

**CITY OF OAKLAND**  
**AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 OCT -9 PM 5:22

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community & Economic Development Agency  
DATE: October 14, 2008

**RE: A Supplemental Report to the Report and Recommendations On A Work Plan To Develop a Green Building Ordinance And Other Requirements For Private Development Projects.**

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**SUMMARY**

On October 1, 2008 staff presented a report to the Planning Commission which contained recommendations related to a future Green Building Ordinance or other green building requirements for private development projects in the City of Oakland. The purpose of this supplemental report is to provide the Planning Commission's response and public comments on the recommendations to the Community and Economic Development Committee.

**KEY ISSUES AND IMPACTS**

In general the Planning Commission agreed with staff's recommendations. Their specific comments are as follows:

- The program checklists should include higher densities at certain locations near transit nodes.
- The Ordinance should include all project types.
- Staff should look at stricter requirements and then work with the stakeholders to achieve consensus, which could result in lower requirements than first proposed.
- Mandatory points within the existing checklists are a good idea but staff must achieve balance and maintain flexibility in choosing points based on specific projects.
- Incentives are not necessary, but a City marketing incentive is worth further exploration.
- The Ordinance should be phased in to allow time for staff and the development community to become educated in green building.
- Using existing green building programs is important to provide uniformity and consistency for the development community and with other jurisdictions developing green building Ordinances. The City of Oakland should not develop its own checklists.
- Staff should review important land use policies and objectives especially around transit and consider a reduced parking requirement.

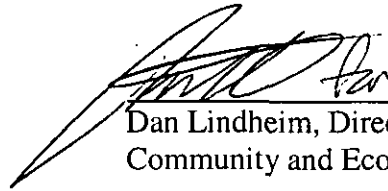
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Community and Economic Development Committee  
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- Staff should address affordable housing and the specific issues surrounding this project type in the Ordinance.
- Staff should consider the cost of certification and LEED commissioning in the Ordinance.
- Staff should review the Green Point Rated program and whether that checklist is a good fit for mixed-use projects.
- Staff should consider more than the minimum point thresholds for the Ordinance.
- Staff should consider long term monitoring and the effectiveness of the requirements in the Ordinance.

There were two public speakers. One speaker was concerned that the Ordinance would not address overall urban design issues and that location is the most important factor in a green building not necessarily the materials or method of construction. The other speaker questioned how this Ordinance would fit with the other sustainable Ordinances the City has adopted and that there wasn't an overarching City goal.

Respectfully submitted,

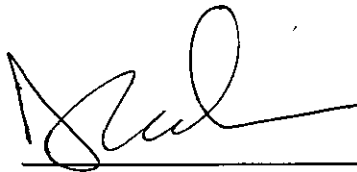


Dan Lindheim, Director  
Community and Economic Development Agency

Reviewed by:  
Gary Patton, Deputy Director of Planning and Zoning  
Planning & Zoning Division

Prepared by:  
Heather Klein, Planner III

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



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