

DOCKETED

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Project Title:	Local Ordinance Applications - 2016 Standards
TN #:	215821-4
Document Title:	Mill Valley 1-17-17 Staff Report
Description:	Re: Ordinance to Update to Green Building Regulations
Filer:	Ingrid Neumann
Organization:	City of Mill Valley
Submitter Role:	Public Agency
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STAFF REPORT

TO: Mayor and City Council
FROM: Danielle Staude, Senior Planner
VIA: Vin Smith, Director of Planning and Building
SUBJECT: Ordinance to Update to Green Building Regulations
DATE: January 17, 2017

Approved for Forwarding:

James C. McCann, City Manager

ISSUE:

To conduct a Second Reading of an Ordinance amending Title 14 “Building and Construction” and Title 20 “Zoning” of the Mill Valley Municipal Code to 1) add Chapter 14.48 establishing green building requirements and 2) delete Chapter 20.95 “Green Building” of the Municipal Code.

RECOMMENDATION:

Adopt the Ordinance and waive second reading.

BACKGROUND:

At its regular meeting on January 3, 2017, the City Council received a staff report and presentation, held the public hearing and discussed the proposed Ordinance. Following deliberation, the Council introduced and waived first reading of Ordinance No. 1289 to modify and amend the City’s green building regulations for new development and major remodels (modifications greater than 50% to existing square footage or roof structure).

NEXT STEPS:

Once adopted, staff is required to file the adopted ordinance with the CEC for a 60-day public comment period administered by the CEC. This will provide additional time and outreach opportunities for staff to coordinate and discuss the upcoming changes to the green building regulations with local contractors and design professionals. Staff will be asked to respond to public comments on an as-needed basis. After the close of the 60-day

41 public comment period, the CEC may request modifications to the Ordinance. Staff will
42 report back to City Council, should the CEC request changes to the Ordinance, otherwise
43 the Ordinance becomes effective 60 days after adoption.

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45 **FISCAL IMPACT:**

46 There is no fiscal impact to the City should certified green building raters be used to
47 satisfy Green Building requirements. Financial impact to applicants will be similar to
48 existing green building standards, which include the cost of hiring a green building rater
49 to verify the project satisfies green building requirements, should the project team not
50 include a LEED or Build It Green certified rater.

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52 **ENVIRONMENTAL REVIEW:**

53 This action is exempt from the California Environmental Quality Act under CEQA
54 guidelines section 15308 as an action by the City for protection of the environment.

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57 **GENERAL PLAN COMPLIANCE:**

58 Updates to the green building regulations address and comply with several aspects of the
59 General Plan, including:

- 60 • Climate Program 1-5: Update the City's green building ordinance to support best
61 practices and other available green building standards to conserve energy and
62 resources.

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64 **ATTACHMENTS:**

- 65 1. Ordinance 1289

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67 **ONLINE RESOURCES:**

- 68 • "What's Changed" fact sheets (energy code):
69 <http://energycodeace.com/content/resources-fact-sheets/>
70 • Overview of Changed to CalGreen and Tiers with each Code Update:
71 <http://green-technology.org/gcsummit16/images/4-Triennial-Update.pdf>
72 • January 3, 2017 City Council Staff Report
73 [http://www.cityofmillvalley.org/go/departments/building/planning/longrangepla](http://www.cityofmillvalley.org/go/departments/building/planning/longrangeplanning/zoning_(ordinance)_updates.htm)
74 [ning/zoning_\(ordinance\)_updates.htm](http://www.cityofmillvalley.org/go/departments/building/planning/longrangeplanning/zoning_(ordinance)_updates.htm)

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