

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: April 17, 2007

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, ~~Director~~
Richard S. Denhison, Associate Planner
Community Development Department

Subject: Draft Sustainable Development Condition

Background / Analysis

On December 16, 2006, the Planning Commission directed Staff to research sustainable development standards for new residential projects that require discretionary review.

On March 20, 2007, the Commission directed Staff to draft a standard Condition of Approval that will be included for all new discretionary residential projects:

The applicant shall work with Staff to integrate reasonable sustainable development standards in the project. The applicant shall incorporate at least one (1) sustainable development technology from each of the three (3) categories in the City's Green Building Design Checklist prior to Certificate of Occupancy.

Staff has prepared a draft checklist of sustainable building technologies that will be provided with the Conditional Use Permit application (Attachment 1) that will be updated on an annual basis to keep up with current practices.

Recommendation

Staff recommends that the Planning Commission receive and file this report.

Attachment(s):

1. Draft Green Building Design Checklist

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Green Building Design Checklist

Category I: Heating and Cooling

- Work with the Building Division Manager to provide greater than the minimum amount of insulation in walls and ceilings required by the building code.
- Provide light-colored roofing, reflective tiles, or a cool roof application on roof slopes of less than 3-inches per linear foot (3:12) and note sustainable roof type on roof plan.

Category II: Renewable Energy and Conservation

- Install thermostat(s) away from heating or cooling registers, appliances, lighting, doorways, skylights, and windows and areas that receive direct sunlight or drafts and specify location on floor plan.
- Install a 3 kilowatt or greater photovoltaic system and note photovoltaic location on site/roof plan(s).
- Install solar water heaters that are *Solar Rated* and *Certification Corporation* certified. Provide sufficient south-facing roof area for collectors, make sure the roof structure can accommodate the weight of the system, and make provisions near the conventional water heater for any additional mechanical equipment such as storage tanks, pumps, pipes, and controllers and note same on roof plan.
- Provide solar water heater stub out system or necessary piping connectors at the time of construction to lessen the cost for future installation and show on discretionary permit site/roof plan.

Should the applicant not install a solar or tankless water heater, a traditional storage water heater may be installed if it meets or exceeds the *2004 Energy Efficiency Standards*.

- Install *Energy Star* rated appliances and note on floor plan.
- Install one or all of the following types of energy efficient lighting and specify on electrical plan(s):
 1. Fluorescent tube lights
 2. Compact fluorescent bulbs
 3. Light emitting diodes (Light emitting diodes (LEDs) have higher efficiency and longer life span in comparison to normal white light)

Category III: Water Conservation

- Install tankless water heaters at usage points to reduce heat loss, speed-up hot water delivery, and reduce water waste. Furthermore, insulate hot water pipes to kitchen and bathrooms and note locations on floor plan.
- Install high-efficiency toilets that including dual-flush, 1.0 gallons per flush pressure-assist, and conventional gravity-fed toilets and note on floor plan.
- Landscape plans shall incorporate xeriscape design and plants shall be grouped by similar water needs together to reduce the need for extensive watering of all areas; emphasize efficient irrigation to provide adequate water and reduce water runoff and waste; minimize the use of grasses, plants, and shrubs that demand heavy watering, and note same on landscape plan(s).
- Show that 50% of paved surfaces be pervious concrete (driveways, parking areas, patios, etc.) and note on site plan.