

AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 8, 2007
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Horgan, Dwyer, Farley*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. **VARIANCE NO. 07-02 (PERKINS RESIDENCE)** - Ron Santos

B. STUDY SESSION ITEMS

B-1. **PLANNING COMMISSION GOALS 2007** – Chair Scandura

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

D. PLANNING COMMISSION COMMITTEE REPORTS – Subcommittee Members

D-1. **GREEN BUILDING SUBCOMMITTEE REPORT**

E. PUBLIC COMMENTS – Regarding Project Review or Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

F. PLANNING COMMISSION COMMENTS

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Horgan, Dwyer, Farley*

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

Anyone wishing to speak during ORAL COMMUNICATIONS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. Any one wishing to speak on items not on tonight’s agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

B. PUBLIC HEARING ITEMS

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

B-1. ENTITLEMENT PLAN AMENDMENT NO. 06-07 (LOWE’S RETAIL PAD SITE MODIFICATION—AMENDMENT TO CONDITIONAL USE PERMIT NO. 00-31 – Continued from April 24, 2007 with the Public Hearing to be opened):

Applicant: Mark Raber, Tarlos & Associates **Request:** To amend Condition of Approval No. 8 of Conditional Use Permit No. 00-31 which limits development on the vacant parcel adjacent to Lowe’s Home Improvement Warehouse to a restaurant building with a maximum of 8,500 sq. ft. The proposed amendment is to allow a maximum building area of 14,200 sq. ft. on the vacant parcel.

Location: 8291 Warner Avenue (north side of Warner Avenue, east of Beach Boulevard) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: “Approve Entitlement Plan Amendment No. 06-07 with findings and suggested conditions of approval.”

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS

[Minute Action on Temporary Outdoor Sales – Commissioner Shier-Burnett](#)

F-2. PLANNING COMMISSION COMMENTS

Commissioner Shier-Burnett -

Commissioner Speaker -

Vice Chairperson Livengood -

Chairperson Scandura -

Commissioner Horgan –

Commissioner Dwyer –

Commissioner Farley -

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of May 22, 2007.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

VIDEO TAPES OF MEETINGS AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, Director of Planning
BY: Ron Santos, Associate Planner *RS*
DATE: May 8, 2007

SUBJECT: VARIANCE NO. 07-02 (PERKINS RESIDENCE – 20091 CROWN REEF LN.)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Variance No. 07-02 is a request to permit construction of a 350 sq. ft. addition to a single-family dwelling at a five ft. street side yard setback, in lieu of the code required ten ft. minimum setback. The applicant asserts that the configuration of the existing house on the lot serves as justification for granting of the variance (see Attachment No. 3). The subject property is a corner lot, 6,500 sq. ft. in area and 65 feet in width. The RL zoning district establishes a minimum lot size of 6,000 sq. ft. and a minimum lot width of 60 feet.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

| LOCATION | GENERAL PLAN | ZONING | LAND USE |
|---|---|------------------------------|---------------------------|
| Subject Property: | RL-7 (Residential Low Density – 7 units/acre) | RL (Residential Low Density) | Single-Family Residential |
| North (across Viscount Dr.), South, East (across Crown Reef Ln.) and West of Subject Property | RL-7 | RL | Single-Family Residential |

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION: **MANDATORY PROCESSING DATE(S):**
 Variance: April 10, 2007 June 9, 2007

Variance No. 07-02 was filed on March 9, 2007, and deemed complete April 10, 2007. The application is tentatively scheduled for public hearing before the Planning Commission on May 22, 2007.

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt, pursuant to Section 15305, Class 5 of the California Environmental Quality Act, which states that minor setback variances not resulting in the creation of any new parcel are exempt from further environmental review.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Building & Safety, Fire, Public Works and Planning have reviewed the application and identified applicable code requirements (Attachment No. 4). No special conditions or requirements were identified.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

To date, there have been no public meetings on this project or comments received from the public regarding this request.

PLANNING ISSUES

The primary issue for the Planning Commission to consider in conjunction with this application is whether the subject property presents unique circumstances which justify approval of the variance request. The Planning Commission must also consider whether or not approval of the variance would constitute a grant of special privilege.

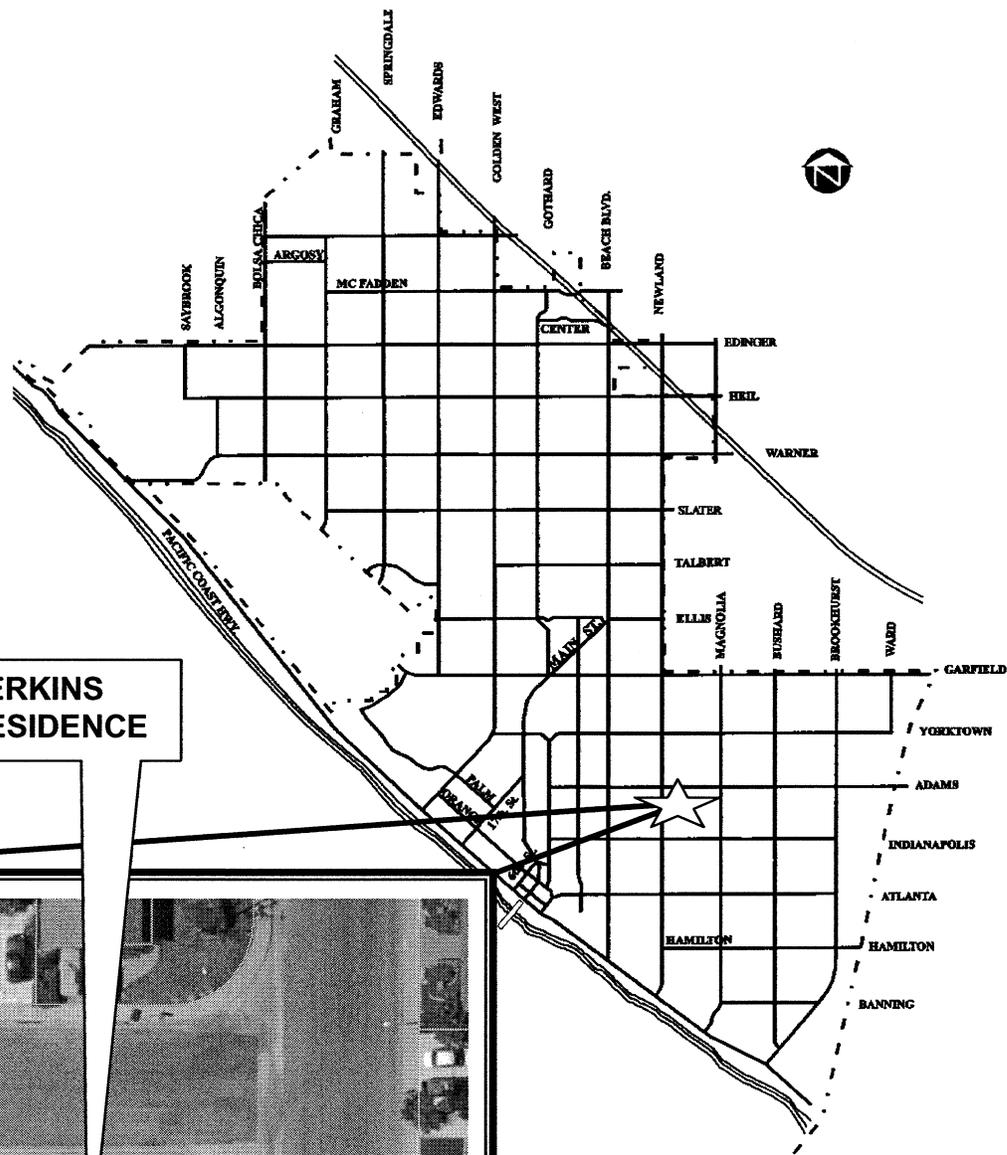
HBZSO Section 241.10(B) – Required Findings for Variances, states that the Planning Commission must make the following findings when granting a variance:

1. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.
2. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan.

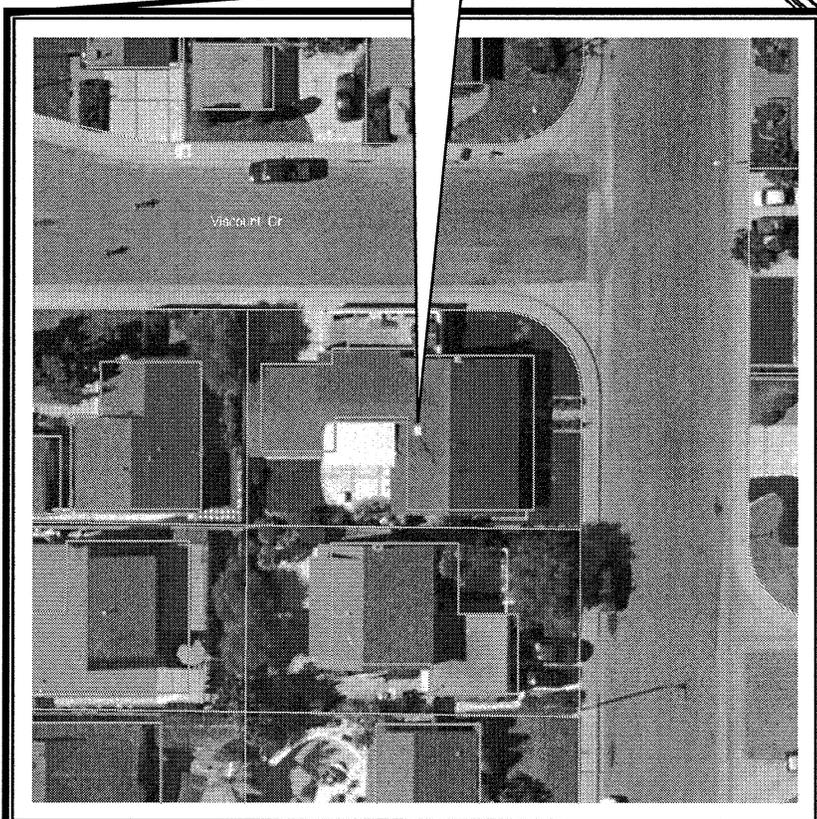
If the Planning Commission finds that there is not sufficient basis for each of the findings listed above, the application must be denied.

ATTACHMENTS:

1. Vicinity Map
2. Project Plans received and dated March 9, 2007
3. Project Narrative received and dated March 14, 2007
4. Code Requirements Letter Dated April 26, 2007 (for information purposes only)



**PERKINS
RESIDENCE**



VICINITY MAP
VARIANCE NO. 07-02
(PERKINS RESIDENCE – 2091 CROWN REEF LN.)

| | | |
|-------------|----------|-------------|
| PROJECT NO. | 0702 | |
| DATE | 03/06/07 | |
| DRAWN BY | JBG/M | |
| REVISIONS | | |
| NO. | DATE | DESCRIPTION |
| | | |
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| | | |
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| | | |
| | | |

VAR

INFORMATION
OWNER:
TOM AND SANDRA PERKINS
20091 CROWN REEF LANE
HUNTINGTON BEACH, CA 92646
(714) 963-4833

PROPERTY ADDRESS:
20091 CROWN REEF LANE
HUNTINGTON BEACH, CA 92646

LOT 46
TRACT 5375
APN 151402-01

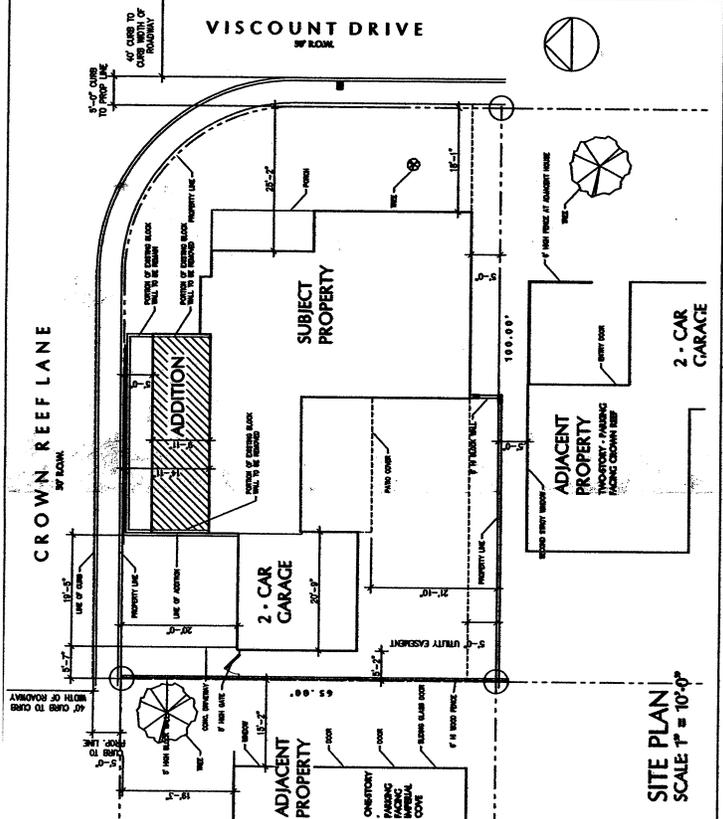
ZONING MATRIX
ZONING RL
LOT SIZE 6,500 SF
LOT COVERAGE MAX: 50% = 3,250 SF
LOT COVERAGE ACTUAL = 2,140 SF (33%)
(B) HOUSE 1720 SF. • (B) GARAGE 420 SF.
PROPOSED = (B) HOUSE 1720 SF. • (B)
GARAGE 430 SF. •
ADDITION 300 SF.
= 2,490 SF. (38.3%)

STRAKES
REQUIRED

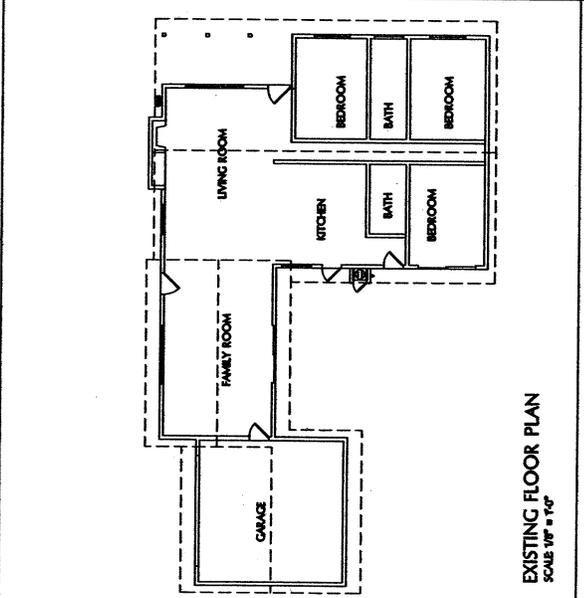
FRONT = 15'-0" MIN.
SIDE (INNER) = 5'-0" MIN.
SIDE (OUTER) = 15'-0" MIN.
REAR = 15'-0" MIN.

PROPOSED

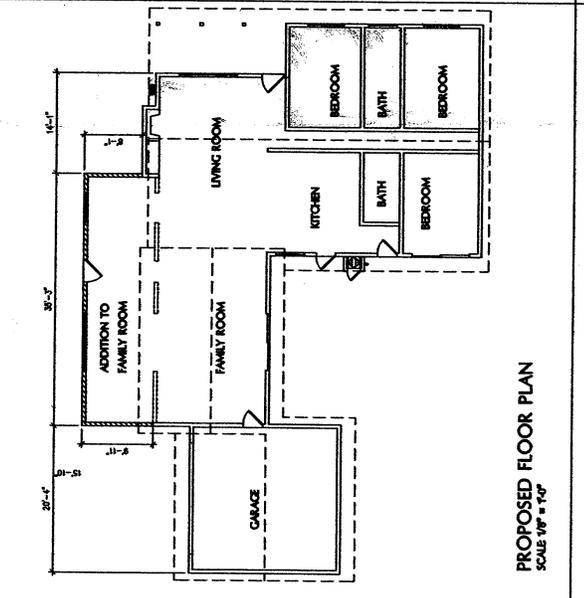
FRONT = 15'-0" MIN.
SIDE (INNER) = 5'-0" MIN.
SIDE (OUTER) = 15'-0" MIN.
REAR = 15'-0" MIN.



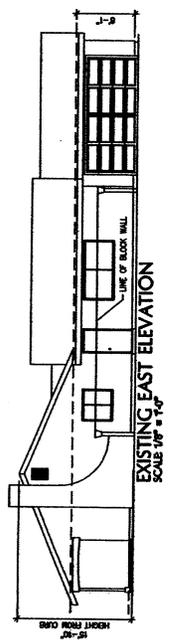
SITE PLAN
SCALE 1" = 10'-0"



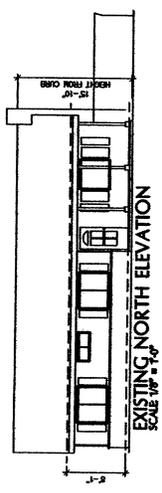
EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"



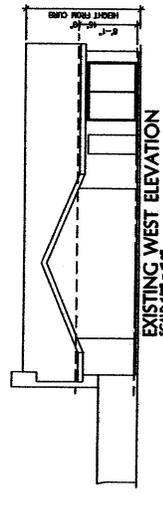
PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"



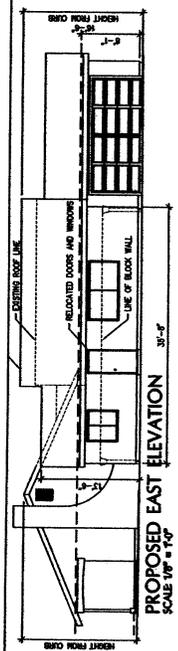
EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"



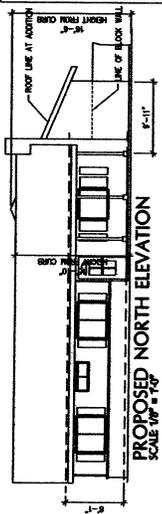
EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



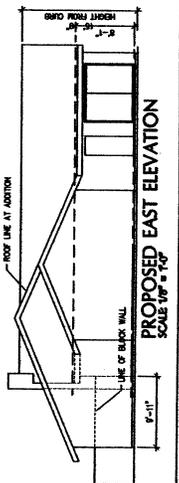
EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"

M/a maxwell&associates

Architecture and Planning
8941 Atlanta Avenue Suite 365
Huntington Beach, CA 92646
(949) 632-6018 tel (949) 625-7613 fax
gary@maxarc.com
CA Lic # C13785 NV Lic # 1985

March 9, 2007

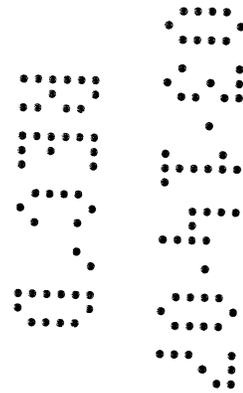
Support for Findings

Planning Department

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Dear Planning Department,
Subject: 07002 Perkins / 20091 Crown Reef

The subject property is a corner lot . This is not unique in Huntington Beach or in this particular tract. It is unique in that it makes it different from an interior lot. A corner lot is subject to adjacency to a public street on 2 sides of the property whereas an interior lot is subject to a public street on only 1 side. The configuration of the house built on this type of lot is very important regarding this adjacency. The subject property is materially different from the adjacent corner lot property in that the long side of the rectangular house is adjacent to the side street whereas on the adjacent property the house has a short end of a square house adjacent to this side street and thus has a lessened adjacency to the street and its impact. This is further complicated by the location of the garage off the same side street whereas the adjacent lot has the garage off the frontage street. The adjacent house is oriented toward the frontage street with it's garage and entry and has a 6' fence to screen the entry from the street. Thus there is a fence and garage buffer between the house and the frontage street and there is a short end with no windows facing the side street. The subject property has the garage and the area of the remodel (with it's windows required by code for light and ventilation oriented to the side street and the front door oriented to the frontage street without the benefit of screening. The rectangular shape of the house with a garage abutting the end limits the opportunity to locate these windows to the interior yard side and the street side. As such, the subject property has impacts of both side streets without the benefit of the screening.



RECEIVED MAR 14 2007

M/a maxwell&associates

Architecture and Planning

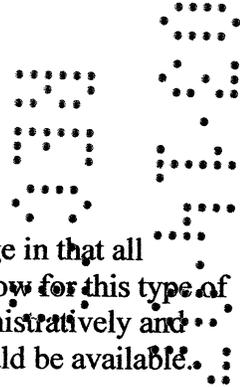
8941 Atlanta Avenue Suite 365

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(949) 632-6018 tel (949) 625-7613 fax

gary@maxarc.com

CA Lic # C13785 NV Lic # 1985



The granting of the variance will not constitute a grant a special privilege in that all properties within Huntington Beach can petition as we are petitioning now for this type of variance. In fact, a lesser reduction of the variance can be granted administratively and this opportunity cannot assist us due to the minimal added area that would be available.

This variance is necessary for the preservation and enjoyment of a property right in that adjacent properties are screened from the impact of the street by the orientation and design of the house. The subject house has a family room and a dining room fully impacted by the side street with required windows facing the side street. This is not the case with the adjacent house to the west as described above and the interior lot, not having an adjacent side street, is not impacted. As such, light and ventilation for the subject property comes at the cost of impacts from the side street. The configuration of the subject home does not allow us to mitigate or increase the size of the rooms to the interior side of the house because the increase in size of the dining and family rooms would push the wall on the interior side past the only outside wall exposure of the kitchen and we would no longer be able to provide natural light and ventilation for this kitchen and would have to add the kitchen remodel to the project with it's substantially higher per square foot costs , therefore pushing the cost of the remodel beyond the means of the client. The right to peace and quiet and light and ventilation would be preserved by allowing the variance.

The granting of the variance for the subject property will not be materially detrimental to the public welfare. The subject property currently has a property line block wall to cut the traffic noise down impacting the existing family room. The only windows on that side of the house are in the areas where the extension is proposed. The addition will allow upgrading of the windows, walls and insulation on that side of the family room to help cut down on the traffic noise. The area of the extension of the house is in the middle of that side of the house and thus will reduce the visual "abruptness" of the addition and not impact the visibility around the street corner. The area of the extension currently has a block wall extending to the property line and the impact will be behind that block wall thus not altering greatly the current situation.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 26, 2007

PROJECT NAME: PERKINS RESIDENCE

ENTITLEMENTS: VARIANCE NO. 07-002

PROJECT LOCATION: 20091 CROWN REEF LN., HUNTINGTON BEACH

PROJECT PLANNER: RON SANTOS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5561/ rsantos@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT CONSTRUCTION OF A 350 SQ. FT. ADDITION TO A SINGLE-FAMILY RESIDENCE WITH A 5'-0" STREET SIDE SETBACK, IN LIEU OF THE CODE REQUIRED 10'-0" MINIMUM SETBACK.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 9, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Project Planner.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. Prior to submittal for building permits, Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. Prior to issuance of building permits, all new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed

and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
6. Variance No. 07-002 shall not become effective until the ten calendar day appeal period from the Planning Commission approval of the entitlement(s) has elapsed.
7. Variance No. 07-002 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.



CITY OF HUNTINGTON BEACH

INTER-DEPARTMENT COMMUNICATION

From: Edward S. Lee **Extension:** 374-1538
To: Ron Santos **Date:** 03/21/2007

Project Location: 20091 Crown Reef Lane
Comments for: Addition (35'-3" x 9'-11") to 1-story SFD
Petition: Var. # 2007-002 **File No.:** 20070056

The following are comments to the file (petition) identified above. This list is not a plan check correction list. General information is provided to help facilitate the development by giving you up front information on building code issues, City policies, and other codes or laws as they apply to your project. Please review the comments below before you submit for plan check. Allow 20 working days for first corrections.

If you incorporated the information below, you must next submit for plan check of building code requirements. You may obtain all required forms and information for plan check review and permit applications on the 3rd floor of City Hall.

The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

Please include the following issues in the design of your project to reduce plan check corrections and improve turn around time.

Note to Planner: Please remind applicant to attach a copy of this list to the Plan Check Submittal Documents to help expedite plan check response and reduce corrections.

Comments:

1. Contact Fire Department for possible Methane Barrier requirements.
2. Plan preparer must sign the plans.
3. All new areas must meet the energy standards of the State of California Building Code 2001 edition. Energy forms must be provided and reproduced on the plans. See California Building Code - 2001© section 310.11 for areas requiring heating.
4. Lighting shall comply with the 2005 Residential Lighting Requirements.

5. Provide building permit application and completed drawing(s) for architectural and structural information and required documents for plan review. All un-permitted work must conform to the new code adopted by the City of Huntington Beach, if applicable.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 3, 2007
PROJECT NAME: PERKINS RESIDENCE
ENTITLEMENTS: VARIANCE NO. 07-002
PLANNING APPLICATION NO. 2007-0056
DATE OF PLANS: MARCH 9, 2007
PROJECT LOCATION: 20091 CROWN REEF LN., HUNTINGTON BEACH
PLANNER RON SANTOS, ASSOCIATE PLANNER
PLAN REVIEWER: Steve Bogart, Associate Civil Engineer *SB*
TELEPHONE/E-MAIL: 714-374-1692 / SBogart@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT CONSTRUCTION OF A 350 SQ. FT. ADDITION TO A SINGLE-FAMILY RESIDENCE WITH A 5'-0" STREET SIDE SETBACK, IN LIEU OF THE CODE REQUIRED 10'-0" MINIMUM SETBACK.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. Street trees shall be provided per the City's Zoning and Subdivision Ordinance, Chapter 232.
2. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
3. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the attached Public Works Fee Schedule adopted by the City Council Resolution 2006-47. (ZSO 240.06/ZSO 250.16)

City of Huntington Beach

APR - 4 2007

ATTACHMENT NO. 4.5

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

| Fee | Fee Description | Revenue Account |
|--|---|--|
| DEVELOPMENT RELATED FEES | | |
| Bond reduction (partially completed projects) | \$1,089 | Developer request to reduce bond amounts due to progress made in improvements. |
| | | 10000100.47450 |
| Cash bond processing | \$208 | Inspection and preparation of list & calculate deposit amount for early occupancy. 150% of cost of incomplete improvements + processing fee |
| | | 10000100.47450 |
| Consultation/Meeting Fee, per person, per hour | \$114 minimum | Project planning consultation to determine conditions and requirements |
| | | 10000100.47115 |
| Construction Water | \$16 per unit/minimum 6 months \$96 | Non-metered water used during construction/per unit |
| | | 50600506.47755 |
| Drainage Fees | \$12,600 per acre | Enhancing drainage system capability. |
| | | 21100211.47115 |
| Dock Construction Plan Review/Inspection | \$466 | Review, plan check, issue permit & inspect docks |
| | | 10000100.42170 |
| Encroachment Permit | \$103 flat fee + public improvement inspection fee of 8% construction costs | Review plans, coordinate permit approval with other divisions. Check City and State license & current insurance. Separate fee 8% of cost of improvements. Loose materials stored on public right-of-way is obstruction permit. |
| | | 10000100.42155 |
| Encroachment Permit (Utility Company) Effective 10/6/2006 | \$140 | Plan check utility plans and review other plans for compatibility. |
| | | 10000100.42155 |
| Encroachment Permit Expired | \$67 | Review construction progress, check with the inspector; extend or reissue encroachment permit. |
| | | 10000100.42155 |
| Encroachment Permit Violation | \$160 | Charge for working in R/O/W without permit |
| | | 10000100.42155 |
| Excessive Plan Check > 3 reviews (per sheet) | \$345 sheet | Non-compliance with staff direction or special requests that require excessive staff time. |
| | | 10000100.47160 |
| Final Parcel Map Check | \$2,041 | Review final parcel map to determine compliance with code requirements. |
| | | 10000100.47160 |
| Final Tract Map Check | \$2,088 or 100/lot, whichever is greater | Review final tract map to determine compliance with code requirements. |
| | | 10000100.47175 |
| Fire Hydrant Flow Analysis (1st run) | \$521 | Run hydrant flow test on hydraulic model |
| | | 50600506.47120 |
| Fire Hydrant Flow Analysis (each additional run) | \$115 | |
| | | 50600506.47120 |
| Grading Plan Check & Inspection | | Review of proposed grading plans and inspection to ensure compliance with appropriate codes, standards, and approved conditions. |
| (0-300 cubic yards) | \$3,250 | |
| (301-5,000 cubic yards) | \$4,066 | |
| (5,001-10,000 cubic yards) | \$6,572 | |
| (10,001-200,000 cubic yards) | \$8,178 | |
| (Over 200,000 cubic yards) | \$8,178 plus \$611 for each additional 10,000 cubic yards | |
| | | 10000100.47130 |
| For all: (Hardscape Plan Check) | 2% of onsite improvement | Plan check of hardscape improvements (Percentage of cost of improvements in addition to fee for grading plan check/inspection). |
| | | 10000100.47130 |
| For all: (Hardscape Inspection) | 3% of onsite improvement | Inspection of hardscape improvements (Percentage of cost of improvements in addition to fee for grading plan check/inspection). |
| | | 10000100.47130 |

ATTACHMENT NO. 4-6

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

MISCELLANEOUS FEES

ALL PW Divisions

| Damage to City Facilities | FBR + materials with 2 hour minimum | Property damage | Fund00Fund.48385 |
|--|---|--|------------------|
| ENGINEERING | | | |
| Aerial Photos | \$74 | Retrieve aerial photo from records room and send out to blueprint company. | 21000210.48270 |
| Consultation/Meeting Fee, per person, per hour | \$125 minimum | | 10000100.47115 |
| Customer Service Response & account research | \$75 | Charge for gathering historical account data upon request. | 10000100.47445 |
| Plans and Specifications | \$ 47.00 plus cost of reproduction. | Project or department plans and specs | Fund00Fund.48270 |
| Parking permit replacement fee | \$4 | Replacement of lost parking permit. | 10000100.42185 |
| Research Requests | \$75 | Review of soils reports, geotechnical reports, traffic impact analysis, shared parking analysis, or water quality management plans. Also time to pull and replace plans and records for customer research. | 10000100.47445 |
| Residential Parking Permit Fee | \$22 for first+ \$6 for 2-4 (max 4) includes 2 free guest permits | Issuing annual renewal permits for resident requested parking areas | 10000100.42185 |
| Street Vacation Request | | Prepare documents for abandoning all or a portion of a public right-of way. | 10000100.47160 |
| Full vacation | \$3,702 | | |
| Summary vacation | \$861 | | |
| Storage Bin Permit | \$195 for five days \$15.00 each day thereafter | Review plans and coordinate permit approval with traffic and inspection when needed. Large storage bins in public right-of-way | 10000100.42180 |
| Residential Temporary Parking Permit | \$1.35 per sign | Issuance of temporary permit for a special event. | 10000100.42185 |
| MAINTENANCE | | | |
| Block wall Maintenance | FBR+ materials with 2 hrs | Repairing block walls damaged in accidents | 10000100.48385 |
| Emergency Street Cleaning | FBR+ materials with 2 hrs | Emergency street cleaning within public right-of-way. | 10000100.47910 |
| Hazardous Material Clean-Up | FBR+ materials with 2 hrs | Emergency response to spilled loads of hazardous materials. | 10000100.47910 |
| Illegal Refuse Bin Impound | \$209 flat fee | Impound & storage of bins violating our franchise agreement after 24-hour notice has been given. | 50400504.47705 |
| Illegal Storage Bin | \$168 | | 10000100.42155 |
| Recycling Bin Permits | \$50 / 6 months | Charge for having recycling bins within City limits. Includes reporting requirements | 50400504.47706 |
| Spilled Load Clean-Up-Non-Hazardous | Hourly min 2 hrs plus costs | Emergency response to spilled loads of non-hazardous materials (2 hour minimum). | 10000100.48385 |
| Tree/Shrub Overhang Abatement | FBR with 2 hr minimum | | 10000100.47415 |
| Weed Abatement | \$190 | Provide weed abatement to vacant properties. | 10000100.47415 |

ATTACHMENT NO. 4.7

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

| CITY SEWER CONNECTION FEES | | Effective October 1, |
|---|-------|----------------------|
| Single Family Dwelling Unit | | \$1,749 |
| Multiple Family Dwelling Unit | | \$1431 per unit |
| Non-Residential (based on water meter size relationship to Equivalent Dwelling Unit, EDU) | | |
| Meter Size & Type | EDU's | Charge |
| 3/4" | 1 | \$1,988 |
| 1" | 2 | \$3,977 |
| 1 1/2" | 3 | \$5,965 |
| 2" | 5 | \$9,942 |
| 3" | 11 | \$21,872 |
| 4" Compound | 17 | \$33,801 |
| 4" Domestic & Turbine | 33 | \$65,615 |
| 6" Compound | 33 | \$65,615 |
| 6" Domestic & Turbine | 67 | \$133,220 |
| 8" Domestic | 117 | \$232,636 |
| 10" Domestic | 183 | \$361,786 |

| WATER CAPITAL FACILITIES CHARGE | | |
|--|------|---|
| <i>Residential Development</i> | | |
| Meter size & type | EDUs | Charge |
| 3/4" | 1 | 2,400 |
| 1" | 2 | 4,800 |
| 1 1/2" | 3 | 7,200 |
| 2" | 5 | 12,000 |
| 3" | 11 | 26,400 |
| 4" Compound | 17 | 40,800 |
| 4" Domestic & Fire Service | 33 | 79,200 |
| 6" Compound | 33 | 79,200 |
| 6" FM | 67 | 160,800 |
| 8" FM | 117 | 280,800 |
| 10" FM | 183 | 439,200 |
| <i>Non-residential Development</i> | | |
| Parcels less than 10,000 sq ft | | \$60 per usable unit |
| Parcels 10,000 sq ft or greater | | \$300 per acre or fraction thereof or \$60 per usable unit whichever is greater |

ATTACHMENT NO. 4.8



CITY OF HUNTINGTON BEACH
PLANNING COMMISSION COMMUNICATION

TO: Planning Commission

FROM: John Scandura, Chairperson *JS y HF*

DATE: May 1, 2007

SUBJECT: PLANNING COMMISSION GOALS - 2007

The following are the year's goals that the Planning Commission identified at the April 26, 2007 workshop:

| Goal | Commissioners | Expected Work and Outcome |
|--|----------------------------------|--|
| Green Building Development | Horgan, Shire-Burnett, Livengood | Follow-up actions to Green Building Report. |
| Bella Terra, Beach Blvd., Edinger Corridor Specific Plan | Dwyer, Speaker, Horgan | Monitor progress of specific plan development, recommendations to the Planning Commission with emphasis on addressing visual blight. |
| Downtown Specific Plan and Downtown Parking Master Plan | Livengood, Farley, Scandura | Monitor progress of specific plan and parking plan, recommendations to the Planning Commission |
| Strip Mall Redevelopment | Scandura, Farley | Monitor progress of Economic Development Department's study, review report, make recommendations to Planning Commission |
| Neighborhood Compatibility | Horgan, Dwyer | Make recommendations for ensuring compatibility of large remodeling projects with existing neighborhoods. |
| Zucker Report Follow-up | Shire-Burnett, Livengood | Monitor City Administration's efforts to act on recommendations of Zucker Report, report back to Planning Commission |
| Meeting Improvements, Agenda Scheduling | All | Discuss in upcoming study session potential improvements to meeting agenda, particularly for scheduling. |



Welcome to

THE CITY OF HUNTINGTON BEACH



SURF CITY BY THE *BLUE*

AND WE'RE *GREEN* TOO!



HOW THE CITY OF HUNTINGTON BEACH CAN PROMOTE GREEN BUILDING — AN OVERVIEW

The steps outlined below are based on the professional non-profit organization BUILD IT GREEN'S "City Road Map for Creating a Green Building Program." Their roadmap draws on the experience of green building programs from across the nation and identifies the actions that will provide the best results for the least cost. To address California Assembly Bill 32, Global Warming, and the impact of run-off and pollution to the ocean it is recommend the program be expanded to incorporate these issues.

With the City's eight miles of Pacific Coastline, development projects need to be designed to protect our beaches and the ocean, as well as be designed for energy efficiency and energy and water conservation. Our City can take an active roll in the effective implementation of these green building practices by providing education to residents, architects, designers and builders regarding green building and the materials that may be used that still comply with Title 24 and the California Building Code.

The ability to develop and implement a Green Building Program is largely a function of available resources, including staff time and expertise, financial resources and relationships with strategic partners. Fortunately, there are many existing resources, tools and programs for the City of Huntington Beach to draw from – we do not need to recreate the wheel. A basic green building program, without an overwhelming investment of time and money, can be established by reviewing other city's established programs.

Further, the incorporation of a Green Building Program and its requisite guidelines, will help the city to comply with the still-evolving state mandates requiring reduction of emissions and waste sent to landfills – i.e. AB 32.
(ATTACHMENT 1: USGBC PRESS RELEASE FOR BUILDINGS AND CLIMATE CHANGE REPORT)

(ATTACHMENT 2: BUILDINGS AND CLIMATE CHANGE REPORT)



The following proposed Ten Steps may assist the City of Huntington Beach to establish a customized Green Building Program.

ROAD MAP

| | | |
|---------|--|----|
| Step 1 | Form a green building team..... | 3 |
| Step 2. | Analyze Huntington Beach’s building market and identify stakeholders | 3 |
| Step 3 | Assess city policies and resources | 5 |
| Step 4 | Develop partnerships | 5 |
| Step 5 | Define program elements | 6 |
| Step 6 | Lead by example..... | 8 |
| Step 7 | Distribute educational materials | 10 |
| Step 8 | Offer in-depth training | 12 |
| Step 9 | Generate press and publicity | 13 |
| Step 10 | Encourage use of third-party rating programs..... | 13 |
| | Enhancing our Green Building Program | 14 |
| | Lessons Learned from other Green Building Programs | 14 |
| | Summary | 15 |
| | References..... | 16 |



STEP ONE — FORMING A GREEN BUILDING TEAM

Staff members from key departments should form the core of The Green Team – charging one of its members with the responsibility for coordinating activities, meetings and conveying the resulting information.

We recommend that vital city departments be represented on The Green Team: Planning, Building, Public Works and Economic Development with support from Planning Commission and Environmental Board sub-committees, as well as representation from the City Council.

We believe it is also advisable to establish a volunteer task force to review and submit recommendations on a draft program. Representatives of building professionals and representatives of Community groups would be members.

STEP TWO — ANALYZE THE HUNTINGTON BEACH MARKET AND IDENTIFY STAKEHOLDERS

Analyze the construction market and the City's General Plan to identify the primary types of building occurring now and over the next ten to fifteen years.

ATTACHMENT 3: MAJOR PROJECTS LIST and CAPITAL IMPROVEMENT PROGRAM LIST

The City of Huntington Beach's Green Program needs to be tailored to the building occurring during those years.

The next action is identifying the pool of stakeholders who need to be involved with the green building initiative. The following groups should be considered: architects, engineers and designers; developers; general contractors and remodelers; HVAC and other trade subcontractors; realtors; appraisers and lenders; landscapers; nurseries; other consultants; product suppliers; lumber yard and building-supply retailers; commercial building owners and managers; homeowners and renters; home builder association representatives; utility representatives; unions. Below is a table that lists these key stakeholders as well as many of the reasons they should get involved in Green Building:



The key stakeholders in HB should care about green building because of the positive impact to them:

| Stakeholder | Values |
|-----------------------------|---|
| Government | <ul style="list-style-type: none">▪ Increase economic development and community vitality▪ Improve jurisdiction's reputation▪ Add value to the local built environment▪ Increase citizen satisfaction and retention▪ Provide public and professional education▪ Enhance public health and safety▪ Improve environmental compliance▪ Promote interdepartmental cooperation▪ Develop positive relationships with building industry |
| Construction Industry | <ul style="list-style-type: none">▪ Gain competitive marketing edge▪ Embrace unique educational opportunities▪ Provide higher quality, higher value product▪ Build positive relationships with government▪ Reduce legal exposure▪ Improve image |
| Building Owners | <ul style="list-style-type: none">▪ Lower operating costs▪ Provide healthy, productive indoor environment▪ Attain green seal of approval▪ Provide higher quality, higher value product▪ Reduce legal exposure▪ Increase property value |
| Building Occupants | <ul style="list-style-type: none">▪ Lower operating costs▪ Live in a healthier indoor environment▪ Enjoy a higher quality of life▪ Be a steward of the environment |
| Affordable Housing Agencies | <ul style="list-style-type: none">▪ Provide housing that is truly affordable▪ Create sustainable communities▪ Support environmental equity |
| Nonprofits | <ul style="list-style-type: none">▪ Provide housing that is truly affordable▪ Create sustainable communities▪ Support environmental equity▪ Find common ground with business groups |
| Utility | <ul style="list-style-type: none">▪ Reduce peak electrical loads▪ Reduce emissions▪ Reduce uncollectible bills by making utility services more affordable▪ Get recognition as environmental stewards▪ Meet utility restructuring requirements▪ Reduce resource consumption▪ Reduce stormwater runoff▪ Enhance water quality▪ Lower energy use for water processing/pumping |



Other potential stakeholders include organizations and foundations representing such issues such as environmental protection and community interests. Civic and business groups and the local Chamber of Commerce also need to be included as stakeholders.

