

SUBJECT: ZONE TEXT AMENDMENT TO ADOPT NEW GREEN BUILDING REQUIREMENTS

PREPARED BY: PLANNING & DEVELOPMENT SERVICES DEPARTMENT
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STATEMENT ON THE SUBJECT

The Planning Commission will hold a public hearing to consider a zone text amendment to update the City's green building requirements. The proposed amendments eliminate unnecessary redundancy by reconciling codes and policies with State law and introducing high standards for local green building to maintain a best-in-class program.

RECOMMENDATION

Staff recommends that the Planning Commission hold the public hearing, consider all pertinent testimony, and adopt the following:

- 1) Draft Resolution No. PC 19-1320: **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADOPT NEW GREEN BUILDING REQUIREMENTS FOR NEW CONSTRUCTION AND MAJOR REMODELS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA (EXHIBIT A)**

BACKGROUND

In October 2007, West Hollywood adopted one of the nation's first mandatory green building ordinances to ensure that new buildings will be healthier for residents and use energy and resources more efficiently. It established new development standards that apply to all development, consisted of a point system with incentives for projects that achieve exemplary status, and included a green building education and outreach program. Flexibility, responsiveness to local conditions, and cost-effectiveness were also key features of the ordinance. In response to evolving state green building requirements, the City Council directed staff to reassess the City's green building standards and environmental programs and, with the help of a working group, identify ways to align with and/or go beyond State law. This report describes the proposed policy update.

PROPOSED GREEN BUILDING PROGRAM

The purpose of the proposed zone text amendment (Exhibit A) is to update the City's green building standards. The ZTA repeals and replaces the current green building requirements found in Chapter 19.20 of the Zoning Code with the following:

1. Updated mandatory green building standards for all applicable project types
2. Additional requirements for Specific Plans and Development Agreements
3. Project application requirements

Since the Green Building regulations found in Chapter 19.20 reference several other sections in the Zoning Code, the proposed amendment also modifies some of these related sections of Title 19 to ensure they appropriately supplement the new green building requirements, reference State law as necessary, and/or reflect the latest terms and trends of the green building industry.

The overall green building program will include amendments to Title 13 (Buildings and Construction) and 15 (Environmental Protection, Pollution, and Solid Waste) of the Municipal Code to modify requirements for water fixtures and fittings specifications, outdoor water submetering, and requirements for public green buildings. Since these amendments are not in the Zoning Ordinance, they are not under the purview of the Planning Commission and are provided for reference only in Exhibit B.

Approach to the Green Building Program Update

The intent of the Green Building Program Update is to maintain a best-in-class green building program, recognizing the evolution of the green building industry since the adoption of 2007 ordinance, while still responding to the unique physical characteristics of the City of West Hollywood.

Throughout 2018, staff worked with a consultant team to (1) research and evaluate the latest green building industry trends, (2) consider new technical program requirements specific to West Hollywood, (3) facilitate several feedback sessions with a City Working Group and Community Stakeholder Working Group to establish priorities for the program update, and (4) develop a framework upon which to design new program language. Table 1 below provides the major themes and recommendations from the working groups, along with how they are reflected in the revised program. The Community Stakeholder Working Group included local architects, developers, planners, property owners, and city residents.

Table 1: Summary of Working Group Feedback

Major Theme	Recommendations	Feedback reflected in Revised Program
Local Characteristics	Take advantage of West Hollywood's unique physical elements (i.e. east-west orientation, topography, passive design, etc.)	All new program requirements consider and build upon West Hollywood's unique characteristics.
Energy	Promote solar, battery storage readiness, building automations, daylighting, higher standards for building insulation and air tightness, etc.	2019 Energy Code will require and/or incentivize recommendations on energy; Local code language on energy now better aligns with State Energy Code
Water Management	Promote graywater use, separate water meters (submeters) per unit, and water efficiency and conservation measures	New water submetering requirements for landscaping and lower maximum rates for water fixtures included
Solid Waste Management	Prepare for future organics storage & collection	Revised storage & collection requirements for solid waste, recycling, and organics included
Vegetative Space	Protect and increase vegetation, trees, and green infrastructure in private and public spaces	New vegetative roof requirements and ground-level vegetative space allowances included
Administration & Implementation	Integrate with existing city process; Consider "task force" or special team for oversight and verification	Integration program requirements with the State's compliance process (see Table 3)
Program Metrics	Establish program indicators to measure impact over time	Staff will input and monitor progress indicators using internal tracking platform
Education & Awareness	Establish public repository of green building best practices and resource guides for developers and building community	New webpage will host program requirements and informational materials (see Table 3)

From the collective effort above, staff confirmed that the large majority of the existing green building program is now covered by California Green Building Standards (CALGreen) and the Title 24 Building Energy Efficiency Standards (the California Energy Code). Exhibit C provides a detailed comparison of the 2007 program checklist compared with the latest versions of CALGreen, the Energy Code, and the proposed West Hollywood green building amendments.

Rather than introduce a new iteration of a point-based system, it was evident that the best approach is to align the city's green building requirements with CALGreen and the California Energy Code and modify the existing local building and zoning codes based on local conditions and the feedback received from the working groups. This approach recognizes that the State is increasingly raising the bar on green building. It also allows for: (1) better clarity and consistency of state and local requirements; (2) more efficiency and predictability for applicants; (3) the ability to prepare the local market now for upcoming changes in the 2019 State Code; (4) applicability to all buildings – new construction, major remodels, and tenant improvements; and (5) ease of administration and enforcement by staff.

Proposed Green Building Standards

Table 2 summarizes the proposed amendments to the existing Green Building Ordinance provided in Exhibits A and B and outlines the associated environmental benefits. While only the recommended new requirements to the Green Building program are shown below, the ordinance also keeps existing green building measures that are locally-specific and/or already exceed the State's requirements, and thus should remain unchanged.

Additionally, the table summarizes the list of high-achieving green building measures required for projects seeking approval of a specific plan or a development agreement. Such projects requesting changes to existing zoning must comply with one of these additional measures. Throughout the development of this ordinance, staff considered the establishment of these high-achieving measures as a voluntary pathway for other projects to go above and beyond the mandatory provisions in exchange for incentives, but it is not recommended at this time. Exhibit D details considerations related to incentives during this process. Staff has included this option as an alternative recommendation.

Table 2: Mandatory Provisions

Mandatory Provisions for All Projects		
<i>Topic Area</i>	<i>Recommendations</i>	<i>Benefits</i>
<p>Sustainable Roof Measures</p> <p>Open Space Flexibility</p> <p>Increased Vegetation</p>	<ul style="list-style-type: none"> ● Mandates minimum requirements for solar PV, solar collectors for hot water, or vegetation on the roof ● Allows for the transfer of private open space to common open space and vice versa ● Allows projects to install 160SF of vegetative space at grade in lieu of one required standard parking space 	<ul style="list-style-type: none"> ● Promotes urban cooling, stormwater management, increased vegetative space, renewable energy ● Promotes better air quality ● Reduces GHG emissions ● Promotes flexibility in development standards
<p>Energy Efficiency</p>	<ul style="list-style-type: none"> ● Defers to State Energy Code requirements, which substantially advances building energy efficiency, clean energy, and use of new technologies every 3 years ● Updates section on energy efficiency outdoor lighting to align with Energy Code ● Prepares owners to monitor energy use in buildings post-construction 	<ul style="list-style-type: none"> ● Supports clean energy, energy-efficiency, use of battery storage systems ● Considers ongoing building energy performance ● Reduces GHG emissions
<p>Water Efficiency & Conservation</p>	<ul style="list-style-type: none"> ● Specifies more stringent requirements in flow and flush rates for water fixtures and fittings ● Requires outdoor water submetering beyond State mandates ● References State's water-efficient landscaping requirements 	<ul style="list-style-type: none"> ● Influences fixture selections to conserve more water ● Influences behavior change by bringing awareness to water use for landscaping

