

**CITY OF ALBANY  
PLANNING AND ZONING AGENDA  
STAFF REPORT**

Agenda date: 11/24/09  
Prepared by: JB

**ITEM/**        *7a 6a*  
**SUBJECT:**    City of Albany Draft Climate Action Plan.  
**SITE:**        City-wide

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**Recommendation**

For discussion only.

**Background**

The Commission, at the November 10, 2009 meeting, began its discussion on the draft Climate Action Plan (CAP). The November 10, 2009 staff report is attached. The initial comments from the Commission included the suggestion of adding a per capita measure of the reduction in green house gases (GHG); focus on prioritization of the first several years of the program; streamline presentation of analysis with less numerical emphasis; and acknowledgement that even with all the measures, the City would still not achieve the City Council's GHG target.

A City Council study session is planned for January 4, 2010. The study session is anticipated to focus on broad policy themes and priorities for implementation. The study session will be organized in a format to maximize interaction between Council members, Commissioners, Sustainability Committee members, and the public. Based on the study session, direction will be given to the consultant for the preparation of the final report. The ultimate objective is to bring the CAP back to the City Council in its final form in March 2010 for City Council action. Early next year, the Commission will be asked to make a formal recommendation prior to City Council action on the adoption of the plan.

**Discussion**

As an overall structure to the discussion of this agenda item, staff would suggest that the Commission work through the draft plan from three perspectives. First, of particular help for the January 4<sup>th</sup> study session, is a broad policy level discussion of the recommendations in the CAP, including the Commission's view of the feasibility of a measure successfully leading to a change in GHG generation, implications of proposed policies on the land use patterns in the community, and the implication of the policy proposals on the economic vitality of commercial areas and quality of life for residents. The second perspective of review is to comment on the technical aspects of the plan, including assumptions, calculations, and readability of the document. This will be organized into comments to the consultant for incorporation into the final report. Attachment 1 is a blank matrix that the commission may wish to use to organize your discussion.

The third perspective is to consider priorities for implementation. Table 1 reflects the implementation program in the EDAW draft. Table 2 is an alternative with a more measured implementation program, prioritized by GHG implication. There also are non-quantifiable actions not shown on the tables that you may wish to substitute in at various stages.

**California Environmental Quality Act**

Staff is reviewing an administrative draft of an initial study prepared by EDAW pursuant to the requirements of the CEQA. In order for the CAP to function as a formal policy document for the City, the City Council must certify that an appropriate CEQA document been prepared.

**CITY OF ALBANY  
PLANNING AND ZONING AGENDA  
STAFF REPORT**

Agenda date: 11/10/09

Prepared by: JB

**ITEM/**        —

**SUBJECT:**   City of Albany Draft Climate Action Plan.

**SITE:**        City-wide

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**Recommendation**

For discussion only.

**Background**

The emergence of an awareness of the threat of global warming represents one of the most significant new elements in land use planning in California. Community concern and a series of legislative initiatives beginning in 2006 are adding a substantial new dimension to land use policy and project review in California. Over the next several years, the statewide implementation of the legislative mandate is expected to lead to closer integration of land use, transportation, and housing policies and programs. Furthermore, the goal of reduction of creation of green house gases (GHG) is becoming a new metric for policymakers to use in the evaluation of individual development proposals.

In June 2006, the City of Albany committed to becoming a member of ICLEI-Local Government for Sustainability (ICLEI) and participating in the Alameda County Climate Protection Project (ACCPP). The project was launched by ICLEI in partnership with the Alameda County Waste Management Authority & Recycling Board (StopWaste.Org) and the Alameda County Conference of Mayors. In committing to the project, the City embarked on an ongoing, coordinated effort to reduce the emissions that cause global warming, improve air quality, reduce waste, cut energy use and save money. Toward that end, ICLEI and StopWaste.Org assisted the City to conduct a baseline Greenhouse Gas Emissions Inventory, set a community-wide emissions reduction target.

California communities are using climate action plans (CAP) as the organizing documents to bring together analysis and polices to meet community GHG reduction goals. Thanks to a grant from the Bay Area Air Quality Management District, the international planning consulting firm EDAW (as a result of a recent corporate merger, now known as AECOM) was retained jointly by the cities of Albany and Piedmont to prepare Climate Action Plans (CAP) for each community.