STEP THREE — ASSESS CITY POLICIES AND RESOURCES

The City of Huntington Beach has existing programs that address recycling, waste management, water conservation, ocean water quality, Best Management Practices, and landscaping with native plants. These programs directly relate to many of the constituent components of Green programs.

The Team would need to identify how existing city policies and programs relate to the Green Program and strategize how to better coordinate activities so that the Green initiative strengthens and supports, rather than replicates, existing programs.

During the assessment, City policies or procedures may be identified that may not support a Green Program. The Green Team could engage in modifying these policies or procedures, if appropriate, so that they do support the Green Program.

Staff support is vital to the success of any Green Program established.

STEP FOUR — DEVELOP PARTNERSHIPS

There is a wealth of Green Building expertise, tools and resources the City can utilize to reduce costs and staff time and avoid replication of work that has already been done.

It is important to leverage the strengths of the public, private and non-profit sectors and create a partnership. This can be accomplished by developing the Green Program in collaboration with these groups.

POTENTIAL STRATEGIC PARTNERS

- Build It Green
- Building Industry Council
- City of Anaheim
- City of Aliso Viejo



City of Irvine
City of Mission Viejo
City of Santa Cruz
City of Santa Monica
City of San Diego – Environmental Services Department
Coast Keepers
CSU Long Beach
Friends of Harbor and Beaches
Goldenwest College
ICLEI – International Council for Local Environmental Initiatives
League of California Cities
Metropolitan Water District
Rainbow Disposal
Southern California Gas
Southern California Edison
LEED’s – Leadership in Energy & Environmental Design
U.S. Green Building Council

STEP FIVE — DEFINE PROGRAM ELEMENTS

Define program priorities and elements. Because time, budget and staffing resources are limited, we must be strategic about where to target our efforts. We must make sure we’re clear about what types of construction predominates, who our target audiences are, and what internal and external resources we have access to. **ATTACHMENT 3 : MAJOR PROJECTS LIST and CAPITAL IMPROVEMENT PROGRAM LIST 06 thru 11**

Identify potential program elements. We have many fine examples available to us via our potential strategic partners and the projects they have completed, and we have the benefit of seeing what has worked for them so that we may consider implementing those elements into our Green Building Program. As detailed by “Build It Green”, the following are some elements common to many established green building programs:



- **City policies and contracts.** Use policies and contracts to establish goals for green building and set consistent standards. Tools include general plan language, civic green building ordinances, and resolutions to adopt green building guidelines as an official city reference. Also consider greening the city's RFQs and RFPs for new facilities and services, and including green building specification language and requirements in service and maintenance contracts. The target audience includes elected officials, city staff and building contractors.
- **Green building guidelines.** Guidelines help debunk myths about the costs and benefits of green building, and establish a consistent framework for defining what green building means. Guidelines help homeowners and building professionals identify specific practices that can be included in any size or scope of project. Residential green building guidelines have been developed for single-family new home construction, home remodeling and multifamily housing in California. For private-sector commercial building construction, the LEED Green Building Rating System Reference Guides can be used as a design resource, although their primary purpose is for achieving LEED certification. The target audience for guidelines includes developers, architects, general contractors, production home builders and building owners.

ATTACHMENT 4: LEED PROJECT CHECKLIST

- **Professional Education.** This helps increase the supply of and demand for green buildings, and develops local expertise by providing how-to information. **The city can sponsor educational workshops featuring green building experts.** On its own or in conjunction with neighboring cities, the city can host educational events organized by the U.S. Green Building Council or Build It Green. Training opportunities are available for the different building industry sectors, including production homebuilding, remodeling, multifamily housing and commercial buildings. The target audience includes city staff, builders, remodelers and commercial developers.
- **Incentives.** These can help promote competition within the construction market and reward excellence. **Incentives can include publicity and promotion of green projects by the city.** Some cities organize an annual awards ceremony to recognize exemplary builders or projects. **Builders and developers also value expedited permitting for green projects.** The target audience includes architects, planners and nonprofit developers.



- **Consumer marketing.** This can help stimulate demand and increase civic involvement. Press releases, case studies, home tours, utility bill inserts and other outreach strategies will raise the level of awareness about green building. The target audience includes homeowners and civic groups.

ATTACHMENT 5: LIVING 'GREEN' MEANS LIVING WELL – VERY WELL

When defining our program elements, we must keep in mind that a green building program supports our stakeholders' goals; it is not a diversion from their primary business or values. After all, everyone will benefit from the results of a successful green building program: healthy, safe, comfortable, durable, energy-efficient, cost-effective buildings for all.

ATTACHMENT 6: GREEN BUILDINGS GROW PROFITS

STEP SIX — LEAD BY EXAMPLE

There's no better way to kick off the implementation of our Green Program than to lead by example. We have an ideal opportunity to implement these green building practices into the design and actual building of the Senior Center. This will make a public commitment to the city's green goals and it will raise the visibility of green building in our community. As an added advantage, we can use the process as a means to promote the benefits of green building and increase the number of green buildings in our community. As contractors gain green building experience on municipal buildings, they carry that knowledge over to other commercial projects.

The biggest hurdle to green building is typically the initial learning curve; green building represents an improvement over conventional building practices and processes, so it requires an investment of time to learn new approaches. Once we have gained experience by greening one city project, our city staff will be more familiar with the variety of green building practices. It can then become the standard practice for all new buildings.

Across the country, many cities and states now require that all new construction and major renovations of civic buildings meet the LEED Green Building Rating System standards. The State of California, for example, has adopted a LEED Silver standard for all new state buildings. The state also promotes the Collaborative for High Performance Schools (CHPS) programs for all new school construction.



City of Huntington Beach Roadmap for Green Building

Cities throughout California are adopting civic green building ordinances that require green building on their new municipal projects. **ATTACHMENT 6: Renovating Ridgehaven.**

Another approach, since our city isn't currently ready for an ordinance, is to adopt a resolution stating that it is city policy to build green.

Did Mayor Coerper sign the "Mayors Proclamation"?

Any future municipal building projects forecast in the next few years?

- **City Hall Earthquake Structural Reinforcement and Potential Additional Square Footage Candidates?**
- **Bluff top restrooms**
- **Restrooms on the pier**



STEP SEVEN — DISTRIBUTE EDUCATIONAL MATERIALS

Public education has always been the purview of the public sector and is critical to accelerating the market transformation to green building. Materials explaining the business benefits of green building, which may include a more streamlined approvals process, competitive market advantages or increased profits will help builders and developers see the value to their bottom line to build Green.

The building industry builds what the market demands. As more people become educated about the benefits of green building, they will demand that the design and construction industry adopt healthier, more environmentally responsible practices. The greater the demand, the faster the industry will find a way to meet the demand.

Residential green building guidelines: An indispensable tool for education

As part of our program's education efforts, we should introduce green building guidelines to our target audiences. There's no need to develop guidelines from scratch. Well-established guidelines are readily available for Huntington Beach to use as is or modify to suit our needs. Guidelines explain what green building is, why it is of value, and how to do it (for architects, builders and developers) or how to get it (for homeowners and tenants).

We can take advantage of guidelines such as the *New Home Construction (ATTACHMENT 7)*, *Home Remodeling (ATTACHMENT 8)* and *Multifamily Green Building Guidelines*. Now distributed by Build It Green, these were originally developed by Green Building in Alameda County in a collaborative effort with homebuilders, developers, architects, municipalities, state agencies, nonprofit housing associations, and other interested parties.

This series of green building guidelines is targeted toward mainstream builders and homeowners and describes how green building practices can be applied to every residential construction project, not just niche or demonstration homes. These guidelines describe cost-effective, proven green building practices; explain the benefits to consumers, builders and communities; and demystify the materials and methods used to build green homes.

One simple action our city can take is to adopt a resolution declaring the *New Home Construction Green Building Guidelines* as an official reference guide, or one that we customize for Huntington Beach. If we use the pre-existing Build It Green materials, it will cost the city nothing, but demonstrates to architects, builders and other stakeholders that the city is committed to green building. This policy can take the form of a resolution that references the city's general plan goals or other policies.



The *Green Building Guidelines* include a Green Points checklist (ATTACHMENT 9) that allows the architect, developer or builder to rate how green a particular project is. Some cities now require that the Green Points checklist be included with each project submitted for a building permit. This simple step has proven to be very effective in getting the community to take notice of green building.

Guidelines for Commercial and Civic Buildings

For commercial and civic construction, there aren't design guidelines that lay out, step by step, how to build green. However, many people use the LEED Green Building Rating System's Reference Guides as *de facto* design guidelines. Although the Reference Guides' primary purpose is to explain how to achieve LEED certification, they can be mined for valuable green-building strategies and practices applicable to most commercial and civic construction practices.

Beyond guidelines

Our program's education element should offer a combination of tools rather than a single tool or one-dimensional strategy. In addition to guidelines, resources to consider offering include printed materials such as program brochures or fact sheets that can be displayed at permit counters, distributed at community events, and made available on our Web site (ATTACHMENT 10); green building tours; articles placed in local newsletters; booths at community fairs and events; paid and word-of-mouth advertising; and so on.

(ATTACHMENT 11: IRVINE BUILD GREEN 2006 RESOURCE GUIDE)

(ATTACHMENT 12: HOME POWER RE-SOURCES GREEN BUILDING)

(ATTACHMENT 13: RE-SOURCES GREEN BUILDING: HOME POWER APRIL/MAY 2007)

(ATTACHMENT 14: SAN DIEGO CA FRIENDLY PLANT RECOMMENDATIONS)



STEP EIGHT – OFFER IN-DEPTH TRAINING

Established green building programs have found it's critical to provide continuing education opportunities to **building professionals, building owners, tenants and city staff**. Our green team does not have to develop training curriculum from scratch. Such organizations as Build it Green, or the U.S Green Building Council can provide training for the stakeholders identified. The green team needs to organize events so that the message gets out to the right audiences.

The City plays a critical role in convening the appropriate stakeholders and lending credibility to green building program.

Continuing education for building professionals

Training the building industry professionals is an essential component of a successful green building program. Architects, interior designers, remodelers, builders of new homes and building inspectors all need to understand the particular standards associated with green building. The City should host green building professional trainings. If we have limited resources, we can partner with neighboring jurisdictions to offer this training. Working with the OC chapter of the U. S. Green Building council, will offer many opportunities to work in collaboration with other cities.

Reaching out to homeowners

Getting homeowners involved is critical to success of the green building initiative.

Community members interested in lowering their utility bills, remodeling using “green “ products will benefit from City hosted workshops and seminars.

Keeping municipal staff ahead of the curve

Internal training is indispensable for building support for our program and for developing expertise so that civic buildings can lead the way toward a greener community. Incentives for staff to obtain professional accreditation, attend trainings and conferences should be considered.

It may also be helpful to hold regular staff meetings or brownbag sessions to discuss new green building topics or programs.



STEP 9. GENERATE PRESS AND PUBLICITY

Get the message out. Raise the City's program visibility by generating press and publicity. Different forms include: information pamphlets in water bills to educate public; educational display at permit center in City Hall; organize an awards ceremony to recognize teams that built exemplary projects; contacting Chamber of Commerce to get their participation in the City's green building programs; placing articles in newspapers; information kiosks at libraries, art center; sponsoring building tours; city leaders integrating green building messages in their presentations and speeches.

Organizations such as Build it Green have sample articles and other marketing materials.

Perhaps the Mayor can present annual awards, which can be offered as public recognition of exemplary private sector efforts. Or utilize the existing Environmental Board award process for this purpose.

STEP 10. ENCOURAGE USE OF THIRD-PARTY RATING PROGRAMS

participate in third-party rating programs, which set quantifiable standards for what green means. This will help builders bench mark their progress as they expand their green building expertise.

For civic and commercial building construction, LEED Green Building Rating System is the most widely accepted national standard.

For residential construction, LEED for Homes has a pilot program.

California has the nation's most stringent building energy code, stormwater regulations and legislations protection against poor construction. Therefore using California-specific residential rating systems may be more useful than national ones. Two widely known California-specific systems are the California Green Builder program from (CBIA), and Green Building Guidelines.



ENHANCING OUR GREEN BUILDING PROGRAM

Longer term action items

1. Work with Build it Green Public Agency Council- outreach to share information.
2. Remove internal barriers to green building - all relevant departments in the City must be encouraged to participate. Ongoing education of staff, managers and elected officials is also key so that the Green building initiatives have internal champions.
3. Provide additional green building services and staff support
4. Contribute to Build it Green Materials Database.-online searchable database of regionally available green products.
5. Provide incentives- streamlining the permitting and review processes, provide density bonuses, offer rebates, discounts, special funding. Awards dinners to recognize builders for their projects.

Program evaluation

In order to measure the City's program success, quantifying results is important. As the City develops its program some thought should be given to track participation, education and marketing outreach, analyze all green improvements over standard practice.

Some benefits are more difficult to evaluate- improved health, reduced medical costs, improved indoor environmental quality, increased comfort, improved marketability, and higher profits.

LESSONS LEARNED FROM OTHER GREEN BUILDING PROGRAMS

Over the past ten years or so, a number of green building programs have been established in California and across the nation. Some of these were started by local government agencies, while others were spearheaded by a utility, home builders association, or a nonprofit group. No two programs are exactly alike. However, many successful, well-established green building programs have found these approaches to be effective:

Work with private sector stakeholders to:

- promote an accessible, voluntary program
- conduct effective training for building professionals
- reward increasing levels of achievement



City of Huntington Beach Roadmap for Green Building

Below are citations for further review:

Attachment 1 – *USBC Press Release dated 3/29/07 - Buildings Can Play a Key Role in Combating Climate Change*

Attachment 2 – *Buildings and Climate Change – Dated 3/29/07*

PDF of 87 pg document in its entirety can be emailed upon request

Attachment 3 – *Major Projects List dated November 27, 2006 and Capital Improvement Program List 2006 - 2011*

Attachment 4 – *LEED Project Checklist*

Attachment 5 – *Living 'Green' Means Living Well – Very Well*
OC Post, Saturday, April 7, 2007

Attachment 6 – *Green Buildings Grow Profits – OC Metro, pg 39, Dated February 1, 2007*

Attachment 7 – *Commercial Case Study: Renovating Ridgehaven into a successful green office building*

Attachment 8 – *Build It Green New Home Construction Green Building Guidelines – 2007 Edition*

PDF of document in its entirety can be emailed upon request

Attachment 9 – *Build It Green Home Remodeling Green Building Guidelines – 2007 Edition*

PDF of document in its entirety can be emailed upon request

Attachment 10 – *Single Family GreenPoint Checklist and Green Points Rating System for Remodeling Projects*

Excel documents can be emailed upon request

Attachment 11 – *Seattle Department of Planning and Development Web-Site*

Attachment 12 – *Irvine Build Green 2006 Green Building Resource Guide*

More copies from the City of Irvine?

Attachment 13 – *Re-Sources Green Building: Home Power, pg 118, April & May 2007*

Attachment 14 – *San Diego Environmental Services – CA Friendly Plant Recommendations*

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Press Releases

Title: Buildings Can Play a Key Role in Combating Climate Change
Author:
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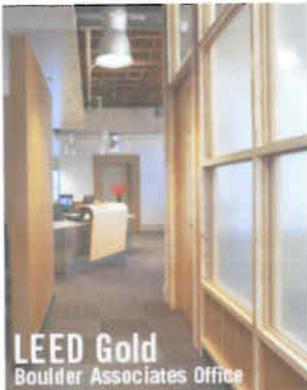
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Report Underlines How Often Simple and Low Cost Energy Savings Measures can Help Deliver the Kyoto Targets and Beyond OSLO, 29 March 2007 - Significant gains can be made in efforts to combat global warming by reducing energy use and improving energy efficiency in buildings.

The right mix of appropriate government regulation, greater use of energy saving technologies and behavioural change can substantially reduce carbon dioxide (CO2) emissions from the building sector which accounts for 30-40 % of global energy use, says a new report from the United Nations Environment Program (UNEP) Sustainable Building and Construction Initiative (SBCI).

The new report, Buildings and Climate Change: Status, Challenges and Opportunities, says many opportunities exist for governments, industry and consumers to take appropriate actions during the life span of buildings that will help mitigate the impacts of global warming. [Download report](#)

Citing the example of Europe, the report says more than one-fifth of present energy consumption and up to 45 million tonnes of CO2 per year could be saved by 2010 by applying more ambitious standards to new and existing buildings.

The U.S. Green Building Council (USGBC) is a supporter of SBCI, as a partnership between the building sector and the United Nations is essential to promote a more sustainable building sector in the U.S. and abroad. The USGBC's LEED Rating System is a tool for buildings to reduce their impact on the land while also helping to help combat climate change. USGBC continues to update the rating system to correspond with the latest research, including SBCI's report. In November 2006, USGBC unveiled its own climate commitment, including requiring that all LEED projects reduce CO2 emissions by 50%. USGBC also committed to becoming carbon neutral by the end of 2007, and now offers certification rebates for all building that achieve a Platinum LEED rating. Achim Steiner, UN Under-Secretary General and UNEP Executive Director, said: "Energy efficiency, along with cleaner and renewable forms of energy generation, is one of the pillars upon which a de-carbonized world will stand or fall. The savings that can be made right now are potentially huge and the costs to implement them relatively low if sufficient numbers of governments, industries, businesses and consumers act".

"This report focuses on the building sector. By some conservative estimates, the building sector world-wide could deliver emission reductions of 1.8 billion tonnes of CO2. A more aggressive energy efficiency policy might deliver over two billion tonnes or close to three times the amount scheduled to be reduced under the Kyoto Protocol," he added.

"There is more low hanging fruit to be harvested. Several countries, including Australia, Cuba and the European Union are looking to phase out or ban the traditional incandescent light bulb that has been around for well over a century in various forms. The International Energy Agency estimates that a total global switch to compact fluorescent bulbs would, in 2010 deliver CO2 savings of 470 million tonnes or slightly over half of the Kyoto reductions. We have to ask what the hurdles are-- if any--to achieving such positive low cost change and set about decisively and swiftly to overcome them, if they exist at all," said Mr Steiner.

Key Points from the Buildings and Climate Change Report

In the life time of an average building most energy is consumed, not for construction, but during the period when the building is in use. That is, when energy is being used for heating, cooling, lighting, cooking, ventilation and so on.

Recognizing this, the report pushes for a greater use of existing technologies like thermal insulation, solar shading and more efficient lighting and electrical appliances, as well as the importance of educational and awareness campaigns. Typically more than 80% of the total energy consumption takes place during the use of buildings, and less than 20% during construction of the same.

"To achieve improved energy efficiency in buildings you often do not need to use advanced and expensive high-tech solutions, but simple solutions such as smart design, flexible energy solutions and provision of appropriate information to the building users," says Olivier Luneau, SBCI Chairman and Director for sustainability at Lafarge.

"Simple solutions can include sun shading and natural ventilation, improved insulation of the building envelope, use of recycled building materials, adoption of the size and form of the building to its intended use etc," he said. "Of course you can achieve even better results if more sustainable construction system solutions are used, such as intelligent lighting and ventilation systems, low temperature heating and cooling systems and energy saving household appliances. Only by minimizing the energy use over the entire life span of the building can we harvest the full environmental and economic savings that the building sector offers." In addition to a greater use of relevant energy saving technologies, the report stresses the importance of appropriate government policies on building codes, energy pricing and financial incentives that encourage reductions in energy consumption.

It also emphasizes that the building sector stakeholders themselves, including investors, architects, property developers, construction companies, tenants, etc. need to understand and support, such policies in order for them to function effectively. The report also notes that approaches to finding building solutions will vary.

In developed countries the main challenge is to achieve emission reduction among mostly existing buildings, and this can largely be done by reducing the use of energy.

In other parts of the world, especially places like China where almost 2 billion square meters of new building space is added every year, the challenge is to leapfrog directly to more energy efficient building solutions, the report says.

The Buildings and Climate Change report will be presented to the annual general meeting of the SBCI, which is convened in Rabat, Morocco, from 2 to 4 April 2007.

The SBCI is an international partnership to "green" the multi-billion dollar building and construction sector. Launched one year ago with UNEP, it now has some thirty members including some of the biggest names in the business such as Lafarge, Skanska and Arcelor.

The SBCI secretariat is hosted by the UNEP Division of Technology, Industry and Economics in Paris.

Copies of the UNEP SBCI Buildings and Climate Change report can be downloaded from www.unepsbci.org or <http://www.unep.fr/> or www.unep.org

For more information please contact: Robert Bisset, UNEP Spokesperson for Europe (in Oslo on 29 March) on Mobile: 33 6 22725842, E-mail: robert.bisset@unep.fr or Nick Nuttall, UNEP Spokesperson on Tel: +254 207 623084; Mobile: +254 733 632 755, E-mail: nick.nuttall@unep.org.

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BUILDINGS AND CLIMATE CHANGE

*Status, Challenges and
Opportunities*

UNITED NATIONS ENVIRONMENT PROGRAMME

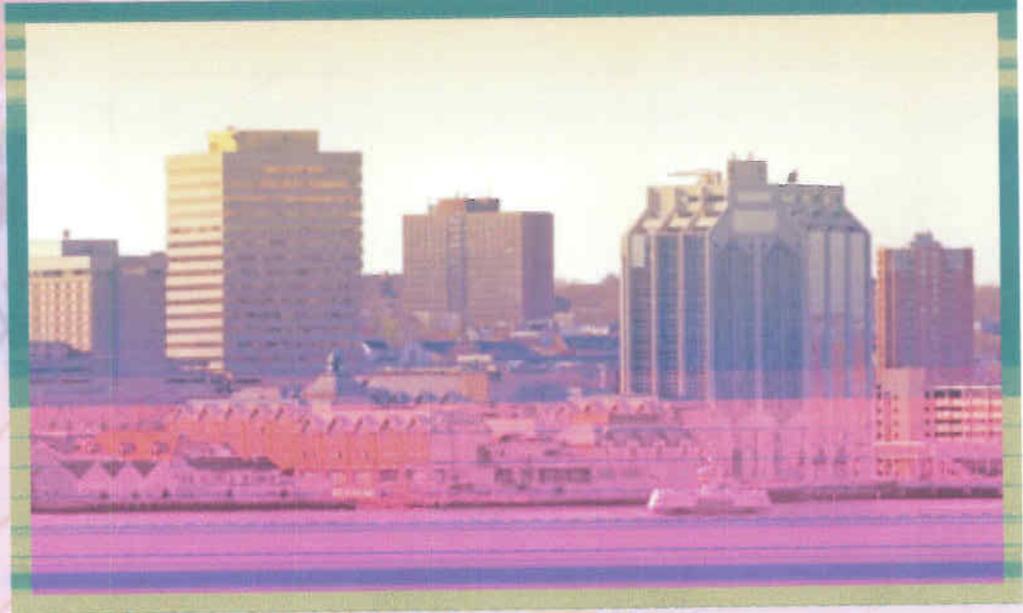


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EXECUTIVE SUMMARY

Worldwide, 30-40% of all primary energy is used in buildings. While in high- and middle-income countries this is mostly achieved with fossil fuels, biomass is still the dominant energy source in low-income regions. In different ways, both patterns of energy consumption are environmentally intensive, contributing to global warming. Without proper policy interventions and technological improvements, these patterns are not expected to change in the near future.

On the global level, knowledge regarding the energy use of building stocks is still lagging behind. Generally speaking, the residential sector accounts for the major part of the energy consumed in buildings; in developing countries the share can be over 90%. Nevertheless, the energy consumption in non-residential buildings, such as offices and public buildings and hospitals, is also significant.

The pattern of energy use in buildings is strongly related to the building type and the climate zone where it is located. The level of development also has an effect. Today, most of the energy consumption occurs during the building's operational phase, for heating, cooling and lighting purposes, which urges building professionals to produce more energy-efficient buildings and renovate existing stocks according to modern sustainability criteria. The diversity of buildings, their distinct uses and extended life cycle pose a challenge for the prescription of energy conservation measures. Specific solutions are needed for each situation, such as for the construction of new buildings, for the renovation of existing ones, for small family houses and for large commercial complexes. Energy consumption can be reduced with thermal insulation, high performance windows and solar shading, airtight structural details, ventilation and heat/cold recovery systems, supported with the integration of renewable energy production in the building. These strategies apply to buildings in both warm and cold climates. Site and energy chain planning also influence the energy efficiency of the individual building. However, technological solutions will only be helpful when building occupants are committed to using energy-efficient systems in an appropriate way. There are many factors that influence the energy consumption behavior of individuals, such as gender, age and socio-demographic conditions. Educational and awareness raising campaigns are therefore crucial in the process of ensuring the energy efficiency of buildings.

The end of the functional service life of a building may inhibit renovation projects – when the building or its parts are no longer suitable for the needs of the building user. In refurbishment processes, basically the same rationale applies as in the construction of new buildings. Since the operational energy is the major cause for greenhouse gas emissions in residential or commercial buildings to be renovated, this should be the first aspect to be taken into account when considering the improvement of the energy efficiency of building stocks. Moving towards the idea of life-cycle responsibility and introducing effective commissioning processes will help to ensure the efficient life-cycle performance of the building.

The high investment costs involved, the lack of information on energy-efficient solutions at all levels, as well as the (perceived or real) lack of availability of solutions to specific conditions, are considered as the major barriers to implementing energy efficiency measures in buildings. In addition, there can be a number of organizational barriers, such as different decision making levels, privatization/deregulation processes, different stakeholders deciding on the energy system and shouldering the energy bill respectively, etc.

It is clear that there are no universal solutions for improving the energy efficiency of buildings. General guidelines must be adjusted to the different climate, economic and social conditions in different countries. The local availability of materials, products, services and the local level of technological development must also be taken into account.

The building sector has a considerable potential for positive change, to become more efficient in terms of resource use, less environmentally intensive and more profitable. Sustainable buildings can also be used as a mitigating opportunity for greenhouse gas emissions under the flexible mechanisms of the Kyoto Protocol and should be considered as a key issue for the post Kyoto period.

Decision makers understanding the logic behind the behavior of different actors is important for successful development and deployment of policy instruments and technological options. Providing benchmarks on sustainable buildings is an essential requirement for decision makers to take the correct course of action to encourage energy efficient buildings. Solutions aiming to improve the energy efficiency of buildings and construction activities should be disseminated widely: making use of existing or new technology transfer programmes, influencing market me-

1 Introduction

THE BUILDING AND CONSTRUCTION sector is a key sector for sustainable development. The construction, use and demolition of buildings generate substantial social and economic benefits to society, but may also have serious negative impacts, in particular on the environment. Areas of key concern include energy use with associated greenhouse gas (GHG) emissions, waste generation, construction materials use and recycling, water use and discharge, and integration of buildings with other infrastructure and social systems. The building and construction sector typically provides 5-10% of employment at national level and normally generates 5-15% of the GDP. It literally builds the foundations for sustainable development, including housing, workplace, public buildings and services, communications, energy, water and sanitary infrastructures, and provides the context for social interactions as well as economic development at the micro-level. Numerous studies have also proven the relationship between the built environment and public health.

At the same time, the building and construction sector accounts for the largest share in the use of natural resources, by land use and by materials extraction. Energy use, liquid and solid waste generation, transport of construction materials, and consumption of hazardous materials are other examples of negative environmental impacts from this sector. In OECD (Organisation for Economic Co-operation and Development) countries, buildings are responsible for 25-40% of total energy use. In Europe, buildings account for 40-45% of energy consumption in society, contributing to significant amounts of carbon dioxide (CO₂) emissions. The building sector thus offers the largest single potential for energy efficiency in Europe: more than one-fifth of the present energy consumption

and up to 45 million tonnes of CO₂ per year could be saved by 2010 by applying more ambitious standards to new and existing buildings. This would represent a considerable contribution to meeting the Kyoto targets and is also an important contribution towards securing the energy supply of the European Union (Maldonado 2005). A number of national and international initiatives and efforts have been developed by the building and construction sector itself to promote more sustainable buildings. Nevertheless there is still a clear lack of initiatives aiming at addressing global issues from a life-cycle perspective of the built environment. A prime example of the kind of issues that have fallen behind is the integration of the built environment as an active sector under the United Nations Framework Convention on Climate Change (UNFCCC) and the Kyoto Protocol. While the built environment contributes with 30-40% of energy use and associated greenhouse gas emissions, there are but few activities in this sector benefiting from incentives provided under the Kyoto Protocol. CO₂ emissions are currently greatest in industrialized countries, although estimates suggest that developing countries will increasingly contribute to global warming in the coming decades (Figures 1.1 and 1.2). In the United States, CO₂ emissions per capita equal 20.1 tonnes, almost twice those of countries such as China and Brazil, 16 times higher than India and 50 times higher than Nigeria and Sudan. If highly-populated developing countries follow the same unsustainable production and consumption path as developed countries, the consequences will be significant. The challenge is to determine how industrialized countries can manage their environmental impacts, while developing countries can achieve economic growth in a sustainable way (Figures 1.3 and 1.4).

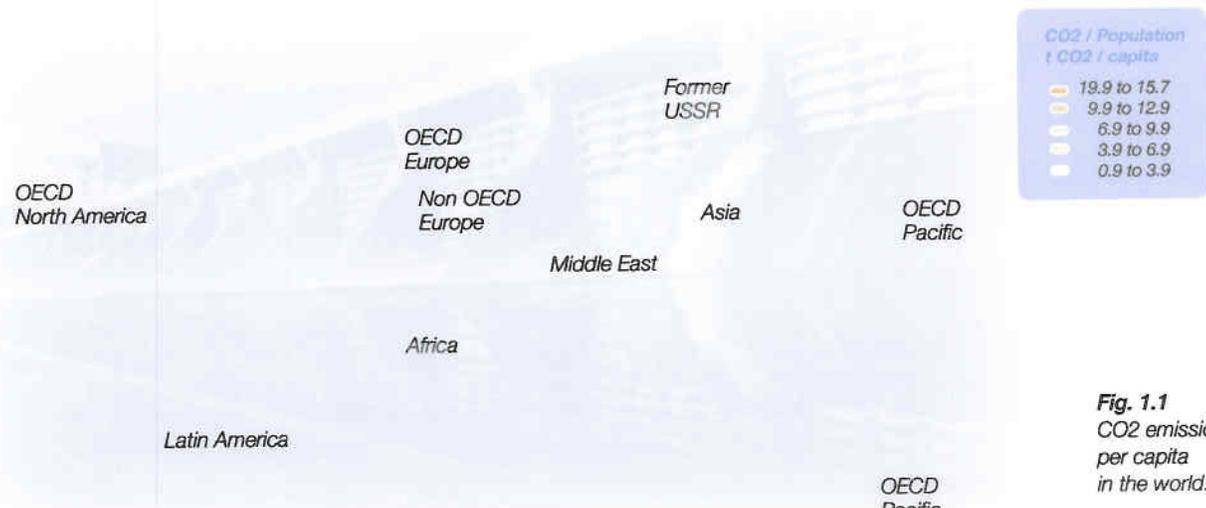


Fig. 1.1
CO₂ emissions per capita in the world.

More than half of the world's population lives in urban areas, and over 80% of the population lives in urban areas in developing countries (UN 2004, see also Annex 1). Due to population growth and economic development, construction activities are now more intense than ever. Total consumption growth increased by 4.6% from 2003 to 2004 and is expected to exceed 5% annually over the next four years, with China and India growing fastest (Davis Langdon, UNEP 2006). Construction output is

estimated to vary between 3,000 billion and 4,200 billion dollars per year (Figure 1.5). The aim of this report is to assess how energy use in buildings can become more sustainable, and how related greenhouse gas emissions can be minimized. For this purpose, factors affecting the ability and willingness of building and construction sector stakeholders to adopt energy efficiency are analyzed, as are measures to reduce the stakeholders' share of greenhouse gas emissions.

Fig. 1.2
After 2020 major parts of CO2 emissions will come from developing countries.

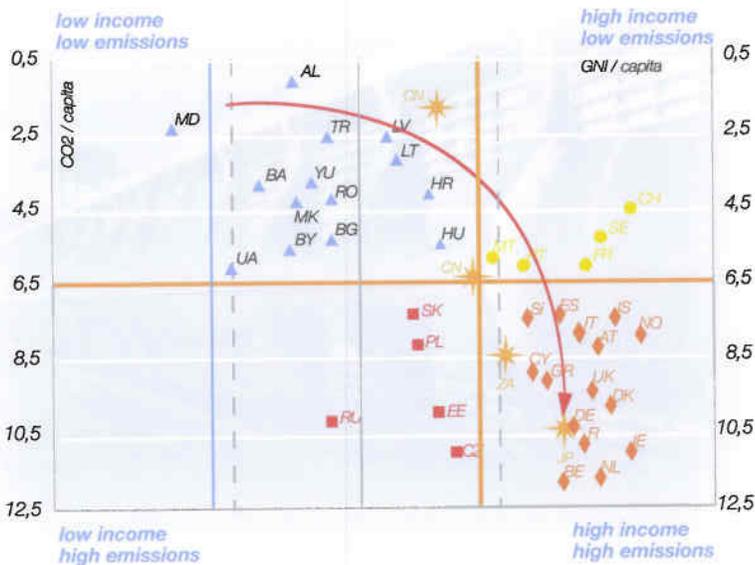
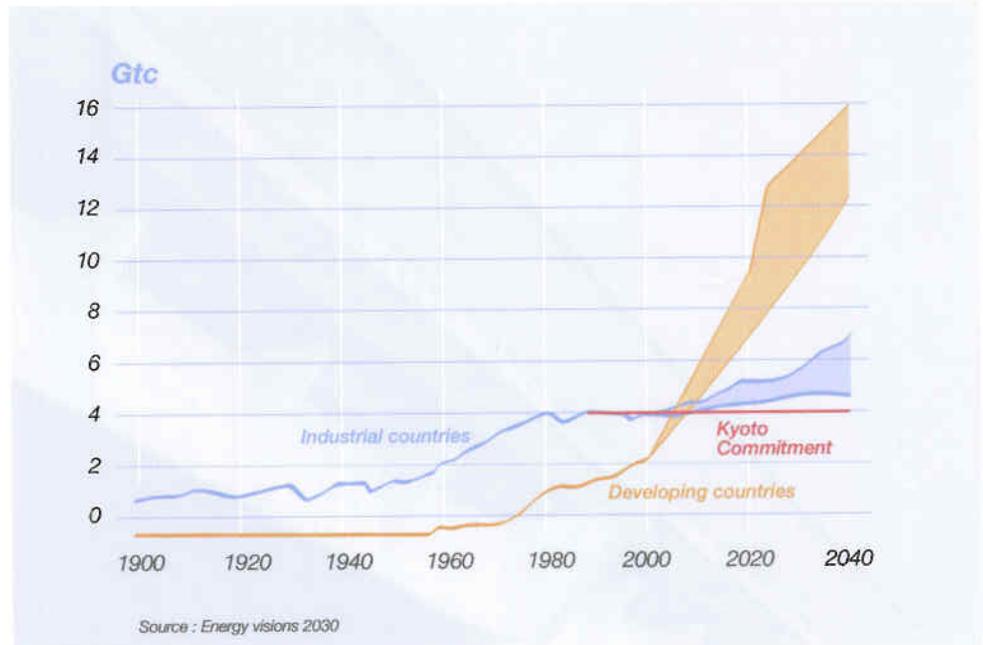


Fig. 1.3
The correlation between GNI/capita and CO2 emissions

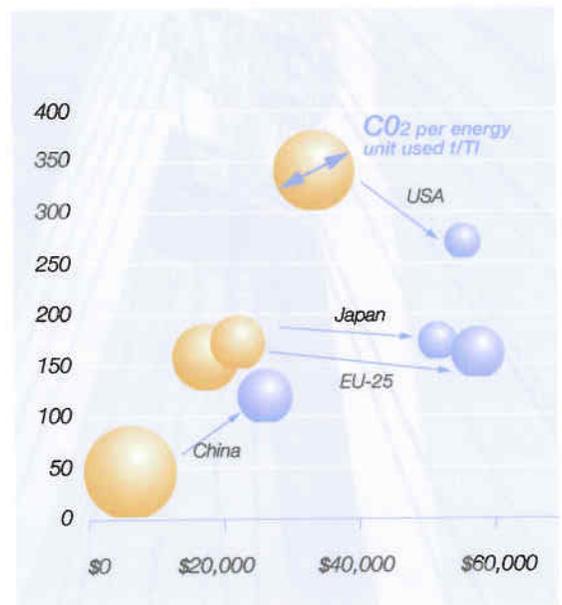


Fig. 1.4
The cost of carbon needed to reach emission

Global construction spending 2004

Global construction spending growth 2004-05

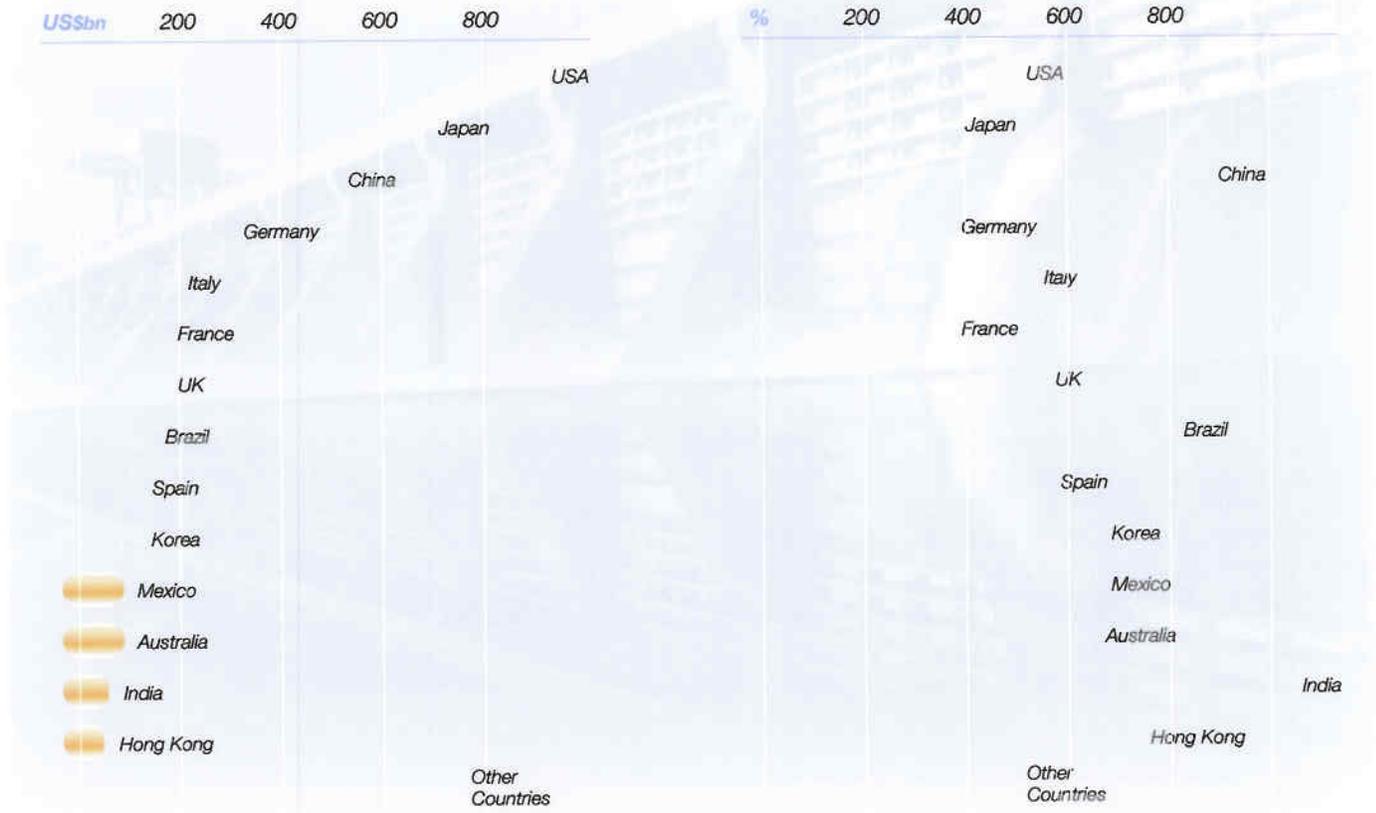


Fig. 1.5
Global construction spending and growth 2004-2005.
Source: Davis Langdon 2005.

This report consists of seven chapters. Chapter 1 is this introduction. Chapter 2 “Baselines” aims to provide an overview of how energy is used in buildings, discussing the distribution of the energy used over the building’s life cycle, the shares of different energy end-use purposes and the distribution of energy consumption among different building sectors and types. Chapter 3 “Opportunities for Energy Efficiency in Buildings” explores how energy efficiency in buildings can be boosted by improving different components of the buildings. Components such as building materials, envelope, energy systems, human behavior are described, as are site planning and energy chain planning. Chapter 4 “Energy Efficiency Models” introduces a number of energy efficient solutions, such as passive and low- and zero-

in which energy efficiency of buildings can be integrated under the instruments of the Kyoto Protocol are presented in chapter 6 “Buildings and the Kyoto Protocol”. This chapter is followed by a set of recommendations in chapter 7, references and annexes. Throughout the report, empirical case studies and country-specific examples have been included in boxes to better illustrate the dynamics in place.

