and then the how.

Energy Modeling

- DNV GL presented energy-modeling results based on typical West Hollywood buildings/ what's in the City's development pipeline. Prototypes compared energy performance of 2016 Title 24 Energy Code, 2019 Title 24 Energy Code, and an all-electric alternative with models including the following: single-family home, low-rise multi-family (2-4 units), low-rise multi-family (5-20 units), mixed use, public facility, large hotel, and large office space.
  - o Most of WeHo existing land use is residential (66%). Of that, 82% is mid-high rise multi-family residential, 8% is small multi-family, and 10% is single-family homes.
  - o It may be good to add live-work units and smaller townhomes to the prototype evaluation.
  - o Solar is a viable option for achieving NZE in single-family and low-rise multi-family buildings, but for buildings exceeding this size, it isn't possible to satisfy full energy

- demand through solar (limited roof space in proportion to energy use intensity/increased square footage of building).
- Current 2016 Title 24 Energy Code doesn't include EV charging stations in their calculations/ energy models, but they're trying to catch up.
  - Given the energy models, mixed use buildings struggle to meet NZE
  - The Green Building Update can't be a sweeping generalized "15% better than code," it will need to be more specific in order to be achievable and meet the needs of the City.
  - Idea posed to set restrictions on certain development types so that all building types (zone disparity) have the possibility to meet NZE (e.g. don't place 10-story commercial high-rise next to 2-story residential as the residential will no longer be able to meet solar demand).
  - This process should ensure a clarity about outcomes versus a simple checklist menu
  - Should monitoring and verification (M&V) be a requirement or an incentive to ensure projects are achieving desired operating performance?
  - What about lighting controls? Should that be a green feature to incorporate into the update?

### Discussion

- Global green asked the Working Group to consider specific issues and/or solutions for water, energy, resource recovery, and administration/verification of the Green Building Program update, and the following was discussed:
  - Water
    - Water should be just as important as energy
    - WeHo should require submetering and consider hydrostatic parking areas to deal with groundwater
  - Energy
    - There's a permitting issue with battery storage
    - Idea posed to incentivize energy modeling that is specific to WeHo's microclimates
    - Idea posed for co-incentive programs (incentives to both owner and residents)
    - Idea posed that community solar be part of an alternative compliance pathway for NZE
  - Resource Recovery
  - Administration/ Verification
  - Other
    - Focus on bio-climatic design (design responsive to WeHo's micro-climate)
    - Education, education, education will be essential to inform targeted stakeholders about green features and importance of the City's program
    - Public realm spaces such as streets should incorporate green features – permeable pavement, reflective paint for heat island
    - Green updates to existing buildings are where we stand to make the most impact – only so much new construction in the City.

- How can public health concerns (i.e. Zika or air quality) be addressed through this endeavor?
  - Request to agendaize 30 minutes of next meeting for breakout group discussion on existing buildings

Next Steps:

- Next meeting is Tuesday, May 15<sup>th</sup> @ 6:30pm
- City staff will send meeting minutes and presentation to attendees and post to the City website
- The team will propose a list of Program update options for feedback