Waste Diversion & Future Food Waste Collection	<ul style="list-style-type: none"> Revises requirements for solid waste and recycling storage and collection to include organics Requires projects to submit a waste collection & operations plan for better clarity and flexibility on space allocation & pickup 	<ul style="list-style-type: none"> Increases waste diversion from landfills Reduces GHG emissions Clarifies waste collection and operational procedures for each project
Public Green Buildings	<ul style="list-style-type: none"> Raises minimum certification level from LEED Certified to LEED Gold for public green buildings 	<ul style="list-style-type: none"> Improves building operations & performance Reduces municipal GHG emissions
Additional Requirements for Specific Plans & Development Agreements		
<i>Topic Area</i>	<i>Recommendations</i>	<i>Benefits</i>
High-Achieving Measures (Projects must comply with one of the following)	<ul style="list-style-type: none"> Achieve the highest thresholds in 3rd party green building programs (LEED, etc.), or Install indoor and/or outdoor greywater systems, or Achieve a minimum of 50% improvement in building energy performance over Energy Code baseline 	<ul style="list-style-type: none"> Promotes higher standards in green building within city Supports use of alternative (nonpotable) water sources Encourages net zero, resiliency, renewable energy, and optimal energy efficiency in buildings

Alongside new code requirements, the Green Building Program Update includes revisions to the compliance and verification processes, as well as changes to the City’s Green Building webpage and online educational materials. The table below outlines some of the steps to facilitate implementation and administration:

Table 3: Implementation & Administration

Recommended Changes to City’s Implementation & Administration Process	
Enhanced multistep compliance process (see Exhibit E)	<ul style="list-style-type: none"> ● Detail the overall steps for compliance for the new Green Building standards during Planning Review, Plan Check, and Field Inspections ● Modify existing CALGreen checklists to include local standards
Enhanced city inspection and verification process	<ul style="list-style-type: none"> ● Require that all projects undergo a city inspection of their insulation and ventilation systems, per the Home Energy Rating (HERS) standard, to ensure building systems are properly installed and will perform as intended ● Require detailed city inspection card to include additional green building code requirements to facilitate enforcement and verification
Green building webpage modifications & detailed educational collateral	<ul style="list-style-type: none"> ● Modify the City’s webpage to host new program materials, procedures, and required forms ● Include visual examples and descriptions of the green principles and concepts online

Exhibit E provides an example of an enhanced multistep compliance process to facilitate the advance of projects through the phases of development: Planning Review, Plan Check, and Inspections. It includes a verification form that outlines the project condition (e.g., new project, residential addition, etc.), requirements associated with that project condition, the documentation needed at each phase, and the accompanying checklist. The checklist integrates both State and local mandatory provisions and requires the applicant to reference sections of the plan documents that show compliance with the requirements. These materials are still under development.

Collectively, the updated requirements and administrative processes will ensure that applicable buildings in West Hollywood reflect and exceed the current state of the practice in sustainable building design and construction. The program changes are aspirational, yet achievable, and respond to local and regional climate action priorities. Furthermore, the new format will allow the City to keep better pace with an ever-evolving green building industry and continue to exhibit leadership in establishing sound environmental policies and practices.

ALTERNATIVE RECOMMENDATION

The Planning Commission may wish to recommend that the City Council adopt a modified ordinance that includes a list of voluntary high-achieving measures and eligible incentives as an option for projects seeking to go above and beyond the mandatory provisions. Please see Exhibit D for more information.

Conformance with the Goals of the West Hollywood General Plan

This item is consistent with the following goals of the West Hollywood General Plan:

- IRC-5: Administer an active and robust green building program.
- IRC-6: Reduce the City's contribution to global climate change and adapt to its effects.

The intent of these items is to mitigate the impact of greenhouse gas emissions into the atmosphere and address evolving state requirements on climate action and adaptation.

Public Notice

A legal notice was published in the Beverly Press and West Hollywood Independent on April 18, 2019.

California Environmental Quality Act (CEQA)

The proposed zone text amendment is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The zone text changes are also exempt pursuant to Section 15308, which involves regulatory processes and procedures undertaken to protect the environment. Introducing new standards for green building in new development and major remodels has the potential to reduce local CO2 emissions by enabling and encouraging energy and water efficiency in buildings, increased diversion of waste from landfills, more vegetation, and use of clean, renewable energy in West Hollywood.

Planning Commission Long-Range Planning Subcommittee

The Long-Range Planning Subcommittee discussed the proposed zone text amendment on March 21, 2019. The subcommittee discussed whether to include incentives as part of the update to the green building program, requested staff provide a sample checklist for the new program, and offered feedback on items related to solid waste and recyclables, high-achieving measures, and ground-level vegetative space.

Community Outreach

Staff performed extensive outreach throughout the duration of this project, including four City Staff Working Group meetings and five Community Stakeholder Working Group meetings. Staff also presented to the Government Advisory Committee (GAC) of the West Hollywood Chamber of Commerce on March 12, 2019 and sought stakeholder feedback from other formal and informal community events.

EXHIBITS

- A. Draft Resolution No. PC 19-1320
- B. Proposed Municipal Code Amendments (For Context Only)
- C. Green Building Standards Comparison
- D. Considerations on Whether to Incentivize Projects for High-Achieving Voluntary Measures
- E. Sample Green Building Compliance Verification Instructions & Checklist (Residential Only)

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RESOLUTION NO. PC19-1320

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADOPT NEW GREEN BUILDING REQUIREMENTS FOR NEW CONSTRUCTION AND MAJOR REMODELS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.

The Planning Commission of the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. The City of West Hollywood initiated amendments to the Zoning Ordinance, Title 19, and Titles 13 and 15 of the Municipal Code to adopt new green building requirements in new construction and major remodels.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of May 2, 2019 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, mailings sent to neighborhood groups, the City website, required posting locations, and by announcement on City Channel 6 starting April 18, 2019.

SECTION 3. West Hollywood adopted one of the nation's first mandatory green building ordinances in 2007 to ensure that new buildings will be healthier for residents, use energy and resources more efficiently, and be responsive to local conditions. In 2010, the State established the California Green Building Standards to ensure buildings statewide keep pace with ever-evolving trends in the green building design and construction industry. This ordinance updates the City's local green building requirements to align with and go beyond State law, respond to local and regional climate action priorities, and continue to exhibit leadership in environmental policy. All aspects of this ordinance contribute to mitigating greenhouse gas emissions into the atmosphere.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2019-0001 is consistent with the Goals and Policies of the General Plan, specifically Policy IRC-5, which states that the City should "administer an active and robust green building program." The proposed zone text amendment is also consistent with Policy IRC-6, which states that the City should "reduce the City's contribution to global climate change and adapt to its effects." Additionally, the amendments are consistent with the Climate Action Plan by reducing greenhouse gas emissions through requiring environmentally-responsible development as a way to improve the health of the public and the environment. The ordinance supports all of these goals and does not impede implementation of the General Plan and Climate Action Plan.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zoning Text Amendment 2019-0001, which is attached hereto as Attachment A.

DRAFT

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 2nd day of May, 2019 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

STACEY E. JONES, CHAIRPERSON

ATTEST:

BIANCA SIEGL, LONG RANGE PLANNING MANAGER

Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

Attachment A

ZONE TEXT AMENDMENT 19-0001 WEST HOLLYWOOD MUNICIPAL CODE SECTIONS TO BE MODIFIED

(New text indicated with underlining, deleted text with strikethrough.)

Section 1: A new subsection 7 is added to subsection D of Section 19.03.020, Rules of Interpretation of Chapter 19.03 of Title 19 of the West Hollywood Municipal Code to read as follows:

7. Green Building Provisions. Notwithstanding the above, in the event of any conflict between requirements of the Green Building Provisions in Section 19.20.060 and any other applicable provision of the West Hollywood Municipal Code, the more restrictive shall apply.

Section 2: Section 19.20.060, Green Building of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

The green building standards in this section are established to reduce the use of natural resources, create healthier living environments, and promote environmental responsibility in building design and construction. The practice of green building can have meaningful beneficial impacts by reducing energy, water, and natural resource consumption, improving the well-being of occupants through better indoor air quality and comfort, and contributing to community-wide environmental initiatives. The program consists of Mandatory Provisions, Requirements for Specific Plans and Development Agreements, and Application Requirements.

A. Applicability. All New Development, Major Remodels, and Tenant Improvements (herein referred to as "Project") shall comply with the following requirements of the West Hollywood Municipal Code, as applicable. Where this section references another section of the Municipal Code, the applicability provisions of that section shall be used to determine applicability.

B. Mandatory Provisions. This section is to be used in conjunction with the California Code of Regulations Title 24. Where conflicts in language may exist between this section and the California Code of Regulations, Title 24, the more restrictive green building provision shall prevail.