As will be explained in later chapters, this report considers the use of energy in five phases of the building’s life cycle: (i) the manufacturing of building products and components; (ii) the transportation of building products and components to the construction site; (iii) the construction itself; (iv) the operational phase; and (v) the final demotion and

HB PLANNING DEPARTMENT MAJOR/PRIORITY PROJECTS LIST (Updated November 27, 2006)

| Project Name / Description (Address) | Contact Planner | Status | Next Steps |
|---|-----------------|--|--|
| City Council | | | |
| 1. ZTA – Vehicle Storage Definition | BZ | CC Approved Nov. 20 | 2 nd Reading Dec. 4 |
| 2. Shopping Cart Ord. | BZ | CC Approved Nov. 20 | 2 nd Reading Dec. 4 |
| 3. Timeshare/DTSP (ZTA/GPA/LCPA)* | RM | Approved by CCC 10/12/06 | CC Study Session Jan. 16, 2007 |
| 4. Form Based Codes | RR | Scheduling Speaker/obtaining info | CC Study Session Jan. 16, 2007 |
| 5. ZTA -- Density Bonus (comply w/State Law) | RM | PC Continued to 11/14/06 | CC Hearing Jan. 2007 |
| 6. ZTA – Bicycle Parking Standards (Revision) | RM | PC Public Hearing 11/14/06 | CC Hearing Jan. 2007 |
| 7. Affordable Housing In-Lieu Fee Study | MBB | CA Preparing draft ordinance | CC Hearing Jan. 2007 |
| 8. ZTA - Daycare Processing Requirements | JV | PC Public Hearing 11/14/06 | CC Hearing Jan. 2007 |
| 9. ZTA -- Center Ave./Freeway Signs | JV | PC Public Hearing 10/24/06 | CC Hearing Jan. 2007 |
| 10. Ellis-Goldenwest Gates/Street Vacation* | RT/SH | PC Approved GPC 8/8/06 | PW to process request to CC |
| 11. Huntington Harbour Bay Club Specific Plan | RR | CCC Denied 5-10-06 | Applicant to resubmit to CC |
| 12. Condo Conversions* | JJ | 4 th Master CUP to be submitted | CC meeting to be scheduled Feb. 2007 |
| Planning Commission | | | |
| 13. Park Avenue Marina (CUP/CDP)* | RT | PC Study Session 10/24/06 | PC Public Hearing Jan. 2007 |
| Zoning Administrator | | | |
| 14. Newland Street Widening (CDP/MND) | JJ | Drafting responses to MND comments | ZA Hearing Nov. (tent.) |
| Coastal Commission | | | |
| 15. Parkside/Shea LCPA (171 SFR)* | SH | Approved by CC | CCC Hearing Jan. 2007 |
| 16. Poseidon Desalination Plant (REIR/CDP)* | RR/MBB | CDP on appeal at CCC; EIR in litigation | Trial Hearing Nov. 2006 |
| Under Review/Pending | | | |
| 17. Bolsa Chica Annex./ Pre-Zoning/ General Plan | MBB/JK | Draft Specific Plan submitted by dev. | Consultant working on entitlements |
| 18. Nissan Auto Center (Beach Blvd) | RS | Under Review | Hearing Pending before ZA |
| 19. The Studios (Center Av - GPA/ZMA 240 u. SRO)* | RM | On hold | Pending Edinger Corridor Specific Plan |
| 20. Beach Blvd. Corr. Study (inc. Econ Dev. Strategy) | RM/MBB | Just started (Econ. Dev. – Lead) | |
| 21. Senior Center (Central Park) | MBB | Meeting with Community Services | |
| 22. Waterfront 3 rd Hotel | HF | Preliminary Discussions | Applicant to Submit |
| 23. First Christian Church (CUP/DRB/EA)* – expansion | RS | Under Review | PC Hearing Pending |
| 24. Grace Lutheran Church/School (CUP)* - new school | RS | Under Review | PC Hearing Pending |
| 25. Delaware Senior Condos (ZMA/CUP -135 Units)* | RS | Awaiting resubmittal/prop. owner auth. | Staff review |
| 26. 3 rd St. Mixed Use (214-218 3 rd)* | RS | Under Review | |
| 27. Rainbow Disposal Expansion (CUP/MND)* | RS | In progress | Contract for MND in negotiation |
| 28. Rainbow Disposal GPA/ZMA/EA (Warner-Nichols) | RR | Under review | PC Study Session |
| 29. Circulation Element Update/EIR | RR | In progress | PC Study Session |

HB PLANNING DEPARTMENT MAJOR/PRIORITY PROJECTS LIST (Updated November 27, 2006)

| | Project Name / Description (Address) | Contact Planner | Status | Next Steps |
|-----|---|-----------------|------------------------------------|------------------------------------|
| 30. | LeBard Park Phase II Environmental | RM | Just started | |
| 31. | Harbor Coves Condos (Green St. - 14 Units)* | RT/HF | Resubmittal received | Under review |
| 32. | Mills Land & Water (GPA/ZMA/DA-PCH/Beach) | SH/RM | Preliminary Discussions | Mills to file entitlements |
| 33. | Housing Element Update | MBB | Contract under negotiation | CC Approval of Contract |
| 34. | Holly Seacliff Specific Plan Res. Litigation | MBB | Depositions | |
| 35. | Beach/Warner Theaters Reuse Plan | SH/EDS | Preliminary Meetings | Applicant to Submit |
| 36. | Bella Terra Phase II (Montgomery Wards site) | JJ/EDS | Preliminary Discussions | Applicant to Submit |
| 37. | Pierside Pavilion (Main/PCH) Theaters Reuse Plan | HF | Preliminary Discussions | Applicant to Submit |
| 38. | Beach & Atlanta (SEC) Mixed Use Concept | HF | Preliminary Discussions | Applicant to Submit |
| 39. | Neighborhood Preservation Program | BZ | Gathering Data/Information | Community Meeting 11/9/06 (tent.) |
| 40. | Process Improvement Goals | SH/CD | Needs Assessment/Implement Changes | |
| 41. | Planning Website Updates (Plng Info., Green Bldgs.) | CD | Updating as time permits | |
| 42. | ZTA - Amend DTSP & DTPMP | EDS | Preparing RFP | Hire consultant to prepare studies |
| 43. | ZTA - Sign Code Update | LM | Preparing Legislative Draft | Schedule PC Study Session |
| 44. | ZTA --Wireless Communications | RM/LM | In Progress | Schedule PC Study Session |

* Application received - mandatory processing time pursuant to State and City requirements.

** Projects required pursuant to State/Federal Law.

Planning Staff Contact Chart:

SH: Scott Hess, Acting Director of Planning
 HF: Herb Fauland, Acting Planning Manager
 MBB: Mary Beth Broeren, Principal Planner
 BZ: Bill Zylla, Neighborhood Preservation Program Mgr
 JJ: Jane James, Senior Planner
 RM: Rosemary Medel, Associate Planner
 RR: Ricky Ramos, Associate Planner

RS: Ron Santos, Associate Planner
 JK: Jason Kelley, Associate Planner
 JV: Jennifer Villaseñor, Associate Planner
 RT: Rami Talleh, Associate Planner
 TN: Tess Nguyen, Associate Planner
 CD: Chris Davis, Senior Administrative Analyst
 AG: Andrew Gonzales, Assistant Planner

Others:

CC: City Council
 CCC: California Coastal Commission
 CA: City Attorney
 EDS: Economic Development Staff

LM: Leonie Mulvihill, Deputy City Attorney
 PC: Planning Commission
 ZA: Zoning Administrator

CITY OF HUNTINGTON BEACH
Capital Improvement Program FY 2006/2007 through 2010/2011
By Fiscal Year

| Fiscal Year 2006/07 | Fiscal Year 2007/08 | Fiscal Year 2008/09 | Fiscal Year 2009/10 | Fiscal Year 2010/11 | Total 5 Year CIP |
|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|
|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|

| DRAINAGE & STORM WATER QUALITY | | | | | |
|---|--------------------|--------------------|------------------|--------------------|--------------------|
| Heil Pump Station Rebuild | \$1,950,000 | | | | \$1,950,000 |
| RDA Storm Drain Improvements | \$2,500,000 | | | | \$2,500,000 |
| Talbert Lake Diversion | \$840,000 | \$1,415,000 | \$580,000 | \$1,065,000 | \$4,000,000 |
| TOTAL | \$5,290,000 | \$1,415,000 | \$580,000 | \$1,065,000 | \$8,450,000 |

| FACILITIES | | | | | |
|-----------------------------|--------------------|--|--|--|--------------------|
| Art Center | \$115,000 | | | | \$115,000 |
| Building Dept Workspace | \$100,145 | | | | \$100,145 |
| Central Library | \$400,000 | | | | \$400,000 |
| Civic Center | \$290,000 | | | | \$290,000 |
| Entry Node Signage | \$330,000 | | | | \$330,000 |
| Fire Station Renovations | \$972,980 | | | | \$972,980 |
| Info Systems Office Remodel | \$140,000 | | | | \$140,000 |
| Main St. Library | \$220,000 | | | | \$220,000 |
| Parking Structure | \$25,000 | | | | \$25,000 |
| TOTAL | \$2,593,125 | | | | \$2,593,125 |

| NEIGHBORHOOD | | | | | |
|------------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| CDBG Concrete | \$200,000 | | | | \$200,000 |
| Downtown Streetlights | \$1,000,000 | \$30,000 | \$370,000 | | \$1,800,000 |
| Downtown Asphalt/concrete | \$2,500,000 | | | | \$2,500,000 |
| Oakview Asphalt/concrete | \$500,000 | | | | \$500,000 |
| Residential Concrete/Trees | \$1,000,000 | \$1,000,000 | | \$1,000,000 | \$5,000,000 |
| Residential Pavement Overlay | \$1,750,000 | \$400,000 | \$600,000 | | \$3,950,000 |
| TOTAL | \$6,950,000 | \$1,430,000 | \$1,970,000 | \$1,970,000 | \$13,950,000 |

| PARKS & BEACHES | | | | | |
|------------------------------|--------------------|--------------------|--|--|--------------------|
| Blufftop Restrooms | \$240,000 | | | | \$2,400,000 |
| Edison Youth Sports Complex | \$1,245,000 | \$2,160,000 | | | \$1,245,000 |
| Gun Range Clean-up Plan | \$125,000 | | | | \$125,000 |
| LeBard Park Design | \$150,000 | \$900,000 | | | \$1,050,000 |
| Pier Buildings | \$70,000 | \$630,000 | | | \$700,000 |
| Lakeview Clubhouse | \$84,630 | | | | \$84,630 |
| Murdy Community Center | \$50,000 | | | | \$50,000 |
| Tot Lot Resurfacing | \$200,000 | | | | \$200,000 |
| Visitor's Kiosk | \$102,000 | | | | \$102,000 |
| Wardlow Park Reconfiguration | \$500,000 | | | | \$500,000 |
| TOTAL | \$2,766,630 | \$3,690,000 | | | \$6,456,630 |

5 yr CIP by year

CITY OF HUNTINGTON BEACH
Capital Improvement Program FY 2006/2007 through 2010/2011
By Fiscal Year

| Fiscal Year 2006/07 | Fiscal Year 2007/08 | Fiscal Year 2008/09 | Fiscal Year 2009/10 | Fiscal Year 2010/11 | Total 5 Year CIP |
|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|
|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|

| | Fiscal Year 2006/07 | Fiscal Year 2007/08 | Fiscal Year 2008/09 | Fiscal Year 2009/10 | Fiscal Year 2010/11 | Total 5 Year CIP |
|------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| SEWER | | | | | | |
| Sewer Lift Stations | \$400,000 | \$3,550,000 | \$600,000 | \$4,500,000 | \$600,000 | \$9,650,000 |
| Sewer Lining/Rehabilitation | \$2,000,000 | \$1,000,000 | \$1,000,000 | \$2,000,000 | \$2,000,000 | \$8,000,000 |
| Sewer Main Capacity Analysis | \$120,000 | \$360,000 | | | | \$480,000 |
| | \$2,520,000 | \$4,910,000 | \$1,600,000 | \$6,500,000 | \$2,600,000 | \$18,130,000 |

| | Fiscal Year 2006/07 | Fiscal Year 2007/08 | Fiscal Year 2008/09 | Fiscal Year 2009/10 | Fiscal Year 2010/11 | Total 5 Year CIP |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| STREET & TRANSPORTATION | | | | | | |
| Arterial Coordination | \$150,000 | | | | | \$150,000 |
| Arterial Hwy Rehabilitation | \$6,000,000 | \$4,000,000 | \$4,000,000 | \$4,000,000 | \$4,000,000 | \$22,000,000 |
| Arterial Hwy Slurry | | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$2,800,000 |
| Atlanta Widening | | \$2,107,850 | \$600,000 | | | \$2,707,850 |
| Heil Widening | \$3,664,715 | \$1,535,155 | | | | \$5,199,870 |
| Intersection Brookhurst/PCH | | \$120,000 | \$100,000 | \$50,000 | | \$150,000 |
| Main Street Interconnect | \$305,000 | | | | | \$305,000 |
| Main/Utica Traffic Signal | \$555,000 | \$555,000 | \$555,000 | \$555,000 | \$555,000 | \$2,775,000 |
| Traffic Signal Installations | \$230,000 | | | | | \$230,000 |
| Traffic Signal Modifications | | \$240,000 | | | | \$240,000 |
| Traffic Studies | | | | | | |
| TOTAL | \$11,024,715 | \$8,898,005 | \$6,195,000 | \$5,305,000 | \$5,255,000 | \$36,677,720 |

| | Fiscal Year 2006/07 | Fiscal Year 2007/08 | Fiscal Year 2008/09 | Fiscal Year 2009/10 | Fiscal Year 2010/11 | Total 5 Year CIP |
|------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| WATER | | | | | | |
| Corrosion Control | | | \$290,000 | \$3,375,000 | | \$3,665,000 |
| Distribution Improvements | \$650,000 | \$500,000 | \$500,000 | \$1,000,000 | \$500,000 | \$3,150,000 |
| Energy Backup-Wells | \$288,000 | | | | | \$288,000 |
| SCADA Installation | \$400,000 | \$400,000 | \$400,000 | | | \$1,200,000 |
| Security Plan Implementation | \$740,000 | | | | | \$740,000 |
| Southeast Reservoir | | \$250,000 | | \$2,000,000 | | \$2,250,000 |
| System Improvements | | \$125,000 | \$1,000,000 | | | \$1,125,000 |
| Utilities Yard Improvements | \$250,000 | \$6,000,000 | \$3,000,000 | | | \$9,250,000 |
| Water Main Replacement | \$3,000,000 | \$3,600,000 | \$3,225,000 | \$6,000,000 | \$2,000,000 | \$17,825,000 |
| TOTAL | \$5,328,000 | \$10,875,000 | \$8,415,000 | \$12,375,000 | \$25,500,000 | \$62,493,000 |
| CIP TOTAL | \$36,472,470 | \$31,218,005 | \$18,760,000 | \$26,875,000 | \$35,425,000 | \$148,750,475 |

¹ Includes CDBG, Donations, Fire-Med, Library Funds, Redevelopment Agency, Grants, State Bonds, Sewer Connection



Project Checklist

Sustainable Sites

14 Possible Points

| | | | |
|-------------------------------------|------------|---|----------|
| <input checked="" type="checkbox"/> | Prereq 1 | Erosion & Sedimentation Control | Required |
| <input type="checkbox"/> | Credit 1 | Site Selection | 1 |
| <input type="checkbox"/> | Credit 2 | Urban Redevelopment | 1 |
| <input type="checkbox"/> | Credit 3 | Brownfield Redevelopment | 1 |
| <input type="checkbox"/> | Credit 4.1 | Alternative Transportation, Public Transportation Access | 1 |
| <input type="checkbox"/> | Credit 4.2 | Alternative Transportation, Bicycle Storage & Changing Rooms | 1 |
| <input type="checkbox"/> | Credit 4.3 | Alternative Transportation, Alternative Fuel Vehicles | 1 |
| <input type="checkbox"/> | Credit 4.4 | Alternative Transportation, Parking Capacity | 1 |
| <input type="checkbox"/> | Credit 5.1 | Reduced Site Disturbance, Protect or Restore Open Space | 1 |
| <input type="checkbox"/> | Credit 5.2 | Reduced Site Disturbance, Development Footprint | 1 |
| <input type="checkbox"/> | Credit 6.1 | Stormwater Management, Rate and Quantity | 1 |
| <input type="checkbox"/> | Credit 6.2 | Stormwater Management, Treatment | 1 |
| <input type="checkbox"/> | Credit 7.1 | Heat Island Effect, Non-Roof | 1 |
| <input type="checkbox"/> | Credit 7.2 | Heat Island Effect, Roof | 1 |
| <input type="checkbox"/> | Credit 8 | Light Pollution Reduction | 1 |

Water Efficiency

5 Possible Points

| | | | |
|--------------------------|------------|---|---|
| <input type="checkbox"/> | Credit 1.1 | Water Efficient Landscaping, Reduce by 50% | 1 |
| <input type="checkbox"/> | Credit 1.2 | Water Efficient Landscaping, No Potable Use or No Irrigation | 1 |
| <input type="checkbox"/> | Credit 2 | Innovative Wastewater Technologies | 1 |
| <input type="checkbox"/> | Credit 3.1 | Water Use Reduction, 20% Reduction | 1 |
| <input type="checkbox"/> | Credit 3.2 | Water Use Reduction, 30% Reduction | 1 |

Energy & Atmosphere

17 Possible Points

| | | | |
|-------------------------------------|------------|---|----------|
| <input checked="" type="checkbox"/> | Prereq 1 | Fundamental Building Systems Commissioning | Required |
| <input checked="" type="checkbox"/> | Prereq 2 | Minimum Energy Performance | Required |
| <input checked="" type="checkbox"/> | Prereq 3 | CFC Reduction in HVAC&R Equipment | Required |
| <input type="checkbox"/> | Credit 1 | Optimize Energy Performance | 1-10 |
| <input type="checkbox"/> | Credit 2.1 | Renewable Energy, 5% | 1 |
| <input type="checkbox"/> | Credit 2.2 | Renewable Energy, 10% | 1 |
| <input type="checkbox"/> | Credit 2.3 | Renewable Energy, 20% | 1 |
| <input type="checkbox"/> | Credit 3 | Additional Commissioning | 1 |
| <input type="checkbox"/> | Credit 4 | Ozone Depletion | 1 |
| <input type="checkbox"/> | Credit 5 | Measurement & Verification | 1 |
| <input type="checkbox"/> | Credit 6 | Green Power | 1 |



Materials & Resources

13 Possible Points

| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Prereq | Requirement | Points |
|-------------------------------------|--------------------------|--------------------------|------------|---|----------|
| <input checked="" type="checkbox"/> | | | Prereq 1 | Storage & Collection of Recyclables | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.1 | Building Reuse , Maintain 75% of Existing Shell | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.2 | Building Reuse , Maintain 100% of Shell | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.3 | Building Reuse , Maintain 100% Shell & 50% Non-Shell | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.1 | Construction Waste Management , Divert 50% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.2 | Construction Waste Management , Divert 75% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.1 | Resource Reuse , Specify 5% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.2 | Resource Reuse , Specify 10% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.1 | Recycled Content , Specify 5% (p.c. + 1/2 p.i.) | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.2 | Recycled Content , Specify 10% (p.c. + 1/2 p.i.) | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 5.1 | Local/Regional Materials , 20% Manufactured Locally | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 5.2 | Local/Regional Materials , of 20% in MRC5.1, 50% Harvested Locally | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 6 | Rapidly Renewable Materials | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 7 | Certified Wood | 1 |

Indoor Environmental Quality

15 Possible Points

| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Prereq | Requirement | Points |
|-------------------------------------|--------------------------|--------------------------|------------|---|----------|
| <input checked="" type="checkbox"/> | | | Prereq 1 | Minimum IAQ Performance | Required |
| <input checked="" type="checkbox"/> | | | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1 | Carbon Dioxide (CO₂) Monitoring | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 2 | Ventilation Effectiveness | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.1 | Construction IAQ Management Plan , During Construction | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.2 | Construction IAQ Management Plan , Before Occupancy | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.1 | Low-Emitting Materials , Adhesives & Sealants | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.2 | Low-Emitting Materials , Paints | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.3 | Low-Emitting Materials , Carpet | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.4 | Low-Emitting Materials , Composite Wood | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 5 | Indoor Chemical & Pollutant Source Control | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 6.1 | Controllability of Systems , Perimeter | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 6.2 | Controllability of Systems , Non-Perimeter | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 7.1 | Thermal Comfort , Comply with ASHRAE 55-1992 | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 7.2 | Thermal Comfort , Permanent Monitoring System | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 8.1 | Daylight & Views , Daylight 75% of Spaces | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 8.2 | Daylight & Views , Views for 90% of Spaces | 1 |

Innovation & Design Process

5 Possible Points

| | | | | | |
|-------------------------------------|--------------------------|--------------------------|------------|--------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.1 | Innovation in Design | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.2 | Innovation in Design | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.3 | Innovation in Design | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.4 | Innovation in Design | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit 2 | LEED™ Accredited Professional | 1 |

Project Totals

69 Possible Points

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points

LIVING 'GREEN' MEANS LIVING WELL — VERY WELL

**BY PAUL ROGERS
CTW FEATURES**

The vast majority of people can't afford The New American Home — the showcase house built by the National Association of Home Builders for the International Builders' Show. The 2006 model — a 10,000-square-foot behemoth on the shores of Lake Burden in Orlando, Fla. — is likely to sell in the neighborhood of \$4.2 million.

But price and size are not the point. The New American Home program does not envision everyone living in sprawling, multimillion-dollar mansions with spa rooms and palm tree-lined swimming pools. The New American Home is more about ideas.

As the NAHB puts it, the home is meant to be "a real-world laboratory demonstrating concepts, materials, designs and construction techniques that can be replicated, in whole or in part, in housing built any place and in any price range." Behind the grandeur of the Lake Burden home are two major design principles that undoubtedly will be major considerations in home construction in years ahead.

Well, one already is and has been for quite a while. But last year, the NAH architect, WCI Architecture and Land Planning Inc. of Coral Springs, Fla., and builder Hannigan Homes Inc. of Orlando, took it to a new level.

The 2006 NAH was the first in the program to be certified "green" under Florida building standards and is jam-packed with features making

overheat the interior of the house — but maximize natural light.

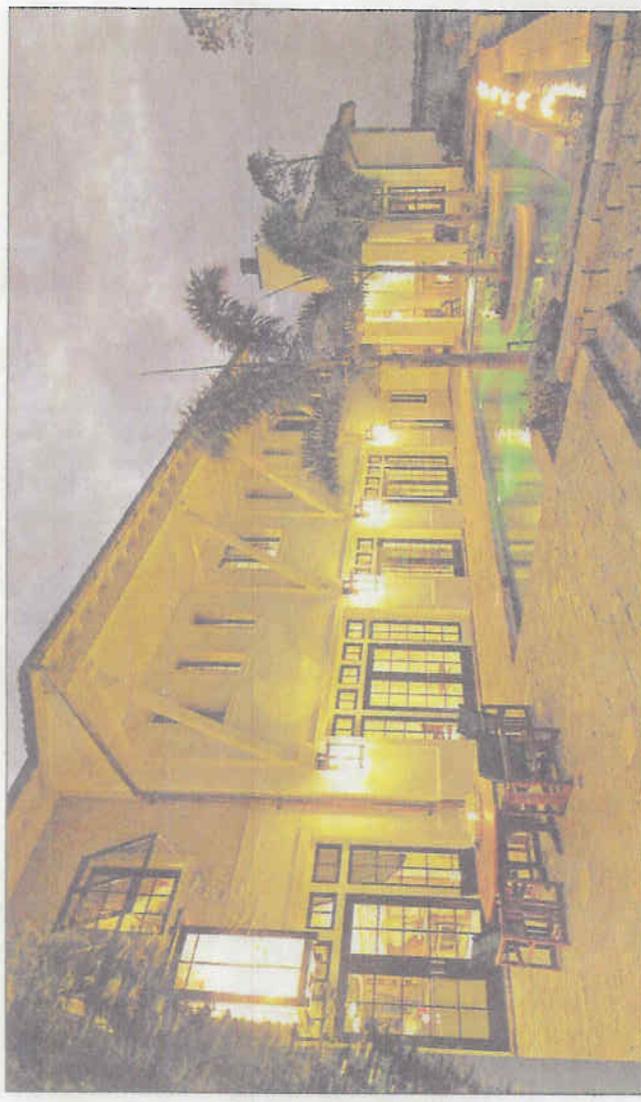
- A rainwater-harvesting system that reduces groundwater use and landscaping that utilizes water-efficient plants, minimizing the need for water in the first place.
- High-efficiency windows and doors.
- Interior trim and interior doors made from sustainable materials.

"[Green building] is a direction people are going," said Alex Hannigan, president of Hannigan Homes. "That is a trend that is here to stay, and it's going to grow by leaps and bounds."

In all, the NAH uses 61 percent less energy for heating and cooling than a typical home its size and half as much energy for heating water.

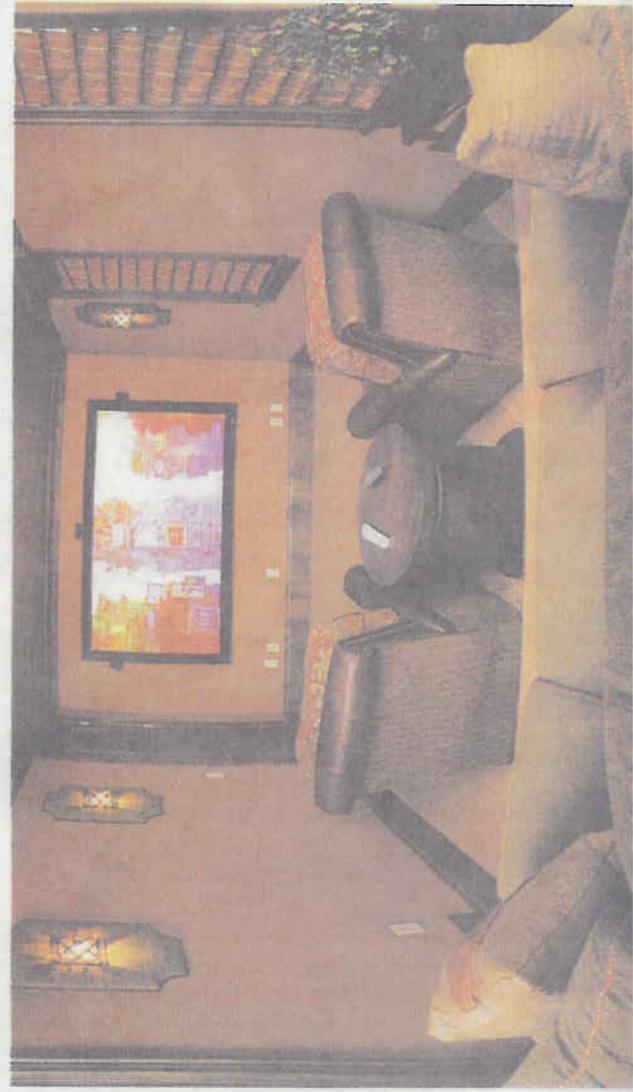
While energy efficiency has been a longtime goal of the NAH, this is the first time the design team really delved into the concept of aging-in-place — living in one's home safely, independently and comfortably, regardless of age, income or ability level. The 2006 NAH was designed to allow residents to get around and utilize their home no matter their mobility or to bring in assistance, if necessary.

In addition to four upstairs bedrooms, the home features a first-floor suite that facilitates single-floor living. But that doesn't mean the second floor is inaccessible. The house is nearly 100 percent wheelchair accessible with wide doors and halls, fewer obstructions and an elevator



Home, sweet home: the 10,000-square-foot 2006 New American Home features three laundry rooms, a finished garage and a palm-tree-lined swimming pool. Built in Orlando, the home is certified "green" under Florida building standards thanks to its many eco-friendly features.

Photo courtesy of National Association of Home Builders



mansions with spa rooms and palm tree-lined swimming pools. The New American Home is more about ideas.

As the NAHB puts it, the home is meant to be "a real-world laboratory demonstrating concepts, materials, designs and construction techniques that can be replicated, in whole or in part, in housing built any place and in any price range." Behind the grandeur of the Lake Burden home are two major design principles that undoubtedly will be major considerations in home construction in years ahead.

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The 2006 NAH was the first in the program to be certified "green" under Florida building standards and is jam-packed with features making it more environmentally friendly than the standard new home. Among those features:

- Icynene expanding foam insulation sprayed between the rafters to create an air and moisture barrier, preventing air movement between the attic and outdoors. The result is more consistent temperatures, which reduces heating and cooling costs.
- Tankless water heaters, so water is never stored and doesn't need reheating.
- Deep overhangs, two backyard loggias and large windows, which together reduce direct sunlight — which could

trend that is here to stay, and it's going to grow by leaps and bounds."

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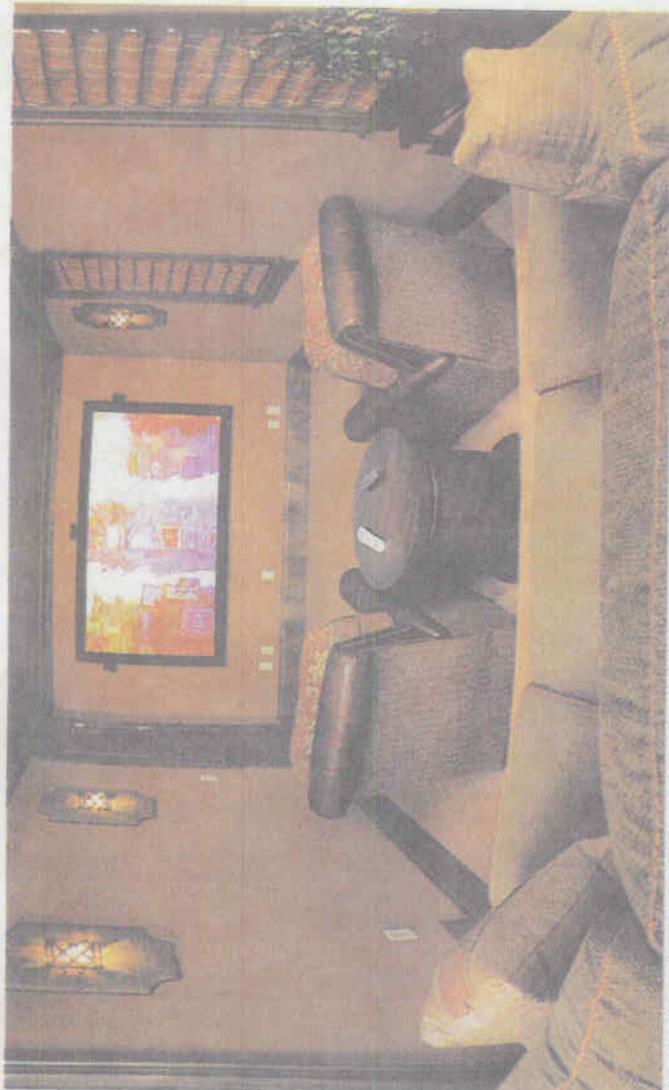
In addition to four upstairs bedrooms, the home features a first-floor suite that facilitates single-floor living. But that doesn't mean the second floor is inaccessible. The house is nearly 100 percent wheelchair accessible with wide doors and halls, fewer obstructions and an elevator.

"More and more people asking for elevators. And I think they will become part and parcel of the baby boom generation," says Hannigan. "We're hearing a lot more about aging-in-place, and we will continue hearing about it because of the baby boomer generation. Housing needs to be geared to that."

Other trends the design team sees as coming soon to a home near you:

- **Finished garages.** The NAH garage uses the Gladiator GarageWorks organizational system from Whirlpool and even boasts a half-bath of its own.
- **Separate offices.** Many people have home offices,

Home, sweet home: the 10,000-square-foot, 2006 New American Home features three laundry rooms, a finished garage and a palm-tree-lined swimming pool. Built in Orlando, the home is certified "green" under Florida building standards thanks to its many eco-friendly features.



It's showtime: the home theater in the 2006 NAH features a widescreen TV and a tier for two levels of seating. The home has 11 TVs in all.

budget is. You can do it fairly reasonably or you can go off the charts." The NAH has 11 televisions in all.

- Backup generators. An alternate power supply is proving more necessary than ever in regions of the country battered by storms in recent years. The NAH system turns on automatically when the power cuts out and performs periodic self-maintenance to make sure it'll be available in an emergency. The generator provides 25 kilowatt-hours of

but how many have a home office with a separate entrance? The NAH allows the home business owner to receive visitors without having to enter the house proper.

- Outdoor living space. The Lake Burden home features an abundance of finished outdoor space, including upstairs and downstairs loggias, each with a summer kitchen.
- Home theaters. "They're more and more popular," Hannigan said. "But just how you dress these areas up depends on what your

power, which will run the air conditioner, television, refrigerator and more.

- A full-house water-purification system.
- Multiple laundry rooms. The NAH has three.

Many of the NAH amenities border on opulence and, some might say, even excess. But, as Hannigan pointed out, the appeal of the house goes well beyond its size and extras.

"It's a feeling you get in the home," Hannigan said. "It just feels good. It lives well." And after all, isn't that what the American home is all about?

The rooftop garden

atop Ford's Premier Auto Group in Irvine Spectrum is just one of the "green" features that earns Ford "eco-friendly" status.

GREEN BUILDINGS GROW PRO



Commercial building in Orange County is undergoing a startling change that **could help save the planet**, even as it increases developers' profits.

By Steve Thomas

Commercial building is going green in Orange County in dramatic fashion. This is happening partly because businessmen and builders want to be good corporate citizens by doing something to save energy and combat global warming, but more so because they are finding that green buildings are good for their bottomline.

"It has turned on a dime," says Doug Holte, senior vice president of Hines, one of the world's largest commercial real estate developers. Hines, which controls assets worth more than \$12 billion in 68 U.S. cities and 14 foreign countries, is the developer and majority owner of the first LEED pre-certified spec office building in California.

LEED stands for Leadership in Energy and Environmental Design. It is the rating and certification program of the U.S. Green Building Council, a 91,000-member nonprofit organization created and run by design and building professionals.

"I have seen a fundamental sea change in just the past six to nine months," says Dan Heinfeld, FAIA, president of LPA Architects, the leading green design firm in Orange County. "The demand for energy-efficient, sustainable design is starting to come from the end user now. It seems like awareness of the value of green building is becoming more widespread every month. It's amazing."

Jorden Segrave, an architect who heads the OC chapter of the U.S. Green Building Council, seconds Heinfeld's perception: "Owners and tenants are starting to request LEED certification. That is a big change."

Hines' 12-story, class-A midrise at Michelson and Von Karman in the Irvine Business Complex is scheduled for completion in May. It marks a critical turning point because until now green commercial buildings were

COVER STORY



Hines

The 12-story midrise at Michelson and Van Karmanis is the first project to participate in Irvine's Green Building Program.

exclusively institutional, belonging to corporations or other organizations with long timelines in which to enjoy the green benefits and recoup any extra construction costs. The fact that a speculative builder is putting up a green building means that the marketplace has shifted, making sustainable design profitable in the short term.

Going forward, Hines will build nothing but LEED-certified "green" buildings in California. It has formed a fund with the California Public Employees Retirement System (CalPERS), which has some of the deepest pockets on the planet, to finance an aggressive program of sustainable development in Orange County and throughout California. It is the first such fund in the country.

"Green building isn't about kooky tree-huggers wearing earth shoes anymore," says Holte. "It is about smart business, about lower energy costs and increased productivity. We think we will lease up 2211 Michelson faster and have better luck holding onto tenants because it is a LEED-certified building."

Cities, states, federal agencies and major corporations such as Ford, Toyota and Walmart are racing like homesteaders in a land rush to embrace LEED building standards. They crave green buildings for a long list of reasons and architects, engineers and developers are gearing up to answer the call.

"There has been phenomenal, exponential growth in the LEED program over the past several years," says Eric Ring, a project manager with the mechanical engineering firm Glumac in Irvine. "More and more projects are going green. Mainstream,

SNAPSHOT OF 2211 MICHELSON

DEVELOPER/MAJORITY OWNER: Hines
EQUITY PARTNER: Crescent Real Estate Equities Co.

ARCHITECT: Paul Danna, AIA, DMJM

DESIGN BUILDER: Snyder Langston

CONSTRUCTION START: January 2006

EXPECTED COMPLETION: May 2007

HEIGHT: 12 stories

SQUARE FEET: 266,000

GREEN FEATURES:

- Will use 10-20% less energy
- Extensive use of recycled materials
- Will use reclaimed water
- Sixty percent more interior daylight
- Garden workspace with WiFi
- 50 new trees will be planted

NOTABLE:

- First LEED-CS pre-certified spec office building in California
- First project to participate in Irvine's Green Building program

publicly-traded companies that you wouldn't necessarily think of as having a green agenda are coming to LEED and green building because it makes financial sense for them."

The products and services market for green building exceeded \$7 billion last year up 37% from the year before. Since 2000, membership in the U.S. Green Building Council has increased tenfold. According to *E-The Environmental Magazine*, 5% of new commercial construction underway in the U.S. meets LEED standards today, and nearly 1 billion square feet of green commercial building space has been registered or certified.

Another overnight success

Like the Hollywood actor who becomes famous "overnight" after 10 years of storefront theater and bit parts in lowbudget movies, the green building movement has paid its dues. In one sense its roots go back to traditional, pre-technological architecture around the world. Before air conditioning and electric lights, people knew how to build buildings that were heated, cooled and lit much more by nature than are most modern buildings. More recently, green building emerged during the energy crunch of the 1970s, with solar panels being a main feature. When oil and energy got cheap again, the movement faded somewhat. Ronald Reagan, the old Westinghouse spokesman, removed the solar panels that Jimmy Carter put on the White House, and, in the United States at least, ecologically minded builders were pushed to the fringe where they survived by building smart structures for environmental organizations, universities and progressive individuals.

The re-emergence of green building as a broader, more powerful, presumably permanent force is due to several social and economic factors. Education and advocacy is a big part of it. Visionary individuals, federal programs such as Energy Star, and organizations such as the Urban Land Institute (ULI) and the U.S. Green Building Council (USGBC) laid the groundwork by educating the general public and bringing building professionals together to develop and implement green building practices and standards.

Since 2000, especially, these efforts have taken place against a backdrop of skyrocketing energy prices and a steady, ominous

drumbeat in the press about the looming dangers of global warming. Fear of planetary catastrophe has motivated average citizens and building professionals alike to take a hard look at anything likely to lower energy consumption. Likewise, the general public and the business community share a desire for lower personal energy costs, the Holy Grail that green building holds out to them.

Profit motive has come into play along with market forces in the past several years as green building expertise has spread and solidified, and green building systems have matured and proliferated. Both of these developments have made it easier and more economically feasible for the building industry to begin to meet the growing demand for green structures.

"A few years ago, when fewer designers and contractors were familiar with LEED concepts and technology, bids on green projects got padded with a margin of safety," says Ring. "People weren't sure what a job was going to cost, so they bid it high to protect themselves. That is happening less and less now. People at all levels of the building industry, from product manufacturers to designers, contractors and developers, understand the systems and procedures better and can price them more fairly. Any sort of delta between green and not green is shrinking or going away all together."

There is also ever-increasing competition on both the manufacturing and installation ends. "That's happening in spades," Ring says. "A lot of product manufacturers who have been around for a while, selling carpet or lighting fixtures or HVAC equipment, are racing to develop new products lines that can appeal to the green sector of the commercial building industry because it is growing so fast. They want to be able to go to the architect and say, 'Spec our product because it is greener than the competitions.'"

LPA designed FORD's Premier Automotive Group headquarters in the Irvine Spectrum in 2000. It was the first LEED-certified building of any kind in Orange County, and is still notable. One of its most striking features is a garden roof. Instead of black tar on top, the PAG building has six inches of soil planted in beautiful, flowering native flora. This roof accomplishes a host of environmentally friendly things: It absorbs rain water which reduces urban runoff, OC's main source of water pollution; insulates the building from both heat and cold; provides habitat for birds and bees; and cools and oxygenates the atmosphere around the building. "When we designed that building, there were two companies that had garden roof systems," says Heinfeld. "Now, there are 20."

Good government, bad government

Sad but true, the Bush administration has been terribly slow to react to the threat of global warming, providing more than \$10 billion worth of subsidies for the oil and natural gas industry for every \$1 billion invested in alternative energy technology. Nevertheless, lower down in the federal government, and in state and local governments, significant progress has been made.

Federal agencies such as the Department of Agriculture, the Environmental Protection Agency and the General Services Administration now require that all new departmental buildings meet LEED requirements and receive certification. The Department of State has committed to using LEED on all new embassies worldwide.

A number of states have mandated LEED certification for state facilities, with California in the forefront. Governor Schwarzenegger signed Executive Order S-20-04 on Dec. 14,

2004, requiring the design, construction and operation of all new and renovated state-owned facilities to be LEED Silver, a step up from basic LEED certification. Since the state builds, owns and operates many buildings, developers took note.

