

Energy - Docket Optical System

From: Hooper, Barry [barry.hooper@sfgov.org]
Sent: Thursday, July 18, 2013 4:37 PM
To: Green, Lynette@Energy
Subject: Comment on IEPR July 18 2013 workshop on ZNE definition

Lynette

Thank you for a great series of presentations from at today's IEPR workshop on establishing a formal regulatory definition of Zero Net Energy in California.

San Francisco agencies are actively supporting the development of "EcoDistricts" in several areas of the city, by partnering with the development community, residents, and other stakeholders to broker expansion and development of shared energy, water, and waste infrastructure. The intent is for these districts to have the capacity to track and collaboratively reduce total consumption for each of these resources via both supply and demand-side projects.

As such, I agree with the thoughtful comments by Peter Turnbull of PG&E that there's a need for code(s), including the definition of ZNE in California's Energy Standards, to recognize and reward district solutions as a complement to the current building-by-building approach. Since this impacts the expected direction of building energy standards, as well as numerous regulatory frameworks primarily under the jurisdiction of CPUC, I'd strongly encourage a District-Solutions work group with participation by both CPUC & CEC.

Martha Brook's point was excellent that the ZNE definition can be simplified compared to the CEC/CPUC Joint Committee version by moving subtleties to a (limited) set of rational and necessary exceptions that are not lenient, but support the continued realization of the benefits of dense, transit oriented development that characterizes San Francisco and a growing number of Bay Area communities. Moving subtleties to exceptions and supporting explanatory or regulatory resources would ameliorate many of the differences between the definitions discussed, and even allow the relatively simple, elegant definition proposed by Ed Mazria to be utilized.

Dense, transit oriented development will expand considerably in California under SB 375. The example project that Peter Turnbull mentioned - a residential mid-rise targeting ZNE in San Francisco's Tenderloin - is less of an outlier than a prototypical example of a long term development trend.

Thank you,

Barry

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