1. Site Planning and Design

- a. Storm Water Diversion. Projects shall comply with all the applicable requirements in Section 19.20.190 (Storm Drainage and Storm Water Runoff) and in Chapter 15.56 (Storm Water and Urban Runoff Pollution Control).

- b. Storm Drains. Storm drains in the public right-of-way adjacent to the Project site shall be labeled in accordance with any standards set by the Director of Public Works.
- c. Construction Debris Control. Projects shall comply with all applicable requirements in Section 13.04.040 (Construction Debris Control).
- d. Electric Vehicle Charging Readiness. Projects shall comply with all applicable requirements in Section 19.28.170 (Electric Vehicle Charging Readiness).
- e. Alternative Transportation. Projects shall comply with all applicable requirements in Section 19.28.150 (Bicycle Parking and Support Facilities).
- f. Transportation Demand Management. Projects shall comply with all applicable provisions of Chapter 10.16 (Transportation Demand Management).
- g. Permeable Surfaces. Projects shall comply with all applicable requirements in Section 19.20.190 (Storm Drainage and Storm Water Runoff) and Section 19.36.280(B)(5) (Front Yard Paving).
- h. Parking Landscaping for Surface Parking Areas. Projects shall comply with all applicable requirements in Section 19.28.100(B) (Parking Area Landscaping Requirements).
- i. Sustainable Roof Measures.
The purpose of this section is to make productive use of rooftops to maximize environmental benefits.
 - 1. Required. For which the land use and development permit application is deemed complete after January 1, 2020, all New Residential, Nonresidential, and Mixed-Use Projects with a gross floor area of 10,000 square feet or more, or a Major Remodel that causes a residential, nonresidential, or mixed-use building to become 10,000 square feet or greater, shall install at least one of the following sustainable roof measures:
 - a. Photovoltaics (PV), sized to offset a minimum of fifteen (15) percent of the building's total estimated energy usage, or
 - b. Solar thermal systems (i.e., solar hot water), with a minimum 0.50 solar fraction, or
 - c. Vegetative roof, covering a minimum 30 percent of the roof area not occupied by mechanical equipment or access stairways as a landscaped roof. This measure shall comply with the vegetative roof requirements in the California Building Code and shall be integrated into the project's Low-

Impact Development Plan required under Section 15.56.095 of the West Hollywood Municipal Code.

- d. At the discretion of the review authority, compliance with this section may be alternatively achieved by:
 - i. Installing a combination of Sustainable Roof Measures listed above, or
 - ii. Installing non-roof photovoltaic or solar thermal systems (e.g. building-integrated or ground mounted). Such systems must meet the performance or prescriptive requirements equivalent to its corresponding Sustainable Roof Measure.
- e. All other project types are allowed to install a sustainable roof measure outlined in this section.

2. Exemptions.

- a. Other exemptions from subsection 1 above may be granted by the review authority, where the review authority determines that compliance with the requirements of this section is technically infeasible.

2. Energy Efficiency

- a. Energy Efficiency. Projects shall comply with all applicable provisions of the most recent edition of the Title 24 Building Energy Efficiency Standards, and most recent editions of the locally-adopted building, electrical, mechanical and plumbing codes found in Title 13 of this Code.
- b. Energy Star Appliances. Appliances provided in Residential and Mixed-Use Projects, and Commercial Projects as appropriate, shall be Energy Star qualified appliances.
- c. Energy Efficient Outdoor Lighting. Projects shall comply with all applicable requirements in Section 19.20.100 (Outdoor Lighting).
- d. Energy Benchmarking Readiness. All new residential, nonresidential, and mixed-use projects of 20,000 square feet or greater shall register with EnergySTAR Portfolio Manager.

3. Water Efficiency and Conservation

- a. Water Conserving Plumbing Fixtures & Fittings. Projects shall comply with applicable requirements for utilizing low-flow showerheads, faucets and water closets as specified in Section 13.24.015.
- b. Water-Efficient Landscaping. Projects shall comply with all applicable requirements in Section 19.26.060 (Plant Materials), Section 19.26.070 (Irrigation and Water Conservation), and Chapter 15.52 (Regulation of Outdoor Water Use Practices).

- c. Water Submetering. Projects shall comply with applicable requirements for water submetering for indoor water use as specified in the locally-adopted plumbing code and for outdoor water use as specified in Section 13.24.015.
- 4. Material Conservation and Resource Efficiency
 - a. Environmental Protection, Pollution, and Solid Waste. Projects shall comply with all applicable requirements in Chapter 15 (Environmental Protection, Pollution, and Solid Waste).
 - b. Recyclable Materials Storage. Projects shall comply with all applicable requirements in Section 19.20.180 (Solid Waste and Recyclable Materials Storage) and Section 19.36.280(B)(10) (Waste Diversion).
 - c. Construction and Demolition Waste. Projects shall divert a minimum of 80 percent of all construction and demolition waste away from landfills in accordance with any standards set by the Director of Public Works.
- 5. Environmental Quality
 - a. Environmental Quality. Projects shall comply with all applicable provisions of the most recent edition of the California Green Building Standards (CALGreen), and most recent editions of the locally-adopted building, electrical, mechanical and plumbing codes found in Title 13 of this Code.

C. Requirements for Specific Plans and Development Agreements. In addition to other applicable green building requirements, Projects requesting increases in allowable height or density through approval of specific plans or development agreements must comply with one of the following high-achieving measures:

- 1. Highly Energy Efficient Building.
 - a. New multifamily residential and mixed-use projects of four or more stories, and new nonresidential projects shall demonstrate a minimum of 50% improvement in building energy performance over the baseline set by the Title 24 Building Energy Efficiency Standards.
- 2. Graywater System Installation.
 - a. Projects shall install one of the following graywater systems:
 - 1. A treated graywater system to supply water closets, urinals, and other allowed uses that is designed for a minimum of 25-percent reduction in indoor potable water use; or,
 - 2. A graywater collection system for onsite subsurface irrigation collected from bathtubs, showers, bathroom wash basins and laundry water that meets 100% of the site's landscape water

requirements. This only applies to projects with new landscape areas of 1,000 square feet or more.

- b. A combination of indoor and outdoor graywater measures may be approved at the discretion of the Review authority.
 - c. All graywater systems shall comply with the most recent edition of the locally-adopted plumbing code.
3. Use of Third-Party Green Building Rating System. Projects shall achieve one of the following within 24 months of the issuance of a Certificate of Occupancy:
- a. LEED Platinum Certification
 - b. Living Building Challenge Certification
4. Exemptions.
- a. This Subsection C shall not apply to specific plans and development agreements for billboards or institutional uses.
 - b. Other exemptions may be granted by the Review authority, where the Review authority determines that compliance with the requirements of this Section is technically infeasible.

D. Application Requirements. This section is intended to simplify and facilitate the green building document review and permitting process for all applicable Projects. For each phase, all planning review and building permit documents shall indicate in the general notes and/or individual detail drawings, where appropriate, the required green building measures employed for the project.

1. Planning Review Phase. A completed preliminary Green Building Checklist and supporting documents shall be submitted as part of an application for a development permit.
2. Building Permit Phase. Following approval of the land use or development permit, a final Green Building Checklist and supporting documents shall be submitted as part of the application for any building permit.
3. Projects using a Third-Party Green Building Rating System to comply with Section 19.20.060C require additional documentation as follows:
 - a. Prior to the issuance of building permits, the applicant shall submit evidence satisfactory to the Director of Planning and Development Services that the services of the appropriate accredited green building professional have been retained, and that the project has been registered with the third-party rating system.
 - b. A rating system checklist and supporting documentation indicating points to achieve the required rating level shall be

incorporated into the documentation for development and building permit submittals. The checklist shall be prepared, signed, and dated by the appropriate accredited professional.