On the local level, scores of cities have put a fern in their cap, requiring new municipal buildings over a certain size to be LEED certified and offering incentives to private developers who build green. San Francisco, Los Angeles, Pasadena, Santa Monica and San Diego all have green mandates. Here in Orange County, Irvine has developed its own voluntary green building certification program for both commercial and residential structures. Builders can earn points for energy efficiency, water conservation, construction waste reduction, environmentally friendly building materials, indoor environmental quality, and sustainable development practices. If a project earns 50 out of 100 points, it is certified as a green building.

"We file the certification certificate so that the owner will have proof positive that it is a green building if they ever go to sell it," says Tina Christiansen, AIA, director of redevelopment.

In another environmentally conscious move, Irvine recently created the post of Energy Administrator, now filled by Shawn Thompson, P.E. Her job is to plan and shape the city's energy usage over the next 20 years.

"One of the best thing about our green building program is that we developed it collaboratively with the builders," says Thompson. "It isn't something that we made up and imposed on them. We talked it over and negotiated and came up with a set of standards that



Doug Holte

"Green building isn't about kooky tree-huggers wearing earth shoes, anymore. It is about smart business, **about lower energy costs and increased productivity.**"

—Doug Holte, senior vice president, Hines

make sense for them and for us, using products and procedures they are familiar with.”

Irvine also provides a Green Building Resource Guide for citizens, defining green building materials and systems and listing sources for them, helping build a desire for green construction from the bottom up. “People are asking about green building more now,” says Thompson. “They are becoming more educated and more fluent in the terminology.”

Anaheim uses the LEED certification point system to identify green buildings and offers substantial cash incentives to developers who meet LEED requirements and city benchmarks.



Incentives include expedited plan review; waiving up to \$50,000 in plan check fees per project; providing up to \$75,000 in rebates for energy efficiency, up to \$50,000 for solar energy installation, up to \$30,000 for LEED certification and up to \$10,000 in design review assistance.

Altogether, these and other government programs give green building a powerful push forward, making it more attractive to both owner/operators and spec developers. When the federal government commits to LEED-certified structures, it legitimizes the concept. When the great state of California decides to build green, it creates a major market for green products and services. Anaheim's rebates and subsidies help make sustainable buildings more viable. There is also a trickle-down, combination effect that plays in with rising energy costs and other factors to make green more appealing to profit-minded businessmen.

“Take solar photovoltaic panels, for instance,” says Ring. “Photovoltaics have been around since the 1970s, and haven't changed all that much, but the economics have. Because of higher energy costs, which will continue to rise, state incentives and federal tax credits, we are at a tipping point where significant photo-

voltaic systems are starting to make sense for many owners. A combination of drivers like LEED, where they get recognition for doing green things, and tax breaks, and higher energy costs are starting to make the economics of it into more of a sweet spot.”

The verdict is in

As Hines and its brokers lease up 2211 Michelson, they will certainly hammer potential tenants with statistics showing them how much lower their electric bills will be in a green building than in a traditional one, but energy savings won't be the main selling point.

“The biggest thing we are emphasizing is the workforce productivity element,” says Holte. “A building like this, that has 60% more daylight coming in, that has higher quality air delivery systems so that you have a fresher air environment, and that has useable open spaces at the bottom where people can actually work outside part of the time, leads to a more productive workforce. Since workforce costs tend to be 10 to 20 times the cost of rent, that increase in productivity dwarfs any potential rent premium you might pay.

Solid evidence backs up Holte's claim. When ING Bank did a productivity study on the efficiency of its green headquarters building in Amsterdam, it found not only a 10% energy savings but a 15% reduction in absenteeism.

Located in Torrance, the south campus of Toyota's North American Headquarters consists of five 3-story buildings totaling 625,000 square feet. Designed by LPA, it is the largest LEED Gold-certified project in the country. Despite extensive green features, including the biggest privately owned solar power system in the U.S., it came in under budget and saves Toyota money compared to what it was paying in rent before.

“LPA created a working environment that has generated only superlatives from our associates,” says Robert C. Daly, group vice president at Toyota. “I have not heard one person say that he or she 'liked' the new offices or that the space is 'nice.' What we hear are comments like 'great,' 'terrific,' or 'I'm thrilled.' Everything works here, from the architecture to the interiors to the landscaping and the graphics.”

The building LPA designed for Ford's Premiere Automotive Group in Irvine has earned similar praise. According to building manager Victor Borghese, it consistently rates the highest in employee satisfaction of all 80 Ford's office buildings.

A 2004 article by Catrine Johansson in the Orange County Register quoted Roger Ormisher, a vice president at Volvo, one the brands Ford houses in Irvine, as saying, “The building makes work easier and more enjoyable. It encourages you to go to work.”

Beside the garden roof, green features include a hydrogen fuel cell, an under-floor HVAC system that eliminates toxins from the

“People are asking about green building more now... **They are becoming more educated.**”

—Shawn Thompson

CONTINUED ON PAGE 44



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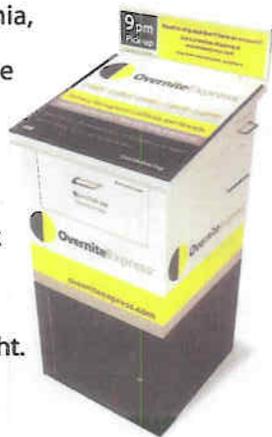
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COVER STORY

building and reduces energy costs by 25%, and a simple, ingenious internal structure that lets most employees to enjoy natural daylight and spectacular views of the San Joaquin Hills and Santa Ana Mountains. Instead of putting walled offices around the perimeter of each floor, LPA put them in the center of the building, allowing daylight to flood over workers in cubes that take up most of the floor space.

Green building is full of almost magical synchronicities like that. What costs less and is best for the environment turns out to be best for the people in the building, too. At PAG, Ford saves on its electricity bill by allowing natural light to illuminate the building; at the same time, workers feel better, more energized and optimistic, enjoying the sunlight and beautiful views. LEED standards call for the use of non-fume-producing coatings, called low-VOC paints and stains. Because they are water-based, the low VOC coatings are better for the environment. They also don't cause workers to suffer from allergies and headaches.

"Leasing brokers have been a challenging audience because they are short-cycle thinkers; they need to get a transaction done in short period of time," says Holte. "So we have been spending time with both the tenant and brokerage community in Orange County, saying, look, this makes good business sense, and you should pay a premium to lease here as opposed to leasing in a non-sustainable building.

"I think we will get to a point before too long where a young architect coming up wouldn't even think about designing a building that isn't sustainable."

"When the general marketplace requires it, when tenants say they want to move into green space, developers will provide it," says Heinfeld. **OCM**

Steve Thomas is an Orange-based freelance writer and author.

WHY GREEN BUILDINGS MATTER

Buildings suck up energy at a rate that makes SUVs look like eco-cruisers. They absorb vast quantities of steel, wood, stone, plastic and other materials, and generate mountains of waste. Improving their energy efficiency and overall environmental sustainability is critical to combating global warming and keeping civilization viable. Consider these stats:

- Commercial and residential construction comprise 12.7% of the \$10 trillion U.S. GDP. Buildings.
- They account for 39% of total U.S. energy consumption.
- They consume 70% of electricity used in the U.S.
- They consume 12.2% of all potable water (15 trillion gallons annually).
- They use 40% of all global raw materials (3 billion tons annually).
- They generate 136 million tons of construction and demolition debris each year. **OCM**

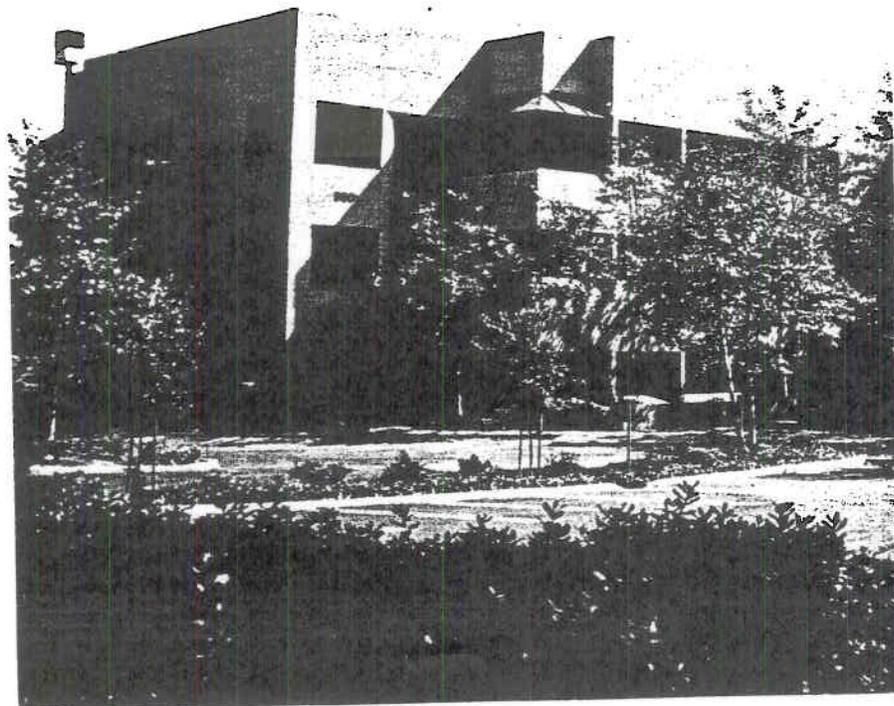
This project exemplifies how significant benefits and long-term savings can be achieved by building "green"

Renovating Ridgehaven into a successful green office building

The Ridgehaven Green Office Building is a healthy, resourceful, and energy efficient renovation where over 40 tons of construction debris were recycled.

186 TONS

photos by Lynn Froeschle, AIA © 1996



by Lynn M. Froeschle, AIA

The Ridgehaven Green Office Building is an award-winning and environmentally sustainable renovation of an existing three-story, 73,000-square-foot office building for the City of San Diego Environmental Services Department (ESD). The renovation was completed within a limited budget, demonstrating that building environmentally can be accomplished economically.

Healthy indoor air quality was a primary goal. This was achieved through careful material selection, a new mechanical system design, environmental construction methods, and a healthful building maintenance plan. Anecdotal evidence from chemically sensitive employees indicates a healthier indoor ecology for this green office building. Higher employee productivity is also anticipated.

3M
~42.1

The renovation was also resource efficient. Waste reduction was an important project goal. This was achieved through environmentally friendly material selection, reuse of existing materials, and construction salvaging and recycling. Tons of construction debris were recycled in addition to the numerous building components that were reused or salvaged. The ESD saved both monetarily and environmentally through waste reduction and resource conservation.

Energy efficiency was another important project goal. This was achieved primarily through the installation of energy saving mechanical and electrical systems. The new energy saving systems have produced significant energy and economic savings after the first year of operation through increased building efficiency.

The Problem

During the oil crisis of the 1970s, more energy efficient buildings were built with reduced ventilation, contributing to "sick building" syndrome. Chemical emissions from some interior finishes and maintenance problems with biological contaminants compounded the problem with little understanding of the long term effects on people's health.

The Environmental Protection Agency (EPA) estimates that sick building syndrome costs the nation nearly \$60 billion in building related illnesses and lost productivity each year (1). With the average American spending approximately 90% of their time indoors, healthy indoor air quality is more important than ever (2).

Our nation's landfills are filling at ever increasing rates. Excessive generation of waste overwhelms our disposal capacity. The construction of both new buildings and remodeling contributes to this problem since nearly 28% of waste in landfills is construction debris (3). Compounding the problem, consumption of natural resources is increasing with a detrimental affect on the environment.

In Southern California alone, the disposal of waste has outpaced local landfill capacities with a deficit beginning in 1996 (4): In San Diego

PROJECT TEAM

Owner: City of San Diego Environmental Services Dept.

Design Team: Platt/Whitelaw Architects, Inc., Architect of Record; Lynn Froeschle, AIA, Architects, Environmental Consulting Architect; McParlane & Associates, Mechanical Engineers; Turpin & Rattan Engineering, Inc., Electrical Engineers; Gottfried Technology, Inc., Energy Efficiency Consultant; Flack + Kurtz Consulting Engineers, DOE-2 Analysis; and Steve Taylor Engineering, Commissioning.

Partners: San Diego Gas & Electric, Project Facilitator; Electric Power Research Institute, Gold Partner; and Public Technology, Inc., Silver Partner.

County, one major landfill has already closed this year. The State of California recognized the waste crisis issue and enacted law AB939 which requires municipalities to reduce waste by 50% by the year 2000.

With only 5% of the world's population, the United States consumes 25% of all energy used on earth (5). Buildings alone consume over 1/3 of the total energy used in this country with a cost of nearly \$220 billion annually (6). As more buildings are developed, energy consumption is estimated to increase in the built environment. Much of the energy usage is based on world oil resources which could be depleted by the middle of the next century.

The Solution

Sick building syndrome can be avoided through the design of built environments with healthy indoor air quality. Healthy building environments can be achieved through careful materials selection, well designed mechanical systems, environmental construction procedures, and healthful building maintenance.

Creating environmental or "green" buildings that are resource efficient is a solution to the looming waste crisis. Resource efficiency can be achieved through specification of building products with recycled content and actual construction reuse and recycling.

Energy-efficient building design is another solution to a potential energy crisis. Energy savings can be achieved through energy saving facility designs and energy-efficient mechanical and electrical building systems.

The Ridgehaven Green Office Building is part of the solution to these environmental concerns and ecologi-

cal issues. This green building successfully implements these three elements, a healthy indoor ecology, resource and energy efficiency into the building renovation.

Healthy Indoor Air Quality

Healthy indoor air quality was an important goal for the ESD. The department had several chemically sensitive employees. The ESD wanted to avoid sick building syndrome and create a healthy building environment for all of its employees.

The existing building was evaluated to determine the condition of the structure originally built in 1981. The existing roof and sloped glazing leaks were to be repaired. The water damaged building components would be removed and replaced. Because the building had been vacant for nearly three years, the heating, ventilating, and air-conditioning (HVAC) system was in disrepair and had been poorly maintained. The mechanical system was determined to be inefficient and past useful life so it would be replaced.

Research, analysis, and evaluation of product data, samples, material safety data sheets, and review of additional indoor air quality test data was necessary in the selection process of low-VOC materials. Material selection was based on the environmental criteria displayed in the following table.

Environmental criteria for materials included selecting materials with minimal chemical emissions, avoiding toxins and carcinogens, and minimizing volatile organic compounds (VOC's) during installation. Additional considerations included building products that inhibit the growth of biological contaminants and healthy maintenance of the material. Careful specifi-

cation of low-VOC materials based on the environmental criteria included the selection of materials as follows:

- **Low-VOC Paints, Sealers, and Stains:** met South Coast Air Quality Management District (SCAQMD) requirements for low-VOC coatings, and contained no formaldehyde, petroleum-based solvents or other toxins.
- **Acoustical ceiling tiles:** perlite content, no VOC emissions, and contained no man-made mineral fibers, naturally non-flammable and anti-microbial.
- **Carpet tiles:** met State of Washington Indoor Air Quality Specification criteria for low-VOC product, backing had anti-microbial properties, and installed with minimal use of low-VOC adhesive.
- **Linoleum sheet flooring:** natural material components with minimal VOC's, natural anti-microbial characteristics.
- **Ceramic tile:** glass and clay content, inherently inert, and no VOC emissions.
- **Cellulose insulation:** manufactured without formaldehyde, newspapers with soy ink, and contained no man-made mineral fibers.
- **Fiberboard:** manufactured without formaldehyde.
- **Gypsum wallboard:** no VOC emissions.
- **Steel framing:** inherently inert with no VOC emissions.
- **Countertops:** solid surface acrylic polymer manufactured without formaldehyde.
- **Toilet partitions:** solid HDPE plastics and manufactured without formaldehyde.

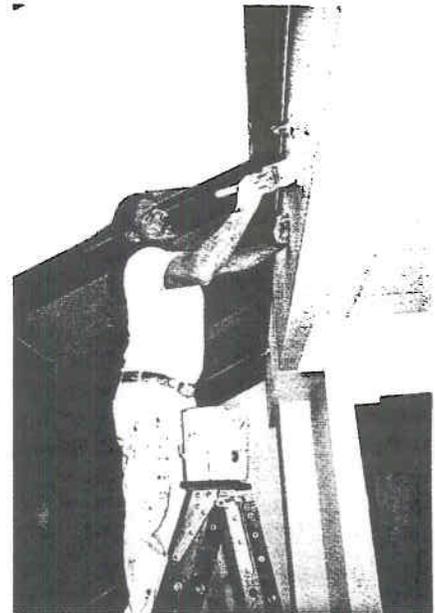
On average, the environmentally friendly building materials used in this project cost more than conventional materials. To lower the overall product costs, creative use of the materials was necessary such as foregoing more expensive wall coverings and using only low-VOC coatings. Other trade-offs included sealing or painting the cabinetry in place of more expensive laminating, and cellulose insulation replaced more costly fiberglass batts.

Another method of addressing building costs included a lifecycle analysis approach to building material costs. For instance, carpet tiles in general cost more than broadloom carpet. However, worn carpet tiles can be moved from high traffic areas to low use areas, thus extending the useful life of the material. In addition, the perlite acoustical ceiling tiles had a longer estimated useful life than conventional ceiling tiles. Linoleum is extremely durable and also had a longer life expectancy than conventional resilient flooring. By averaging the cost of the material over the extended life of the product, specifying durable products was another way to lower material costs.

The mechanical system was also an important factor in ventilation and indoor air quality. The design included meeting the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 62-1989, Ventilation for Acceptable Indoor Air Quality for office buildings. An entirely new mechanical system, ducting, and cooling tower were installed. The metal ducting was insulated on the exterior with a foil-faced batt to prevent man-made mineral fibers from becoming airborne within the HVAC system.

The project specifications also addressed environmental construction techniques including provisions for temporary ventilation such as the use of fans and the removal of fixed windows for natural ventilation. Additional environmental procedures included protection of finishes and systems from air-borne particulates, minimizing construction dust and debris, environmental installation methods for materials, and healthy construction maintenance. The primary purpose of these procedures was to minimize the affect of construction on indoor air quality. Another benefit was a healthier working environment during construction.

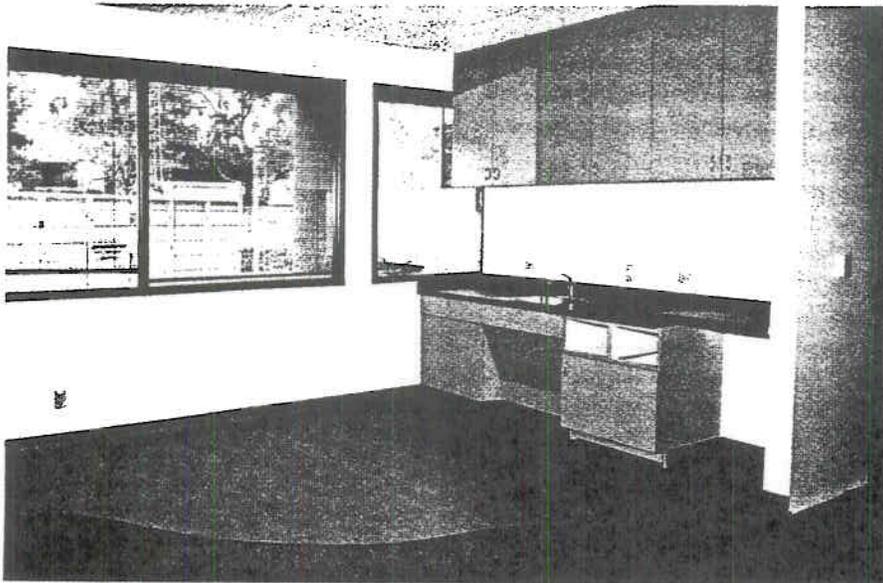
After building construction was complete, a major impact on indoor air quality besides proper ventilation was cleaning and maintenance. Since one of the project goals was healthy indoor air quality, cleaning for occupant



Low-VOC paints met South Coast Air Quality Management District requirements for low-VOC coatings and contained no formaldehyde, petroleum-based solvents or other toxins.

Environmental Criteria for Material Selection:

- Minimal Chemical Emissions
- Avoid Carcinogens and Toxins
- Low-VOC Material Assembly
- Recycled Content in the Product
- Recyclable Material after Useful Life
- Recycling in the Manufacturing Process
- Durability/Longevity of the Product
- Sustainable and Renewable Sources
- Inhibit Biological Contaminants
- Healthy Maintenance of the Material
- Local Building Material Preference
- Address Product Cost Issues



Linoleum sheet flooring is made of 10% post-industrial recycled content and composed of natural materials (cork, linseed oil and jute) with minimal VOC's and natural anti-microbial characteristics.

health and worker safety was the main priority for building maintenance. This included the use of non-toxic cleaning products that were water-based and contained minimal chemical emissions. In addition, a least-toxic pest control plan using no pesticides was also important in maintaining healthy indoor air quality.

Approximately two weeks after occupancy, the building had no notice-



Cellulose insulation is manufactured without formaldehyde from 100% post-consumer newspapers with soy ink and contains no man-made mineral fibers.

able "new building" smell or odor that would typically be caused by chemical emissions from new materials and furnishings. There is also anecdotal evidence of healthier employees. The city expects lower absenteeism and higher employee productivity in this healthy "green" building demonstration project.

Resource Efficiency

Remodeling the building in a resource-efficient manner was another project goal. The ESD had an added incentive to reduce waste since the department also manages the city landfill which is nearing capacity. The building was evaluated to determine its condition and identify what could be reused or recycled. Reducing waste included reusing or salvaging the existing building components and recycling of construction debris. Resource efficiency was also achieved through selection of recyclable materials with recycled content.

Criteria for environmentally friendly material selection included durable products with recycled content, recycling and energy efficiency in the manufacturing process, and recyclable material after the end of useful life. Products with recycled content, both post-industrial and post-consumer content, were specified. Products from sus-

tainable and renewable sources were also considered. The following recyclable materials with recycled content were specified:

- **Cellulose insulation:** 100% post-consumer newsprint fiber and recyclable.
- **Fiberboard for cabinetry:** 90% pre-consumer recycled wood, residual and recyclable.
- **Ceramic tile:** 70% post-industrial and post-consumer recycled glass.
- **Toilet partitions:** 70% pre-consumer and post-consumer HDPE plastics.
- **Steel framing:** 50% recycled content and recyclable.
- **Carpet tiles:** 13% post-industrial recycled nylon content face fiber, 5% post-industrial recycled backing, reuse tiles within building, and recyclable after useful life.
- **Carpet base:** 10% post-industrial recycled rubber content and recyclable.
- **Acoustical ceiling tiles:** 10% post-industrial recycled perlite content and also recyclable.
- **Linoleum sheet flooring:** 10% post-industrial recycled content, natural and renewable resource composition.
- **Countertops:** 10% post-industrial recycled acrylic content and recyclable.
- **Gypsum Board:** 5% post-industrial recycled gypsum content, 100% recycled content face fiber, and recyclable.

Environmental procedures were also included in the project specifications which addressed construction reuse, salvaging and recycling. Waste was reduced in the construction process through the reuse and refurbishing of existing ceiling tiles, doors and frames, and demountable wall partitions. The ESD office furniture systems and the existing window blinds were also reused. Most of the existing carpet was salvaged for off-site reuse along with the existing light fixtures and mechanical heat pumps. Construction recycling included source separation of construction debris such as scrap metals, ceramics, gypsum board, wood, cellulose

- Waste and Resource**
- Reused 75% of existing building materials
 - Refurbished and reused interior partitions
 - Reused most doors, frames and hardware
 - Reused all ESD office furniture systems
 - Reused existing window blinds
 - Salvaged 3,700 sq. yd. of carpet for reused office
 - Salvaged 450 2' x 4-foot light fixtures for offsite reuse
 - Salvaged 60 mechanical units for use by others
 - Recycled 30 ceramic toilet fixtures
 - Recycled 28.4 tons of metal construction debris
 - Recycled 7.2 tons of wood debris during construction
 - Recycled 4.1 tons of cardboard and packaging

insulation, and cardboard. The following chart provides more information about waste reduction through reuse and recycling:

Resource Efficiency Results
Over 40 tons of construction debris were recycled not including the numerous materials that were reused in the building or salvaged for off-site reuse. By diverting tons of debris from the landfill, the city saved monetarily by avoiding landfill tipping fees. Since the ESD also runs the landfill, this helps the city meet requirements of California Law AB939.

Building products with recycled content were used saving natural resources in the process. These materials are also recyclable and will not contribute to future debris in the landfill. In addition, the ESD also has developed their own recycling plan for building-generated waste.

The building also conserves the natural resource of water. Through the installation of low-water use plumbing fixtures, the building had reduced water consumption by 50%.

Energy Efficiency
Efficient building operation was also a project goal. This was accomplished by replacing the inefficient existing systems with state-of-the-art, energy sav-

ing mechanical and electrical systems. Since the energy efficient systems had higher initial costs than what was originally budgeted, the city partnered with San Diego Gas & Electric (SDG&E) who provided monetary incentives for these energy saving systems along with added expertise. Later, Electric Power Research Institute (EPRI) became a project partner and along with SDG&E, helped finance the systems through an energy loan to the ESD. Public Technology Institute (PTI) also became a partner and helped finance the educational display area depicting the benefits of this green building.

Energy-saving lighting and controls were specified based on the DOE-2 computer analysis of the lighting engineer's recommendations. Energy-efficient mechanical heating, ventilating, and air-conditioning (HVAC) systems and controls were also specified based on the DOE computer simulation of the mechanical engineer's recommendations.

Energy efficient T-8 fluorescent lamps and 2' x 4-foot parabolic fluorescent light fixtures were installed. These fixtures were considerably more efficient than the original building lighting. Daylight sensors and occupancy sensors were installed to control the lighting and reduce energy consumption. Occupancy sensor plug strips were installed at computer workstations for added energy savings.

Although the original building facade had recessed windows, solar control window film was installed on the east, south, and west facing window elevations to further reduce solar heat gain. At the upper level corner offices, overhead sloped glazing of the original structure created a greenhouse effect. Awning shades were installed to minimize solar heat gain at these locations.

The entire existing mechanical HVAC sys-

tem was replaced with high efficiency water source heat pumps (14.9 EER), adjustable speed condenser pumps, variable air volume boxes for outside air, and an energy-efficient cooling tower. Direct digital computer (DDC) controls were installed to balance the system for additional energy savings.

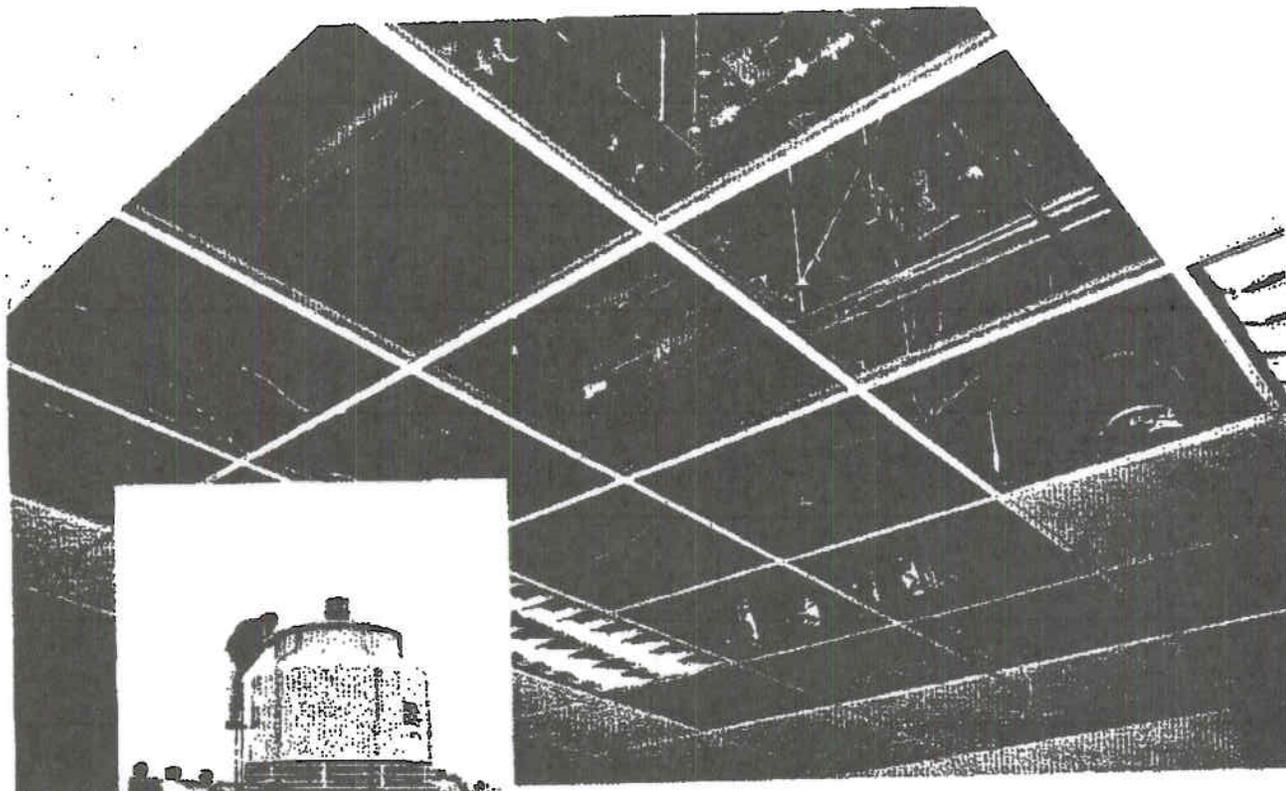
During the construction process, the general contractor installed a substitute system in place of the specified DDC computer controls. For the next year, the computer controls were unable to fully communicate with the mechanical system. Despite operating with the substituted control system, the building surpassed the annual energy consumption goal of 9 kilowatt hours/sq. ft. Recently, the substituted controls were replaced with the originally specified controls. The building is operating more efficiently with the appropriate computer control system now in place.

The energy consumption of the Ridgehaven Green Office Building has been monitored and compared to an identical office building currently used by the County Sheriff Department on the property adjacent to the Green Building. SDG&E has provided data comparing the energy use of the County Sheriff building, which has no energy-efficient systems upgrades, to Ridgehaven. The data in the chart below demonstrates that the Ridgehaven Green Building saves over 60% in energy consumption compared to the County Sheriff building.

Specified computer controls were installed and commissioned in March 1997 causing increased energy con-

| Month of Operation | Sheriff Bldg. (no upgrade) kWh | Green Bldg. (renovated) kWh | Energy Saved by Green Bldg. |
|-----------------------|--------------------------------|-----------------------------|-----------------------------|
| Oct. 1996 | 111,442 | 45,506 | 59% |
| Nov. 1996 | 139,600 | 38,168 | 73% |
| Dec. 1996 | 113,290 | 39,688 | 65% |
| Jan. 1997 | 110,204 | 41,869 | 62% |
| Feb. 1997 | 114,621 | 40,482 | 65% |
| Mar. 1997* | 116,287 | 68,502* | 41% |
| Apr. 1997 | 123,897 | 50,521 | 59% |
| May 1997 | 139,137 | 53,520 | 62% |
| June 1997 | 130,040 | 50,261 | 61% |
| July 1997 | 150,274 | 52,168 | 65% |
| Aug. 1997 | 146,349 | 57,427 | 61% |
| Sept. 1997 | 173,403 | 59,454 | 66% |
| Total (annual) | 1,568,544 | 597,566 | 62% |

Courtesy of San Diego Gas & Electric, an Enova Company



The entire existing mechanical HVAC system was replaced with high efficiency water source heat pumps (top) adjustable speed condenser pumps, variable air volume boxes for outside air, and an energy-efficient cooling tower (left).

sumption in the Ridgehaven Green Office Building.

Energy Efficiency Results

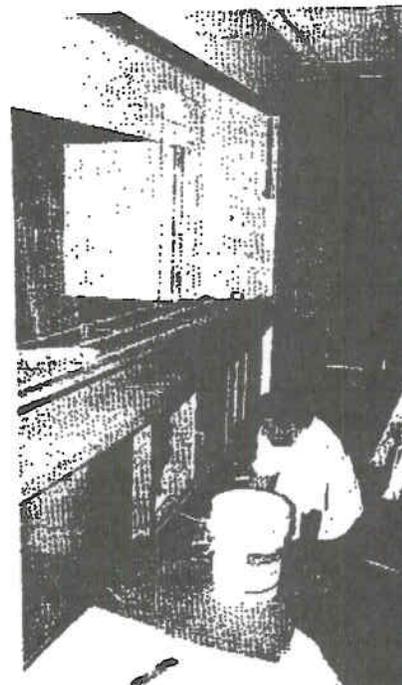
The city saved approximately \$76,000 in energy expenses after the first year of operation. With the specified energy management system now in place, the ESD can expect to save well over \$80,000 in annual energy costs. In addition, the ESD estimates an average payback period of four years on the energy saving systems.

Currently, the building uses approximately 60% less energy in building operation than the original structure. In addition, the building surpasses Energy Efficiency Standards (California Title 24 Requirements) by over 50% through the installation of state-of-the-art energy saving electrical and mechanical systems. The actual energy consumption of the renovated building is now 8.2 kilowatt hours/sq.ft. per year compared to 21 kilowatt

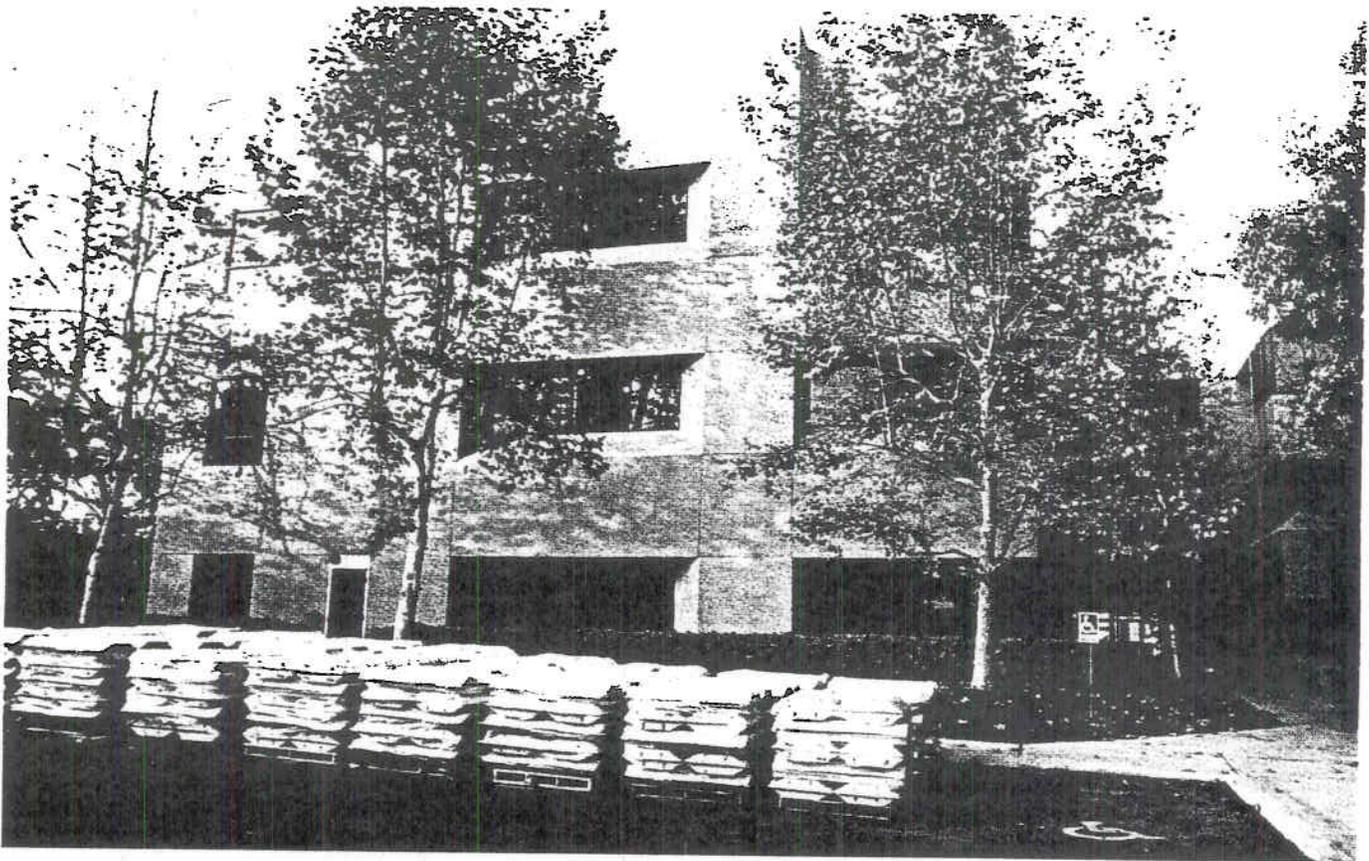
hours/sq.ft. per year that the conventional office building used prior to energy upgrades.

Honors and Awards

The Ridgehaven Green Office Building has received recognition through a Department of Energy National Award for Environmental Sustainability and an Achievement Award from Public Technology Inc. The project has also received an Energy Efficient Design Award from the San Diego Chapter of the American Institute of Architects (AIA) and more recently, recognition from the Boston Chapter of AIA for this environmentally sustainable renovation. Currently, the building has been selected by National AIA's Committee on the Environment to represent the United States as a "best practice" green building at the World Green Building Challenge in 1998.



Fiberboard cabinets are made of 90% pre-consumer recycled wood and coated with low VOC paint.



A total of 450 2- x 4-foot light fixtures were salvaged for offsite reuse.

Ridgehaven Green Office Building demonstrates that improved indoor air quality, resource and energy efficiency can be achieved within the budgetary constraints of a public project. The building renovation has proven to be very cost effective at \$37 per square foot, well within the average cost of an office tenant improvement project, but with significant environmental and economic benefits. By creating buildings with healthier indoor air quality, we can improve the indoor ecology and enhance our quality of life. Through resource and energy efficient buildings, we can build towards a more environmentally sustainable future.



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**CITY OF SAN DIEGO
RIDGEHAVEN BUILDING**

■ Specifications

San Diego Environmental Services Department
Location: 9601 Ridgehaven Court, San Diego, CA 92123

Solar Rooftop System

Date Completed: April 2003
System Peak Capacity: 66 kWp
Total Projected System Electrical Output: 75,900 kWh/year
PV Surface Area: 6,500 sq. ft.
Number of Solar Panels: 442

Rooftop System Description

The solar electric system installed on the Ridgehaven building is a lightweight building-integrated photovoltaic roofing system that is installed over an existing waterproof membrane. This system consists of 442 PowerLight modules, each with a maximum rating of 150 watts peak, which are electrically connected into 34 source circuits.

The photovoltaic modules use solar cells made of solid-state semiconductors to convert sunlight into direct current (DC) electricity. The DC output from the PV modules is then converted to AC power by an inverter, and connected into the building's service panel.

PowerLight's PowerGuard tiles fit together with interlocking tongue-and-groove side surfaces that enable them to resist wind uplifts without penetrations. In addition to generating electricity, PowerLight's solar roof system provides thermal insulation and protects the roof membrane from harsh UV rays and thermal degradation. These benefits result in decreased heating and cooling energy costs and extended roof life.

Solar Carport System

Date Completed: May 2003
System Peak Capacity: 4 kWp
Total Projected System Electrical Output: 4,802 kW/year
PV Surface Area: 450 sq. ft.
Number of Solar Panels: 96

Carport System Description:

The carport solar array is made up of 96 photovoltaic panels, which deliver electricity directly to the building. The carport system features a fully engineered mechanical mounting system to securely fasten the solar electric panels, providing strength as well as structural integrity.



About PowerLight

PowerLight Corporation is the nation's leading designer, manufacturer and installer of grid-connected solar electric systems. Founded in 1991, PowerLight's distributed generation products produce reliable, affordable clean power for businesses and government agencies worldwide. Inc Magazine has ranked PowerLight Corporation among the top 500 fastest growing privately held companies in 2000, 2001 and 2002. Today, PowerLight has worldwide offices and a full line of commercial solar electric products.

PowerLight's Mission

PowerLight is committed to making clean power a mainstream and affordable source of the world's energy supply. Our solar products enable companies to reduce operating costs by transforming clean, abundant solar energy into electricity.



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2007 Edition

NEW HOME CONSTRUCTION GREEN BUILDING GUIDELINES



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What's Inside the Guidelines

The measures in these Guidelines are listed in the Single-Family GreenPoint Checklist (Chapter 3) and described in detail in Chapter 4. The measures are grouped into sections corresponding to the various stages of construction. This organization will help you understand which green building measures can be incorporated at various points of a construction project. However, it's essential that each measure be considered and planned for holistically prior to designing a home.

These Guidelines also include some sidebars titled "Building Basics." They are included for general educational purposes and are not listed in Single-Family GreenPoint Checklist.

The sections are briefly summarized here:

Community Design and Planning. These measures are not part of the GreenPoint Checklist because they may not be in the developer's or builder's control. This section includes strategies to help preserve open space; promote social interaction, physical activity and community safety; and make homes more accessible to people of all physical abilities.