In tandem with local actions, various state agencies are implementing policies that are critical to California's overall success in reducing greenhouse gas emissions. For example, at the state level, truck and auto emissions standards are being modified. At the regional level, regional targets for

the location of the development housing and employment centers will over time help reduce vehicle miles traveled.

The Sustainability Committee was established by the City Council with a mission to advise the City Council on policies, programs, and issues promoting environmental sustainability in the City of Albany. The Sustainability Committee met during the past year in a series of meetings to provide direction to the consultants. The Sustainability Committee reviewed a draft earlier in 2009. The current draft being reviewed by the Planning and Zoning Commission was prepared by the consultant based on feedback by the Sustainability Committee. P&Z review is being sought in order to gain a broader land use policy perspective on the analysis and policy recommendations.

### Discussion

In summary, the policies contained in the draft report would reduce the creation of green house gases in the following general categories:

- “Complete Streets” – Identify and implement capital improvement projects to facilitate pedestrian and bike safety & access on City streets.
- Land use policies – Update the city’s land use regulations to promote commercial development that is mixed-use, neighborhood-serving, transit-oriented, etc.
- Transportation Demand Management (TDM) Program – Establish an Albany Transportation Management Authority to support local employer TDM efforts. As a part of transportation programs, policies also would seek to improve public transit services and school bus services.
- Parking – Establish a commercial parking fee to discourage driving and a residential parking permit system for residential areas adjacent to commercial districts.
- Building Energy Efficiency – Adopt a Residential Energy Conservation Ordinance and Commercial Energy Conservation Ordinance mandating energy efficiency upgrades at the time of sale. In addition, provide financing and/or financial incentives to property owners for energy efficiency upgrades.
- Building Code Upgrades – Adopt various energy efficiency and water conservation standards.
- Urban Forestry and Urban Agriculture – Expand and enhance urban forestry and urban agriculture programs.
- Waste Reduction – Establish ordinances and programs to achieve a zero waste reduction target.
- City Operations – Implement a paperless office, install LED streetlights, use an energy-efficient fleet, conduct energy audits and purchase renewable energy.

Staff proposes that the Planning and Zoning Commission focus a substantial amount of its two November meetings to the review and discussion of the draft CAP. Following the Commission’s review, a City Council study session is tentatively planned for January 4, 2010. Ultimately, the Commission will be asked to make a formal recommendation to the City Council on the adoption of the plan.

The consultant will be attending the November 24th Commission meeting. As an overall structure to the discussion, staff would suggest that the Commission work through Chapters I and II in

detail at the November 10 meeting. In addition, if there are particular questions about Chapter III that you wish the consultant to be prepared to answer at the November 24th meeting, a preview of those questions would be helpful.

### **Priorities for Implementation**

In the current draft of the CAP, the consultant has incorporated a timeline for implementation of the various policies. Neither the Sustainability Committee nor has staff reviewed this timeline in detail. Given the dynamic nature of climate change analyses and regulations, staff suggests that phasing of CAP policies should be set by the Council in a separate document. Priorities could be set, and adjusted over time if necessary, based on a policy's contribution to GHG reduction and in concert with City budget capacity and policymaking process.

### **California Environmental Quality Act**

As part of their scope of services, EDAW is in the process of preparing an initial study pursuant to the requirements of the CEQA. In order for the CAP to function as a formal policy document for the City, the City Council must certify that an appropriate CEQA document been prepared.



**ATTACHMENT 1**  
**Planning and Zoning Committee Comment Matrix**

Strategies	Objectives	Policy-Level Comments on the Feasibility and Implications of Proposed Policies	Technical Comments on Assumptions, Calculations, and Readability
Buildings and Energy (BE)	<ul style="list-style-type: none"> <li>• Retrofit existing commercial and residential buildings to be energy efficient</li> <li>• Require energy performance in new construction</li> <li>• Maximize the Use of Renewable Energy</li> <li>• Community Energy Management</li> </ul>		
Transportation and Land Use (TL)	<ul style="list-style-type: none"> <li>• Facilitate Walking and Biking</li> <li>• Make Public Transit More User Friendly</li> <li>• Promote Transit Oriented Development</li> <li>• Reduce Vehicle Emissions and Trips</li> <li>• Prepare for Peak Oil</li> </ul>		

