

PLANNING COMMISSION MINUTES OF AUGUST 22, 2011

4. **FILE #:** 2011-7543
Report: Update to the City-wide Green Building Tables and to Amend the Moffett Park Specific Plan Regarding Green Building Requirements
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Notes: *This item is scheduled to be considered by City Council on September 13, 2011.*

Trudi Ryan, Planning Officer, presented the staff report. She said supplemental information from an interested party requesting change to the residential programs was provided on the dais this evening. **Andrew Miner**, Principal Planner, said also provided on the dais, at the request of Comm. Sulser, are examples of the current standards and requirements for green building and a handout checklist from the Building Division regarding meeting the green rating requirements for Title 24.

Comm. Chang discussed with staff how the green building program would be implemented. Ms. Ryan said that training has been provided to staff, and the proscriptive checklist has been prepared.

Comm. Sulser discussed with staff how the proposed program fits with the current program with the 18 month review period. Mr. Miner discussed the original green building tables and said the City had never used them before, so an 18 month review period was included to make any changes. He said currently there have been no residential incentives used. He said these are the new recommendations are made based on the past 18 month experience. He said we can come back again in another 18 months and determine if more changes need to be made. Ms. Ryan said currently staff brings an update every 18 months and the Council would direct the next time frame.

Chair Hendricks asked how these standards compare to other cities and whether Sunnyvale is a leader. Ms. Ryan discussed regulations from other cities and said Sunnyvale may require more items to be green; however we are relying on the applicants to implement the measures, which we think results in more green building measures being implemented.

Chair Hendricks opened and closed the public hearing.

Comm. Chang moved for Alternative 1, to recommend to City Council to adopt the Resolutions in Attachment A and Attachment B to: A) update the Green Building Tables and clarify that the incentives are consistent with planned General Plan growth; and B) amend the Moffett Park Specific Plan to clarify that development up to 80% FAR is allowed through the Green Building Program. Vice Chair Larsson seconded.

Comm. Chang said the City Council adopted a green building program 18 months ago and directed that the plan be reviewed 18 months later. He said with the staff review staff found that

the residential incentives were not being used and said that in the Moffett Park area if an applicant can meet the LEED (Leadership in Energy and Environmental Design) Gold standard there are incentives for developers.

Vice Chair Larsson said he is glad to see that we are ratcheting up some of the requirements on the incentives.

Comm. Sulser suggested a Friendly Amendment that he would like to see the residential component for green building come back for review in one year rather than 18 months. Comm. Chang asked staff about this amendment and Ms. Ryan discussed the amendment. **Hanson Hom**, Director of Community Development, said this amendment could be included as part of the recommendation to City Council. **Chair Hendricks offered an alternative Friendly Amendment that the language be changed that the residential component be reviewed “no later than 18 months”** which could allow a review sooner. **The maker and the seconder accepted Chair Hendricks’ Friendly Amendment.**

Chair Hendricks said he would be supporting the motion.

ACTION: Comm. Chang made a motion on 2011-7543 to recommend to City Council to adopt the Resolutions in Attachment A and Attachment B to: A) update the Green Building Tables and clarify that the incentives are consistent with planned General Plan growth and B) amend the Moffett Park Specific Plan to clarify that development up to 80% FAR is allowed through the Green Building Program; and to modify the recommendation to Council that the residential component of the green building program be reviewed no later than 18 months. Vice Chair Larsson seconded. Motion carried 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the September 13, 2011 City Council meeting.