- A. Site.** Site measures include recommendations for managing the construction process to minimize disruptions to the building site, reduce waste, and prevent pollution of air, soil and waterways.
- B. Foundation.** New-home builders have the opportunity to make the buildings green from the ground up. This section includes suggestions for incorporating recycled flyash in concrete, using frost-protected shallow foundations in cold climates, and installing radon-mitigation measures where appropriate.
- C. Landscaping.** These measures offer strategies to keep pollutants out of waterways, reduce water use, promote healthy soils, create fire-safe landscaping, and reduce excessive outdoor lighting.
- D. Structural Frame and Envelope.** These measures address the building's structural frame, including the walls, floors and roof. Following these recommendations will result in more durable buildings that use energy and other resources more efficiently.
- E. Exterior Finish.** This section focuses on siding, roofing and decking materials that will hold up well for decades and help protect the home from moisture damage, fire, and general wear-and-tear.

- F. Insulation.** The measures in this section encourage proper insulation installation techniques, and the use of insulation products with recycled content and low or no formaldehyde emissions.
- G. Plumbing.** This section addresses ways in which builders and homeowners can save water and energy by designing the plumbing system to reduce hot-water runs, insulating hot water pipes and installing water-efficient toilets.
- H. Heating, Ventilation and Air Conditioning.** These measures provide two main, and complementary, benefits: energy efficiency and better indoor environmental quality. Houses with high-efficiency heating and cooling equipment tend to be more comfortable. Effective ductwork and ventilation provide better indoor air quality.
- I. Renewable Energy.** These measures describe solar hot water systems that reduce water heating energy costs, and photovoltaic systems that generate electricity from sunlight.
- J. Building Performance.** This section provides cost-effective recommendations for designing and building high performance homes that meet or exceed the state's building energy efficiency standards.
- K. Finishes.** Many conventional interior materials, including particleboard, paints and sealants, offgas noxious chemicals into the home. Most of the measures in this section describe healthier options for paints, trim, cabinets and countertops that perform well and are readily available. Other measures promote environmentally preferable materials for interior finishes.
- L. Flooring.** This section provides recommendations for a wide range of finish flooring materials that are attractive, long-lasting and environmentally friendly.
- M. Appliances.** High efficiency residential appliances can significantly cut a home's energy and water use. This section recommends choosing dishwashers, clothes washers, and refrigerators that exceed minimum federal efficiency standards.
- N. Other.** This section encourages innovative approaches to green building that go beyond the basic measures described in these Guidelines.



2007 Edition

HOME REMODELING GREEN BUILDING GUIDELINES



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Chapter Two:

Green Remodeling Checklist

The Green Remodeling Checklist was developed to offer building professionals, homeowners and municipalities a tool to assess how green a particular remodeling project is. It is based on the green building methods and materials described in Chapter Three. The Green Remodeling Checklist was developed in coordination with local builders, city planners and building officials.

Because remodeling projects vary so widely in scope—from a bathroom re-do to a whole-house rebuild—it is not feasible to use the checklist to assign a “final score” for projects. Every effort should be made, however, to incorporate as many of the measures as possible into your remodeling projects. These measures were chosen based on their ability to improve the home and the environment, as well as on their ease of implementation and relative low cost. Consider these measures as a starting point for the greening of your project. To download an electronic version of the Green Remodeling Checklist, go to www.BuildGreenNow.org.

The Green Remodeling Checklist is also the basis of GreenPoint Rated, a third-party home rating program offered by Build It Green. For more information about GreenPoint Rated, visit www.GreenPointRated.org or call 510-845-0472.

“As architects, we incorporate green building practices and the green building checklists from initial meetings with clients through design and into construction. The checklist and principles help us increase our understanding of our clients’ needs and aid us in raising the awareness of both the client and contractor to the wide array of green options and benefits.”

—J. Bradford Hubbell, Hubbell Daily Architecture + Design, Mill Valley, CA

Single Family GreenPoint Checklist

date: _____



The GreenPoint checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Energy (11), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A.3.a (50% construction waste diversion) and N.1 (Incorporate Green Points checklist in blueprints).

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

| ENTER PROJECT NAME | | Community | Energy | IAQ/Health | Resources | Water |
|--|---|-----------------|--------|------------|-----------|-------|
| A. SITE | | Possible Points | | | | |
| <input type="checkbox"/> | 1. Protect Native Soil and Minimize Disruption of Existing Plants & Trees | | | | | |
| <input type="checkbox"/> | a. Protect Native Topsoil from Erosion and Reuse after Construction | 1 | | | | 1 |
| <input type="checkbox"/> | b. Limit and Delineate Construction Footprint for Maximum Protection | | | | | 1 |
| <input type="checkbox"/> | 2. Deconstruct Instead of Demolishing Existing Buildings On Site | | | | 3 | |
| <input type="checkbox"/> | 3. Recycle Job Site Construction Waste (Including Green Waste) | | | | | |
| <input type="checkbox"/> | a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - <i>Required</i> | | | | R | |
| <input type="checkbox"/> | b. Minimum 65% Diversion by Weight (Recycling or Reuse) | | | | 2 | |
| <input type="checkbox"/> | c. Minimum 80% Diversion by Weight (Recycling or Reuse) | | | | 2 | |
| <input type="checkbox"/> | 4. Use Recycled Content Aggregate (Minimum 25%) | | | | | |
| <input type="checkbox"/> | a. Walkway and Driveway | | | | 1 | |
| <input type="checkbox"/> | b. Roadway Base | | | | 1 | |
| B. LANDSCAPING | | Possible Points | | | | |
| <input type="checkbox"/> | 1. Construct Resource-Efficient Landscapes | | | | | |
| <input type="checkbox"/> | a. No Invasive Species Listed by Cal-IPC Are Planted | | | | | 1 |
| <input type="checkbox"/> | b. No Plant Species Will Require Hedging | | | | 1 | |
| <input type="checkbox"/> | c. 75% of Plants Are California Natives or Mediterranean Species | | | | | 1 |
| <input type="checkbox"/> | 2. Use Fire-Safe Landscaping Techniques | 1 | | | | |
| <input type="checkbox"/> | 3. Minimize Turf Areas in Landscape Installed by Builder | | | | | |
| <input type="checkbox"/> | a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue | | | | | 2 |
| <input type="checkbox"/> | b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide | | | | | 2 |
| <input type="checkbox"/> | c. Turf is <33% of Landscaped Area | | | | | 2 |
| <input type="checkbox"/> | d. Turf is <10% of Landscaped Area | | | | | 2 |
| <input type="checkbox"/> | 4. Plant Shade Trees | | 1 | | | 1 |
| <input type="checkbox"/> | 5. Implement Hydrozoning: Group Plants by Water Needs | | | | | 1 |
| <input type="checkbox"/> | 6. Install High-Efficiency Irrigation Systems | | | | | |
| <input type="checkbox"/> | a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers | | | | | 1 |
| <input type="checkbox"/> | b. System Has Smart (Weather-Based) Controllers | | | | | 2 |
| <input type="checkbox"/> | 7. Apply Two Inches of Compost in the Top 6 to 12 Inches of Soil | | | | | 2 |
| <input type="checkbox"/> | 8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement | | | | | 1 |
| <input type="checkbox"/> | 9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements | | | | 1 | |
| <input type="checkbox"/> | 10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward | 1 | | | | |
| C. FOUNDATION | | Possible Points | | | | |
| <input type="checkbox"/> | 1. Incorporate Recycled Flyash in Concrete | | | | | |
| <input type="checkbox"/> | a. Minimum 20% Flyash | | | | 1 | |
| <input type="checkbox"/> | b. Minimum 25% Flyash | | | | 1 | |
| <input type="checkbox"/> | 2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16) | | | | 3 | |
| <input type="checkbox"/> | 3. Use Radon Resistant Construction (In At-Risk Locations Only) | | | 1 | | |
| D. STRUCTURAL FRAME & BUILDING ENVELOPE | | Possible Points | | | | |
| <input type="checkbox"/> | 1. Apply Optimal Value Engineering | | | | | |
| <input type="checkbox"/> | a. 2x4 Studs at 24-Inch On Center Framing | | | | | 1 |
| <input type="checkbox"/> | b. Door and Window Headers Sized for Load | | | | | 1 |
| <input type="checkbox"/> | c. Use Only Jack and Cripple Studs Required for Load | | | | | 1 |
| <input type="checkbox"/> | 2. Use Engineered Lumber | | | | | |
| <input type="checkbox"/> | a. Beams and Headers | | | | | 1 |
| <input type="checkbox"/> | b. Insulated Engineered Headers | 1 | | | | |
| <input type="checkbox"/> | c. Wood I-Joists or Web Trusses for Floors | | | | | 1 |
| <input type="checkbox"/> | d. Wood I-Joists or Rafters | | | | | 1 |
| <input type="checkbox"/> | e. Engineered or Finger-Jointed Studs for Vertical Applications | | | | | 1 |
| <input type="checkbox"/> | 3. Use FSC-Certified Wood | | | | | |
| <input type="checkbox"/> | a. Dimensional Studs: Minimum 40% | | | | | 2 |
| <input type="checkbox"/> | b. Dimensional Studs: Minimum 70% | | | | | 2 |
| <input type="checkbox"/> | c. Panel Products: Minimum 40% | | | | | 1 |
| <input type="checkbox"/> | d. Panel Products: Minimum 70% | | | | | 1 |

ENTER PROJECT NAME

| | Community | Energy | IAQ/Health | Resources | Water |
|---|-----------|--------|------------|-----------|-------|
| <input type="checkbox"/> 4. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall) | | 1 | | | |
| <input type="checkbox"/> 5. Design Trusses to Accommodate Ductwork | | 1 | | | |
| <input type="checkbox"/> 6. Use Oriented Strand Board (OSB) | | | | 1 | |
| <input type="checkbox"/> a. Subfloor | | | | 1 | |
| <input type="checkbox"/> b. Sheathing | | | | 1 | |
| <input type="checkbox"/> 7. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing | | | | 1 | |
| <input type="checkbox"/> 8. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly) | | 2 | | 2 | |
| <input type="checkbox"/> a. Floors | | 2 | | 2 | |
| <input type="checkbox"/> b. Walls | | 2 | | 2 | |
| <input type="checkbox"/> c. Roofs | | 2 | | 2 | |
| <input type="checkbox"/> 9. Thermal Mass Walls: 5/8-inch Drywall on All Interior Walls or Walls Weigh more than 40 lb/cu.ft. | | 1 | | | |
| <input type="checkbox"/> 10. Design and Build Structural Pest Controls | | | | 1 | |
| <input type="checkbox"/> a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers | | | | 1 | |
| <input type="checkbox"/> b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation | | | | 1 | |
| <input type="checkbox"/> 11. Reduce Pollution Entering the Home from the Garage | | | 1 | | |
| <input type="checkbox"/> a. Tightly Seal the Air Barrier between Garage and Living Area | | | 1 | | |
| <input type="checkbox"/> b. Install Separate Garage Exhaust Fan | | | 1 | | |
| <input type="checkbox"/> 12. Install Overhangs and Gutters | | | | 1 | |
| <input type="checkbox"/> a. Minimum 16-Inch Overhangs and Gutters | | | | 1 | |
| <input type="checkbox"/> b. Minimum 24-Inch Overhangs and Gutters | | 1 | | | |

E. EXTERIOR FINISH

Possible Points

| | | | | | |
|--|--|--|--|---|--|
| <input type="checkbox"/> 1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking | | | | 2 | |
| <input type="checkbox"/> 2. Install a Drainage Plane (Rain Screen Wall System) | | | | 2 | |
| <input type="checkbox"/> 3. Use Durable and Non-Combustible Siding Materials | | | | 1 | |
| <input type="checkbox"/> 4. Select Durable and Non-Combustible Roofing Materials | | | | 2 | |

F. PLUMBING

Possible Points

| | | | | | |
|--|---|--|--|--|---|
| <input type="checkbox"/> 1. Distribute Domestic Hot Water Efficiently | | | | | 1 |
| <input type="checkbox"/> a. Insulate Hot Water Pipes from Water Heater to Kitchen | | | | | 1 |
| <input type="checkbox"/> b. Insulate All Hot Water Pipes OR Install On-Demand Hot Water Circulation System in conjunction with F.1.a Insulate Hot Water Pipes from Water Heater to Kitchen | 1 | | | | 1 |
| <input type="checkbox"/> c. Locate the Water Heater within 25 feet of All Hot Water Fixtures and Appliances | | | | | 1 |
| <input type="checkbox"/> d. Use Engineered Parallel Piping | | | | | 1 |
| <input type="checkbox"/> 2. Install Only High Efficiency Toilets (Dual-Flush or <=1.3 gpf) | | | | | 3 |

G. APPLIANCES

Possible Points

| | | | | | |
|--|--|---|--|--|---|
| <input type="checkbox"/> 1. Install ENERGY STAR Dishwasher | | 1 | | | |
| <input type="checkbox"/> a. ENERGY STAR | | 1 | | | 1 |
| <input type="checkbox"/> b. Dishwasher Uses No More than 6.5 Gallons/Cycle | | 1 | | | 3 |
| <input type="checkbox"/> 2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less | | 1 | | | |
| <input type="checkbox"/> 3. Install ENERGY STAR Refrigerator | | 1 | | | |
| <input type="checkbox"/> a. ENERGY STAR: 15% above Federal Minimum | | 1 | | | |
| <input type="checkbox"/> b. Super-Efficient Home Appliance Tier 2: 25% above Federal Minimum | | 1 | | | 2 |
| <input type="checkbox"/> 4. Install Built-in Recycling Center | | | | | |

H. INSULATION

Possible Points

| | | | | | |
|---|--|---|---|---|--|
| <input type="checkbox"/> 1. Install Insulation with 75% Recycled Content | | | | 1 | |
| <input type="checkbox"/> a. Walls and/or Floors | | | | 1 | |
| <input type="checkbox"/> b. Ceilings | | | | 1 | |
| <input type="checkbox"/> 2. Install Insulation that is Low-Emitting (Certified Section 01350) | | | 1 | | |
| <input type="checkbox"/> a. Walls and/or Floors | | | 1 | | |
| <input type="checkbox"/> b. Ceilings | | | 1 | | |
| <input type="checkbox"/> 3. Pre-Drywall Inspection Shows Quality Installation of Insulation | | 1 | | | |

I. HEATING, VENTILATION & AIR CONDITIONING

Possible Points

| | | | | | |
|---|--|---|---|--|--|
| <input type="checkbox"/> 1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations | | 4 | | | |
| <input type="checkbox"/> 2. Install Sealed Combustion Units | | | 2 | | |
| <input type="checkbox"/> a. Furnaces | | | 2 | | |
| <input type="checkbox"/> b. Water Heaters | | | 2 | | |
| <input type="checkbox"/> 3. No Fireplace or Sealed Gas Fireplace with Efficiency Rating Not Less Than 60% | | | 1 | | |
| <input type="checkbox"/> 4. Install ENERGY STAR Ceiling Fans with CFLs in Living Areas and Bedrooms | | 1 | | | |
| <input type="checkbox"/> 5. Install Mechanical Ventilation System for Nighttime Cooling (Points are Cumulative up to 3) | | | | | |
| <input type="checkbox"/> a. Whole House Fan | | 1 | | | |
| <input type="checkbox"/> b. Automatically Controlled Integrated System | | 2 | | | |

ENTER PROJECT NAME

| | | Community | Energy | IAQ/Health | Resources | Water |
|--------------------------|---|-----------|--------|------------|-----------|-------|
| <input type="checkbox"/> | c. Integrated System with Variable Speed Control | | 3 | | | |
| <input type="checkbox"/> | 6. Install Air Conditioning with Non-HCFC Refrigerants | 1 | | | | |
| <input type="checkbox"/> | 7. Design and Install Effective Ductwork | | | | | |
| <input type="checkbox"/> | a. Install HVAC Unit and Ductwork within Conditioned Space | | 3 | | | |
| <input type="checkbox"/> | b. Use Duct Mastic on All Duct Joints and Seams | | 1 | | | |
| <input type="checkbox"/> | c. Install Ductwork under Attic Insulation (Buried Ducts) | | 1 | | | |
| <input type="checkbox"/> | d. Pressure Balance the Ductwork System for Master Bedroom | | 1 | | | |
| <input type="checkbox"/> | e. Protect Ducts during Construction and Clean All Ducts before Occupancy | | | 1 | | |
| <input type="checkbox"/> | 8. Install High Efficiency HVAC Filter (MERV 6+) | | | 1 | | |
| <input type="checkbox"/> | 9. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation | | 1 | 1 | | |
| <input type="checkbox"/> | 10. Install Mechanical Ventilation System | | | | | |
| <input type="checkbox"/> | a. Any Whole House Ventilation System That Meets ASHRAE 62.2 | | 1 | 2 | | |
| <input type="checkbox"/> | b. Install ENERGY STAR Bathroom Fan | | | 1 | | |
| <input type="checkbox"/> | c. All Bathroom Fans Are on Timer or Humidistat | | | 1 | | |
| <input type="checkbox"/> | 11. Use Low-Sone Range Hood Vented to the Outside | | | 1 | | |
| <input type="checkbox"/> | 12. Install Carbon Monoxide Alarm(s) | | | 1 | | |

| J. BUILDING PERFORMANCE | | Possible Points | | | | |
|--------------------------|---|-----------------|----|---|---|--|
| <input type="checkbox"/> | 0% 1. Design and Build High Performance Homes (2 points for each 1% above T-24, up to 30 pts) <i>Enter the percent above Title 24 in the cell at left. Any value over 15% will automatically earn 30 points.</i> | | 30 | | | |
| <input type="checkbox"/> | 2. House Obtains ENERGY STAR with Indoor Air Package Certification | | | 5 | 2 | |
| <input type="checkbox"/> | 3. Inspection and Diagnostic Evaluations | | | | | |
| <input type="checkbox"/> | a. Third Party Energy and Green Building Review of Home Plans | | 1 | 1 | 1 | |
| <input type="checkbox"/> | b. Blower Door Test Performed | | 1 | | | |
| <input type="checkbox"/> | c. House Passes Combustion Safety Backdraft Test | | | 1 | | |

| K. RENEWABLE ENERGY | | Possible Points | | | | |
|--------------------------|---|-----------------|----|--|--|--|
| <input type="checkbox"/> | 1. Pre-Plumb for Solar Hot Water Heating | | 4 | | | |
| <input type="checkbox"/> | 2. Install Solar Water Heating System | | 10 | | | |
| <input type="checkbox"/> | 3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-Facing Roof | | 2 | | | |
| <input type="checkbox"/> | 4. Install Photovoltaic (PV) Panels | | | | | |
| <input type="checkbox"/> | a. 1.2 kW System | | 6 | | | |
| <input type="checkbox"/> | b. 2.4 kW System | | 6 | | | |
| <input type="checkbox"/> | c. 3.6 kW or more | | 6 | | | |

| L. FINISHES | | Possible Points | | | | |
|--------------------------|--|-----------------|--|--|--|---|
| <input type="checkbox"/> | 1. Provide Permanent Walk-Off Mats and Shoe Storage at Home Entrances | | | | | 1 |
| <input type="checkbox"/> | 2. Use Low/No-VOC Paint | | | | | |
| <input type="checkbox"/> | a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat)) | | | | | 1 |
| <input type="checkbox"/> | b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat)) | | | | | 3 |
| <input type="checkbox"/> | 3. Use Low VOC, Water-Based Wood Finishes (<150 gpl VOCs) | | | | | 2 |
| <input type="checkbox"/> | 4. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives | | | | | 2 |
| <input type="checkbox"/> | 5. Use Recycled-Content Paint | | | | | 1 |
| <input type="checkbox"/> | 6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed | | | | | |
| | At Least 50% of Each Material (1 pt each): | | | | | |
| <input type="checkbox"/> | a. Cabinets | | | | | 1 |
| <input type="checkbox"/> | b. Interior Trim | | | | | 1 |
| <input type="checkbox"/> | c. Shelving | | | | | 1 |
| <input type="checkbox"/> | d. Doors | | | | | 1 |
| <input type="checkbox"/> | e. Countertops | | | | | 1 |
| <input type="checkbox"/> | 7. Reduce Formaldehyde in Interior Finish (Section 01350) for At Least 50% of Each Material Below: | | | | | |
| <input type="checkbox"/> | a. Cabinets | | | | | 1 |
| <input type="checkbox"/> | b. Interior Trim | | | | | 1 |
| <input type="checkbox"/> | c. Shelving | | | | | 1 |
| <input type="checkbox"/> | d. Subfloor | | | | | 1 |
| <input type="checkbox"/> | 8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb | | | | | 3 |

| M. FLOORING | | Possible Points | | | | |
|--------------------------|--|-----------------|--|--|--|---|
| <input type="checkbox"/> | 1. Use Environmentally Preferable Flooring: A) FSC-Certified or Reclaimed Wood, B) Rapidly Renewable Flooring Materials, C) Recycled-Content Ceramic Tiles, D) Exposed Concrete as Finished Floor or E) Recycled-Content Carpet. <i>Note: Flooring Adhesives Must Have <50 gpl VOCs.</i> | | | | | |
| <input type="checkbox"/> | a. Minimum 15% of Floor Area | | | | | 1 |
| <input type="checkbox"/> | b. Minimum 30% of Floor Area | | | | | 1 |
| <input type="checkbox"/> | c. Minimum 50% of Floor Area | | | | | 1 |
| <input type="checkbox"/> | d. Minimum 75% of Floor Area | | | | | 1 |

ENTER PROJECT NAME

| | | Community | Energy | IAQ/Health | Resources | Water |
|--------------------------|---|-----------|--------|------------|-----------|-------|
| <input type="checkbox"/> | 2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors | | 1 | | | |
| <input type="checkbox"/> | 3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum) | | | 2 | | |

N. OTHER

Possible Points

| | | | | | | |
|--|---|--|---|---|---|---|
| <input type="checkbox"/> | 1. Incorporate Green Points Checklist in Blueprints - Required | | | | R | |
| <input type="checkbox"/> | 2. Develop Homeowner Manual of Green Features/Benefits | | 1 | 1 | | 1 |
| 3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here. | | | | | | |
| 0 | Enter description here | | | | | |
| 0 | Enter description here | | | | | |
| 0 | Enter description here | | | | | |
| 0 | Enter description here | | | | | |
| 4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures. | | | | | | |
| 0 | Innovation in Community : Enter description here | | | | | |
| 0 | Innovation in Energy : Enter description here | | | | | |
| 0 | Innovation in IAQ/Health : Enter description here | | | | | |
| 0 | Innovation in Resources : Enter description here | | | | | |
| 0 | Innovation in Water : Enter description here | | | | | |

Summary

Points Achieved from Specific Categories

0 0 0 0 0

Total Points Achieved

0

Project has not yet met the recommended minimum requirements

- Total Project Score of At Least 50 Points
- Minimum points in specific categories: Energy (11), IAQ/Health (5), Resources (6), Water (3)
- Required measures A.3.a and/or N.1

Green Points Rating System for Remodeling Projects

Due to the diversity of remodeling project types, assigning a "total points" value to a project to be considered environmentally friendly is not feasible. However, 25 measures have been highlighted to signify that every effort should be made to incorporate them into your projects. These items have been chosen based upon their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. These measures can be used as a starting point for "greening" your project.

| | INPUT | Resources | Energy | IAQ/Health |
|--|------------------------|-----------|--------|------------|
| A. Site | | | | |
| 1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points | up to 4 Resource pts | 0 | | |
| 2. Salvage Reusable Building Materials | 4 Resource pts y=yes | 0 | | |
| 3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation | 4 Resource pts y=yes | 0 | | |
| 4. Protect Native Soil | 2 Resource pts y=yes | 0 | | |
| 5. Minimize Disruption of Existing Plants & Trees | 1 Resource pt y=yes | 0 | | |
| 6. Implement Construction Site Stormwater Practices | 2 Resource pts y=yes | 0 | | |
| 7. Protect Water Quality with Landscape Design | 2 Resource pts y=yes | 0 | | |
| 8. Design Resource-Efficient Landscapes and Gardens | 4 Resource pts y=yes | 0 | | |
| 9. Reuse Materials/Use Recycled Content Materials for Landscape Areas | 2 Resource pts y=yes | 0 | | |
| 10. Install High-Efficiency Irrigation Systems | 2 Resource pts y=yes | 0 | | |
| 11. Provide for On-Site Water Catchment / Retention | 2 Resource pts y=yes | 0 | | |
| | | 0 | 0 | 0 |
| B. Foundation | | | | |
| 1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points | up to 5 Resource pts | 0 | | |
| 2. Use Recycled Content Aggregate | 2 Resource pts y=yes | 0 | | |
| 3. Insulate Foundation/Slab before backfill | 3 Energy pts y=yes | | 0 | |
| | | 0 | 0 | 0 |
| C. Structural Frame | | | | |
| 1. Substitute Solid Sawn Lumber with Engineered Lumber | 3 Resource pts y=yes | 0 | | |
| 2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10) | up to 10 Resource pts. | 0 | | |
| 3. Use Wood I-Joists for Floors and Ceilings | 2 Resource pts y=yes | 0 | | |
| 4. Use Web Floor Trusses | 2 Resource pts y=yes | 0 | | |
| 5. Design Energy Heels on Trusses 6" or more | 2 Energy pts y=yes | | 0 | |
| 6. Use Finger-Jointed Studs for Vertical Applications | 2 Resource pts y=yes | 0 | | |
| 7. Use Engineered Studs for Vertical Applications | 2 Resource pts y=yes | 0 | | |
| 8. Use Recycled Content Steel Studs for Interior Framing | 2 Resource pts y=yes | 0 | | |
| 9. Use Structural Insulated Panels (SIPs) | | | | |
| a. Floors | 3 Energy pts y=yes | | 0 | |
| b. Wall | 3 Energy pts y=yes | | 0 | |
| c. Roof | 3 Energy pts y=yes | | 0 | |
| 10. Apply Advanced Framing Techniques | 4 Resource pts y=yes | 0 | | |
| 11. Use Reclaimed Lumber for Non Structural Applications | 3 Resource pts y=yes | 0 | | |
| 12. Use OSB | | | | |
| a. Subfloors | 1 Resource pt y=yes | 0 | | |
| b. Sheathing | 1 Resource pt y=yes | 0 | | |
| | | 0 | 0 | 0 |
| D. Exterior Finish | | | | |
| 1. Use Sustainable Decking Materials | | | | |
| a. Recycled content | 3 Resource pts y=yes | 0 | | |
| b. FSC Certified Wood | 3 Resource pts y=yes | 0 | | |
| 2. Use Treated Wood That Does Not Contain Chromium/Arsenic | 1 IAQ/Health pt y=yes | | | 0 |
| 3. Install House Wrap under Siding | 1 IAQ/Health pt y=yes | | | 0 |
| 4. Use Fiber-Cement Siding Materials | 1 Resource pt y=yes | 0 | | |
| | | 0 | 0 | 0 |
| E. Plumbing | | | | |
| 1. Install Water Heater Jacket | 1 Energy pt y=yes | | 0 | |
| 2. Insulate Hot and Cold Water Pipes | 2 Energy pts y=yes | | 0 | |

| | INPUT | Resources | Energy | IAQ/Health |
|--|-------------------------|-----------|--------|------------|
| 3. Retrofit all Faucets and Showerheads with Flow Reducers | | | | |
| a. Faucets (1 point each, up to 2 points) | Up to 2 Resource pts. | 0 | | |
| b. Showerheads (1 point each, up to 2 points) | Up to 2 Resource pts. | 0 | | |
| 4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points) | Up to 3 Resource pts. | 0 | | |
| 5. Install Chlorine Filter on Showerhead | 1 IAQ/Health pt y=yes | | | 0 |
| 6. Convert Gas to Tankless Water Heater | 4 Energy pts y=yes | | 0 | |
| 7. Install Water Filtration Units at Faucets (2 points each, up to 4 points) | Up to 4 IAQ/Health pts. | | | 0 |
| 8. Install On-Demand Hot Water Circulation Pump | 4 Resource pts y=yes | 0 | | |
| | | 0 | 0 | 0 |

F. Electrical

| | | | | |
|---|---------------------|---|---|---|
| 1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points) | Up to 4 Energy pts. | | 0 | |
| 2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points) | Up to 5 Energy pts. | | 0 | |
| 3. Install Lighting Controls (1 point per fixture, up to 4 points) | Up to 4 Energy pts. | | 0 | |
| 4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points) | Up to 4 Energy pts. | | 0 | |
| | | 0 | 0 | 0 |

G. Appliances

| | | | | |
|--|----------------------|---|---|---|
| 1. Install Energy Star Dishwasher | 1 Energy pt y=yes | | 0 | |
| 2. Install Washing Machine with Water and Energy Conservation Features | 1 Energy pt y=yes | | 0 | |
| 3. Install Energy Star Refrigerator | 1 Energy pt y=yes | | 0 | |
| 4. Install Built-In Recycling Center | 3 Resource pts y=yes | 0 | | |
| | | 0 | 0 | 0 |

H. Insulation

| | | | | |
|--|------------------------|---|---|---|
| 1. Upgrade Insulation to Exceed Title 24 Requirements | | | | |
| a. Walls | 2 Energy pts y=yes | | 0 | |
| b. Ceilings | 2 Energy pts y=yes | | 0 | |
| 2. Install Floor Insulation over Crawl Space | 4 Energy pts y=yes | | 0 | |
| 3. Install Recycled-Content, Fiberglass Insulation with Added Formaldehyde | 3 IAQ/Health pts y=yes | | | 0 |
| 4. Use Advanced Infiltration Reduction Practices | 2 Energy pts y=yes | | 0 | |
| 5. Use Cellulose Insulation | | | | |
| a. Walls | 4 Resource pts y=yes | 0 | | |
| b. Ceilings | 4 Resource pts y=yes | 0 | | |
| 6. Alternative Insulation Products (Cotton, spray-foam) | | | | |
| a. Walls | 4 Resource pts y=yes | 0 | | |
| b. Ceilings | 4 Resource pts y=yes | 0 | | |
| | | 0 | 0 | 0 |

I. Windows

| | | | | |
|--|--------------------|---|---|---|
| 1. Install Energy-Efficient Windows | | | | |
| a. Double-Paneled | 1 Energy pt y=yes | | 0 | |
| b. Low-Emissivity (Low-E) | 2 Energy pts y=yes | | 0 | |
| c. Low Conductivity Frames | 2 Energy pts y=yes | | 0 | |
| 2. Install Low Heat Transmission Glazing | 1 Energy pt y=yes | | 0 | |
| | | 0 | 0 | 0 |

J. Heating Ventilation and Air Conditioning

| | | | | |
|---|------------------------|---|---|---|
| 1. Use Duct Mastic on All Duct Joints | 2 Energy pts y=yes | | 0 | |
| 2. Install Ductwork within Conditioned Space | 3 Energy pts y=yes | | 0 | |
| 3. Vent Range Hood to the Outside | 1 IAQ/Health pt y=yes | | | 0 |
| 4. Clean all Ducts Before Occupancy | 2 IAQ/Health pts y=yes | | | 0 |
| 5. Install Solar Attic Fan | 2 Energy pts y=yes | | 0 | |
| 6. Install Attic Ventilation Systems | 1 Energy pt y=yes | | 0 | |
| 7. Install Whole House Fan | 4 Energy pts y=yes | | 0 | |
| 8. Install Sealed Combustion Units | | | | |
| a. Furnaces | 3 IAQ/Health pts y=yes | | | 0 |
| b. Water Heaters | 3 IAQ/Health pts y=yes | | | 0 |
| 9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps | 3 Energy pts y=yes | | 0 | |
| 10. Install 13 SEER/11 EER or higher AC with a TXV | 3 Energy pts y=yes | | 0 | |
| 11. Install AC with Non-HCFC Refrigerants | 2 Resource pts y=yes | 0 | | |

| | INPUT | Resources | Energy | IAQ/Health |
|---|------------------------|-----------|--------|------------|
| 12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace | 2 Energy pts y=yes | | 0 | |
| 13. Retrofit Wood Burning Fireplaces | | | | 0 |
| a. Install EPA certified wood stoves/inserts | 1 IAQ/Health pt y=yes | | | |
| b. Install/Replace Dampers | 1 Energy pt y=yes | | 0 | |
| c. Install Airtight Doors | 1 Energy pt y=yes | | 0 | |
| 14. Install Zoned, Hydronic Radiant Heating | 3 Energy pts y=yes | | 0 | |
| 15. Install High Efficiency Filter | 4 IAQ/Health pts y=yes | | | 0 |
| 16. Install Heat Recovery Ventilation Unit (HRV) | 5 IAQ/Health pts y=yes | | | 0 |
| 17. Install Separate Garage Exhaust Fan | 3 IAQ/Health pts y=yes | | | 0 |
| | | 0 | 0 | 0 |
| K. Renewable Energy and Roofing | | | | |
| 1. Pre-Plumb for Solar Water Heating | 4 Energy pts y=yes | | 0 | |
| 2. Install Solar Water Heating System | 10 Energy pts y=yes | | 0 | |
| 3. Pre-Wire for Future Photovoltaic (PV) Installation | 4 Energy pts y=yes | | 0 | |
| 4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points) | Up to 18 Energy pts | | 0 | |
| 6. Select Safe and Durable Roofing Materials | 1 Resource pt y=yes | 0 | | |
| 7. Install Radiant Barrier | 3 Energy pts y=yes | | 0 | |
| | | 0 | 0 | 0 |
| L. Natural Heating and Cooling | | | | |
| 1. Incorporate Passive Solar Heating | 5 Energy pts y=yes | | 0 | |
| 2. Install Overhangs or Awnings over South Facing Windows | 3 Energy pts y=yes | | 0 | |
| 3. Plant Deciduous Trees on the West and South Sides | 3 Energy pts y=yes | | 0 | |
| | | 0 | 0 | 0 |
| M. Indoor Air Quality and Finishes | | | | |
| 1. Use Low/No-VOC Paint | 1 IAQ/Health pts y=yes | | | 0 |
| 2. Use Low VOC, Water-Based Wood Finishes | 2 IAQ/Health pts y=yes | | | 0 |
| 3. Use Low/No VOC Adhesives | 3 IAQ/Health pts y=yes | | | 0 |
| 4. Use Salvaged Materials for Interior Finishes | 3 Resource pts y=yes | 0 | | |
| 5. Use Engineered Sheet Goods with no added Urea Formaldehyde | 6 IAQ/Health pts y=yes | | | 0 |
| 6. Use Exterior Grade Plywood for Interior Uses | 1 IAQ/Health pts y=yes | | | 0 |
| 7. Seal all Exposed Particleboard or MDF | 4 IAQ/Health pts y=yes | | | 0 |
| 8. Use FSC Certified Materials for Interior Finish | 4 Resource pts y=yes | 0 | | |
| 9. Use Finger-Jointed or Recycled-Content Trim | 1 Resource pts y=yes | 0 | | |
| 10. Install Whole House Vacuum System | 3 IAQ/Health pts y=yes | | | 0 |
| | | 0 | 0 | 0 |
| N. Flooring | | | | |
| 1. Select FSC Certified Wood Flooring | 8 Resource pts y=yes | 0 | | |
| 2. Use Rapidly Renewable Flooring Materials | 4 Resource pts y=yes | 0 | | |
| 3. Use Recycled Content Ceramic Tiles | 4 Resource pts y=yes | 0 | | |
| 4. Install Natural Linoleum in Place of Vinyl | 5 IAQ/Health pts y=yes | | | 0 |
| 5. Use Exposed Concrete as Finished Floor | 4 Resource pts y=yes | 0 | | |
| 6. Install Recycled Content Carpet with Low VOCs | 4 Resource pts y=yes | 0 | | |
| | | 0 | 0 | 0 |

| |
|---------------------------------------|
| Total Points Available: |
| Total Points Project Received: |

| | | |
|-----|-----|----|
| 140 | 130 | 57 |
| 0 | 0 | 0 |

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DPD / Green Building

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Whether you're working on a simple home remodel, a new apartment building or office tower, or a neighborhood pocket park, our staff of experts is here to help you successfully incorporate green building techniques.

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What Is Green Building?

It's a concept with quite the buzz. Everyone is talking about it--from *Wired* magazine, to *Elle*, to *Vanity Fair*. It's a topic so popular, that a Google search yields over 8 million hits.

It's how YOU can make a difference in the future of your family, your city, your planet. And it's a great way to think globally and act locally. [More](#)

It Adds Value to Your Project

Green building can save money on utility bills, decrease maintenance costs, and help protect the value of your real estate investment. It also enhances the health and well-being of your family or office staff by creating indoor environments with better air quality and daylighting.

Not only that, but green building is good for the environment, too! It can help minimize waste, preserve natural resources, protect forests, wildlife, air and water quality. And it can help create better neighborhoods, a thriving local economy, and a better quality of life for all. [More](#)

Are You Ready for the Boom?

In today's competitive market going green is an essential business strategy. It will help your business grow and improve your bottom line. Everyone's a winner with green building, and going green now will position you for what's ahead—a green building boom.

While Seattle's construction and real estate industry continue to grow, demand for green construction and remodeling continues to exceed supply. Seattle is expected to experience even more

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growth in the green building industry in the near to mid-future, according to a recent economic development study.

Seattle's Comprehensive Plan predicts annual construction growth through 2009 will include over 13 million square feet of residential (single and multifamily) construction, and over 5 million square feet of commercial and industrial construction.

With Seattle's position as one of the nation's leaders in green building, opportunities to go green abound.

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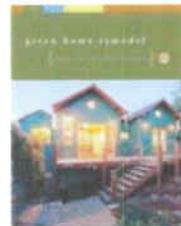
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Green Home Remodeling Guides

Remodeling? Help Is Here

A typical remodel involves a dizzying array of choices, but help is here. Our Green Home Remodel Guide series covers common remodeling topics, giving helpful hints on materials and strategies to create a home that's healthy, saves money, and is easy on the environment. The guides are available below in PDF format.

- Remodel Overview
- Bath & Laundry
- Kitchen
- Painting
- Landscape Materials
- Roofing
- Hiring a Pro
- Salvage & Reuse



Overview

What is a green home remodel, and why consider one? It's an approach to home improvement that not only makes your home look better, but also work better--all while saving you money on utilities, adding value, and enhancing your health and the environment. Our [Overview Guide](#) explains how this works, describes what a green remodel can look like, and provides helpful project tips.



Bath & Laundry

Bathrooms today are both refuge and a place for the all manner of utilitarian tasks, such as washing the family dog. They also use large amounts of water and energy (used to heat that water and warm, light, and ventilate the space). Use our [Bath & Laundry Guide](#) to help make important decisions on fixtures, flooring, and more. For more information, let our [resource list](#)

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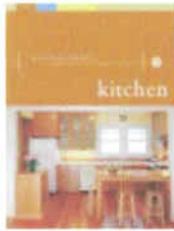
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steer you in the right direction.



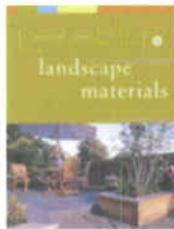
Kitchen

The kitchen is the heart of the home. As a room subjected to daily heavy use, careful consideration during your remodeling project can ensure it's durable, efficient and safe as well as welcoming and comfortable. The [Kitchen Guide](#) examines everything from countertops to cabinetry, including the kitchen sink. For more information, let our [resource list](#) steer you in the right direction.



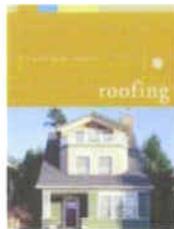
Painting

A new coat of paint can enliven tired walls and protect surfaces. But the wrong paint can compromise air quality indoors or cause smog outside, and paint projects can release health hazards, such as leaded paint dust. In our [Painting Guide](#) you'll learn to choose paints that accomplish these goals along with protecting air quality and reducing exposure to toxic hazards.



Landscape Materials

Your landscape is an essential part of the way your home presents itself to the world. Selecting materials that are low-maintenance, nontoxic, and kind on people and the planet is one way to tell your neighborhood how you feel about it. The [Landscape Materials Guide](#) provides selection tips on landscape elements from pathways to pergolas.



Roofing

A roof provides essential protection to the rest of your housing investment in this rainy Seattle environment. But beyond shielding your home from the elements, choices made when replacing your roof can help protect the environment and your pocketbook. Learn how in our [Roofing Guide](#). For even more information, our [resource list](#) will steer you in the right direction.



Hiring a Pro

This guide outlines tips on hiring and working with design professionals and contractors when working on green remodel projects. A green remodel requires a new approach to the design and construction process; the [Hiring a Pro Guide](#) will help you understand this approach.



Salvage & Reuse Guide

Seattle is a treasure trove of building materials. Remodeling projects often yield materials that can be valuable in the project or to someone else. Additionally, used building materials and architectural salvage from other projects can be readily incorporated into yours. Learn how in our [Salvage & Reuse Guide](#).

Find out who can help you in our [Guide to Salvage & Deconstruction Services](#).

Request Printed Copies of Remodeling Guides

Seattle residents can order free printed copies of the Green Home Remodel Guides featured above by emailing thor.peterson@seattle.gov or calling (206) 615-0731.