Section 3: Subsection A of Section 19.20.100, Outdoor Lighting of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

A. *General Standards for Outdoor Lighting.* Outdoor lighting shall be designed to prevent glare, light trespass, and sky glow ~~as much as possible in accordance with the most recent edition of the Title 24 Building Energy Efficiency Standards.~~

Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness. Exterior lighting shall:

1. Be architecturally integrated with the character of the structures;
2. Be directed away from adjacent properties and public rights-of-way;
3. Be energy-efficient and shielded so that all glare is confined within the boundaries of the site;
4. Use timers, where acceptable, to turn outdoor lights off during hours when they are not needed;
5. Be appropriate in height, intensity, and scale to the uses they are serving;
6. Use no more intensity than absolutely necessary. ~~Illuminating Engineering Society of North America (IESNA)-recommended light levels are as follows.*~~

Location or Purpose of Lighting	Recommended Light Level (foot candles)
Commercial building entrances — Active	5
Commercial building entrances — Inactive	4
General human safety	0.5 to 5 (depending on hazards and activity levels)
Parking or pedestrian areas	A minimum of 0.2 to 0.9, with an average minimum ratio of 4:1
Pathways, outdoor steps	4
Service station pump island	20 to 30*

*With 20 for light-colored surfaces and 30 for dark-colored surfaces.

- ~~7. Make use of "full-cutoff" fixtures to avoid glare and up-light. Note that these are different from "cutoff" fixtures, which still allow some up-light.~~
7. Comply with the backlight, uplight, and glare (BUG) requirements for outdoor lighting in accordance with the most recent edition of the Title 24 Building Energy Efficiency Standards.
8. Be on poles that are low and relatively closely spaced. Lighting in large surface areas (e.g., parking lots), shall use a larger number of lower, pole-mounted fixtures rather than fewer, taller fixtures. Wattage shall be kept below 250 watts.

Section 4: Section 19.20.180, Solid Waste and Recyclable Materials Storage of Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

This section provides requirements for solid waste and recyclable material storage areas in compliance with the California Solid Waste Reuse and Recycling Access Act (Public Resources Code Sections 42900 et seq.).

A. Waste Collection and Operations Plan Required. Each new multifamily, nonresidential, and mixed-use project shall develop and implement a waste collection and operations plan in compliance with regulations provided by the Director of Public Works.

1. The plan shall include sufficient information for a complete understanding of the proposed waste collection and operations. At minimum, the plan shall address the frequency of collection, the appropriate service levels and logistics, the loading requirements, the projected waste volume, and the storage space allocation for solid waste, recycling, and organics collection. The plan shall be submitted as part of the land use and development permit application subject to review and approval by the Director of Public Works.

B. Multi-Family Projects. Multi-family residential projects with five or more dwelling units shall provide and maintain solid waste, recyclable, and organic material collection containers in the following manner:

1. Individual Unit Storage Requirements. Each dwelling unit shall be designed to include a space with a minimum of three cubic feet for the storage of solid waste and three cubic feet for the storage of recyclable material; and
2. Common Storage Requirements. Multifamily projects shall maintain common solid waste, recyclable, and organic material collection containers. Space shall be allocated as appropriate for the number and type of collection containers required, as determined by the project's approved waste collection and operations plan. Storage areas may be

located indoors or outdoors as long as they are readily accessible to all residents.

a. Compactor Service. Compactors may be required in place of carts or bins based on a project's waste collection and operations plan and at the discretion of the Director of Public Works.

C. Nonresidential Structures and Uses. Nonresidential structures and uses within all zoning districts shall provide and maintain solid waste, recyclable, and organic material collection containers. Space shall be allocated as appropriate for the number and type of collection containers required, as determined by the project's approved waste collection and operations plan. These requirements apply to each primary structure.

1. Compactor Service. Compactors may be required in place of carts or bins based on a project's waste collection and operations plan and at the discretion of the Director of Public Works.

D. Location Requirements. Solid waste, recyclable, and organic material storage areas shall be conveniently located as follows:

1. Solid waste, recyclable, and organic material storage areas shall be located adjacent to, or near one another, or combined. They may only be located inside a specially designated structure, on the outside of a structure in an approved fence or wall enclosure, a designated interior court or yard area with appropriate access, or in rear or interior side yards. Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped, or open space areas;

2. The storage areas shall be accessible to residents and employees at all times. Storage areas within multi-family residential projects shall be conveniently located to the dwellings that they are intended to serve;

3. Driveways or aisles shall provide unobstructed access for collection vehicles and personnel with at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector.

4. If a subterranean garage driveway slope is greater than 15 percent at any point, the driveway shall not be used to access the solid waste, recyclable, and organic collection container areas. If the storage area is located in the subterranean garage, an alternative means of conveying the solid waste, recyclable, and organic containers to grade level, such as a lift, shall be provided.

E. Design and Construction. Solid waste, recyclable, and organic storage areas shall be subject to the approval of the Director of Public Works, and shall be:

1. Enclosed on three sides by a solid screening wall or fence with a minimum height of five feet, designed to be architecturally compatible with the surrounding structures;

2. Provided with an approved operable door or gate on the fourth side, properly secured to prevent access by unauthorized persons, while allowing authorized persons access for disposal and collection of materials;
3. Provided with a concrete pad within the fenced or walled areas and a concrete apron which facilitates the handling of the individual bins or containers; and
4. Designed to protect the areas and the individual bins or containers within from adverse environmental conditions which might render the recyclable materials unmarketable.
5. Designed to meet or exceed the minimum clearance standards set by the Director of Public Works for the level and type of service.

Section 5: Table 3-7: Allowable Parking Reductions of Section 19.28.060, Reduction of Off-Street Parking Requirements of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by adding a new category of Qualifying Project Feature called “Ground-Level Vegetative Space” to read as follow and the rest of the table remaining unchanged:

TABLE 3-7
ALLOWABLE PARKING REDUCTIONS
[Explanatory Notes Follow at the End of the Table]

Qualifying Project Feature ¹	Description and Criteria for Granting Reduction	Maximum Reduction ²	Required Process for Reduction
<u>Ground-level vegetative space</u>	<u>A project may provide 160 square feet of vegetative space in lieu of one required standard parking space. Such vegetative space may not be located above an underground structure and shall include at least one canopy tree with a minimum box size of 36 inches. The vegetative area may include space that is part of any required setback area.</u>	<u>As determined by the Review Authority</u>	<u>Review and decision by applicable Review Authority as part of land use permit approval for project.</u>

Section 6: A new subsection (4) is added to subsection 19.36.280A.2.a. of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code to read as follows:

(4) Private open space may be transferred to and provided as common open space area, provided that at least 50 percent of the units each provide a minimum of 50 square feet of private open space which has a minimum dimension of five feet in each direction. Alternately, the project may divide all common open space and add it to private open space areas. This shall not be available to projects utilizing any courtyard design incentives.

Section 7: Subsection B10 of Section 19.36.280, Residential Uses - Multi-Family Dwellings of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

10. ~~Solid Waste Recycling Waste Diversion.~~ Each project shall incorporate innovative designs, both interior and exterior, to make solid waste recycling waste diversion more convenient and accessible to the occupants, in compliance with Section 19.20.180 (Solid Waste and Recyclable Materials Storage).

Section 8: New subsections (11) and (12) are added under Section 19.42.020A, Applicability in Chapter 19.42 of Title 19 of the West Hollywood Municipal Code to read as follows:

11. Electric Vehicle Charging Stations, and any associated equipment

12. Re-roofing that can be seen from street (not required for flat roof)

Section 9: Section 19.90.020, Definitions of Specialized Terms and Phrases of Chapter 19.90 of Title 19 of the West Hollywood Municipal Code is amended by deleting the definitions for Invasive Plant Species, LEED Accredited Professional, LEED Checklist, West Hollywood Green Building Point System, West Hollywood Green Building Point System Table, and Xeriscape, and adding the following new definitions to the alphabetical list of definitions to read as follows:

L. Definitions, "L."

Living Building Challenge. A performance standard for green buildings developed and approved by the International Living Future Institute.

T. Definitions, "T."

Third-Party Green Building Rating System. A voluntary standard for buildings that establishes requirements for environmentally responsible building design and construction and optimal energy performance and provides an independent verification process for certification.

V. Definitions, "V."

Vegetative Roof. A conventional flat or sloping roof that is partially or completely covered with an integrated system that includes layers of living vegetation over a waterproof membrane or that are elevated from the roof surface through a comprehensive system. These roofs may require a root and protection barrier, a drainage layer, filter fabric, and irrigation. Individual potted plants, movable planters, or other non-permanent, noncontiguous features are not considered components of a comprehensive vegetative roof system.

