

CITY OF OAKLAND
OFFICE OF THE CITY CLERK
OAKLAND

AGENDA REPORT

2011 FEB 24 PM 5:43

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Public Works Agency
DATE: March 1, 2011

RE: Supplemental Report On Conducting A Public Hearing On The Draft Oakland Energy And Climate Action Plan (ECAP) And Upon Conclusion Adopt A Resolution Directing That Appropriate California Environmental Quality Act Review Be Performed By Staff For The Draft Oakland ECAP

SUMMARY

The draft Oakland Energy and Climate Action Plan (ECAP) was discussed at the Public Works Committee (PWC) meeting on February 22, 2011. The Committee forwarded the attached resolution to Council and directed staff to include specific edits to the draft ECAP dated February 22, 2011.

FISCAL IMPACT

This supplemental report does not include any fiscal impact changes for this item.

KEY ISSUES AND IMPACTS

In moving this item on to the full City Council, the PWC requested the following edits be made to the draft ECAP. These edits are shown on the affected pages of the draft ECAP as *Attachment A*:

- On page 59 in Action TLU-9, add the following to the end of the existing sentence: “and study adoption of a transit-oriented development affordability policy.”
- On page 66 in Action BE-8, add the following to the beginning of the existing sentence: “Coordinate with other jurisdictions in our region to”.
- On page 66 in Action BE-8, add the following to the end of the existing sentence: “and request an accounting of current guidelines and expenditures from the public goods surcharge.”

The PWC also requested that staff come back to the PWC with any short term actions that might require Council approval (e.g., receipt of grant funds).

The PWC further requested a separate informational report to be brought to the PWC on the amount of permanently affordable housing already present at Oakland’s transit nodes.

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SUSTAINABLE OPPORTUNITIES

Economic: Many potential greenhouse gas (GHG) reduction actions can save money through improved efficiency and decreased waste, as well as create other economic benefits through job creation and business attraction.

Environmental: Reducing GHG emissions can create significant environmental benefits by helping to reduce the impacts of climate change, as well as potentially conserving water and natural resources, reducing impacts associated with landfills, improving local air quality, reducing ecological impacts associated with pollution, and many others.

Social Equity: Reducing GHG emissions can result in social equity benefits, such as through the creation of green jobs, reduction in local air pollutants in specific areas, and targeting of programs to underserved communities.

DISABILITY AND SENIOR CITIZEN ACCESS

The action requested in this report will not have any direct impact on access for persons with disabilities or senior citizens. Implementation of the draft ECAP may create benefits through changes such as increased availability and frequency of transit service.

RECOMMENDATION(S) AND RATIONALE

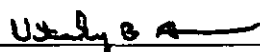
Staff requests that the City Council adopt a resolution directing that appropriate California Environmental Quality Act (CEQA) review be performed by staff for the draft ECAP. It is recommended that the attached revised Draft Energy and Climate Action Plan dated February 22, 2011, along with changes recommended in this report and shown in **Attachment A**, be the subject of this CEQA review.

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ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the City Council adopt a resolution directing that appropriate CEQA review be performed by staff for the draft ECAP dated February 22, 2011, including changes described in this report.

Respectfully submitted,



Vitally B. Troyan, P.E.
Director, Public Works Agency

Reviewed by:
Brooke A. Levin, Assistant Director

Reviewed by:
Susan Kattchee, Environmental Services Manager

Prepared by:
Garrett Fitzgerald, Sustainability Coordinator
Environmental Services Division

Attachment A: Edits Requested to February 22, 2011 Draft Energy and Climate Action Plan

**APPROVED AND FORWARDED TO THE
CITY COUNCIL:**



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Strategies to Achieve 2020 Goals

Achieving a 36% GHG Reduction – the 2020 Plan

Institutionalize a More Comprehensive Approach to Transportation and Land Use Planning

A more comprehensive approach to transportation and land use planning is critical to laying the foundation for significant GHG reductions from the transportation sector. Because transit infrastructure can require substantial investment and have a profound impact on other land use and development decisions, proactive integrated planning is key to creating the infrastructure and guiding development in a manner that will reduce the need to drive in Oakland. By aligning and integrating all land use and transportation planning processes and documents and increasing coordination with regional partners, the City can develop a plan to make significant gains in this area.