Green Home Remodel Classes & Lectures

For information on green home remodeling educational activities, see [classes and lectures](#).

Last Updated: January 26, 2007

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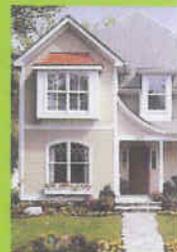
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2006

GREEN BUILDING RESOURCE GUIDE



OUR CHOICES
BUILD OUR CHANCES
FOR SUSTAINABLE
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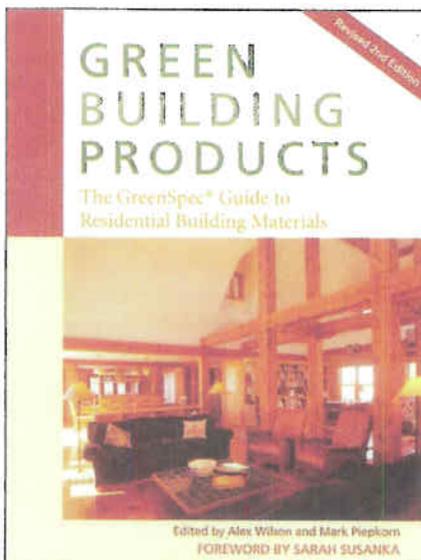
RE-SOURCES

Green Building

Building or remodeling a home is no cakewalk, and when you're trying to minimize your environmental impact and make the best energy efficiency upgrades, the process can be even more daunting. Luckily, creating an earth-friendly abode is getting easier all the time, whether you're a do-it-yourselfer or professional builder. Here, you'll find sound advice on everything from straw-bale insulation to climate-specific design. Because in the end, green home building's rewards—in money saved, resources conserved, and a more comfortable home—are well worth the extra effort.

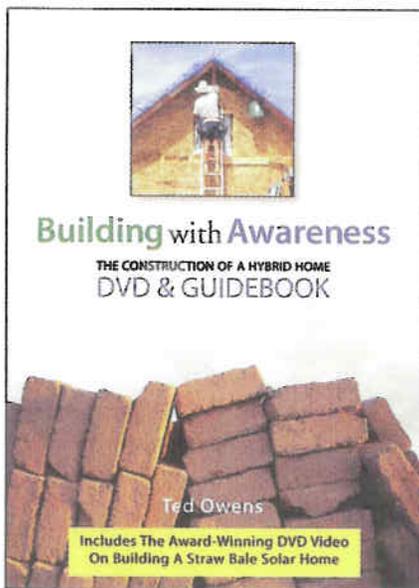
► From an energy and resource-use standpoint, it's almost always better to work with an existing building, rather than starting from scratch. For inspiration on making your home more eco-friendly, pick up Carol Venolia and Kelly Lerner's *Natural Remodeling for the Not-So-Green House* (280 pages, \$24.95, www.larkbooks.com), which has case studies, useful techniques, and photographs of naturally beautiful homes.

Now that you're all set to get your hands dirty, check out *Building Green: A Complete How-To Guide to Alternative Building Methods*, by Clarke Snell and Tim Callahan (616 pages, \$29.95, www.larkbooks.com), a basic how-to manual for natural building systems.



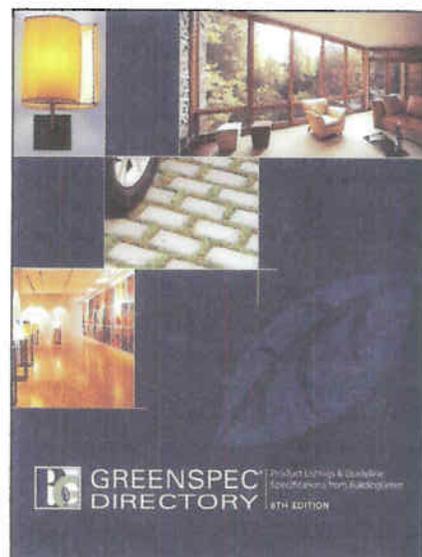
When you're ready to buy materials, consult *Green Building Products* (352 pages, \$34.95), or the professional version, *GreenSpec Directory* (492 pages, \$89, www.buildinggreen.com), for architects and others in the building trades. These unbiased, comprehensive directories help you find green building products for every phase of construction.

► To see green techniques in action, check out Ted Owens' DVD, *Building With Awareness* (2 hrs. 42 mins., \$35, www.buildingwithawareness.com). Owens documents the design and construction of his solar, straw bale home. Novice and professional builders alike will find



this DVD worth watching. For an extra \$7, buy the DVD with the guidebook (\$42)—152 pages brimming with full-color photographs and step-by-step instructions.

► **Best Web Bets for Green Building:** Building Science Corporation (BSC) • www.buildingscience.com • The experts at BSC offer climate-specific "Designs That Work," based on years of field experience. Whether you're in Alaska or Arizona—or somewhere in between—they have a model for you to follow. These people make building science fun!



Energy and Environmental Building Association • www.eeba.org • EEBA compiles articles from other organizations to keep builders and consumers informed about the latest and greatest green building practices.

EERE Building Technology Program • www.eere.energy.gov/buildings • Find government guidelines, green building tools, federal tax incentives information, and technical fact sheets to help you with your building or renovation projects.

► **Best Web Bets for Natural Building:** The Last Straw • www.thelaststraw.org • The No. 1 resource for anyone interested in straw bale building. Surf their extensive international directory for everything related to this technique.

Ecological Building Network • www.ecobuildnetwork.org • EBNet has extensively tested straw bale structures for strength, and fire and moisture resistance. These documents are available for download, and can be shared with local building code officials to help dispel straw-bale building myths.

Sources compiled by Rachel Connor • rachel@solarenergy.org; written by Erin Moore Bean • erinmoorebean@gmail.com

City of San Diego Environmental Services Ridgeway "Green" Building

| BOTANICAL NAME | COMMON NAME | ORIGIN | SUN** | H2O* | FLOWERS | USE |
|--------------------------------|---------------------------|---|-------|------|---------------------------|----------------------|
| NATIVE GARDEN | | | | | | |
| <i>ROSA gymnocarpa</i> | WOOD ROSE | SAN LUIS OBISPO TO IDAHO, BRITISH COLUMBIA, EAST TO MONTANA | F | M | PINK/LATE SPRING | SEMI-VINNING |
| <i>ROMNEYA coulteri</i> | MATILJA POPPY | SANTA BARBARA TO SAN DIEGO AT ELEVATIONS OF 1000-2500 FT | F | L | WHITE&YELLOW/SUMMER | LARGE PERENNIAL |
| <i>IRIS longipetala</i> | BLUE FLAG | COASTAL SAN FRANCISCO BAY TO MONTEREY COUNTY | | L-M | PURPLE-EARLY SPRING | BULB |
| <i>IRIS missouriensis</i> | WESTERN BLUE FLAG | MEXICO TO BRITISH COLUMBIA | PS | L-M | PURPLE -EARLY SPRING | BULB |
| <i>TRICHOSTEMA lanatum</i> | WOOLLY BLUE CURLS | CENTRAL-SOUTHERN CA | F | L-M | PURPLE-ALMOST YEAR ROUND | SHRUB |
| <i>BACCHARIS 'Twin Peaks'</i> | DWARF COYOTE BUSH | COASTAL-INTERMEDIATE CHAPARRAL | F | L | INSIGNIFICANT | GROUND COVER |
| <i>PLATANUS racemosa</i> | CALIFORNIA SYCAMORE | HYBRID OF B. PILULARIS, STATEWIDE | F | L-M | INSIGNIFICANT | DECIDUOUS SHADE TREE |
| <i>CEANOTHUS 'Dark Star'</i> | DARK STAR CEANOTHUS | SOUTHERN CA | F | L-M | DEEP VIOLET BLUE | LARGE SPECIMEN SHRUB |
| <i>CEANOTHUS 'Concha'</i> | CONCHA CEANOTHUS | HYBRID | F | L-M | COBALT BLUE/SPRING | SHRUB |
| <i>QUERCUS agrifolia</i> | COAST LIVE OAK | COASTAL FOOTHILLS/PLAINS FROM MENDOCINO COUNTY - BAJA | F | L-M | INSIGNIFICANT | EVERGREEN SHADE TREE |
| <i>CALLIANDRA californica</i> | BAJA FAIRY DUSTER | BAJA, SONORAN DESERT | F-PS | L | RICH RED | SHRUB |
| <i>DUDLEYA attenuata</i> | LIVE FOREVER | | F-PS | L | | SPECIMEN |
| <i>DUDLEYA brittonii</i> | BRITTON'S CHALK DUDLEYA | COASTAL BLUFFS OF BAJA | F-PS | L | STRIKING WHITE FLOWER | SPECIMEN |
| <i>DENDROMECON harfordii</i> | CHANNEL ISLAND BUSH POPPY | SOUTHERN ISLANDS | F-PS | L | LEMON YELLOW/SPG & SUMMER | SPECIMEN SHRUB |
| <i>ADENOSTOMA fasciculatum</i> | PROSTRATE CHAMISE | SAN NICOLAS ISLAND | F | L | WHITE/SPG & SUMMER | GROUND COVER |
| <i>'Nicolas'</i> | | | | | | |
| <i>DUDLEYA edulis</i> | DUDLEYA | SOUTHERN COASTAL REGIONS | F-PS | L | WHITE/SPRING | SPECIMEN SUCCULENT |
| <i>LOBELIA laxiflora</i> | MEXICAN LOBELIA BUSH | WOODLANDS OF ARIZONA & MEXICO | PS | | | |
| <i>PENSTEMON spectabilis</i> | SHOWY PENSTEMON | COASTAL/INTERMEDIATE | F | L | LAVENDER/SPRING | PERENNIAL |
| <i>PENSTEMON palmeri</i> | PALMER'S PENSTEMON | SOUTHERN CA | | | | |
| <i>HETEROMELES arbutifolia</i> | TOYON | MOUNTAINS OF COASTAL CA | F | L | LAVENDER/SPRING | PERENNIAL |
| <i>SALVIA chamaedryoides</i> | ELECTRIC BLUE SAGE | STATEWIDE REGIONS OF CALIFORNIA CHAPARRAL | F-PS | L-M | WHITE/SUMMER W/RED | SHRUB |
| <i>SALVIA 'Dara's Choice'</i> | CREeping SAGE HYBRID | MEXICO | F | L | BERRIES LATE FALL/WINTER | PERENNIAL |
| <i>SALVIA 'Tera Seca'</i> | TERA SECA SAGE | MONTEREY COUNTY | F | L-M | BLUE/ALMOST YEAR ROUND | GROUND COVER |
| <i>SALVIA 'Carl Nielsen'</i> | CARL NEILSEN SAGE | HYBRID | F | L-M | LAVENDER/SPRING | GROUND COVER |
| <i>SALVIA apiana</i> | WHITE SAGE | COASTAL SAGE SCRUB | F | L | WHITE/SPRING | GROUND COVER |
| <i>SALVIA spathacea</i> | HUMMINGBIRD SAGE | SANTA BARBARA TO BAJA | F | L-M | RED/SPRING & SUMMER | GROUND COVER |
| <i>'Powerline Pink'</i> | | | | | | |
| <i>ERYSIMUM menziesii</i> | MENZIE'S WALLFLOWER | NORTHERN & CENTRAL COASTAL CA | F-PS | L-M | YELLOW/SPRING | PERENNIAL |
| <i>ABUTILON palmeri</i> | ABUTILON | SAGE SCRUB | F | L-M | ORANGE/YELLOW/ SPRING | SHRUB |
| <i>LEYMUS condensatus</i> | GIANT WILD RYE | LOW DESERT OF SOUTHERN CA | F | L-M | SUMMER & FALL | SPECIMEN |
| <i>'Canyon Prince'</i> | | CENTRAL & SOUTHERN REGIONS OF CA. COASTAL TO INLAND | F | L-M | SILVER/SUMMER | SPECIMEN |

10/4/04

City of San Diego Environmental Services Ridgewayen "Green" Building

| BOTANICAL NAME | COMMON NAME | ORIGIN | SUN** | H2O* | FLOWERS | USE |
|--------------------------------------|--------------------------|---|-------|------|--|-----------------------|
| ESCHSCHOLZIA californica | CALIFORNIA POPPY | INTERIOR VALLEYS, MAINLY SACRAMENTO AND SAN JOAQUIN | F | L-M | GOLDEN ORANGE/SUMMER | PERENNIAL |
| POTENTILLA gracilis | CINQUEFOIL | WESTERN AMERICA | PS | M | YELLOW/SPRING | PERENNIAL |
| SISYRINCHIUM bellum | BLUE-EYED GRASS | STATEWIDE CA. COASTAL-INLAND | F | L-M | PURPLE/SPRING | PERENNIAL |
| AQUILEGIA pubescens | COLUMBINE | MARIPOSA TO TULARE CO., CA. ELEVATIONS OF 9-12,000FT | PS | M | YELLOW/SPRING | PERENNIAL |
| MIMULUS aurantiacus | STICKEY MONKEY FLOWER | CENTRAL/SOUTHERN CA. COASTAL TO INLAND | F | L | CORAL/SPRING | PERENNIAL |
| YUCCA whipplei | OUR LORD'S CANDLE | SOUTHERN CA. INTERMEDIATE REGIONS | F | L | WHITE/SPRING | SPECIMEN/TEXTURE |
| NATIVE/MEDITERRANEAN GARDEN | | | | | | |
| EUPHORBIA cotinifolia | CARIBBEAN COPPER PLANT | TROPICAL AMERICA | F-PS | L-M | WHITE/SUMMER | DECIDUOUS PATIO TREE |
| EUPHORBIA milii 'Big Red' | CROWN OF THORNS | MADAGASCAR | F-PS | L-M | RED/YEAR AROUND | SHRUB/SPECIMEN |
| KALANCHOE englerii | NO COMMON NAME | TROPICAL/SUBTROPICAL AFRICA AND MADAGASCAR | PS | L-M | ORANGE/SPRING & SUMMER | GROUND COVER |
| KALANCHOE thyrsiflora | NO COMMON NAME | SOUTH AFRICA | F-PS | L | YELLOW/VARIES | SPECIMEN/FILLER PLANT |
| ROSMARINUS 'Tuscan Blue' | UPRIGHT ROSEMARY | MEDITERRANEAN REGIONS | F-PS | L | BLUE/FALL & WINTER | LARGE SHRUB |
| EPILOBIUM californicum | CALIFORNIA FUSCHIA | COASTAL RANGES FROM MENDOCINO TO SO. CA | F | L | ORANGE/SUMMER | GROUND COVER |
| CEANOTHUS 'Heart's Desire' | HEART'S DESIRE CEANOTHUS | HYBRID | F | L | DEEP BLUE/SPRING | GROUND COVER |
| CHAMELAUCIUM uncinatum 'University' | GERALDTON WAX FLOWER | WESTERN AUSTRALIA | F | L | REDDISH/PURPLE-WINTER | SPECIMEN/SHRUB |
| YUCCA rostrata | BEARD YUCCA | S.E. USA, NORTHERN MEXICO | F | L | WHITE/SPRING | SPECIMEN |
| HETEROMELES arbutifolia | TOYON | CA. COASTAL RANGES, SIERRA | F-PS | L-M | WHITE/SUMMER | LARGE SHRUB |
| JUSTITIA spicigera 'Inca Queen' | MOHINTLI | NEVADA FOOTHILLS, BAJA | F | L | RED BERRIES/WINTER | PERENNIAL |
| SALVIA greggii | AUTUMN SAGE | MEXICO TO CENTRAL AMERICA TEXAS/MEXICO | F-PS | M | CORAL/ALMOST YEAR 'ROUND VARIES/WINTER, SPRING | SMALL SHRUB |
| DROUGHT TOLERANT SHADE GARDEN | | | | | | |
| ALOE striata | CORAL ALOE | SOUTHEASTERN CAPE OF AFRICA | F-PS | LOW | ORANGE/WINTER | SPECIMEN |
| KALANCHOE englerii | No Common Name | TROPICAL/SUBTROPICAL AFRICA AND MADAGASCAR | F-PS | LOW | ORANGE/WINTER & SUMMER | GROUND COVER |
| KALANCHOE beharensis | VELVET ELEPHANT EAR | MADAGASCAR | F-PS | LOW | YELLOW/LATE WINTER | SPECIMEN/SMALL TREE |
| EUPHORBIA cotinifolia | CARIBBEAN COPPER PLANT | TROPICAL AMERICA | F-PS | L | WHITE/SUMMER | DECIDUOUS PATIO TREE |
| NANDINA domestica 'Compacta' | HYBRID HEAVENLY BAMBOO | CHINA, JAPAN | F-PS | L-M | WHITESPRING | SHRUB |
| PODOCARPUS henkeli | LONG LEAF YELLOWWOOD | SOUTH AFRICA | F-PS | M | INSIGNIFICANT | EVERGREEN TREE |
| ECHEVERIA species | HENS AND CHICKS | MEXICO | F-PS | L-M | PINK/FALL-SPRING | FILLER/ROCK GARDENS |
| JUNIPERUS horizontalis 'Blue Chip' | PROSTRATE JUNIPER | NOVA SCOTIA, MASSACHUSETTS MINNESOTA, NEW YORK, MONTANA | F-PS | L | NONE | GROUND COVER |
| SYCAMORE WOODLAND | | | | | | |
| PODOCARPUS macrophylla | YEW PINE | EASTERN CHINA, JAPAN | PS | M | INSIGNIFICANT | SPECIMEN/TEXTURE |
| PHORMIUM 'Bronze Baby' | BRONZE BABY FLAX | NEW ZEALAND | PS | L-M | RED/SUMMER | SPECIMEN/TEXTURE |
| PHORMIUM 'Tom Thumb' | TOM THUMB FLAX | NEW ZEALAND | PS | L-M | RED/SUMMER | SPECIMEN/TEXTURE |
| PHORMIUM 'Apricot Queen' | APRICOT QUEEN FLAX | NEW ZEALAND | PS | L-M | RED/SUMMER | SPECIMEN/TEXTURE |

City of San Diego Environmental Services Ridgehaven "Green" Building

| BOTANICAL NAME | COMMON NAME | ORIGIN | SUN** | H2O* | FLOWERS | USE |
|-----------------------------------|-----------------------|--|----------|------|---------------------------|----------------------------|
| BERBERIS repens | CREEPING MAHONIA | NORTHERN CA. TO BRITISH COLUMBIA | PS L | L | YELLOW/SPRING | GROUND COVER/SMALL AREA |
| CAMELLIA japonica | JAPANESE CAMELLIA | JAPAN, KOREA, CHINA | S L-M | L-M | MANY COLORS/WINTER | LARGE SHRUB |
| OPHIOPOGON jaburan | BIG BLUE LILY TURF | CHINA/JAPAN | PS L-M | L-M | PURPLE/SUMMER | SMALL SHRUB/TEXTURE |
| FESTUCA ovina 'Glaucia' | BLUE FESCUE | EUROPE | F-PS M | M | SILVER/SUMMER | FILLER |
| PELARGONIUM | NO COMMON NAME | HYBRID | F-PS M | M | ORANGE/WARM MONTHS | SMALL SCALE GROUND COVE |
| 'Vancouver Bicentennial' | | | | | | |
| ABELIA 'Francis Mason' | VARIEGATED ABELIA | HYBRID FROM EASTERN ASIA/MEXICO | F-PS M | M | PINK ALMOST YEAR AROUND | SHRUB FOR MASSING |
| JUNCAS patens | CALIFORNIA GREY RUSH | SANTA BARBARA TO WASHINGTON | F H | H | BROWN/YEAR AROUND | SPECIMEN/TEXTURE |
| KALANCHOE pumila | KALANCHOE | CENTRAL MADAGASCAR | PS L-M | L-M | PINK/SPRING-SUMMER | GROUND COVER |
| NANDINA domestica | HEAVENLY BAMBOO | CHINA/JAPAN | F-PS L-M | L-M | WHITE/LATE SPRING | SHRUB |
| HEUCHERA sanguinea | CORAL BELLS | NEW MEXICO-ARIZONA | PS M | M | CORAL/SPRING | SMALL SHRUB |
| JUNIPERUS horizontalis | PROSTRATE JUNIPER | NOVA SCOTIA, MASSACHUSETTS, MINNESOTA, NEW YORK, MONTANA | F-PS L-M | L-M | NONE | GROUND COVER |
| 'Blue Chip' | | | | | | |
| IRIS missouriensis | WESTERN BLUE FLAG | WESTERN, CENTRAL N. AMERICA | PS L-M | L-M | PURPLE/SPRING | BULB |
| PELARGONIUM revivtormo | SCENTED GERANIUM | SOUTH AFRICA | PS L-M | L-M | SHOCKING PINK/YEAR AROUND | SHRUB |
| RIBES viburnifolium | EVERGREEN CURRANT | CATALINA ISLAND, BAJA | S M | M | RED/SPRING | GROUND COVER/SHRUB |
| PITTIOSPORUM crassifolium | KARO | NEW ZEALAND | F-PS L-M | L-M | WHITE&RED/SPRING | SHRUB |
| 'Nana' | | | | | | |
| ZAMIA fischerii | FERN CYCAD | CENTRAL MEXICO | F-PS M | M | CONES | SPECIMEN OR MASSING |
| ZAMIA furturacea | CARDBOARD PALM | SOUTHEASTERN COASTAL MEXICO | F-PS M | M | CONES | SPECIMEN |
| URBAN FOREST | | | | | | |
| ACACIA stenophylla | SHOESTRING ACACIA | AUSTRALIA | F L | L | CREAMY WHITE/LATE WINTER | EVERGREEN SHADE TREE |
| CHITALPA tashkentensis | CHITALPA | HYBRID | F | F | | DECIDUOUS SHADE TREE |
| 'Pink Dawn' | | CHITALPA bignonioidesxCHILOPSIS linearis | L-M | L-M | PASTEL PINK/SUMMER | |
| ULMUS parvifolia | CHINESE ELM | CHINA AND JAPAN | F M | M | INSIGNIFICANT | SEMI-EVERGREEN SHADE TREE |
| PLATANUS racemosa | CALIFORNIA SYCAMORE | CENTRAL/SOUTHERN CA | F M | M | INSIGNIFICANT | DECIDUOUS SHADE TREE |
| LAGERS TROEMIA 'Muskogee' | GRAPE MYRTLE | BELIEVED TO ORIGINATE IN CHINA | F M | M | MANY COLORS/MID-SUMMER | SMALL DECIDUOUS SHADE TREE |
| DIOON spinulosum | SPINY DIOON | MEXICO | F-PS M | M | CONES | SPECIMEN |
| ALOE buhrii | BUHR'S ALOE | HIGH ELEVATIONS/SOUTHEAST CAPE OF AFRICA | PS L | L | ORANGE-RED/SPRING | SPECIMEN |
| BOUGAINVILLEA 'Bangkok Red' | UPRIGHT BOUGAINVILLEA | SUBTROPICAL SOUTH AMERICA | F L | L | MAGENTA/YEAR AROUND | SPECIMEN |
| SEDUM spectabile 'Autumn Joy' | SHOWY SEDUM | CHINA AND KOREA | F-PS L-M | L-M | SMOKEY PINK/FALL | PERENNIAL |
| HESPERALOE parviflora | RED YUCCA | MEXICO/SOUTHEAST TEXAS | F L | L | CORAL/SUMMER | SPECIMEN/TEXTURE |
| LEPTOSPERMUM scoparium | TEA TREE BUSH | NEW ZEALAND, TASMANIA | F L-M | L-M | RED/FALL/WINTER/SPRING | LARGE SHRUB/SOURCE OF VI |
| 'Ruby Glow' | | | | | | |
| ROSMARINUS 'Tuscan Blue' | UPRIGHT ROSEMARY | MEDITERRANEAN REGIONS | F-PS L | L | BLUE/FALL/WINTER | LARGE SHRUB |
| ROSMARINUS officinalis prostratus | PROSTRATE ROSEMARY | MEDITERRANEAN REGIONS | F-PS L | L | BLUE/FALL/WINTER | GROUND COVER |
| ERIGERON karvinskianus | SANTA BARBARA DAISY | MEXICO/CENTRAL AMERICA | F L-M | L-M | WHITE/FALL/WINTER/SPRING | SMALL SHRUB |
| ELEAGNUS ebbingei 'Gilt Edge' | VARIEGATED ELEAGNUS | UNKNOWN | F L-M | L-M | FRAGRANT WHITE/ FALL | SPECIMEN/TEXTURE |
| PHORMIUM 'Pink Stripe' | PINK STRIPE FLAX | NEW ZEALAND | PS L-M | L-M | RED/SUMMER | SPECIMEN/TEXTURE |
| PHORMIUM tenax Bronze | BRONZE FLAX | NEW ZEALAND | PS L-M | L-M | RED/SUMMER | SPECIMEN/TEXTURE |
| LESSINGIA flaginifolia | NO COMMON NAME | UNKNOWN | F L | L | | GROUND COVER TO 8 FT. WIE |
| 'Silver Carpet' | | | | | | |
| CRASSULA perforata | STONECROP | S. AFRICA/CAPE PROVINCE | PH L | L | WHITE/EARLY SPRING | SMALL FILLER/GROUND COVE |

City of San Diego Environmental Services Ridgewayen "Green" Building

| BOTANICAL NAME | COMMON NAME | ORIGIN | SUN** | H2O* | FLOWERS | USE |
|-----------------------------------|--------------------------|--------------------------------|-------|------|------------------------------|---------------------------------------|
| ALOE vassilans | NO COMMON NAME | SAUDIA ARABIA/YEMEN | S-PS | L-M | ORANGE/YELLOW/FALL | SPECIMEN |
| LANTANA 'Irene' | LANTANA | TROPICAL AMERICA | F | L-M | MAGENTA-SPG, SUMMER, FALL | GROUND COVER OR SHRUB |
| CEPHALOPHYLLUM 'Red Spike' | RED SPIKE ICEPLANT | SOUTH AFRICA'S CAPE PROVINCE | F | L | RED/LATE WINTER | GROUND COVER/SMALL AREA |
| BOUGAINVILLEA | JAMES WALKER BOUG. | SUBTROPICAL SOUTH AMERICA | F | L | SHOCKING PINK/YEAR 'ROUND | VINE |
| 'James Walker' | WHITE BOUGAINVILLEA | SUBTROPICAL SOUTH AMERICA | F | L | PEARL WHITE/YEAR 'ROUND | VINE |
| 'JAMAICA WHITE' | FRENCH LAVENDER | WESTERN MEDITERRANEAN | F-PS | L | PASTEL PURPLE/YEAR AROUND | SHRUB |
| LAVANDULA dentata | | | | | | |
| COTTAGE GARDEN | | | | | | |
| LAGERSTROEMIA 'Muskogee' | CRAPE MYRTLE | BELIEVED TO ORIGINATE IN CHINA | F | M | MANY COLORS/ MID-SUMMER | SMALL DECIDUOUS SHADE TREE |
| EUPHORBIA 'Tropical Fiesta' | TROPICAL CROWN OF THORNS | HYBRID | F-PS | M-L | MANY COLORS/YEAR 'ROUND | SPECIMEN OR FOR MASSING |
| PEROVSKIA atriplicifolia | RUSSIAN SAGE | WESTERN ASIA/HIMALAYAN MTNS | F | M-L | LAVENDER/ LATE SUMMER - FALL | PERENNIAL |
| ACHILLEA millefolium | YARROW | EUROPE/TEMPERATE ASIA | F | L | MANY COLORS/YEAR AROUND | PERENNIAL |
| PHLOMIS fruticosa | JERUSALEM SAGE | SOUTHERN EUROPE | F | L | YELLOW/SPRING | PERENNIAL |
| PENSTEMON gloxinoides | BEARD'S TONGUE | HYBRID | F | M | MANY COLORS/SUMMER/FALL | PERENNIAL |
| PHORMIUM 'Tricolor' | TRICOLOR FLAX | NEW ZEALAND | PS | L-M | RED/SUMMER | SPECIMEN/TEXTURE |
| ARCTOTIS hybrid | ARCTOTIS | SPECIES/NAMAQUALAND, s. AFRICA | F | L-M | SEVERAL COLORS/WINTER | GROUND COVER |
| ARCTOTIS 'Silver Lining' | UNKNOWN | UNKNOWN | F | L-M | YELLOW/SPRING - SUMMER | SMALL SCALE GROUND COVER |
| CENTAUREA cineraria | DUSTY MILLER/CORN FLOWER | MEDITERRANEAN REGION | F | L | PURPLE - SPORADICALLY | PERENNIAL |
| LEPTOSPERMIUM 'Pink Pearl' | TEA TREE BUSH | NEW ZEALAND | F | L-M | PINK/FALL THRU SPRING | SHRUB |
| SALVIA leucantha | MEXICAN SAGE | MEXICO | F | L-M | PURPLE/YEAR AROUND | PERENNIAL |
| AEONIUM 'Sunburst' | AEONIUM | CANARY ISLANDS, NORTH AFRICA | F-PS | L | CHARTREUSE-WINTER | SUCCULENT/SPECIMEN |
| CEPHALOPHYLLUM 'Red Spike' | RED SPIKE ICEPLANT | SOUTH AFRICA'S CAPE PROVINCE | F | L | RED/LATE WINTER | GROUND COVER/SMALL AREA |
| HELICTOTRICHON sempervirens | BLUE OAT GRASS | WESTERN MEDITERRANEAN REGION | F | M | SILVER/SUMMER/FALL | SPECIMEN/TEXTURE |
| COLEONEMA album | WHITE BREATH OF HEAVEN | SOUTH AFRICA | F | L-M | WHITE/WINTER/SPRING | SHRUB |
| COLEONEMA pulchrum | PINK BREATH OF HEAVEN | SOUTH AFRICA | F | L-M | PINK/WINTER/SPRING | SHRUB |
| COREOPSIS 'Early Sunrise' | COREOPSIS | SOUTHEAST/CENTRAL USA | F | L-M | GOLDEN YELLOW/SPRING - FALL | PERENNIAL |
| BULBINE frutescens 'Hallmark' | BULBINE | SOUTH AFRICA | F | L-M | ORANGE/YEAR AROUND | PERENNIAL |
| DIANTHUS species | CARNATION | | | | | |
| EVOLVULUS glomeratus | EVOLVULUS | BRAZIL | F-PS | M | DARK BLUE/SUMMER | PERENNIAL |
| HERB/EDIBLE GARDEN | | | | | | |
| BORAGO officinalis | BORAGE | EUROPE | F-PS | M-H | BLUE/SPRING-SUMMER | *FEVERS, KIDNEY ACTIVITY |
| PELARGONIUM species | SCENTED GERANIUMS | SOUTH AFRICA | F-PS | L-M | MANY COLORS - SPRING | *ESSENTIAL OIL |
| ROSMARINUS officinalis prostratus | ROSEMARY | MEDITERRANEAN REGIONS | F-PS | L-M | BLUE/WINTER | *HAIR WASH FOR DANDRUFF |
| DIGITALIS purpurea | FOXGLOVE | EUROPE/MEDITERRANEAN REGION | PS | H-M | PINK/WHITE-EARLY SUMMER | INCREASES ACTIVITY IN MUSCULAR TISSUE |
| SATUREJA douglasii | YERBA BUENA | WEST SAN DIEGO COUNTY | F-PS | L-M | WHITE/SPRING | *MOUTHWASH, ANTISEPTIC |
| SATUREJA montana | WINTER SAVORY | NORTHERN HEMISPHERE | F | M | WHITE W/PINK/SUMMER | *SALT/PEPPER SUBSTITUTE |
| HYPERICUM perforatum | ST. JOHN'S WORT | EUROPE | PS | M-H | YELLOW/SUMMER | *DEPRESSION, NERVOUS ANXIETY |
| ECHINACEA angustifolia | CONEFLOWER | USA | F | L-M | PINK/SUMMER-FALL | *INCREASES IMMUNITY |
| HELICHRYSUM italicum | CURRY PLANT | CORSICA | F | L | DARK YELLOW/SPRING/SUMMER | *HELICHRYSUM OIL FOR SCA |
| LAVANDULA intermedia 'Provence' | PROVENCE LAVENDER | WESTERN MEDITERRANEAN | F-PS | L-M | PURPLE/YEAR AROUND | *ESSENTIAL OIL |
| LAVANDULA 'Goodwins Creek' | GOODWINS CREEK LAVENDER | HYBRID | F-PS | L-M | PURPLE/YEAR AROUND | ORNAMENTAL |

City of San Diego Environmental Services Ridgeway "Green" Building

| BOTANICAL NAME | COMMON NAME | ORIGIN | SUN** | H2O* | FLOWERS | USE |
|-------------------------------------|-----------------------------------|----------------------------------|-------|------|---------------------------------------|--|
| ROSA 'Moon River' | WHITE GROUND COVER ROSE | HYBRID | F | H | WHITE/SPRING | *HIPS/VITAMIN C, ESSENTIAL |
| ROSA 'Sunrunner' | YELLOW GROUND COVER ROSE | HYBRID | F | H | YELLOW/SPRING/SUMMER | *HIPS/VITAMIN C, ESSENTIAL |
| ASCLEPIAS tuberosa | BUTTERFLY WEED | EASTERN U.S. | F | M-H | YELLOW/ORANGE/RED SPRING THRU FALL | *PROMOTES PERSPIRATION |
| ALOE barbadensis | ALOE VERA | ARABIA/NORTHERN AFRICA | F-PS | L | YELLOW/WINTER | *BURNS, INTERNAL CLEANSING |
| SALVIA officinalis | COMMON SAGE | SPAIN, BALKANS, NORTH AFRICA | F-PS | L-M | LAUNDER/SPRING | PRIMARILY CULINARY USE |
| SALVIA sclarea | CLARY SAGE | SOUTHERN EUROPE/CENTRAL ASIA | F | L-M | LAUNDER BLUE/SPRING | ESSENTIAL OIL/POTPOURRI |
| SALVIA coccinea | TROPICAL SAGE | MEXICO | F-PS | M | MANY COLORS/SUMMER | ORNAMENTAL |
| SALVIA officinalis 'Holt's Mammoth' | HOLT'S MAMMOTH SAGE | MEDITERRANEAN REGIONS | F-PS | M | VIOLET SHADES/SUMMER | CULINARY |
| SALVIA 'Ecuador' | EQUADORIAN SAGE | HYBRID | F-PS | M-H | BLUE-YEAR AROUND | ORNAMENTAL |
| TEUCRIUM X lucidrys | GERMANDER | EUROPE/SOUTHWEST ASIA | F-PS | L-M | PURPLE/SUMMER | *SKIN DISORDERS, BLOOD |
| ACHILLEA tomentosa | WOOLLY YARROW | EUROPE/WESTERN ASIA | F | L | YELLOW/SUMMER | ORNAMENTAL |
| ACHILLEA 'Moonshine' | YARROW | HYBRID | F | L | YELLOW/YEAR AROUND | ORNAMENTAL |
| STACHYS lanata | LAMB'S EARS | CAUCASUS TO PERSIA | F-PS | L | MAUVE/SUMMER | ORNAMENTAL |
| PELARGONIUM crispum Var. | VARIEGATED LEMON SCENTED GERANIUM | CAPE PROVINCE/SOUTH AFRICA | F-PS | L | PINK/SUMMER | *ESSENTIAL OIL |
| PELARGONIUM 'Mabel Grey' | SCENTED GERANIUM | SOUTH AFRICAN HYBRID | F-PS | L | PINK/SUMMER | *ESSENTIAL OIL |
| CHRYSANTHEMUM parthenium | FEVERFEW | EUROPE/CAUCASUS | F | H | DAISIES/SUMMER | *COUGHS, WHEEZING. |
| TULBAGHIA fragrans | ORNAMENTAL GARLIC | AFRICA | F | M | WHITE/YEAR AROUND | ORNAMENTAL |
| ORTHOSIPHON labiatus | SHELL BUSH | UNKNOWN | F-PS | M | PURPLE/UNKNOWN | ORNAMENTAL |
| CALENDULA officinalis | CALENDULA | SOUTHERN EUROPE | F | M | ORANGE/YELLOW/WINTER | *ANTI-INFLAMMATORY |
| CENTELLA asiatica | GOTU KOLA | SOUTHERN EUROPE | F-PS | H | RED/SPRING | *IMPROVES MENTAL FUNCTION |
| TALINUM paniculatum | JEWEL'S OF OPAR | CENTRAL AMERICA | F | L-M | PINK/SPG, SUMMER, FALL | ORNAMENTAL |
| 'Kingswood Gold' | | | | | | |
| LEONITIS leonurus | DWARF LION'S TAIL | SOUTH AFRICA | F | L | ORANGE/SUMMER-FALL | ORNAMENTAL |
| STACHYS betonica | WOOD BETONY | ENGLAND | PS | H | RED/MAY - AUGUST | *NERVINE W/MANY MEDICINAL USES, ESPECIALLY HEADACH |
| (Betonica officinalis) | | | | | | |
| RUTA graveolens | RUE | SOUTHERN EUROPE | F-PS | M | GREENISH YELLOW/SUMMER | USED IN ANCIENT TIMES |
| TAGETES lucida | MEXICAN TARRAGON | MEXICO | F | M | GOLDEN YELLOW/FALL & SPRING | ORNAMENTAL |
| TANACETUM vulgare | TANSY | EUROPE | F-PS | M-H | YELLOW/SPRING, SUMMER | ORNAMENTAL |
| VALERIANA officinalis | VALERIAN | EUROPE/SOUTHERN ASIA | PS | H | PINK/WHITE | *SEDATIVE QUALITIES |
| ELETTARIA cardamomum | CARDAMOM GINGER | SOUTHERN INDIA/SRI LANKA | PS | H | WHITE W/BLUE STRIPES | SEED PODS USED IN COOKING |
| OENOTHERA stubbei | SALTILLO EVENING PRIMROSE | NORTH AMERICA | F | L | YELLOW/ SPRING | *ASTRINGENT & SEDATIVE |
| OCIMUM basilicum | PERENNIAL BASIL | TROPICAL ASIA | F-PS | H | GREEN/SUMMER | CULINARY |
| SHADE GARDEN | | | | | | |
| CLIVIA miniata | KAFFIR LILY | SOUTH AFRICA | S | M | ORANGE/WINTER-SPRING | BULB |
| ZANTEDESCHIA aethiopica | COMMON CALLA LILY | SOUTHERN/EASTERN AFRICA | F-PS | H | WHITE/WINTER-SPRING | PERENNIAL |
| AZALEA Hybrids | AZALEA | HYBRID OF SOUTHEAST ASIAN NATIVE | PS | M-H | VARIES/WINTER | SHRUB |
| STEPHANOTIS floribunda | MADAGASCAR JASMINE | MADAGASCAR | S | H | WHITE/SUMMER | VINE |
| SCIRPUS cernuus | FIBER OPTIC GRASS | BRITISH ISLES, EUROPE, N. AFRICA | F-PS | H | GREEN | TEXTURE/FILLER |
| CLERODENDRON myricoides | BLUE BUTTERFLY BUSH | EAST AFRICA | F-PS | H | LIGHT/DARK BLUE - SUMMER/FALL | SHRUB |
| 'Ugandense' | | | | | | |

| BOTANICAL NAME | COMMON NAME | ORIGIN | SUN** | H2O* | FLOWERS | USE |
|--|-------------------------|--------------------------------|-------|------|----------------------------|--------------------------|
| BILLBERGIA nutans 'Santa Barbara' | VARIEGATED QUEENS TEARS | BRAZIL/TROPICAL AMERICA | F-PS | M-H | PINK W/GREEN/SPRING | SPECIMEN OR MASSING |
| ODONTONEMA callistachyum HYDRANGEA macrophylla | UNKNOWN | UNKNOWN | F-PS | H | MAGENTA/SUMMER | SHRUB |
| 'Mariesii Variegated' | VARIEGATED HYDRANGEA | JAPAN | PS | H | BLUE/WHITE/PINK - SUMMER | SHRUB |
| ASPLENIUM bulbiferum | MOTHER FERN | AFRICA & AUSTRALIA | S | H | NONE | SPECIMEN |
| PANDOREA jasminoides 'Rosea' | PINK BOWER VINE | AUSTRALIA | F | M | PINK/SPRING - FALL | VINE |
| FUSCHIA triphylla 'Gartenmeister' | GARTENMEISTER FUSCHIA | WEST INDIES | PS | H | CORAL - SPRING TO FALL | PERENNIAL |
| ALPINA zerumpet 'Variegata' | VARIEGATED GINGER | SOUTHEAST ASIA | PS | H | WHITE - SUMMER | SPECIMEN/TEXTURE |
| MANDEVILLA 'Alice Du Pont' | DIPLADENIA | BRAZIL | F-PS | H | PINK/SPRING - FALL | CONTAINER PLANT |
| LEPIDOZAMIA peroffskyana | PINEAPPLE ZAMIA | SUBTROPICAL EASTERN, AUSTRALIA | PS | M | CONES | SPECIMEN |
| SCHIEFFLERA pueckerli | MALLET FLOWER | AUSTRALIA & NEW GUINEA | PS | M | RED/SUMMER | EVERGREEN TREE |
| TIBOUCHINA urvilleana | PURPLE PRINCESS FLOWER | BRAZIL | PS | H | ROYAL PURPLE - MAY-DEC. | SHRUB |
| IPOMEA 'Marguerite' | SWEET POTATO | CENTRAL AMERICA | F-PS | H | FOLIAGE PLANT | ANNUAL |
| COPROSMA repens 'Pink Splendor' | PINK SPLENDOR COPROSMA | NEW ZEALAND | F-PS | M-H | INSIGNIFICANT | SPECIMEN/SHRUB |
| CUPHEA hyssopifolia | MEXICAN HEATHER | MEXICO | F-PS | H-M | LAVENDER-SPRING TO FALL | GROUND COVER/FILLER PLAN |
| CONTAINER GARDENS | | | | | | |
| ALOE vanbalenii | No Common Name | NATAL, ZULULAND | F-PS | L | MUSTARD YELLOW/WINTER | |
| CYCAS revoluta | SAGO PALM | ISLANDS OF SOUTHERN JAPAN | F-PS | M | CONES | SPECIMEN |
| CHAMADOREA metallica | MINIATURE FISHTAIL PALM | MEXICO | PS | M | INSIGNIFICANT | SPECIMEN |
| VINCA major 'Variegata' | VARIEGATED VINCA | MEDITERRANEAN REGIONS | F-PS | M | PURPLE/SPRING | GROUND COVER |
| PELARGONIUM revitormo | SCENTED GERANIUM | SOUTH AFRICA | F-PS | L-M | SHOCKING PINK/YEAR AROUND | GROUND COVER |
| PELARGONIUM peltatum | IVY GERANIUM | SOUTH AFRICA | F-PS | L-M | MANY/ YEAR AROUND | GROUND COVER |
| INTERIOR GARDENS | | | | | | |
| ZAMIOCULCUS zamifolia | ZZ PLANT | ZANZIBAR/EAST AFRICA | PS-S | M-L | GREEN SPATHES | HOUSE PLANT |
| DRACEANA 'Juanita' | JUANITA DRACEANA | UNKNOWN AT THIS TIME | PS | M | CREAMY YELLOW | HOUSE PLANT |
| ANTHURIUM 'Ruffles' | HYBRID | TROPICAL AMERICA | PS | M | GREEN SPATHES | HOUSE PLANT |
| RHAPIS excelsa | LADY PALM | SOUTHERN CHINA | PS | M | PINK INFLORESCENCE | HOUSE PLANT |
| XANTHOSOMA lindenii | TANNIA | TROPICAL AMERICA | PS | H | WHITE SPATHES | HOUSE PLANT |
| MONSTERA deliciosa | SPLIT LEAF PHILODENDRON | WEST INDIES, TROPICAL AMERICA | PS-S | M | CREAMY WHITE/RARELY BLOOMS | |
| *FOR INFORMATION ONLY; MEDICINAL USE NOT RECOMMENDED. DATA SHOWS HISTORICAL USE OF PLANT ONLY. | | | | | | |
| **FULL SUN-F, SHADE-S, PART-P | | | | | | |
| *LOW-L, MODERATE-M, HIGH-H | | | | | | |
| ' = CULTIVAR (IMPROVED UPON SPECIES) | | | | | | |
| UPPERCASE = GENUS | | | | | | |
| lowercase = species | | | | | | |



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, Director of Planning
BY: Tess Nguyen, Associate Planner *TN*
DATE: May 8, 2007

SUBJECT: **ENTITLEMENT PLAN AMENDMENT NO. 06-07 (LOWE'S RETAIL PAD SITE MODIFICATION – AMENDMENT TO CONDITIONAL USE PERMIT NO. 00-31 – Continued from the April 24, 2007 Meeting with Public Hearing To Be Opened)**

LOCATION: 8291 Warner Avenue (north side of Warner Avenue, east of Beach Boulevard)

STATEMENT OF ISSUE:

At the April 24, 2007 meeting, the Planning Commission continued the Entitlement Plan Amendment to the next regularly scheduled meeting, with the public hearing to be opened at the applicant's request. The item was continued to allow the applicant more time to resolve issues related with the suggested Condition of Approval (No. 2) involving noise attenuation of the proposed America's Tire store.