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PROPOSED CHANGES TO TITLES 13 & 15 OF
WEST HOLLYWOOD MUNICIPAL CODE
(FOR CONTEXT ONLY)

(New text indicated with underlining, deleted text with strikethrough.)

Section 1. Section 13.24.015 of Title 13 Chapter 13.24 of the West Hollywood Municipal Code is amended to read as follows:

Enactment of Local Amendments to Sections 4.303.1, 4.304, 5.303.3, and 5.304 of the 2016 California Green Building Standards Code.

- a. *Purpose.* It is the purpose and intent of this Ordinance to expressly enact local amendments to sections 4.303.1, 4.304, 5.303.3, and 5.304 of the 2016 California Green Building Standards Code to include more stringent requirements for indoor and outdoor water use for both residential and nonresidential new construction consistent with and exceeding the 2016 California Green Building Standards Code requirements.
- b. *Compliance Requirements for Indoor Water Use (Residential construction).* In Section 4.303.1 of the California Green Building Standards Code, subparagraphs 4.303.1.1, 4.303.1.3, 4.303.1.3.1, 4.303.1.3.2, 4.303.1.4, 4.303.1.4.3, and 4.303.1.4.4 are amended to read as follows:

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed ~~4.28~~ 1.1 gallon per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than ~~4.8~~ 1.5 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed ~~4.8~~ 1.5 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

4.303.1.4 Faucets.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than ~~0.25~~ 0.2 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed ~~4.8~~ 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of ~~4.8~~ 1.5 gallons per minute at 60 psi.

- c. *Compliance Requirements for Outdoor Water Use (Residential construction).* In Section 4.304 of the California Green Building Standards Code, add new subsection 4.304.2:

4.304.2 Landscape water meters. For new water service connections, landscaped irrigated areas at least 500 square feet but not more than 5,000 square feet, shall be provided with separate submeters or metering devices for outdoor potable water use.

- d. *Compliance Requirements for Indoor Water Use (Nonresidential construction).* In Section 5.303.3 of the California Green Building Standards Code, subparagraphs 5.303.3.1, 5.303.3.3, 5.303.3.3.1, 5.303.3.3.2, 5.303.3.4, and 5.303.3.4.2 are amended to read as follows:

5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed ~~4.28~~ 1.1 gallon per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than ~~4.8~~ 1.5 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed ~~4.8~~1.5 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.3.4 Faucets and fountains.

5.303.3.4.2 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed ~~4.8~~1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of ~~4.8~~1.5 gallons per minute at 60 psi.

- e. *Compliance Requirements for Outdoor Water Use (Nonresidential construction).* In Section 5.304 of the California Green Building Standards Code, delete paragraphs 5.304.1, 5.304.2, 5.304.3, 5.304.4, and 5.304.5 and replace with the following:

~~**5.304.1 Scope.** The provisions of Section 5.304, Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations.~~

~~**5.304.2 Outdoor water use in landscape areas equal to or greater than 500 square feet.** When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one the following shall apply:~~

- ~~1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR) per Government Code Section 65595 (c).~~
- ~~2. The California Department of Water Resources Model Water Efficient Landscaping Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations.~~

~~**5.304.3 Outdoor water use in rehabilitated landscape projects equal to or greater than 2,500 square feet.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.~~

~~**5.304.4 Outdoor water use in landscape areas of 2,500 square feet or less.** Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contain in MWELO's Appendix D.~~

~~**5.304.5 Graywater or rainwater use in landscape areas.** For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5).~~

Notes:

- ~~1. DWR's Model Water Efficient Landscape Ordinance, definitions, and supporting documents are available at the following link: <http://water.ca.gov/wateruseefficiency/landscapeordinance/>.~~
- ~~2. A water budget calculator is available at the following link: <http://water.ca.gov/wateruseefficiency/landscapeordinance/>.~~
- ~~3. The MWELO prescriptive compliance measure Appendix D may be found _____ at _____ the _____ following _____ link: <http://water.ca.gov/wateruseefficiency/landscapeordinance/>. In addition, a copy of the MWELO Appendix D may be found in Chapter 8 of this code.~~

~~**5.304.1 Scope.** For the purposes of determining mandatory landscape irrigation requirements for nonresidential construction, see the Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations.~~

5.304.2 Landscape water meters. For new water service not subject to the provisions of *Water Code* Section 535, separate meters or submeters shall be installed for indoor and outdoor water potable water use for landscaped areas of at least 500 square feet but not more than 1,000 square feet.

SECTION 2. Section 15.64.020, Green Building Requirements for Public Buildings of Chapter 15.64 of Title 15 of the West Hollywood Municipal Code is amended to read as follows:

All new public buildings or additions to public buildings of 10,000 square feet or more, or public building tenant improvement and major remodel projects of 10,000 square feet or more, shall achieve the ~~LEED-certified~~ LEED Gold level at a minimum. All other buildings receiving public funding from the City of West Hollywood are strongly encouraged to achieve the ~~LEED-certified~~ LEED Gold level. Use of an equivalent comprehensive green building program is permissible.

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Exhibit C: Green Building Standards Comparison

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
MANDATORY REQUIREMENTS -- GREEN DESIGN OR PRODUCT DESCRIPTION			
Provide Secure Bike Parking	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Label Storm Drains Adjacent to the Property.	✓	✓	Required by WeHo & State
Provide Roof Location and Install Conduit from Roof to Electrical Room for Future Photovoltaic System (PV) Installation.	✓	✓	Required by WeHo & State
Install Energy Star Appliances - Refrigerator, Washing Machine, Dishwasher.	✓	✓	WeHo requirements more stringent than State
Provide Construction Air Quality Management Plan in Specs (at a minimum protect ducts during construction and change filters and vacuum ducts prior to occupancy).	✓		Required by State
Use Low-VOC Interior Paints and Wood Finishes (<= 50 g/l flat; <= 150 g/l non-flat).	✓		Required by State
Provide Space for the Collection and Storage of Recyclables.	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Provide preferential parking for alternative fuel vehicles	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Divert Construction and Demolition Waste (min. of 80%).	✓	✓	WeHo requirements are more locally-specific & more stringent than State
Provide Construction Site Storm Water Management Plan.	✓	✓	WeHo more locally-specific than State
Provide Permeable Surfaces in Required Yards (55% of front and 50% of side).	✓	✓	WeHo more locally-specific than State
Use infiltration, biofiltration or equivalent flow reduction treatment BMP for the runoff resulting from either the first 0.75 inches of rainfall or the runoff resulting from a continuous rainfall event of 0.2 inches per hour.	✓	✓	WeHo more locally-specific than State
Replace Existing Trees over 6" in Diameter that are Removed for Development (min. 24" box planted in the ground).		✓	Required by WeHo
Use Drought Tolerant and Native Species for Landscaping.	✓	✓	Required by WeHo & State
Install Water-Efficient Irrigation System.	✓	✓	Required by WeHo & State
Parking Landscaping for Surface Parking Areas - Projects must comply with all applicable requirements. See Section 19.28.100(B) on Parking Area Landscaping Requirements.		✓	Required by WeHo
Transportation Demand Management - Projects must comply with applicable requirements. See Chapter 10.16 on Transportation Demand Management.		✓	Required by WeHo

