



## SUSTAINABILITY COMMITTEE REGULAR MEETING

City Hall Conference Room, 1000 San Pablo Avenue  
Wednesday, June 17, 2015 – 7:30 p.m.

### 1. CALL TO ORDER

The meeting was called to order by Vice Chair Golem at 7:30pm.

### 2. ROLL CALL

Members Present: Committee Member Golem, Committee Member Hartley, Committee Member Howard, Committee Member Uhrhammer

Members Absent: Committee Member Cooper, Committee Member Smith-Heimer, Chair Wei

### 3. APPROVAL OF MINUTES

#### A. Approve minutes from May 20, 2015 meeting

Approved.

### 4. PUBLIC COMMENT

None.

### 5. ANNOUNCEMENTS/COMMUNICATIONS

#### - Update on Property Assessed Clean Energy (PACE) Financing Programs

Claire Griffing provided an update – Staff will be going to Council July 6 with the Committee recommendation to join Open PACE, and staff will reevaluate available PACE programs in six months.

### 6. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:

#### A. Discuss Building Energy Savings Ordinance (BESO)

*Recommendation: The Committee should discuss potential thresholds and timelines.*

Claire Griffing provided a presentation with more information on the Berkeley ordinance, Albany housing data and suggested next steps for the Committee.

Public comment was received from Preston Jordan, who urged the Committee to change the name of the ordinance to be in line with its purpose, said that PACE may not be able to pay for audits, and suggested they change the compliance schedule to mirror the 3 year cycle for building codes, having commercial property assessments required every 6 years and residential assessments required every 12 years.

The Committee discussed thresholds, requirements, and compliance schedules. Vice Chair Golem suggested categorizing HOAs as commercial buildings, but categorizing individual condo units as single-family dwellings (SFDs). Committee Member Hartley suggested that owner-occupied SFDs only be required to do assessments at time of sale, like Berkeley's ordinance, but that rental SFDs and condo units be required to do assessments more frequently. There was consensus from the committee on these changes. The Committee also agreed that each threshold should require some sort of disclosure, at least a numerical energy rating available to the public. Vice Chair Golem suggested the City fund the administration and enforcement of the ordinance like Berkeley intends to, with an administrative filing fee. Staff will discuss this with Berkeley and come up with a cost estimate to inform the required fee. The Committee discussed incentives for upgrades

and Vice Chair Golem suggested asking real estate agents what kinds of incentives they would suggest. Vice Chair Golem asked whether the assessments could include GHG reduction estimates and if Berkeley has a software provider that can do this. The Committee discussed ordinance names and agreed on calling it a Building Energy Assessment and Disclosure Ordinance (or BEADO). Committee Member Hartley suggested bringing this item to Council with the understanding that the proposed policy is similar to Berkeley's ordinance and highlight the minor changes with an argument for each change. Staff will bring this item back next month with a discussion of pros and cons, as well as a discussion of assessment requirements.

#### **B. Parking study update**

*Recommendation: The Committee should establish a subcommittee to attend upcoming meetings regarding the parking study.*

Jeff Bond provided an update – the City has a grant from ACTC and has hired a consultant to conduct a parking study for residential and commercial areas. The City is in the data collection phase. The Committee formed a subcommittee consisting of Committee Members Smith-Heimer and Uhrhammer, who will attend a parking study presentation in July. Everyone is welcome to attend the community meeting on July 29<sup>th</sup>.

#### **C. Update from Climate Action Plan Target Subcommittee**

*Recommendation: Information only. No action required.*

The subcommittee did not have an update and the item was deferred to the next meeting.

#### **D. Climate Action Plan Funding Discussion**

*Recommendation: Information only. No action required.*

Vice Chair Golem provided an update – The Committee's attempts to pass a utility users' tax (UUT) have not been successful and the Committee wants to revisit the item.

Public comment from Preston Jordan, who gave an overview of the Committee's previous attempts to pass the UUT.

Committee Member Hartley said it would be ideal to allot funding from the City's General Fund for CAP projects, but for a UUT the Committee should come up with a spending plan that appeals to voters and suggested that the CAP Target subcommittee could take on this task. They will bring something back for review at the next meeting.

#### **E. Report on California Building Standards code requirements for gray water systems**

*Recommendation: Information only. No action required.*

Bond provided an update - home owners without any permits from the city can create a relatively simple system to link waste water from a washing machine to their landscaping.

#### **F. Discussion of water conservation practices at City facilities**

*Recommendation: Information only. No action required.*

Griffing provided an update – staff will be taking a letter to Council on July 6 for approval regarding urging EBMUD to connect the purple project.

#### **G. Community Choice Aggregation Steering Committee update**

*Recommendation: Information only. No action required.*

Griffing provided an update – Griffing and Mayor Maass will be attending the first County CCA Steering Committee meeting Thursday, June 18<sup>th</sup> to discuss the RFP for the feasibility study. The

County will be calling it Community Choice Energy (CCE) and Community Choice Aggregation (CCA).

Committee Member Uhrhammer analyzed City electricity usage and determined that the City would need to install a 1,000,000kWh solar system in order to power its facilities from local renewable energy, at an estimated cost of \$1,125,000.

**H. Update on outreach activities**

*Recommendation: Information only. No action required.*

The committee deferred conversations regarding the Arts & Green Festival, the ACRAT event, and discussion with Council members to the July meeting.

**7. FUTURE AGENDA ITEMS**

The Committee discussed future agenda items, including CAP targets and funding, BEADO, a general plan update, and a UC village project update.

**A. Next regular meeting – July 15, 2015**

**8. ADJOURNMENT**

The meeting was adjourned at 9:36 pm.