The suggested Condition of Approval (No. 2 – Attachment No. 3.12) was originally proposed due to the comments by the Commission regarding noise concerns during the April 10, 2007 Planning Commission Study Session. After further analysis, staff recommends the suggested condition of approval be removed for consideration based on the following:

1. The Entitlement Plan Amendment is primarily requested to change the maximum building area from 8,500 sq. ft. to 14,200 sq. ft. on the vacant parcel. The Planning Department approved the proposed use (retail/tire store) administratively when it allowed the use and building to be reviewed pursuant to Condition of Approval No. 7 and Condition of Approval No. 8 of Conditional Use Permit No. 00-31 in October 2005. Based on this action, the City issued building permits in April 2007 (see #3 2below). The Entitlement Plan Amendment does not involve the approval of the use but only the increase in building square footage of the vacant parcel. Therefore, there is no correlation between changing the square footage of the site and the requirement of conditions of approval on the operation of the use.
2. The proposed location of the America's Tire store is buffered from residential uses to the north, south, east, and west. To the north are the Ocean View Unified School District Bus Maintenance Facility and the Orange County Flood Control Channel. To the south is Warner Avenue, a 120 foot wide arterial highway. To the east is a 232 foot wide vacant lot and to the west is the Lowe's Home Improvement Warehouse. The orientation of the proposed building is inward and designed with no openings facing any of the surrounding residential uses. This design orientation also reduces the potential noise impacts.

3. The building permit for the America's Tire store was issued on April 16, 2007.
4. According to the narrative provided by America's Tire Company, its operation is limited to the sale and service of passenger car and light truck tires and wheels (Attachment No. 3). America's Tire Company does not perform any mechanical work such as oil changes, tune ups, batteries, shocks, and other services that are performed by automotive service centers. In addition, the company uses the most current and technologically advanced tools and equipment in order to reduce noise generated by their operation. As a matter of practice, the company's stores perform all service work entirely within the building and have no paging system speakers outside of the building.

No public comment on this item has been received.

RECOMMENDATION:

Motion to:

“Approve Entitlement Plan Amendment No. 06-07 with findings and revised suggested conditions of approval.”

ATTACHMENT:

1. Revised Findings and Suggested Conditions of Approval
2. America's Tire Company Narrative received April 30, 2007
3. Planning Commission Staff Report dated April 24, 2007

SH:HF:TN:jc

ATTACHMENT NO. 1

REVISED FINDINGS AND SUGGESTED CONDITIONS OF APPROVAL

ENTITLEMENT PLAN AMENDMENT NO. 06-07

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project is within the scope of the Lowe's Home Improvement Warehouse Environmental Impact Report (EIR No. 00-01) which was certified by the Planning Commission on October 28, 2003.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 06-07:

1. Entitlement Plan Amendment No. 06-07 to amend Condition of Approval No. 8 to allow a maximum building area of 14,200 sq. ft. on the vacant parcel will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project has been evaluated for compatibility with the surrounding neighborhood in terms of uses, noises, and traffic generation. The project is designed to address separation to adjacent sensitive properties, provides adequate circulation and parking to serve the uses on site, and meets the goals and policies of the General Plan.
2. The entitlement plan amendment will be compatible with surrounding uses because the proposed amendment represents a minor alteration in land use limitations, which will not generate significant noise, traffic, or other impacts to surrounding uses.
3. The proposed Entitlement Plan Amendment No. 06-07 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed development complies with the zoning development standards and land use provisions contained in the Commercial General zoning district by providing code required minimum setbacks, landscaping, minimum parking and not exceeding the maximum building height and maximum floor area ratio.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MV-F10-d-a (Mixed Use Vertical—Max 1.5 Floor Area Ratio—Max 25 du/ac—Design Overlay—Automobile District Overlay) on the subject property. The project site is identified in the General Plan as part of Subarea 6B, located on the east and west sides of Beach Boulevard between Warner Avenue and Edinger Avenue. In addition, it is consistent with this designation and the goals and objectives of the City's General Plan:

Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach recreational resources.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Policy LU 10.1.11: Promote the introduction of a diversity of uses in general commercial centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods.

Policy LU 10.1.12: Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

- Incorporation of site landscape, particularly along street frontages and in parking lots;
- Linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
- Siting and design of structures to facilitate and encourage pedestrian activity;
- Siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
- Architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
- Inclusion of consistent signage designed and integrated into the building's architectural character.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The retail uses represent development which would support the needs and reflect market demand of City residents and visitors. The proposed development improves the project site, which is currently vacant, and provides additional commercial uses that would attract and complement existing retail uses along Beach Boulevard and Warner Avenue. In addition, the proposed project would help the City to achieve its goal of enhancing the community image through the design and construction of a high-quality development while still allowing for the market-driven commercial development. The proposed project includes retail uses in accordance with the patterns and distribution of use and density within the Land Use Plan Map of the City of Huntington Beach General Plan. The design of the project conveys a unified, high-quality visual image that contributes to the City's urban form and character. The City's Design Review Board has reviewed the proposed architecture, colors, and materials and recommends approval of the design concept.

Economic Development Element

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Goal ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor-serving uses while attracting new uses to Huntington Beach.

Goal ED 3: Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

The proposed project promotes development in accordance with the Economic Development Element of the City of Huntington Beach General Plan, as a new commercial retail development will broaden and stabilize the City's economic base. New employment opportunities will be created both in the construction of the proposed development and in the long-term operations of the retail establishments. Commercial development of this underutilized property will encourage future development to expand westerly to Beach Boulevard as noted in General Plan Subarea 6B. High-quality architecture and site design will enhance the long-term economic success of the proposed development and will further enhance Huntington Beach's economic prospects.

SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 06-07:

1. The site plan, floor plans, and elevations received and dated March 6, 2007 shall be the conceptually approved design.
2. All conditions of approval required under Conditional Use Permit No. 00-31 remain valid and shall be completed at the appropriate stage of development except for Condition of Approval No. 8 which is modified as follows:

“Depending on the uses proposed, the ~~restaurant vacant~~ pad and Parcel 3 may be subject to separate entitlement prior to issuance of grading permits on the pad site. Construction of the ~~restaurant vacant~~ pad building shall not result in any loss of landscaping as shown on the September 5, 2003 site plan and a maximum ~~8,500-square-foot~~ **building area of 14,200 square feet** shall be constructed.”

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.



20225 NORTH SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85255 • (480) 606-6000

Mr. Herb Fauland
Principal Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA. 92648

RE: America's Tire Co. 8281 Warner Ave., Huntington Beach, CA

Dear Mr. Fauland:

Thank you for your interest in our new location that is currently under construction on Warner Ave. I would like to briefly describe the services that our company provides and some specific aspects of the project.

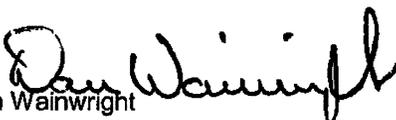
America's Tire Co. is the largest independent retail tire dealer in the United States. We have been in business since 1964 and have over 675 locations across the country. Our business is strictly limited to the sale and service of passenger car and light truck tires and wheels. We do not perform any mechanical work such as oil changes, tune ups, batteries, shocks and other services that are often performed by automotive service centers. We do not handle any hazardous wastes such used oils or transmission fluid.

All of our work is performed within a modern, clean and efficient facility. All of our products are stored inside the building. A licensed recycling company picks up all our used tires and grinds many of them for use in rubberized asphalt. We are the industry leader in all aspects of our business and our success is an indicator of the outstanding customer service that we provide.

The greatest asset of our company is our people. Each day we strive to provide an environment where our employees can achieve success. All of our facilities are designed to provide an efficient and comfortable work place and all of our processes are structured with our peoples' health and welfare as the highest priority. The equipment that we use is the most current and technologically advanced that is available. For example, we utilize an air-operated tool that is used to remove and install the lug nuts on our customers' vehicles. We have worked with the manufacturer and engineers to design tools that significantly reduce any noise generated in our operation. We comply with all safety and municipal standards and respectfully work to continuously improve the workplace environment.

Our hours of operation are Monday through Friday, 8:30 AM to 6:00 PM and Saturday 8:30 AM to 5 PM. We are closed on Sunday. Our business will comply with Chapter 8.40 of the Huntington Beach Municipal Code and all other regulations. We very much look forward to serving the community and providing valuable products and services, and employment opportunities to the citizens of the city. If I can be of further assistance or answer any questions, please contact me.

Respectfully,


Dan Wainwright
Senior Vice President

ATTACHMENT NO. 2.0



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, Director of Planning
BY: Tess Nguyen, Associate Planner
DATE: April 24, 2007

TN

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 06-07 (LOWE'S RETAIL PAD SITE MODIFICATION – AMENDMENT TO CONDITIONAL USE PERMIT NO. 00-31)

APPLICANT: Mark Raber, Tarlos & Associates, 17802 Mitchell North, Irvine CA 92614

PROPERTY

OWNER: Ocean View School District, 17200 Pinehurst Lane, Huntington Beach CA 92647

LOCATION: 8291 Warner Avenue (north side of Warner Avenue, east of Beach Boulevard)

STATEMENT OF ISSUE:

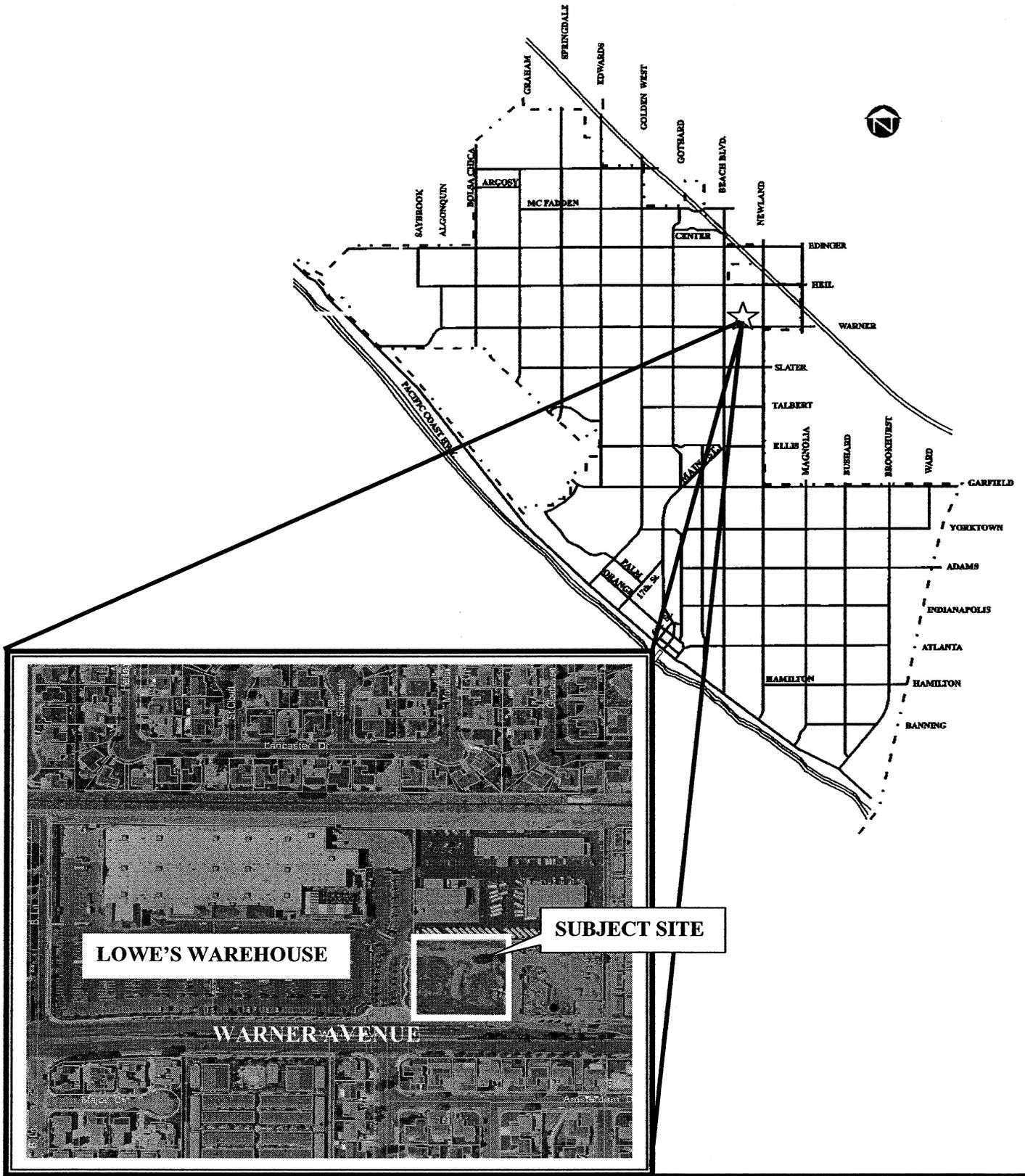
- ◆ Entitlement Plan Amendment No. 06-07 request:
 - To amend Condition of Approval No. 8 of Conditional Use Permit No. 00-31 which limits development on the vacant parcel adjacent to Lowe's Home Improvement Warehouse to a restaurant building with a maximum of 8,500 sq. ft.
 - The proposed amendment is to allow a maximum building area of 14,200 sq. ft. on the vacant parcel. The developer for the site is pursuing two development options at the same time:
 - Option 1: Develop the site with America's Tires (6,400 sq. ft.) and Wendy's or a similar fast food restaurant (3,212 sq. ft.). The total building square footage would be 9,612 sq. ft.
 - Option 2: Develop the site with America's Tires (6,400 sq. ft.) and a retail building (7,800 sq. ft.). The total building square footage would be 14,200 sq. ft.

- ◆ Staff's Recommendation:

Approve Entitlement Plan Amendment No. 06-07, based on the following:

 - The proposed project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property or improvements in the neighborhood because it has been evaluated for compatibility in terms of uses, noise, and traffic generation.
 - The proposed project will help the City to achieve its goal of enhancing the community image through the design and construction of a high-quality development.
 - The proposed amendment will promote the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and serve visitors to the City.
 - The proposed amendment will enhance the economic viability of the City by increasing potential taxable sales and providing additional revenues to the City.

ATTACHMENT NO. 3.1



VICINITY MAP
 Entitlement Plan Amendment No. 06-07
 Lowe's Retail Pad Site Modification – 8291 Warner Avenue
 CITY OF HUNTINGTON BEACH

RECOMMENDATION:

Motion to:

“Approve Entitlement Plan Amendment No. 06-07 with findings and suggested conditions of approval (Attachment No. 1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Entitlement Plan Amendment No. 06-07 with findings for denial.”
- B. “Continue Entitlement Plan Amendment No. 06-07 and direct staff accordingly.”

PROJECT PROPOSAL:

Entitlement Plan Amendment No. 06-07 represents a request to amend Condition of Approval No. 8 of Conditional Use Permit No. 00-31 which limits development on the vacant parcel adjacent to Lowe’s Home Improvement Warehouse to a restaurant building with a maximum of 8,500 sq. ft. pursuant to Section 241.18 (Changed Plans) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

Condition of Approval No. 8 states:

Depending on the uses proposed, the restaurant pad and Parcel 3 may be subject to separate entitlement prior to issuance of grading permits for the pad site. Construction of the restaurant pad building shall not result in any loss of landscaping as shown on the September 5, 2003 site plan and a maximum 8,500 square foot building shall be constructed.

The proposed amendment is to allow a maximum building area of 14,200 sq. ft. on the vacant parcel. The developer for the site is pursuing two development options at the same time:

- Option 1: Develop the site with America’s Tires (6,400 sq. ft.) and Wendy’s or a similar fast food restaurant (3,212 sq. ft.). The total building square footage would be 9,612 sq. ft.
- Option 2: Develop the site with America’s Tires (6,400 sq. ft.) and a retail building (7,800 sq. ft.). The total building square footage would be 14,200 sq. ft.

The original tenant for the site (the stand alone restaurant) withdrew from the project and the developer (Hughes Investments) secured a new agreement with Wendy’s Restaurants for a new fast food restaurant on the west side of the site and with America’s Tires on the east side of the site. Subsequent to City approval, Wendy’s Restaurants decided not to continue with the development. Hughes Investments is now proposing a retail building to complement the Lowe’s Home Improvement Warehouse and the America’s Tires store. The applicant’s request is outlined in a letter dated December 18, 2006 (Attachment No. 3).

Background:

On October 28, 2003, the Planning Commission approved Conditional Use Permit No. 00-31 for a 135,666 sq. ft. Lowe’s Home Improvement Warehouse along with a 21,416 sq. ft. garden center and an 8,500 sq. ft. restaurant pad located on Warner Avenue, east of Beach Boulevard. Condition of Approval No. 7 of Conditional Use Permit No. 00-31 requires that future design and elevations of the restaurant pad be architecturally compatible to Lowe’s Home Improvement Warehouse design and elevations. In addition, the building design, colors, materials, and landscaping shall be subject to review and approval by the Design Review Board.

On October 27, 2005, the Design Review Board approved Design Review No. 06-26 for a 3,212 sq. ft. Wendy’s restaurant and a 3,696 sq. ft. retail building at the subject pad site.

On July 13, 2006, the Design Review Board approved Design Review No. 06-18 for a 6,400 sq. ft. automotive tire retail building in place of the previously approved 3,696 sq. ft. retail building.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

| LOCATION | GENERAL PLAN | ZONING | LAND USE |
|--|--|------------------------------|---|
| Subject Property | MV-F10-d-a (Mixed Use Vertical—Max. 1.5 Floor Area Ratio—Max. 25 du/ac—Design Overlay—Automobile District Overlay) | CG (Commercial General) | Vacant |
| North of Subject Property | MV-F10-d-a | CG | Ocean View Unified School District Bus Maintenance Facility |
| South of Subject Property (across Warner Avenue) | RL-7 (Residential Low Density – Max. 7 du/ac) | RL (Residential Low Density) | Single-Family Residential |
| East of Subject Property | MV-F10-d-a | CG | Vacant |
| West of Subject Property | MV-F10-d-a | CG | Lowe’s Home Improvement Warehouse |

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is MV-F10-d-a (Mixed Use Vertical—Max 1.5 Floor Area Ratio—Max 25 du/ac—Design Overlay—Automobile District Overlay). The project site is identified in the General Plan as part of Subarea 6B, located on the east and west sides of Beach Boulevard between Warner Avenue and Edinger Avenue. The entitlement plan amendment is consistent with this designation and the goals and objectives of the City’s General Plan as follows:

A. Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach recreational resources.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Policy LU 10.1.11: Promote the introduction of a diversity of uses in general commercial centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods.

Policy LU 10.1.12: Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

- Incorporation of site landscape, particularly along street frontages and in parking lots;
- Linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
- Siting and design of structures to facilitate and encourage pedestrian activity;
- Siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
- Architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
- Inclusion of consistent signage designed and integrated into the building's architectural character.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The retail uses represent development which would support the needs and reflect market demand of City residents and visitors. The proposed development improves the project site, which is currently vacant, and provides additional commercial uses that would attract and complement existing retail uses along Beach Boulevard and Warner Avenue. In addition, the proposed project would help the City to achieve its goal of enhancing the community image through the design and construction of a high-quality development while still allowing for the market-driven commercial development. The

proposed project includes retail uses in accordance with the patterns and distribution of use and density within the Land Use Plan Map of the City of Huntington Beach General Plan. The design of the project conveys a unified, high-quality visual image that contributes to the City's urban form and character. The City's Design Review Board has reviewed the proposed architecture, colors, and materials and recommends approval of the design concept.

B. Economic Development Element

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Goal ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor-serving uses while attracting new uses to Huntington Beach.

Goal ED 3: Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

The proposed project promotes development in accordance with the Economic Development Element of the City of Huntington Beach General Plan, as a new commercial retail development will broaden and stabilize the City's economic base. New employment opportunities will be created both in the construction of the proposed development and in the long-term operations of the retail establishments. Commercial development of this underutilized property will encourage future development to expand westerly to Beach Boulevard as noted in General Plan Subarea 6B. High-quality architecture and site design will enhance the long-term economic success of the proposed development and will further enhance Huntington Beach's economic prospects.

Zoning Compliance:

The proposed project is located in the CG (Commercial General) zone and complies with all applicable development standards of that zone.

Urban Design Guidelines Conformance:

The proposed project has been analyzed for conformance with the Urban Design Guidelines, Chapter Four (General Commercial). The proposed project substantially conforms with these guidelines, including, but not limited to, the following:

- Contribute towards reinforcing or establishing a distinct architectural and environmental image for the district within which the project site is located;
- Consider the scale, proportion and character of development in the surrounding area;
- Facilitate and encourage pedestrian activity and mitigate existing adverse automobile oriented patterns; and
- The arrangement of structures, parking and circulation areas and open spaces should recognize the particular characteristics of the site and should relate to the surrounding built environment in pattern, function, scale, character and materials. In developed areas, new projects should meet or exceed the standards of quality which have been set by surrounding development.

The building will be compatible with the surrounding area in terms of design, layout, materials, and architecture. The proposed variation in the roofline with the use of a gable roof and parapet walls are consistent with the Design Guidelines. The height and mass of the building are consistent with adjacent properties. The colors, materials, and architectural details complement existing developments.

Environmental Status:

The requested entitlement plan amendment was determined to be within the scope of the Lowe's Home Improvement Warehouse Environmental Impact Report (EIR No. 00-01) which was certified by the Planning Commission on October 28, 2003.

Coastal Status: Not Applicable

Redevelopment Status: Not Applicable

Design Review Board:

On February 8, 2007, the Design Review Board recommended approval of the 7,800 sq. ft. retail building to the Planning Commission. The design, colors, and materials for the development were approved based on their overall compliance with the Urban Design Guidelines and compatibility to the Lowe's Home Improvement Warehouse design and elevations.

Subdivision Committee: Not Applicable

Other Departments Concerns and Requirements:

The Public Works Department reviewed the request to increase the total permitted building square footage on the vacant parcel and determined that the change would not result in a significant increase in site-generated traffic for the peak hours. The trips generated would be consistent with the analysis presented in the traffic study of the Lowe's Environmental Impact Report. Therefore, the proposed increase in building square footage would not be expected to generate the need for any additional mitigation measures for the project or a change in any traffic design features for project access.

The Building and Fire Departments also reviewed the request and had no comments.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on April 12, 2007, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of April 17, 2007, no public comment has been received by staff.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:
Entitlement Plan Amendment: January 26, 2007

MANDATORY PROCESSING DATE(S):
July 25, 2007 (Within 180 days from application deemed complete date when CEQA determination relies on a previously prepared EIR)

Entitlement Plan Amendment No. 06-07 was filed on December 18, 2006 and deemed completed on January 26, 2007.

ANALYSIS:

The primary issue for the Planning Commission to consider in conjunction with this entitlement plan amendment request is the increase in development and related impacts on surrounding commercial and residential properties. The following is an analysis of the primary issues of the proposed project.

Compliance with Development Standards

The increase in maximum building size on the vacant parcel from 8,500 sq. ft. of restaurant use to 14,200 sq. ft. of retail use will not affect the project's ability to conform with development standards. The proposed retail building is located towards the front of the subject site, at the approximate location of the restaurant approved by the Planning Commission (Conditional Use Permit No. 00-31) and the Wendy's restaurant approved by the Design Review Board (Design Review No. 06-26). Although located close to the street, the building still maintains the required minimum front and side setbacks. The increase in building size will not affect the provision of landscaping on the subject site. As conditioned by Conditional Use Permit No. 00-31, 16 percent of the subject site shall be landscaped where only 8 percent of landscaping is required per Section 232.08 of the HBZSO. The proposed change of use and increase in building size will conform to the parking requirements of the HBZSO as follows:

| | USE | BUILDING AREA | CODE PROVISION | REQUIRED | PROPOSED |
|-----------|-----------------|---|----------------------------------|-----------------------|-----------------|
| CUP 00-31 | Restaurant | 8,500 sq. ft. (restaurant) | 1/100 sq. ft. | 85 spaces | 85 spaces |
| Option 1 | America's Tires | 4,990 sq. ft. (retail) 1,410 sq. ft. (storage) | 1/200 sq. ft. 1/1,000 sq. ft. | 25 spaces 2 spaces | 64 spaces |
| | Wendy's | 3,212 sq. ft. (restaurant) | 1/100 sq. ft. | 32 spaces | |
| | Total | 9,612 sq. ft. | | 59 spaces | |
| Option 2 | America's Tires | 4,990 sq. ft. (retail) 1,410 sq. ft. (storage) | 1/200 sq. ft. 1/1,000 sq. ft. | 25 spaces 2 spaces | 67 spaces |
| | Retail Building | 7,800 sq. ft. (retail) | 1/200 sq. ft. | 39 spaces | |
| | Total | 14,200 sq. ft. | | 66 spaces | |

Traffic

The proposed change in use and increase in building size were reviewed by the Public Works Department for potential impacts on the trip generation. Based on the traffic study of the Lowe's Environmental Impact Report, the proposed change would generate an increase of 753 daily trips, a decrease of 41 trips for the AM peak hour and an increase of 30 trips for the PM peak hour. The Public Works Department determined that the change would not result in a significant increase in site-generated traffic for peak hours. Therefore, the proposed changes would not trigger the need for any additional analysis beyond what was analyzed in the Lowe's Environmental Impact Report. The threshold for further analysis is an increase of more than 50 trips per peak hour.

Noise

The subject site is separated from residential uses to the north, south, and east by several existing buffers. Between the site and the single family residential to the north are the existing Ocean View Unified School District Bus Maintenance Facility and the Flood Control Channel. The flood control channel is approximately 108 feet wide. Residential properties on the north side of the channel are oriented with backyards facing the channel with approximately five to six foot high solid masonry block walls along the property line. Warner Avenue, a 120 foot wide arterial street, buffers single family and multi-family residential uses to the south. Multi-family residential units to the east are buffered from the site by the existing 232 foot wide vacant lot. Multi-family residential properties to the east are further separated from the commercial development by a 20 foot wide alley serving open carports with the residential units located beyond. The subject site is designed to have the America's Tires store bay doors facing west and the retail tenants front doors facing east. With the built-in separations, existing buffers, and recommended conditions of approval, residential properties are adequately protected from the proposed commercial development and no adverse noise impacts are anticipated. To address the Commission's concerns regarding noise, conditions pertaining to noise have been incorporated into the suggested conditions of approval.

The change in use and increase in building size is consistent with the Mixed Use-Vertical Land Use designation of the General Plan. The project will comply with the Commercial General zoning designation development standards, including setbacks, height, landscaping, and parking requirements. The proposed project will be compatible with the uses and structures on the adjacent surrounding properties because of building design, noise attenuation, and architectural quality. The change in use and increase in building size will not result in significant increases in traffic and noise generation above levels compatible with the area. Therefore, staff recommends approval of Entitlement Plan Amendment No. 06-07 based on the factors identified above.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval—EPA No. 06-07
2. Site plan, floor plan, and elevations dated March 6, 2007
3. Project narratives dated December 18, 2006 and March 9, 2007
4. Planning Commission Notice of Action—CUP No. 00-31 dated October 29, 2003
5. Traffic Generation Review by the Public Works Department dated March 5, 2007

SH:HF:RR:TN:jc

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

ENTITLEMENT PLAN AMENDMENT NO. 06-07

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project is within the scope of the Lowe's Home Improvement Warehouse Environmental Impact Report (EIR No. 00-01) which was certified by the Planning Commission on October 28, 2003.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 06-07:

1. Entitlement Plan Amendment No. 06-07 to amend Condition of Approval No. 8 to allow a maximum building area of 14,200 sq. ft. on the vacant parcel will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project has been evaluated for compatibility with the surrounding neighborhood in terms of uses, noises, and traffic generation. The project is designed to address separation to adjacent sensitive properties, provides adequate circulation and parking to serve the uses on site, and meets the goals and policies of the General Plan.
2. The entitlement plan amendment will be compatible with surrounding uses because the proposed amendment represents a minor alteration in land use limitations, which will not generate significant noise, traffic, or other impacts to surrounding uses.
3. The proposed Entitlement Plan Amendment No. 06-07 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed development complies with the zoning development standards and land use provisions contained in the Commercial General zoning district by providing code required minimum setbacks, landscaping, minimum parking and not exceeding the maximum building height and maximum floor area ratio.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MV-F10-d-a (Mixed Use Vertical—Max 1.5 Floor Area Ratio—Max 25 du/ac—Design Overlay—Automobile District Overlay) on the subject property. The project site is identified in the General Plan as part of Subarea 6B, located on the east and west sides of Beach Boulevard between Warner Avenue and Edinger Avenue. In addition, it is consistent with this designation and the goals and objectives of the City's General Plan:

Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach recreational resources.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Policy LU 10.1.11: Promote the introduction of a diversity of uses in general commercial centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods.

Policy LU 10.1.12: Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

- Incorporation of site landscape, particularly along street frontages and in parking lots;
- Linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
- Siting and design of structures to facilitate and encourage pedestrian activity;
- Siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
- Architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
- Inclusion of consistent signage designed and integrated into the building's architectural character.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The retail uses represent development which would support the needs and reflect market demand of City residents and visitors. The proposed development improves the project site, which is currently vacant, and provides additional commercial uses that would attract and complement existing retail uses along Beach Boulevard and Warner Avenue. In addition, the proposed project would help the City to achieve its goal of enhancing the community image through the design and construction of a high-quality development while still allowing for the market-driven commercial development. The proposed project includes retail uses in accordance with the patterns and distribution of use and density within the Land Use Plan Map of the City of Huntington Beach General Plan. The design of the project conveys a unified, high-quality visual image that contributes to the City's urban form and character. The City's Design Review Board has reviewed the proposed architecture, colors, and materials and recommends approval of the design concept.

Economic Development Element

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Goal ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor-serving uses while attracting new uses to Huntington Beach.

Goal ED 3: Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

The proposed project promotes development in accordance with the Economic Development Element of the City of Huntington Beach General Plan, as a new commercial retail development will broaden and stabilize the City's economic base. New employment opportunities will be created both in the construction of the proposed development and in the long-term operations of the retail establishments. Commercial development of this underutilized property will encourage future development to expand westerly to Beach Boulevard as noted in General Plan Subarea 6B. High-quality architecture and site design will enhance the long-term economic success of the proposed development and will further enhance Huntington Beach's economic prospects.

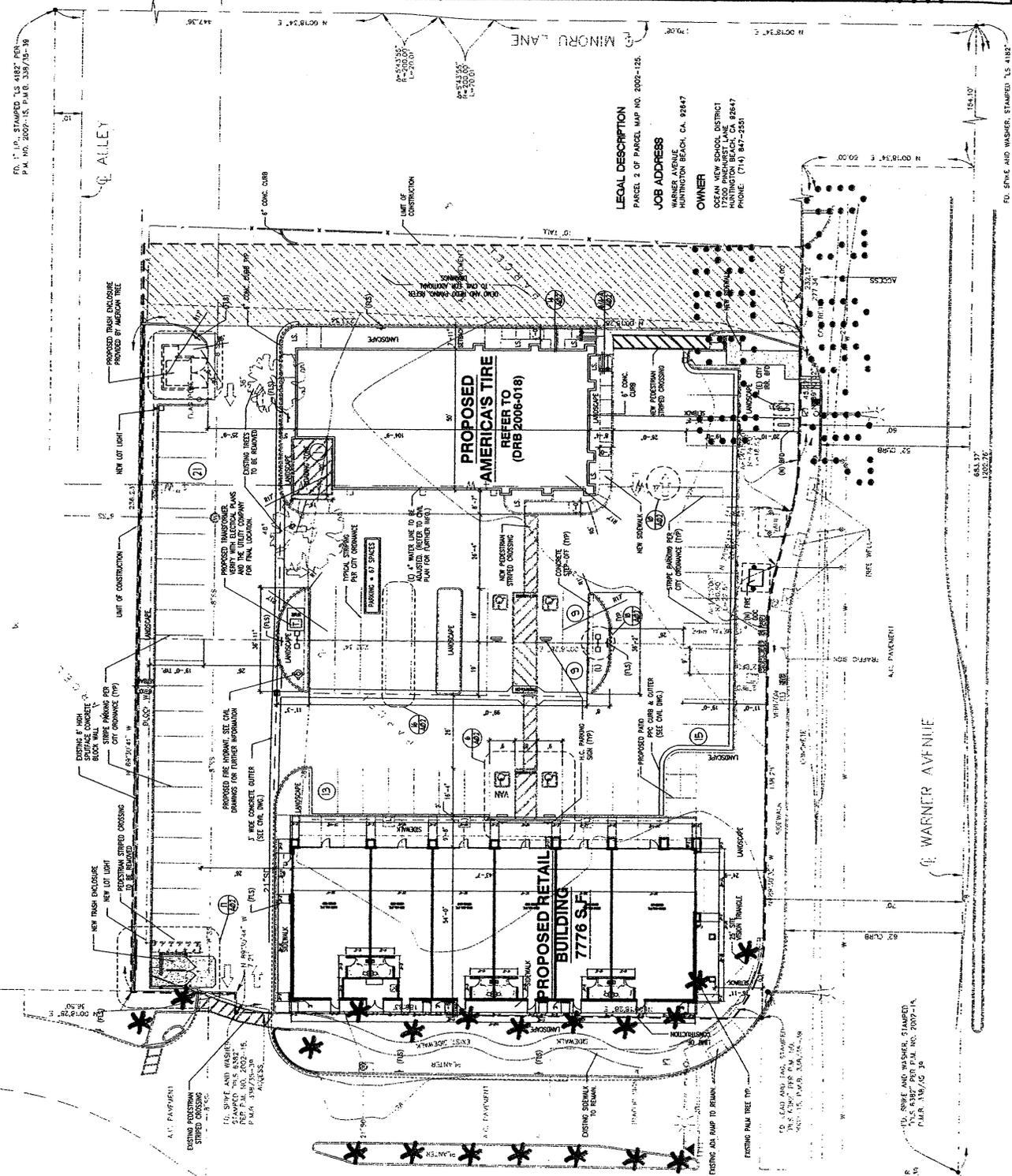
SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 06-07:

1. The site plan, floor plans, and elevations received and dated March 6, 2007 shall be the conceptually approved design.
2. The operation of the America's Tires Store shall comply with the following:
 - a. Internal sound buffers shall be installed.
 - b. The work-bay doors shall be kept closed whenever possible.
 - c. The Myers "quiet" Impact Wrench or comparable equipment with a sound power rating of 72 dB or less shall be used to decrease noise emissions.
 - d. Paging and music system speakers located or firing outside the building shall be prohibited.
 - e. All repair/service work shall be conducted entirely within the building.
3. All conditions of approval required under Conditional Use Permit No. 00-31 remain valid and shall be completed at the appropriate stage of development except for Condition of Approval No. 8 which is modified as follows:

"Depending on the uses proposed, the ~~restaurant vacant~~ pad and Parcel 3 may be subject to separate entitlement prior to issuance of grading permits on the pad site. Construction of the ~~restaurant vacant~~ pad building shall not result in any loss of landscaping as shown on the September 5, 2003 site plan and a maximum ~~8,500 square foot~~ **building area of 14,200 square feet** shall be constructed."