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
ELECTIVES MENU GREEN DESIGN OR PRODUCT DESCRIPTION			
SITE LOCATION (4 Pts Total) Locate buildings close to existing services to reduce environmental impacts from transportation and fully utilize infrastructure. Preserve or restore existing natural resources or amenities on the site. Ensure that the building is equipped to support recycling, alternative transportation, water conservation and other operations components.			
Preserve Existing Trees Over 6" Diameter (1 pt/tree; 3 pts max.)			Replacement of existing mature trees is required; preservation is encouraged
Use Recycled Content Mulch or Other Landscape Amendments	✓		Addressed in CALGreen voluntary measures
NATURAL HEATING + COOLING (19 Pts Total) Reduce energy loads while maintaining comfort through passive design strategies. Increase interior comfort and health through adequate ventilation.			
Plant Deciduous Canopy Trees (min. 36" box, planted in the ground) on Exposed West and/or South Elevations (1 pt/tree, 5 pts max.)			Replacement of existing mature trees is required; preservation is encouraged
Provide Narrow Floor Plates (max. 50 ft. depth) and/or Courtyards to Enable Natural Ventilation			Not covered by State or WeHo
Provide Operable Windows to Enable Natural Cross Ventilation (min. 20% of total window area)	✓		Energy code requires operable windows for spaces with natural ventilation
Install Exterior Shading Devices on South- and/or West-Facing Windows			Supported by the Energy Code via energy efficiency measures
Provide Ceiling Fans (1 pt for each 50% of units or floor area served; 2 points max.)			Allowed, but not required, by the Energy Code
Eliminate Air Conditioning (available only if points for narrow floor plates, operable windows, and exterior shading are incorporated)			Allowed, but not required, by the Energy Code
FOUNDATION (6 Pts Total) Reduce resources used and encourage use of recycled-content materials.			
Use Recycled-Content Base or Backfill Material	✓		Addressed in CALGreen voluntary measures
Incorporate Flyash or Slag Ash in Concrete	✓		Addressed in CALGreen voluntary measures
STRUCTURAL FRAME (14 Pts Total) Reduce the amount of old growth sawn wood (wider than 3x and taller than 8x) used in framing, encourage ecologically sensitive forestry, and encourage alternate framing techniques.			
Use Engineered Lumber or Steel for minimum of 90% of subfloors, sheathing, floor joists, beams, headers, and trusses, as applicable.	✓		Addressed in CALGreen voluntary measures
Use Engineered Vertical Wood Studs	✓		Addressed in CALGreen voluntary measures
Use FSC-Certified Wood for Framing (1 pt for every 10% of framing lumber; max. 5 pts)	✓		Addressed in CALGreen voluntary measures
Use Structural Insulated Panels (SIPs)	✓		Addressed in CALGreen voluntary measures
PLUMBING (8 Pts Total) Increase the water efficiency of plumbing fixtures and reduce energy used for water heating.			
Insulate the full length of all hot water pipes.	✓		Required by State
Install Low-Flow Showerheads (< 2.5 gpm)	✓	✓	WeHo requirements more stringent than State
Install Water Efficient Kitchen & Bathroom Faucets (<2.5 gpm)	✓	✓	WeHo requirements more stringent than State
Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	✓	✓	WeHo requirements more stringent than State
Install Water Efficient Urinals (1 pt for 0.5 gpf, 2pts for water-free)	✓	✓	WeHo requirements more stringent than State
Install Tankless Water Heaters	✓		Not required in all applications, but allowed in most.

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
ELECTIVES MENU GREEN DESIGN OR PRODUCT DESCRIPTION			
INSULATION (5 Pts Total) Reduce energy losses through the building envelope and improve occupant comfort. Promote better indoor air quality. Increase use of recycled content and rapidly renewable materials.			
Install Formaldehyde-Free, Recycled-Content (min. 25%) Insulation	✓		Addressed in CALGreen voluntary measures
Install Cellulose, Cotton Batt, Bio-Based Foam in walls (min. 60% of insulation)	✓		Addressed in CALGreen voluntary measures
Install Cellulose, Cotton Batt, Bio-Based Foam in ceilings (min. 60% of insulation)	✓		Addressed in CALGreen voluntary measures
ENERGY EFFICIENCY + RENEWABLE ENERGY (45 Pts Total) Reduce climate change impacts of building operation by increasing overall building energy efficiency and generating renewable energy. Provide for the future installation of renewable energy systems.			
Exceed Title 24 Energy Code by 5% or more	✓	✓	Addressed in CALGreen voluntary measures; Is one of the options for WeHo High-Achieving measures
Participate in Energy Star (residential) or Savings By Design (commercial) Programs	✓	✓	Participation in programs not required, but program requirements are covered by State & local measures
Pre-Plumb and Provide Conduit for Solar Water Heating	✓		Required by State
Install Solar Water Heating System for Domestic Hot Water	✓		Required by State
Install Solar Water Heating System for Pool Heating	✓		Required by State
Install Photovoltaic (PV) Panels (1 pt/kW ; max. 10 pts)	✓	✓	Required by 2019 Energy Code for low-rise residential; Is one of the options for WeHo sustainable roof measures
Install Energy Star Lighting (50% of total fixtures)	✓		Required by State
Install Energy Star Exit Signs	✓		Required by State
Install Energy Star Programmable Thermostats	✓		Required by State
Install Timer or Photo Sensor for Exterior Lights	✓		Required by State
Seal all Ducts with Mastic (residential) or Install per SMACNA standards (commercial)	✓		Required by State
INDOOR AIR QUALITY (14 Pts Total) Increase quality of indoor air by reducing exposure to toxic chemicals. Decrease concentration of toxins and dust through ventilation and filtration.			
Use No-VOC Paints on Interior Applications (<= 5 g/l)	✓		Required by State
Use Low-VOC Sealants and Adhesives (<= 50 g/l)	✓		Required by State
Use Composite Wood with No Added Urea Formaldehyde for Counters and Cabinets	✓		Required by State
Use Carpet Certified by CRI Green Label Program	✓		Required by State
Eliminate the Use of Carpet	✓		When installed, CALGreen provides requirements for sustainable non-carpet flooring
Vent Kitchen Range Hoods to the Outside (min. 80% of units)	✓		Required by State
Install Fan with Humidistat Sensor or Timer in all Bathrooms	✓		Required by State
Install High Efficiency HVAC Filters (min. MERV 8) or Provide Ductless System	✓		Required by State
Provide Daylighting for 50% of occupied spaces	✓		Addressed in CALGreen voluntary measures

2007 WEST HOLLYWOOD GREEN BUILDING PROGRAM CHECKLIST	COVERED BY CALGREEN or Energy Code	COVERED BY PROPOSED WEHO REQUIREMENTS	NOTES
ELECTIVES MENU GREEN DESIGN OR PRODUCT DESCRIPTION			
ROOFING (21 Pts Total) Provide roofing materials that are durable, reduce resource use, minimize interior heat gain, provide storm water management, and reduce the urban heat island effect.			
Use Recycled-Content Roofing Materials	✓		Addressed in CALGreen voluntary measures
Install Energy Star or Cool Roof	✓		Required by State
Install Durable Roof with Long-Term Warranty or Demonstrated Long-Term Durability (40 yr warranty for asphalt shingles, 15 yr warranty for built-up roof, metal or clay tile)	✓		Roof durability is addressed by State (Chapter 15)
Install Vegetated Green Roof (3 pt/each 50% of roof not occupied by mechanical equip. or access stairs)	✓	✓	Addressed in CALGreen Voluntary Measures; Is one of the options for WeHo sustainable roof measures
EXTERIOR FINISH (4 Pts Total) Encourage durable materials than do not require frequent maintenance.			
Use Durable Exterior Finishes (1 pt/30% of exterior area) including Integral-Color or Uncolored Unpainted Stucco, Fiber-Cement Panels or Siding, Metal Panels or Siding, Composite Wood Panel, Glass, and other similar durable finishes.	✓		Addressed in CALGreen voluntary measures
Use Recycled-Content or FSC-Certified Outdoor Flooring Materials.	✓		Addressed in CALGreen voluntary measures
INTERIOR FINISH (12 Pts Total) Reduce the use of natural resources, use rapidly renewable materials, and encourage ecologically sensitive forestry.			
Use Exposed Concrete as Finished Floor (1pt/each 20%)	✓		Addressed in CALGreen voluntary measures
Use Resource-Efficient Flooring or FSC-Certified Wood Flooring for All Wood Flooring (1pt/30% of floor area). Resource efficient includes rapidly renewable materials, recycled-content carpet or flooring tiles (min. 25% recycled content).	✓		Addressed in CALGreen voluntary measures
Use agriculture board, FSC certified, or rapidly renewable cabinetry material	✓		Addressed in CALGreen voluntary measures
Use Recycled-Content Countertop Materials (min. 25% recycled content)	✓		Addressed in CALGreen voluntary measures

Additional Considerations on Whether to Incentivize Projects for High-Achieving Voluntary Measures

One of the key questions considered throughout the Green Building Program Update process was whether or not to continue to offer incentives for exemplary projects. West Hollywood's original 2007 green building ordinance included an incentive-based pathway for high-achieving projects based on a point system, with incentives allowing for additional density, parking reductions, flexibility in common and private open space, and expedited permitting. This approach encouraged some projects to go above and beyond the mandatory provisions by offering flexibility in a project's pathway for exemplary status and multiple incentive options. Over the years, however, several of these incentives have been removed or become obsolete or overridden by updated local and state policies.