ATTACHMENT 1  
**Planning and Zoning Committee Comment Matrix**

<p><b>Waste Reduction (WR)</b></p>	<ul style="list-style-type: none"> <li>• Establish Zero Waste Reduction Target for 2030</li> <li>• Reduce GHG Emissions by Creating Informed Consumers</li> </ul>		
<p><b>Green Infrastructure (GI)</b></p>	<ul style="list-style-type: none"> <li>• Enhance Urban Forestry Program to Provide Carbon Sequestration</li> <li>• Develop Green Street Retrofit Program</li> <li>• Underground Electricity and Data Lines to Allow for Larger Street Trees</li> </ul>		



**ATTACHMENT 1**  
**Planning and Zoning Committee Comment Matrix**

<p style="text-align: center;"><b>Water Conservation (WC)</b></p>	<ul style="list-style-type: none"> <li>• Conserve Water in Existing Buildings and Landscapes</li> <li>• Conserve Water in New Buildings and Landscapes</li> </ul>		
<p style="text-align: center;"><b>Food and Agriculture (FA)</b></p>	<ul style="list-style-type: none"> <li>• Strengthen the Regional Food System</li> <li>• Promote Awareness of Sustainable Food Choices</li> <li>• Increase and Enhance Urban Agriculture</li> </ul>		





City of Albany Draft Climate Action Plan - Discussion Table 2

Implementation Timeline Alternative Phasing

Reduction in GHG MT (year 2020)

Measures	Total MT CO	Objective	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
BE 1.1	150	Install energy systems in city buildings					150		Finish				
BE 1.2	Supporting Measure BE 1.1	Install building performance data					Start		Finish				
BE 2.1	105	Outreach to residents for energy audit							105				Finish
BE 2.2	Supporting Measure BE 2.3	Low-cost financing products & programs		Start									Finish
BE 2.3	1,045	Residential energy upgrade requirements		1,045									Finish
BE 2.4	Supporting Measure BE 2.2	Improve efficiency in rental units		Start									Finish
BE 3.1	100	PG&E-business education program							100				Finish
BE 3.2	265	Commercial energy upgrade requirement				265							Finish
BE 4.1	1,550	New construction to comply with Tier 2	1,550										Finish
BE 5.1	2,730	Encourage property owners to use solar energy	2,730										Finish
BE 5.2	2,195	Identify solar energy districts	2,195										Finish
BE 6.1	160	Fast-track smart grid technology											Finish
BE 6.2	65	Convert street lights to LED bulbs or LED solar					160						Finish
BE 6.4	130	Energy & water conservation metrics on utility bill						130					Finish
TL 1.1	920	Create Complete streets throughout city			920								Finish
TL 1.2	230	Install bike racks where currently do not exist				230							Finish
TL 1.3	Supporting Measure TL 1.1	Conduct pedestrian/bicycle obstacle study			Start	Finish							Finish
TL 1.5	1,150	Neighborhood-serving commercial uses	1,150										Finish
TL 2.2	115	AC transit to provide safe, convenient bus stops						115					Finish
TL 3.1	790	Update San Pablo & Solano Commercial Districts			790								Finish
TL 3.2	Supporting Measure TL 3.1	GHG emissions associated with development			Start		Finish						Finish
TL 3.3	Supporting Measure TL 3.1	Provide incentives for infill development			Start		Finish						Finish
TL 3.4	Supporting Measure TL 3.1	Remove restrictions on secondary residential			Start		Finish						Finish
TL 3.5	70	Public education about high-density housing							70				Finish
TL 4.1	225	Improve jobs housing balance				225							Finish
TL 4.5	1,140	Transportation demand management program		1,140									Finish
WR 1.1	2,210	Zero-waste reduction target for 2030	2,210										Finish
GI 1.1	130	Urban Forestry Program-carbon sequestration						130					Finish
GI 1.2	Supporting GI 1.1	Green streets retrofit program						Start					Finish
GI 1.3	Supporting GI 1.1	Underground electricity and data lines						Start					Finish
WC 1.1	5	Encourage EBMUD's free water audit program									5		Finish
WC 1.2	Supporting WC 1.1	Reduce outdoor potable water use by 50%									5		Finish
WC 1.3	Supporting WC 1.2	Weather-based evapotranspiration irrigation system									5		Finish
WC 2.1	25	Indoor water efficiency									25		Finish
WC 2.2	20	Landscape projects to reduce outdoor water use									20		Finish
Total	15530	Cumulative	9,835	12,020	13,730	14,450	14,760	15,135	15,410	15,520	15,530	15,530	15,530