Objective: Align all land use and transportation planning documents and processes to reinforce achievement of GHG reductions

Action TLU-1: Participate in regional development of the Bay Area Sustainable Community Strategy for reducing vehicle travel in compliance with SB 375. *3-Year Priority, Funded*

Action TLU-2: Prepare a comprehensive, integrated Oakland Transportation Plan in close collaboration with regional agencies, local service providers and the community. *3-Year Priority, Resources Needed*

Action TLU-3: Require the integration of land use and transportation planning and consideration of GHG reduction opportunities in every planning, major project and redevelopment effort undertaken by the City. *3-Year Priority, Resources Needed*

Action TLU-4: Identify opportunities to adjust the structure, function and/or composition of the Planning Commission to advance integrated consideration of transportation and land use planning issues.

Action TLU-5: Prioritize GHG reduction opportunities in the City's ongoing Zoning Update process.

Advance Infill, Mixed-Use and Transit-Oriented Development

Well designed, transit-oriented, dense, mixed-use, development providing access to goods and services can significantly reduce the use of fossil-fuel powered transportation. Reducing automobile trips can significantly reduce GHG emissions, local air pollution and related health impacts, and improve neighborhood quality of life.

Objective: Plan new development to minimize dependence on fossil fuel-powered transportation

Action TLU-6: Obtain Priority Development Area status from the Metropolitan Transportation Commission for all appropriate areas of Oakland to enable more competitive eligibility for local transportation and infrastructure funding. *3-Year Priority, Funded*

Action TLU-7: Create and adopt a transportation impact fee for Oakland to support local low-carbon transportation infrastructure and planning. *3-Year Priority, Resources Needed*

Action TLU-8: Develop and require transit-oriented development performance criteria for associated vehicle miles traveled and mode share for all major new development plans and projects throughout the city, emphasizing development proximate to transit hubs and corridors of all modes.

Action TLU-9: Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce, and study adoption of a transit-oriented development affordability policy.

Action TLU-10: Develop a comprehensive infrastructure plan (e.g., utilities, sewer, water, storm drains) to support Oakland's capacity to absorb planned infill development and to enable new green improvements (e.g., recycled water, solar technology installation).

Optimize Energy Efficiency & Consumption in New Buildings

Every year new buildings continue to be constructed in Oakland. Achieving long term energy reductions starts by ensuring that all new buildings are constructed to high performance energy standards. Recent updates to the State's Title 24 building energy code have raised the energy performance bar in California, but new buildings in Oakland can achieve even higher levels of energy efficiency.

Objective: Achieve 10% better energy performance than Title 24 in all new building stock

Action BE-1: Adopt a green building ordinance for residential and commercial private development new construction projects requiring high levels of energy performance and water efficiency. *3-Year Priority, Funded*

Action BE-2: Ensure enforcement of building energy codes in accordance with all code requirements.

Retrofit Oakland's Existing Building Stock to Reduce Energy Consumption

There are more than 100,000 residential and commercial buildings in Oakland, built over many decades, many of which offer significant opportunities for improved energy performance. Reducing citywide energy consumption will require retrofitting all of these buildings to improve energy efficiency. Many energy efficiency improvements offer significant cost savings opportunities, and can also improve indoor occupant health, comfort, productivity and quality of life. Energy retrofits can reduce energy consumption and energy costs as much as 25-35% per building, often creating a net positive cash flow from day one. With a large and experienced pool of energy contractors, Oakland is well positioned to become the energy retrofit capital of America.

All Building Types

Action BE-3: Include all significant renovation projects in the proposed green building ordinance for residential and commercial private development projects requiring high levels of energy performance. *3-Year Priority, Funded*

Action BE-4: Offer property-based financing and associated outreach for energy efficiency and solar improvements to residential and commercial property owners in Oakland. *3-Year Priority, Funded*

Action BE-5: Engage local utilities (e.g., PG&E, EBMUD) to develop on-bill financing options for energy efficiency improvements to increase energy retrofits in tenant-occupied and other properties. *3-Year Priority, Resources Needed*

Action BE-6: Pursue funding to augment existing and create new residential and commercial energy programs to reduce energy consumption throughout the community. *3-Year Priority, Resources Needed*

Action BE-7: Encourage all businesses and households to use 16% less energy through conservation actions such as turning off unnecessary equipment and right-sizing the use of energized equipment. *3-Year Priority, Resources Needed*

Action BE-8: Coordinate with other jurisdictions in our region to explore the potential benefits, consequences and opportunities of enhancing local influence and control over public goods funding from the CPUC for energy efficiency programs, and request an accounting of current guidelines and expenditures from the public goods surcharge.

Action BE-9: Engage the lending community in discussions about developing energy-related financing offerings, including an on-bill financing program.

Action BE-10: Develop and promote a suite of energy efficient upgrades specifically for historic buildings so that these buildings can be made energy efficient while also retaining their historic status. Encourage energy retrofit training programs to include training on issues specific to historically significant older buildings.