Throughout the duration of this project, staff and the Working Group evaluated several iterations of potential high-achieving measures and possible incentives for the city's updated ordinance. These took into account the establishment and continuous update of the State's Green Building Standards Code (CALGreen) since 2010, the ever-evolving technologies and trends of the green building industry at-large, incentives offered as part of other local or state policies and programs such as affordable housing, and feedback from the Working Group. To reduce complexity, staff's intent was also to create a menu of high-achieving measures that could potentially serve as both mandatory for projects seeking special approvals (development agreements or specific plans) and voluntary for all other projects.

From this analysis, the list of high-achieving measures (highly-energy efficient buildings, graywater, achievement of maximum third-party program levels) discussed in the staff report were ultimately recommended, as they go well beyond the State's current requirements and align with stakeholder feedback and the City's climate action goals. Regarding incentives, staff explored the potential for permit fee waivers, an awards program, parking reductions, and additional density. Given the cost premiums associated with the high-achieving measures, it was determined that parking reductions and additional density provided the highest value for applicants to pursue such measures voluntarily. However, the following concerns were discussed regarding the inclusion of incentives as part of the update:

- Competition with other existing incentives or concessions: Parking reductions and additional density for green building would compete with other bonuses or reductions currently in place for other programs at the local and State level and may not offer a similar level of attractiveness as the 2007 incentive program.
- Green Building is an Ever-Evolving Industry: With CALGreen now established for nearly a decade, there is debate about whether cities should mandate projects to do more with each code cycle update rather than offer ongoing incentives for projects to go above and beyond.

- Citywide Application of Incentives: Larger cities with green building policies can offer green building incentives for their downtown core or specific planning areas. This application is not appropriate for West Hollywood given its size and the desire to encourage greener buildings citywide.

Thus, considering all of the above, the ordinance update includes a menu of high-achieving measures only for projects seeking approval of a development agreement or specific plan amendment. In such cases, a project negotiates for its own high-value special condition and the City in turn can benefit from the positive impacts of a high-achieving green building project.

Alternative Recommendation

Staff provides an alternative recommendation in the report to Planning Commission that would include in the Zoning Ordinance a list of voluntary high-achieving measures and eligible incentives to encourage all other projects (not seeking a development agreement or specific plan) to go above and beyond the mandatory provisions. The table below shows both the list of high-achieving measures and high-value incentives. Such projects pursuing this option would be eligible for any of the incentives.

Voluntary High-Achieving Measures	List of Eligible Incentives
<ul style="list-style-type: none"> • <i>Highly Energy Efficient Building</i>. Achieve a minimum of 50% improvement in building energy performance over Energy Code baseline • <i>Graywater System</i>. Install an indoor and/or outdoor graywater system • <i>Use of Third-Party Rating System</i>. Achieve highest level of a third-party green building rating system (e.g. LEED Platinum Certification or Living Building Challenge Certification) 	<ul style="list-style-type: none"> • <i>Parking Reduction</i>. Nonresidential projects may receive up to a 10 percent reduction in the number of parking spaces required. Multi-family residential projects less than 10 units may receive up to a 20 percent reduction in parking spaces. • <i>Increased FAR</i>. Commercial projects or mixed-use projects on commercially-zoned lots may obtain a 0.1 FAR increase. • <i>Additional Unit</i>. Multi-family residential projects of three or more units may receive one additional residential unit. If the additional residential unit is 700SF or less, no parking is required for the unit.

This scenario does the following:

- Recalibrates the green building incentive program by offering pathways for “deep green” buildings in West Hollywood that far exceed the State’s current requirements

- Reduces complexity by removing the point-based system eligibility and providing a simple menu of both high-achieving measures and eligible incentives to choose from
- Offers flexibility for achieving exemplary green building concepts that align with the City's General Plan and Climate Action Plan goals
- Further emphasizes to the development community the desire by the City to have a robust, forward-thinking green building program

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Attachment E: Green Building for Single-Family and Multi-Family Projects

Compliance Verification - Version 1.0

Effective 8/5/2019



Instructions: Select the residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

New Residential Projects / New Residential Landscapes

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> New multi-family or new single-family projects. (California Green Building Standards - Chapter 4 & West Hollywood Municipal Code - Section 19.20.060) ¹	CALGreen Mandatory Provisions + Local Amendments	<p>Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Res" sheet and include within the Planning Application. (Only Projects subject to Planning Review)</p> <p>Permit Phase: Complete Green Building Checklist "GB-1 Res" sheet and include within the Permit Plans. Ensure all measures in the GB checklist are clearly identified in the "Construction Notes".</p> <p>Inspection Phase: Complete requirements as identified on "GB-1 Res" Sheet in the Permit Plans. All construction activities must be verified by a City Building Inspector.</p>
<input type="checkbox"/> New landscapes with an aggregate area² of 500 square feet or greater. (California Green Building Standards - Section 4.301.1 & West Hollywood Municipal Code - Chapter 19.26)	Model Water Efficient Landscape Ordinance (MWELO) - See ordinance language, guidelines and MWELO Toolkit for additional details. ³	<p>Planning Phase: Declare the MWELO requirements on the preliminary Green Building Checklist "GB-1 Res" sheet and include within the Planning Application. Provide a preliminary landscape plan and ensure plant materials and irrigation design are consistent with requirements in MWELO Toolkit. (Only Projects subject to Planning Review)</p> <p>Permit Phase: Declare the MWELO requirements on the Green Building Checklist "GB-1 Res" sheet and include within the Permit Plans. Provide final landscape plans and landscape documentation package (MWELO Toolkit) in the Permit Plans.</p> <p>Inspection Phase: Complete requirements as identified on "GB-1 Res" Sheet. The Landscape Certification and Certificate of Completion from the MWELO Toolkit shall be attached to landscape plans at the Building Permit Final Inspection. All construction activities must be verified by a City Building Inspector.</p>
<input type="checkbox"/> All new residential and mixed-use projects greater than 20,000 square feet. (West Hollywood Municipal Code - Section 19.20.060)	EnergyStar Benchmark in Portfolio Manager	<p>Permit Phase: Create Energy Star Portfolio Manager Project Profile. Insert an image of Project profile on "Construction Notes" section of the "GB-1 Res" Sheet.</p>

¹In mixed-use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CALGreen Section 302.1.

²Landscape area consists of all the planting areas, turf areas, and water features in the landscape design plan subject to the Maximum Applied Water Allowance calculations. The landscape area does not include footprints, of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-developments (e.g., open spaces and existing native vegetation).

³Projects are subject to the requirements outlined in WHMC Chapter 19.26. Refer to the West Hollywood MWELO webpage for ordinance language and guidance materials.

Attachment E: Green Building for Single-Family and Multi-Family Projects

Compliance Verification - Version 1.0

Effective 8/5/2019



Instructions: Select the residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

Electric Vehicle Supply Equipment (EVSE) Requirements

Project Condition	Requirement	Compliance Schedule & Instructions
<input type="checkbox"/> <p>New Single-Family Residential Projects¹ (California Green Building Standards - Section 4.106.4)</p>	CALGreen Mandatory Provisions	<p>Planning Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1 Res" sheet and include in the Planning Application. Show EV Capable location at single-family dwelling. (Only Projects subject to Planning Review)</p> <p>Permit Phase: Declare the EV requirements on the Green Building Checklist "GB-1 Res" sheet and include in the Permit Plans. Label and show "EV Capable" spaces on the Permit Plans.</p> <p>Inspection Phase: Complete requirements as identified on "GB-1 Res" Sheet in the Permit Plans. All construction activities must be verified by a City Building Inspector.</p>
<input type="checkbox"/> <p>New Multi-Family Residential Projects of 10 or more units (West Hollywood Municipal Code - Sections 13.24.015, 19.20.060, & 19.28.170)</p>	<p>Property owners shall provide a percentage of total parking spaces as EV Capable² and EV Ready³. Electric panels must be sized to the appropriate capacity. See ordinance language for additional details.⁴</p>	<p>Planning Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1 Res" sheet and include in the Planning Application. Show EVSE calculations within the parking analysis. Show "EV Ready" and "EV Capable" spaces on parking plan. (Only Projects subject to Planning Review)</p> <p>Permit Phase: Declare the EV requirements on the Green Building Checklist "GB-1 Res" sheet and include in the Permit Plans. Label and show applicable "EV Ready" and "EV Capable" spaces on parking plan.</p> <p>Inspection Phase: Complete requirements as identified on "GB-1 Res" Sheet in the Permit Plans. All construction activities must be verified by a City Building Inspector.</p>

¹ These requirements apply to new one-and-two-family dwellings and townhouses with private garages.