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

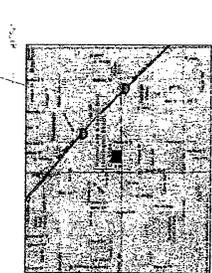


LINE LEGEND
 --- LIMIT OF CONSTRUCTION
 --- FIRE LANE - SHALL BE POSTED, MARKED AND MAINTAINED PER CITY ORDINANCE # 407 FIRE HYDRANT AND ARRANGED ON PRIVATE, INDUSTRIAL PROPERTIES AND APARTMENTS
 --- FIRE LANE SPOTS SHALL CONFORM TO CITY SPECIFICATION # 415 PROVIDED AND MAINTAINED IN COMPLIANCE WITH CITY SPECIFICATION # 407 FIRE HYDRANT AND ARRANGED ON PRIVATE, INDUSTRIAL PROPERTIES AND APARTMENTS

NOTE:
 1. FIRE HYDRANT SHALL REFERENCE COMPLIANCE WITH CITY SPECIFICATION # 407 FIRE HYDRANT AND ARRANGED ON PRIVATE, INDUSTRIAL PROPERTIES AND APARTMENTS

LANDSCAPING
 LOT AREA: 54,748 S.F. (1.26 AC)
 LANDSCAPE AREA: 10,718 S.F. (0.24 AC)
 LANDSCAPE AREA: REQUIRED (16.5%)

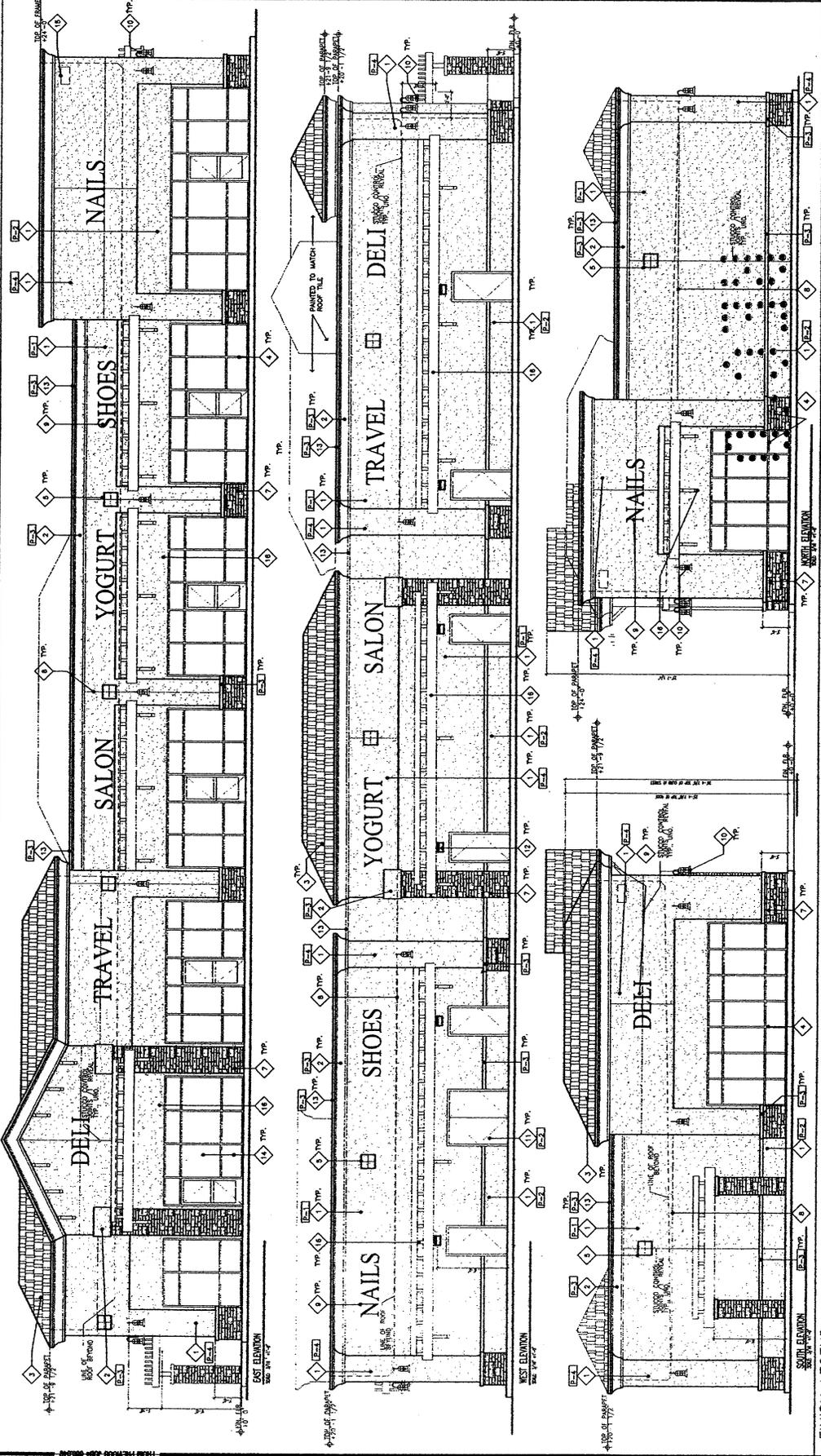
PARKING
 RETAIL: 7,776/200 = 39 REQUIRED
 AMERICA'S TIRE: 4,980/200 = 25 REQUIRED
 A.T. NEZZANINE: 1,407/1000 = 2 REQUIRED
 TOTAL: 66 SPACES (67 SPACES PROVIDED)



VORACITY MAP

SITE PLAN
 SCALE: 1/16" = 1'-0"
 NORTH

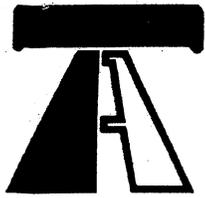
TO: J. L. W. STAMPAID, 7/27/15, 1:16" = 1'-0"
 P.M. 07/27/15, P.M. 07/27/15
 P.M. 07/27/15, P.M. 07/27/15



FINISH SCHEDULE

| | |
|------|-----------------------------------|
| P-1 | DUAN EDWARDS 'BONE WHITE' DEC 746 |
| P-2 | DUAN EDWARDS 'ASH GREY' DEC 751 |
| P-3 | DUAN EDWARDS 'MICA GREY' DEC 5623 |
| P-4 | DUAN EDWARDS 'SNOWFLAKE' DEC 384 |
| ST-1 | OLYMPIC STAIN 'COPPER HENK' |

- FINISH LEGEND**
- 1 EXTERIOR CEMENT PLASTER WITH LIGHT BAND TEXTURE FINISH BY COLOR. PAINT AS PER SCHEDULE.
 - 2 EPS FOAM CORNICE AND MOULDING WITH SMOOTH TEXTURE PLASTER FINISH.
 - 3 SLATE TILE ROOF.
 - 4 DARK BRONZE ALUMINUM STOREFRONT SYSTEM BY U.S. ALUMINUM.
 - 5 ACCENT TILE (SLATE), AMERICAN SLATE CO. - COLOR: RAJAH.
 - 6 STONE VENEER WAINSCOT - FON DU LAC CUSTOM COUNTRY BLEND/ FULLY GROUTED.
 - 7 NOT USED.
 - 8 SHEET METAL PARAPET COPING - PAINTED SEMI-GLOSS FINISH.
 - 9 1/4" THK. FIXED GLAZING SYSTEM (TEMPERED WHERE REQUIRED).
 - 10 WALL MOUNTED LIGHT FIXTURE - SEE ELEC. DWGS. UTHONIA MSR MODEL, 175 W. MET. HALBE FT. FIXTURE, NATURAL ALUMINUM COLOR.
 - 11 HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT SURFACE.
 - 12 WALL MOUNTED LIGHT FIXTURE - SEE ELEC. DWGS. UTHONIA MSR MODEL, 175 W. MET. HALBE FT. FIXTURE, NATURAL ALUMINUM COLOR.
 - 13 0.1M LIGHTING NO. 6823, POLISHED CHROME FINISH (TO MATCH LOWES).
 - 14 PERIMETER WALL MOUNTED LIGHT FIXTURE - SEE ELEC. DWGS. UTHONIA MSR MODEL, 175 W. MET. HALBE FT. FIXTURE, NATURAL ALUMINUM COLOR.
 - 15 BUILDING SIGNAGE BY SIGN CONTRACTOR (N.L.C.-UNDER SEPARATE PERMIT).
 - 16 METAL REVEAL - CLEAR ANODIZED ALUMINUM FINISH.
 - 17 BUILDING ADDRESS NUMBER (MIN 6" HIGH OR AS PER FIRE DEPARTMENT'S REQUIREMENTS).
 - 18 WOOD TRELLIS.
 - 19 STEEL CHANOPY.



TARLOS
& ASSOCIATES

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December 18, 2006

Tess Nguyen
City of Huntington Beach
2000 Main St.
Huntington Beach, CA 92648

City of Huntington Beach

DEC 18 2006

RE: Hughes Investments – Entitlement Plan Amendment to revise Condition #8 of CUP 200-31.

Dear Tess Nguyen,

On behalf of our client, Hughes Investments, Tarlos and Associates respectfully submits this written narrative as an attachment to the Entitlement Plan Application. We seek the approvals of the following:

- To change the limitation on the total maximum building size of 8,500 sq. ft. as stipulated in Condition #8 of Conditional Use Permit No. 2000-31 to allow a new 7,776 (*gross*) sq. ft. multi-tenant retail building adjacent to an approved 4,990 sq. ft. America's Tire Store within Parcel 3 of the Lowe's Shopping.

Project Description

Proposed is a new construction of a new multi-tenant retail building within Parcel 3 of the Lowe's Shopping Center on Warner Ave. The proposed development involves the modification of an approved site plan and elevations for a Wendy's Restaurant with a drive thru to propose a new multi tenant retail building.

The proposed new building will be 7,776 (*gross*) sq. ft., (7,626 sq. ft. (*net lease area*)) multi-tenant retail building located within a lot area of approximately 54,749 sq. ft. This building will be located along the west side of the parcel adjacent to an 4,990 square foot America's Tire Store at the east side of the parcel. The building proposes up to six (6) tenants with individual square footages ranging in sizes from 1,080 to 1,620 sq. ft. However, sizes may be modified depending on the needs of these tenants. Final determination on the individual tenants have not been established at this time, as most lease agreements will be based on this "shell" building's design and layout to be approved. Therefore, determination on use, project services, hours of operation, and employee information cannot be stated at this time.

The proposed construction is will be a Type V-N with the exterior to be consistent with the design of the existing Lowe's and the adjacent America's Tire Store. Architectural elements of the existing shopping center such as accent tiling, stone veneer, dark bronze aluminum storefront, trellis elements, and decorative wall mounted lighting fixtures will be incorporated into this building. Signage is to be determined by each individual tenant and all approvals will be individually sought.

The lot provides a common parking area in which will provide a total of 71 spaces. Of this total parking area, the new retail area will provide thirty-seven (37), spaces and two (2) ADA compliant spaces. Access to the site will be from two driveway approaches located along the north portion of Warner Ave.

REGISTRATIONS IN ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, FLORIDA, GEORGIA, IDAHO, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW MEXICO, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING.

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

AMERICAN REGISTERED ARCHITECTS

ATTACHMENT NO. 3.19

Existing Conditions

The site is within an existing fully developed Lowe's Shopping Center. However, the subject site is presently vacant. The site provides access with existing curbs and landscaping throughout the center and the perimeter of the lot. The sidewalk and paving within the Center is in good condition. All utilities are underground and available.

In communications with the Planning Department, it has been determined that this project/site is not located within a Hazardous Waste and Substance site pursuant to Section 65962.5 of the Government Code.

Nature and Reason Necessitating an Entitlement Plan Amendment

Per item No. 8 of the Conditions of Approval for CUP 2000-31, the subject parcel (Parcel 3), is subject to a maximum 8,500 square of total building area. This condition was imposed on the original site plan that was approved on September 5, 2003. This original site plan was approved with only one stand-alone restaurant proposed on this parcel.

Unfortunately, this original tenant withdrew and the landlord (*Hughes Investments*), secured a new agreement with Wendy's Restaurants to develop a new fast food restaurant on the west side site and propose a future tenant on the east side of this site. Since then, a 3,212 square foot Wendy's was approved under CUP 0031 and Hughes secured the entitlement for 4,990 square foot America's Tire Store as the east side tenant. In both approvals, the combined square footages of the Wendy's and America's Tire Store did not exceed the 8,500 square footage limitation.

Although approved, Wendy's restaurant decided not to continue with the development of the site. This resulted in Hughes having to reinvestigate the feasibility of the site to either attract a new quick service restaurant or retail tenant that would be complimentary to the shopping center and approved America's Tire Store. It was finally decided to propose a 7,776 square foot multi tenant retail building within the area that was approved for the Wendy's restaurant.

Although the overall design was approved, the change in the building footprint required a filing of a new Design Review Application. This Design Review Application was filed on October 15, 2006. However, due to the proposed new square footage of 7,776 square feet, this Design Review requires separate application to amend CUP 2000-31 to increase the maximum square footage since the combined square footage of the new retail building and tire store results in a total of 12,766 square feet. Any request to revise an item from Condition of Approval can only be approved by filing an Entitlement Plan Amendment.

Project Suitability Findings

The original limitations on square footage were placed as a result of a much larger stand-alone restaurant exceeding 6,000 square feet. It is presumed that the 8,500 square foot restriction was imposed so that any future increase in restaurant square footage or any future new construction on the Parcel would not compromise parking requirements, Floor Area Ratio, and landscaping for that site. However, since the approval of CUP 2000-31, the original tenant has withdrawn resulting in redesign and the securing of new entitlements for new tenants.

The proposed multi-tenant retail building is consistent with the CG Zoning and is consistent with the General Plan Land Use Elements that designates the subject property for retail commercial uses.

Furthermore, the revised site plan still complies with the development standards set forth in the City's Zoning Ordinance.

The proposed increase will not adversely affect the existing and surrounding properties and this multi tenant building will be more complimentary to the existing shopping center than a stand-alone restaurant or fast-food restaurant with a drive-thru. This new multi-tenant building site layout will forfeit the approved drive-thru resulting in a less intensified used then what was originally approved. Additionally, any conditions or development restrictions included in the final approval of this site can be applied to the future tenants who will ultimately secure their own use specific entitlements.

Although there is an increase in the total square footage, this site plan will not increase the existing area and since the site will not propose a drive-thru. Since the drive -thru is no longer proposed, it will not generate excessive vehicular traffic-generating capacity, noise, vibrations, and other factors associated with drive-thru restaurants that tend to make the general environment less desirable for existing and planned developments surrounding the area.

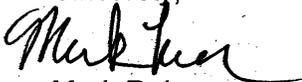
The proposed physical and development characteristics will not be detrimental in any way to the character, design, image, and architectural appeal of any existing or planned developments of the zone classification as this project only seeks to incorporate a minor change by revising the maximum allowable square footage for this site. The proposed multi tenant building will be physically compatible with the architectural design of the overall shopping center. To achieve this, the applicant has been in close communication with this Planning Department to revise the architectural look and elements to match the center and his design will be finalized at the Design Review phase (*DR 06-035*), and not within this Entitlement Plan Amendment.

The revised site, grading, and landscape plans show that all development standards can be met even with this increase in total square footages. The proposed multi tenant building will bring a desired community opportunity on what would be an underutilized area of the shopping center if left as is and undeveloped. A multi tenant building provides a better use as the site as it will provide additional shopping choices for residents rather than a single use restaurant.

The plans submitted are consistent with prior the prior approvals for the Wendy's restaurant and the development standards are satisfied. The proposed multi tenant building will be complimentary to the existing shopping center and will not unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the residents in that area of Huntington Beach.

Please feel free to contact me at (949) 250-4117 should you have any questions. Thank you in advance for your consideration.

Sincerely,



Mark Raber
Project Representative
Tarlos and Associates

Nguyen, Tess

From: Mark Raber [mraber@tarlos.com]
Sent: Friday, March 09, 2007 8:26 AM
To: Nguyen, Tess
Subject: RE: EPA--8291 Warner Avenue

Tess,

Per your e-mail below regarding EPA 06-007, we are revising the requested square footage to be 14,200 square feet. Please note this on the application so that we may proceed going to Planning Commission. Please notify us when we are scheduled and let us know if you need additional information.

Sincerely,
 Mark Raber
 Tarlos and Associates
 17802 Mitchell North
 Irvine, CA 92614
 (949) 250-4117

-----Original Message-----

From: Nguyen, Tess [mailto:tnguyen@surfcity-hb.org]
Sent: Wednesday, March 07, 2007 1:37 PM
To: Mark Raber
Subject: EPA--8291 Warner Avenue

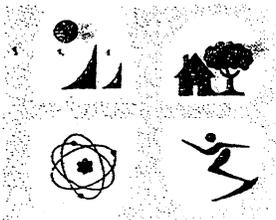
Hi Mark,

I have received the plans that were submitted on March 6, 2007. I also received the traffic generation from Public Works/Traffic. The increase in square footage to include the America's Tires and new retail building will not require additional mitigation measures for the project. The Entitlement Plan Amendment (EPA) can now be scheduled for Planning Commission hearing. I still need from you the total square footage requested for the EPA. It was previously requested for 13,000 sf. With the changes involving America's Tires, the total square footage has changed. Please let me know the new square footage so I can proceed with the EPA. Please let me know if you have any questions.

Tess Nguyen
 Associate Planner
 City of Huntington Beach
 (714) 374-1744 phone
 (714) 374-1540 fax
 tnguyen@surfcity-hb.org

3/28/2007

ATTACHMENT NO. 3.22



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

October 29, 2003

Paul Rothenberg
Canyon Consulting
4665 MacArthur Court, Ste. 200
Newport Beach, CA 92660

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 00-01/TENTATIVE PARCEL MAP NO. 2002-125/CONDITIONAL USE PERMIT NO. 00-31 (LOWE'S HOME IMPROVEMENT WAREHOUSE/NORTHEAST CORNER OF BEACH BOULEVARD AND WARNER AVENUE)

APPLICANT: Paul Rothenberg, Canyon Consulting

REQUEST: **EIR:** An analysis of potential environmental impacts associated with a zoning map amendment request to change the zoning on the former Rancho View School from Public-Semipublic to General Commercial and a request for commercial development consisting of the redevelopment and intensification of a 25.6-acre site consisting of three areas (A, B1, and B2). The applicant proposes to develop a Lowe's Home Improvement Warehouse and a restaurant pad on the former Rancho View School site (Area A). Associated improvements include new parking, landscaping, and demolition of the former elementary school. The five Ocean View Little League baseball fields require relocation under the proposed plan. In addition, EIR No. 00-01 analyzes the potential future development and intensification of an adjacent 6.3-acre project site with commercial/retail, office, and restaurant uses located at the northeast corner of Beach Boulevard and Warner Avenue (Area B1). No development is proposed in Area B1 at this time. Also included in the project site is the Ocean View School District Bus Maintenance Facility (Area B2) located east of Rancho View School. No development is proposed in Area B2 at this time. **TPM:** A subdivision map to consolidate multiple parcels on the former Rancho View School into four parcels for commercial development purposes. The map includes right of way dedications along Warner Avenue. **CUP:** To permit the construction of a 135,666 sq. ft. Lowe's Home Improvement Warehouse along with a 21,416 sq. ft. garden center and an 8,500 sq. ft. restaurant pad. The proposal includes a request for 19.5% of the total parking stalls as compact size.

PROPERTY OWNER: Dr. James Tarwater, Superintendent, Ocean View School District
17200 Pinehurst, Huntington Beach 92647

LOCATION: Bounded by Warner Avenue on the south, Beach Boulevard on the west, Roubidoux Drive on the north, and multi-housing units located just west of Minoru Lane on the east. The project does not include the existing Southern California Edison transfer station located at the northwest corner of B Street and Warner Avenue.

DATE OF ACTION: October 28, 2003

On Tuesday, October 28, 2003, the Huntington Beach Planning Commission took action on your application. Environmental Impact Report (EIR) No. 00-01 was certified as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1586. Tentative Parcel Map No. 2002-125 and Conditional Use Permit No. 00-31 were approved with findings and modified conditions of approval (attached).

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. The appeal fee is \$700.00 for a single-family dwelling property owner appealing the decision on his/her own property. The appeal fee is \$2,025.00 for all other appeals. In your case, the last day for filing an appeal and paying the filing fee is November 7, 2003.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

You are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to *Government Code* §66020.

If there are any further questions, please contact Jane James, Senior Planner at (714) 536-5596, or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,

Howard Zelefsky, Secretary
Planning Commission

By:


Herb Fauland, Principal Planner

Attachments

1. EIR No. 00-01 CEQA Findings of Fact with Statement of Overriding Considerations
2. EIR No. 00-01 Mitigation Monitoring Program
3. Tentative Parcel Map No. 2002-12 and Conditional Use Permit No. 00-31 Findings and Conditions of Approval

c: Property Owner

FINDINGS AND CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP NO. 2002-125/ CONDITIONAL USE PERMIT NO. 00-31

FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 2002-125:

1. Tentative Parcel Map No. 2002-125 for the subdivision of 17.4 acres into four general commercial lots, minimum 1.2 acres in size access to a public street either by direct frontage or irrevocable access agreement is consistent with the General Plan Land Use Element designation of MV-F10-d-a (Mixed Use-Vertical Integration of Housing-1.5 Floor Area Ratio-Design Overlay-Auto District Overlay) on the subject property, or any applicable specific plan, or other applicable provisions of this Code because the subdivision will provide a consolidated development consistent with the design concept envisioned by the General Plan and Urban Design Guidelines.
2. The site is physically suitable for the type and density of development. The 17.4 acre project site is generally flat, rectangular, and provides the necessary area for development by consolidating multiple parcels consistent with the intensity and density of the General Plan Land Use designation and the proposed General Commercial zoning district. With the implementation of mitigation measures as described in EIR No. 00-01, the site is suitable for development.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the Planning Commission may approve such a tentative map if an environmental impact report was prepared with respect to the project and a finding was made that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The tentative map provides all the necessary easements and access requirements of the City for the public and provides the necessary public improvements. The improvements include dedications, curbs, gutters, sidewalks, streets, and easements with reciprocal access between properties to adequately serve the site and adjacent properties.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 00-31:

1. Conditional Use Permit No. 00-31 for the establishment, maintenance and operation of an approximate 135,666 square foot Lowe's Home Improvement Warehouse with a 24,416 sq. ft. garden center, an approximate 8,500 sq. ft. restaurant pad, to allow 19.5% (126 spaces) of the 647 total parking spaces on the Lowe's site as compact in size, and to allow designated areas for permanent outdoor display of merchandise will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project has been evaluated for compatibility with the surrounding neighborhood and with the conditions of approval imposed, the project will be designed to address separation to adjacent properties, provides adequate setbacks, does not exceed building height, provides code required landscaping, provides the required parking to serve the uses on site, and meets the goals and policies of

the General Plan. In addition, the provision of compact parking spaces provides an efficient use of the parking lot, maximizes the total number of parking spaces and provides an efficient layout of the parking design.

2. The conditional use permit will be compatible with surrounding uses because residential uses are adequately buffered from the commercial development, noise impacts are mitigated through design improvements, delivery hours are restricted to daytime only, and Ocean View School District buses, Lowe's delivery vehicles, and customers can safely utilize the main driveway entrance from Warner Avenue.
3. The proposed request to construct an approximate 135,666 square foot Lowe's Home Improvement Warehouse with a 24,416 sq. ft. garden center, to allow 19.5% (126 spaces) of the 647 total parking spaces on the Lowe's site as compact in size, to allow areas for permanent outdoor display of merchandise, and to construct an 8,500 sq. ft. restaurant pad, will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed development plan complies with the zoning development standards and land use provisions contained in the General Commercial zoning district by providing code required minimum setbacks, minimum landscaping, minimum parking, maximum building height, and maximum floor area ratio.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MV-F10-d-a (Mixed Use-Vertical Integration of Housing-1.5 Floor Area Ratio-Design Overlay-Auto District Overlay on the subject property). In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Goal LU 2: Ensure that development is adequately served by transportation, infrastructure, utility infrastructure, and public services adequately serve development.

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 5: Ensure that significant environmental habitats and resources are maintained.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1.3: Require the incorporation of facilities to promote the use of public transit, such as bus turnouts and drop-offs where appropriate.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Policy LU 10.1.5: Require that buildings, parking, and vehicular access be sited and designed to prevent adverse impacts on adjacent residential neighborhoods.

Policy LU 10.1.6: Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

Policy LU 10.1.11: Promote the introduction of a diversity of uses in general commercial centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods.

Policy LU 10.1.12: Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

- Incorporation of site landscape, particularly along street frontages and in parking lots;
- Linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent freestanding structures surrounded by parking;
- Siting and design of structures to facilitate and encourage pedestrian activity;
- Siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
- Architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
- Inclusion of consistent signage designed and integrated into the building's architectural character.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 7.1.6: Accommodate the development of additional jobs-generating land uses that improve the 1992 jobs-to-housing ratio of 0.82 to 1.0 or greater; to meet objectives of the Regional Comprehensive Plan (Southern California Association of Governments) and Air Quality Management Plan. These should capitalize upon existing industrial strengths emphasizing the clustering of similar or complementary industries.

Policy LU 13.1.7: The type, intensity and density for reuse and/or development of surplus school sites shall be determined by the following:

- Compatibility with the type and character of adjacent uses; integration with adjacent commercial uses through the use of such amenities as common automobile access and reciprocal access agreements, consistent architectural treatment and pedestrian connections;
- The land use designations and policies for surrounding properties as defined by this plan;
- Formulation and approval of an appropriate site plan;
- Working with residents of surrounding neighborhoods in the formulation of a reuse plan; and
- The utilization of appropriate design features, such as, but not limited to:
 - The maintenance of active, usable open space for use by the surrounding neighborhood.
 - The provision of buffering, such as open space areas or landscaping between new development and existing development.
 - Compliance with the applicable Design and Development Standards specific in the City's General Plan.

The home improvement warehouse, restaurant use, and future potential development of retail, restaurant, and office uses represent development, which would support the needs and reflect market demand of City residents and visitors. The proposed development improves the project site, much of which is currently underutilized vacant school buildings, and provides additional destination uses that would attract and complement existing retail and restaurant uses along Beach Boulevard and Warner Avenue. In addition, the proposed project would help the City to achieve its goal of enhancing the community image of Huntington Beach through the design and construction of a high-quality, state-of-the-art development; impacts to the surrounding area are mitigated to the greatest extent possible, while still allowing for the market-driven commercial development.

The design of the project promotes development of commercial buildings that convey a unified, high-quality visual image and character that are intended to expand the existing commercial pattern along Beach Boulevard and Warner Avenue. The proposed project utilizes retail uses in accordance with the patterns and distribution of use and density within the Land Use Plan Map of the City of Huntington Beach General Plan. The City's Design Review Board has reviewed the proposed architecture, colors, and materials and recommends preliminary approval of the design concept.

The proposed project would develop a mix of commercial uses on parcels contiguous to similar uses in an established, urban area. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after project implementation.

Development of the commercial retail and restaurant uses will generate jobs for the community without substantially increasing the need for housing as most employees will come from the local area rather than from a regional perspective. Future development in Area B1 may potentially result in the loss of nine legal non-conforming residential units, however, loss of the units does not result in a substantial impact to the overall housing stock and conditions of approval require relocation assistance to those residents of low or moderate income.

With the recommended conditions of approval the design of the project meets the objectives of the Urban Design Element. For example, reuse plans for the surplus school site account for the type and character of adjacent commercial and residential uses. Additionally, the recommended conditions of approval encourage integrated development between the school site and Beach Boulevard as noted in General Plan Subarea 6B. Also, the surrounding property owners and residents have participated in several workshops regarding the adequacy of environmental documentation. The primary user, Ocean View Little League will be relocated to a new site and the project incorporates adequate buffering between adjacent uses.

B. Economic Development Element

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Goal ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor-serving uses while attracting new uses to Huntington Beach.

Goal ED 3: Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

The proposed project promotes development in accordance with Huntington Beach's Economic Development Element, as a home improvement warehouse, restaurant, and future retail, dining, and office development will broaden and stabilize the City's economic base. New employment opportunities will be created both in the construction of the proposed development and in the long-term operations of the retail and restaurant establishments. Commercial development of this underutilized property will encourage future development to expand westerly to Beach Boulevard as noted in General Plan Subarea 6B. New construction at the former school site will likely spur rejuvenation of adjacent underutilized parcels in the future. State of the art, high-quality architecture and site design will enhance the long-term economic success of the proposed development and will further enhance Huntington Beach's economic prospects.

C. Circulation Element

Goal CE 1: Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while providing a balance between economic development and the preservation of residential neighborhoods, and minimizing environmental impacts.

Goal CE 2: Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Policy CE 2.1.1: Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

Policy CE 2.1.2: Maintain a city-wide level of service (LOS) not to exceed LOS "C" for daily traffic, with the exception of Pacific Coast Highway south of Brookhurst Street.

Policy CE 2.1.3: Identify and improve roadways and intersections that are approaching, or have reached, unacceptable levels of service.

Goal CE 4: Encourage and develop a transportation demand management (TDM) system to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

Goal CE 5: Provide sufficient, well-designed, and convenient on- and off-street parking facilities throughout the City.

Goal CE 7: Maintain and enhance the visual quality and scenic views along designated corridors.

A traffic impact analysis has been completed by a traffic engineering firm to ensure a balanced transportation system that adequately mitigates the project's potential traffic impacts while still allowing for commercial development to be achieved. The developer will be required to contribute a fair-share payment toward traffic system improvements to mitigate the project's proportionate impacts to certain intersections and roadways. Through the recommended conditions of approval, the project will be required to incorporate alternative modes of transportation through implementation of the Transportation Demand

Management ordinance. Preferentially located carpool parking spaces have been demonstrated on the site plan and other amenities, such as, employee lockers and showers, carpool information programs, and bike racks will be included in the overall design of the home improvement warehouse to reduce vehicular trips to the site. The well-designed parking facilities include compact spaces around the perimeter of the site, access between both proposed parcels without reentering the public street system, reciprocal driveways between uses, parking lot tree wells, and perimeter landscaping to enhance the view of the parking area from the surrounding street system.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 2002-125:

1. The tentative parcel map for the subdivision of 17.4 acres into four general commercial lots, minimum 1.2 acres in size, with access to a public street either by direct frontage or irrevocable access agreement, received and dated September 5, 2003 shall be the approved layout, except the property line at the proposed main driveway shall be revised to include the proposed curb ramp areas.
2. The developer shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, relieving the City of financial responsibility for replacing and restoring any enhanced surface treatment resulting from the City's operation, maintenance, repair and replacement of the public water system facilities and appurtenances within the water line easement. **(PW)**
3. Prior to issuance of a grading permit the following shall be completed:
 - a. A focused Acoustical Analysis shall be performed on Alternate Site Design B analyzing potential noise sources and recommending noise attenuation measures, if necessary, to ensure compliance with external noise levels as required by Chapter 8.40 of the Huntington Beach Municipal Code. The Acoustical Analysis shall be at the direction of the Planning Department and at the developer's expense.
 - b. The following shall be shown on the grading plan:
 - i) Final grades and elevations on the grading plan shall not vary by more than one foot from the grades and elevations as shown on the approved site plan. **(PW)**
 - ii) Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(PW)**
4. Prior to issuance of building permits, the following conditions shall be completed:
 - a. The developer shall prepare preliminary improvement plans and construction cost estimates for the following off-site mitigation measures to provide the basis for the determining fair share cost contributions:
 - i. Heil/Beach – construction of second northbound and southbound left turn lanes; construction of a second westbound through lane (combination through/right) replacing the westbound right turn lane on the near side of the intersection **(PW)**
 - ii. Warner/Magnolia – construction of a second northbound left turn lane **(PW)**

- iii. Warner/Beach – construction of a northbound right turn lane (PW)
 - iv. Warner/Newland – construction of a southbound right turn lane (PW)
 - b. The developer shall contribute a fair share cost for each of the off-site traffic mitigation measures based on the cost allocations identified in the approved supplement to traffic impact study. Some or all of the fair share contribution for individual measures may be satisfied through the payment of the project traffic impact fee in accordance with the Fair Share Traffic Impact Fee ordinance. A precise determination of the amounts and methods of satisfying the requirement will be determined following completion of the preliminary cost estimates for the improvements. (PW)
5. The Departments of Planning, Public Works and Fire are responsible for compliance with all conditions of approval herein as noted after each condition. The Planning Director and Public Works Director shall be notified in writing if any changes to the parcel map are proposed as a result of the plan check process. Permits shall not be issued until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission's may be required pursuant to the HBZSO.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 00-31:

1. The site plan, floor plans and elevations received and dated September 5, 2003 shall be the conceptually approved layout with the following modifications:
- a. Elevations shall be revised for consistency with plans and elevations approved by the Design Review Board on July 25, 2002 and maintained in case file DRB No. 00-24 as Exhibit "A". In addition, DRB conditions of approval are as follows:
 - i. Landscaping adjacent to the Lowe's building shall be revised so that the proposed wainscoting is not completely covered by landscaping materials. Vines shall be provided in some select areas along the building frontage and final planting design shall be subject to approval of the City's Landscape Architect.
 - ii. The proposed tower at the customer loading/indoor lumber yard shall be revised to be architecturally weightier and more proportionate to the overall building size, particularly when viewed from the side angle. From the side view, the tower should be expanded and visually anchored at least one-half way back to the main building. Final design shall be subject to approval of Planning staff.
 - iii. The gray and blue tone color scheme shall be the recommended colors for the Lowe's structure. However, the colors on all materials shall be revised to provide more contrast. For example, the proposed dark colors shall be darker and the light colors shall be lighter. The final color scheme shall be subject to approval by Planning staff.
 - b. The delivery door on the west side of the proposed building shall be moved north on the wall such that delivery operations for lumber in that area do not impact apparatus access requirements.
 - c. The site plan shall be revised to indicate that outdoor merchandise sales events within the parking lot shall be limited to a maximum of eight events per calendar year. Seven

of the events shall be limited to a maximum 96-hour duration and duration of the eighth event (Christmas Tree sales) shall be in accordance with the Huntington Beach Zoning and Subdivision Ordinance Code requirements. Temporary use permits are not required for parking lot sales events. Consistent with this requirement, Lowe's shall submit a list of events and dates indicating the duration of events to the Planning Department on an annual basis.

- d. Elevations shall be revised to incorporate multiple roof planes and/or a variety of roof slopes to reduce the overall mass and bulk of the building and comply with the Urban Design Guidelines.
- e. Revise the site plan to incorporate decorative paving within the five foot sidewalk adjacent to the outdoor merchandise display at the building base.
- f. Revise the site plan to incorporate textured paving or banding to identify the outdoor display areas in a manner consistent with the project hardscape.
- g. Eliminate building materials, such as, sheetrock, roofing materials, bulk lumber, and bagged landscape items from the outdoor merchandise display areas adjacent to the wood trellis and the garden center.
- h. Revise the site plan to replace tubular fencing proposed on the north and east property lines with solid masonry block wall with decorative pilasters every 50 feet, except tubular fencing may remain between the Lowe's building and the north property line.
- i. Redesign the cart corrals to consist only of a small depression in the parking lot to contain the carts, a low curb, and a low profile "Cart Return" sign.
- j. Revise the site plan to relocate the majority of the cart return areas further north in the parking lot.
- k. Revise the sound wall along the westerly property line in a manner meeting the approval of the Planning Department.
- l. Revise the site plan to incorporate diamond shaped tree wells and decorative paving within the pedestrian link from Warner Avenue to Lowe's main entrance.
- m. Revise the rear (north) elevations to incorporate additional architectural design and treatment to minimize the flat, undifferentiated expanse of wall subject to approval of the Planning Department.
- n. Revise the site plan to depict compact parking stalls with a full paved 17 foot depth and no landscape overhang.
- o. Incorporate an electric vehicle charging station within the parking lot.
- p. Incorporate a Public Art element into the proposed project. Public Art shall include art that is:
 - i. Innovative, original, and of artistic excellence;
 - ii. Appropriate to the design of the project; and,

- iii. Reflective of the community's cultural identity (ecology, history, or society)
- q. Landscaping plans shall include a budget for trees along the rear property line with minimal budget spent on ground cover in this area. The proposed tree species shall be subject approval by the City Landscape Architect and the project arborist. Landscaping plans shall also depict substantial ground cover or shrubs to be shall be planted in all planter areas without relying heavily on wood/bark chips for coverage. Potted plants with automatic irrigation shall be included across the building frontage and/or landscape planters should be planned in strategic areas along the building base. Landscaping plans shall be coordinated with lighting plans so that dense trees do not reduce the effectiveness of parking lot lights and do not create shadows on vehicles.
2. Construction vehicles will not be allowed to take access from Roubidoux Drive and B Street. All access shall be taken from Warner Avenue. (PW)
3. Prior to submittal for building permits, the applicant shall submit a copy of the revised site plan, floor plans and elevations pursuant to Condition No. 1 for review and approval and inclusion in the entitlement file to the Planning Department and submit 8 inch by 10 inch colored photographs of all colored renderings, elevations, materials sample board, and massing model to the Planning Department for inclusion in the entitlement file.
4. Prior to issuance of building permits, the following shall be completed:
- a. The final parcel map shall be recorded with the County of Orange. (PW)
- b. An "Acceptance of Conditions" form shall be properly executed by the applicant and an authorized representative of the owner of the property, recorded with County Recorder's Office, and returned to the Planning Department for inclusion in the entitlement file. Conditions of approval shall remain in effect in the recorded form in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
- c. The Public Art element shall be approved by the Design Review Board.
5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for commencement of use and issuance of a Certificate of Occupancy until compliance with all conditions of approval specified herein are accomplished and verified by the Planning Department.
6. The use shall comply with the following:
- a. Delivery hours shall be limited to Monday – Saturday from 7:00 AM to 8:00 PM and Sunday from 8:00 AM to 4:00 PM.
- b. Nighttime stocking shall be limited to interior store operations only and shall not include re-merchandising at the outdoor garden center, exterior lumber activities, customer pick-up, or seasonal merchandise display areas.
- c. Customer store hours shall be limited to Monday – Saturday from 6:00 AM to 10:00 PM and Sunday from 8:00 AM to 8:00 PM.

- d. Parking lot lights shall be automatically dimmed to minimal security level lighting one hour after closing.
 - e. The Lowe's Home Improvement Warehouse shall be designated as a single user with a maximum of 10% of the gross building floor area devoted to an ancillary retail tenant.
 - f. Any re-use of the site or request for future demising walls within the Lowe's Home Improvement Warehouse building shall require approval of a conditional use permit by the Planning Commission.
7. Future design and elevations of the restaurant pad and Parcel 3 shall be architecturally compatible to Lowe's Home Improvement Warehouse design and elevations including architectural details, colors, materials, and landscaping. The building design, colors, materials, and landscaping shall be subject to review and approval by the Design Review Board prior to issuance of grading permits for any pad site.
 8. Depending on the uses proposed, the restaurant pad and Parcel 3 may be subject to separate entitlement prior to issuance of grading permits for the pad site. Construction of the restaurant pad building shall not result in any loss of landscaping as shown on the September 5, 2003 site plan and a maximum 8,500 square foot building shall be constructed.
 9. This Conditional Use Permit No. 00-31 shall not become effective until Zoning Map Amendment No. 00-02 has been approved by the City Council and is in effect.
 10. The Mitigation Monitoring Program detailed in Volume IV, Response to Comments/Final Environmental Impact Report No. 00-01, Section VI, Table VI-1 shall be adhered to.

Traffic Generation Review for Proposed 14,500 Retail/Commercial Substitution

EIR Traffic Study Analyzed Trip Generation (159,260 sf Lowes & 9,000 sf High Turnover Sit Down Restaurant)

| | | |
|--------------|---------------------|---------------------|
| <u>Daily</u> | <u>AM Peak Hour</u> | <u>PM Peak Hour</u> |
| 7,220 | 280 | 565 |

Current Proposal (157,043 sf Lowes as constructed & 14,500 retail/commercial)

| | <u>Daily</u> | <u>AM Peak Hour</u> | <u>PM Peak Hour</u> |
|------------|--------------|---------------------|---------------------|
| Lowes | 5,911 | 201 | 463 |
| Retail * | 2,062 | 38 | 132 |
| Total | 7,973 | 239 | 595 |
| Net Change | +753 | -41 | +30 |

- * Retail trip projection assumes 25% of retail traffic will be from a combination of pass-by trips and multi-purpose trips associated with Lowes resulting in a 25% decrease in net trip generation.

Analysis & Conclusions

The proposed land use change for the project site is expected to result in trip increases in the afternoon peak traffic period and on a daily basis when compared to the 9,000 sf restaurant use analyzed in the original project traffic study. The original project traffic study included appropriate mitigation measures to reduce potential overall traffic impacts to a level of insignificance based on the assumed uses. The Lowes project was constructed at 157,043 sf – 2,257 sf less than assumed in the traffic study. The smaller building results in slightly lower trip generation for the Lowes portion of the project and serves to offset a portion of the increased trips that would result from the 14,500 sf retail site. In total, the projected trip generation for the overall site, including the proposed land use revision, would be expected to increase 753 trips on a daily basis (10% increase) and 30 trips during the afternoon peak hour (5% increase). A net reduction of 41 trips (14.6% reduction) is expected during the morning peak hour.

The expected trip generation that would result from the proposed land use change permitting a 14,500 sf retail/commercial building in place of the 9,000 sf restaurant pad would not result in significant increases in site generated traffic for the peak hours, both in terms of percentages and in actual street trips. Project mitigation was based solely on peak hour traffic generation making the increase in projected daily traffic insignificant. The trips generated would be consistent with analysis presented in the traffic study and would not be expected to generate the need for any additional mitigation measures for the project. These changes in trip generation would also not be significant enough to generate a need to change any traffic design features for project access (turn pocket lengths, driveway widths, etc.)


Bob Stachelski, Transportation Manager

3/5/07
Date



CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT COMMUNICATION

DRAFT

TO: Honorable Mayor and City Council Members
VIA: Penelope Culbreth-Graft, City Administrator
FROM: Scott Hess, Director of Planning
SUBJECT: **PLANNING COMMISSION MINUTE ACTION – REVIEW
TEMPORARY USE PERMITS FOR DOWNTOWN
SIDEWALK SALES**
DATE: May 9, 2007

At the Planning Commission meeting of May 8, 2007, the Planning Commission reviewed a proposed minute action to review the issuance of temporary use permits for downtown sidewalk sales. The minute action was prepared by Commissioner Elizabeth Shier-Burnett and proposes to amend the downtown specific plan to address sidewalk sales downtown.

MINUTE ACTION:

The following minute action was proposed by Commissioner Shier-Burnett and was approved by a unanimous vote (7-0).

“Request that the City Council consider design review board review of the sales; consider placing a cap on the # of days available for sidewalk sales; consider establishing a maximum term of permit approval (i.e. one year, two years, three years, etc.), and to consider maintaining uniform expiration dates among temporary use permits in the downtown area for side walk sales.”

The Planning Commission requested the City Council consider their minute action at their earliest convenience.

c: Planning Commission
Herb Fauland, Acting Planning Manager