² EV Capable. "EV Capable" or "Inaccessible Raceway" shall mean conduit that will be difficult to access or alter after construction (e.g., enclosed within walls or pavement, etc.). Conduit must be installed during new construction to avoid expensive and intrusive retrofits when additional EV charging capacity is needed in the future.

³ EV Ready. "EV-Ready" or "Full Circuit" shall mean access points "ready to go" with the addition of an EV charging station. Full circuit installations include 208/240V 40-amp panel capacity, conduit, wiring, receptacle, and overprotection devices. The endpoint of the system must be near the planned EV charger location.

⁴ Projects are subject to the requirements outlined in WHMC Section 13.24.015. See West Hollywood EV Charge Up webpage for ordinance language & guidance materials.

4.1 Planning and Design	State and/or Local Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification	
					Plan Check	Comments
Mandatory	Storm water drainage and retention during construction (less than one acre)					
Mandatory	Grading and paving	CGBS 4.106.2				
Mandatory	Storm drains	CGBS 4.106.3				
Mandatory	Construction debris control	WHMC 19.20.060				
Mandatory	Electric vehicle (EV) charging (for new construction)	WHMC 19.20.060				
Mandatory	EV: New one-and-two-family dwellings and townhouses with attached private garages	CGBS4.106.4				
Mandatory	EV: Identification	CGBS 4.106.4.1				
Mandatory	EV: New multifamily buildings (10 units or more) (locally amended)	CGBS 4.106.4.1.1				
Mandatory	EV: Electric vehicle charging space (EV space) locations	WHMC 19.20.060/4.106.4.2				
Mandatory	EV: Electrical vehicle charging space (EV space) dimensions	4.106.4.2.1				
Mandatory	EV: Full Circuit (EV Ready Spaces)	4.106.4.2.2				
Mandatory	EV: Inaccessible Raceway (EV Capable Spaces)	WHMC 13.24.015/4.106.4.2.3				
Mandatory	EV: Electrical panel capacity	WHMC 13.24.015/4.106.4.2.4				
Mandatory	EV: Identification	WHMC 13.24.015/4.106.4.2.5				
Mandatory	EV: Chapter 11B accessible EVCS requirements	WHMC 13.24.015/4.106.4.2.6				
Mandatory	Alternative transportation (Bicycle parking & facilities)	WHMC 19.20.060				
Mandatory	Transportation demand management	WHMC 19.20.060				
Mandatory	Low-impact development	CGBS 4.106.5				
Mandatory	Storm water diversion	WHMC 19.20.060				
Mandatory	Permeable surfaces	WHMC 19.20.060				
Mandatory	Parking landscaping for surface parking areas	WHMC 19.20.060				
Mandatory	Sustainable roof measures (choose one of three) - effective 1.1.2020	WHMC 19.20.060				
4.2 Energy Efficiency						
Mandatory	Energy efficiency	WHMC 19.20.060/2016 Title 24, Part 6				
Mandatory	Energy star appliances	WHMC 19.20.060				
Mandatory	Energy-efficient outdoor lighting	WHMC 19.20.060				
Mandatory	Energy benchmarking readiness - Buildings over 20,000 square feet	WHMC 19.20.060				
4.3 Water Efficiency and Conservation						
Mandatory	Indoor water conserving plumbing fixtures	WHMC 19.20.060/CGBS 4.303.1				
Mandatory	Indoor water use: Water closets (1.1 gpf)	WHMC 13.24.015/4.303.1.1				
Mandatory	Indoor water use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	CGBS 4.303.1.2				
Mandatory	Indoor water use: Single showerhead (1.5 gpm at 80 psi)	WHMC 13.24.015/4.303.1.3.1				
Mandatory	Indoor water use: Multiple showerheads serving one shower (1.5 gpm at 80 psi)	WHMC 13.24.015/4.303.1.3.2				
Mandatory	Indoor water use: Residential lavatory faucets (1.2 gpm at 60 psi)	CGBS 4.303.1.4.1				
Mandatory	Indoor water use: [Multi-family Only] Lavatory faucets in common and public use	CGBS 4.303.1.4.2				
Mandatory	Indoor water use: Metering faucets (0.2 gallons per cycle)	WHMC 13.24.015/4.303.1.4.3				
Mandatory	Indoor water use: Kitchen faucets (1.5 gpm at 60 psi)	WHMC 13.24.015/4.303.1.4.4				
Mandatory	Indoor water use: Standards for plumbing fixtures and fittings (Meet 2016 Plumb	CGBS 4.303.2				
Mandatory	Outdoor water use in landscape areas (MWELO) (Include MWELO Toolkit)	WHMC 19.20.060/CGBS 4.304.1				
Mandatory	Outdoor water use: Landscape water meters (when landscaping is in the scope)	WHMC 13.24.015/4.304.2				
4.4 Material Conservation and Resource Efficiency						
Mandatory	Rodent proofing	CGBS 4.406.1				
Mandatory	Enhanced construction waste management- 80% Diversion	WHMC 19.20.060				
Mandatory	Environmental protection, pollution, and solid waste	WHMC 19.20.060				
Mandatory	Operation and maintenance manual	CGBS 4.410.1				
Mandatory	Recyclable materials storage	WHMC 19.20.060				

4.5 Environmental Quality	State and/or Local Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification	
					Plan Check	Comments
Mandatory	Fireplaces	CGBS 4.503.1				
Mandatory	Covering of duct openings, protection of mechanical equipment d	CGBS 4.504.1				
Mandatory	Adhesives, sealants and caulks	CGBS 4.504.2.1				
Mandatory	Paints and coatings	CGBS 4.504.2.2				
Mandatory	Aerosol paints and coatings	CGBS4.504.2.3				
Mandatory	Verification	CGBS 4.504.2.4				
Mandatory	Carpet systems	CGBS 4.504.3				
Mandatory	Carpet systems: Carpet cushion	CGBS 4.504.3.1				
Mandatory	Carpet systems: Carpet adhesive	CGBS 4.504.3.2				
Mandatory	Resilient flooring systems	CGBS 4.504.4				
Mandatory	Composite wood products	CGBS 4.504.5				
Mandatory	Composite wood products: Documentation	CGBS 4.504.5.1				
Mandatory	Concrete slab foundations	CGBS 4.505.2				
Mandatory	Concrete slab foundations: Capillary break	CGBS 4.505.2.1				
Mandatory	Moisture content of building materials	CGBS 4.505.3				
Mandatory	Bathroom exhaust fans	CGBS 4.506.1				
Mandatory	Heating and air conditioning system design	CGBS 4.507.2				
Additional Requirements for Projects Seeking Approval of A Specific Plan or Development Agreement (Select one of three)						
Elective	Highly Energy Efficient Building: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed new high-rise multi-family residential and mixed-use projects of 4 stories or more is at least: 50 percent less than TDV energy of the	WHMC 19.20.060/Title 24, Part 6				
Elective	Graywater system installation (Indoor, Outdoor, or Combination)	WHMC 19.20.060				
Elective	Third-party rating system certification (LEED Platinum or Living B	WHMC 19.20.060				

Legend:
Y - Yes, the measure selected is applicable to my project and in the scope of work
N - No, the measure is not applicable to my project and not in the scope of work
WHMC - West Hollywood Municipal Code
CGBS - California Green Building Standards (CALGreen)

Instructions:

This Green Building Checklist is intended to simplify the project approval process for all new residential projects in West Hollywood. Each of the items on this checklist is mandatory (unless otherwise noted). References to State and local code requirements are provided. Applicants must submit this checklist along with supporting documentation as part of their application for a development permit and a building permit. Please submit all information as part of the project's plan set. Applicants must also sign and complete the acknowledgement box in the upper right hand corner.

The Energy Star Benchmark Portfolio profile is a required project submittal. Create a project profile on Energy Star Portfolio Manager using the following link. A screenshot of the project profile shall be included on a separate page in this plan set during the Building Permit Phase. Please indicate the reference page here _____.

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