



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: Set Hearing 6/17/14 for 7/1/14
Placement: Administrative (on 6/17/14)
Departmental (on 7/1/14)
Estimated Tme: 15 minutes for 7/1/14
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn S. Russell, Ph.D., Director, Planning and Development, 568-2085
Director(s)
Contact Info: David Lackie, Interim Deputy Director, Long Range Planning, 568-2023

SUBJECT: Santa Barbara County Green Building Program Amendments

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions: On June 17, 2014, set a hearing for July 1, 2014 to consider a recommendation of the County Planning Commission to adopt the Santa Barbara County Green Building Program Amendments Case No. 14GPA-00000-00005 and consider recommendations of the County Planning Commission to adopt a Comprehensive Plan amendment amending Policy 2.1, Policy 2.4, and Policy 6.1 of the Santa Barbara County Comprehensive Plan Energy Element to update the County's green building program.

A. On July 1, 2014, your Board should consider the following actions:

1. Find that this amendment is exempt pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of California Environmental Quality Act (CEQA) and Notice of Exemption (Attachment 1);
2. Make the findings for approval of the proposed Comprehensive Plan amendment (Attachment 2), including CEQA findings.

3. Adopt a Resolution approving Case No. 14GPA-00000-00005 amending Policy 2.1, Policy 2.4, and Policy 6.1 of the Santa Barbara County Comprehensive Plan Energy Element (Attachment 3);

Summary Text:

The Energy & Climate Action Plan project includes an update of the Innovative Building Review Program (IBRP) by amending the existing program language in the Energy Element of the Comprehensive Plan, and also enhanced marketing of the program. The IBRP is part of the County's green building program.

Comprehensive Plan Energy Element's Policy 2.1 – *Voluntarily Going Beyond State Building Energy Standards* – established the County's IBRP, a voluntary, free program that advises builders on how to make their developments more energy efficient and environmentally friendly. The IBRP's criteria have tiers with percentages that encourage different degrees of energy efficiency and that result in a reduction in greenhouse gas emissions. These tiers correspond to the California Energy Efficiency Standards (within Title 24), as well as CALGreen, and incorporate building and design elements such as efficient lighting and building materials.

As Title 24 is updated with higher standards, the IBRP's standards are also updated. In the past, because these standards are listed in the Energy Element, these updates have required an amendment to the Energy Element. The proposed Energy Element amendment will replace the specific standards with a general reference and thus eliminate the need to amend the Comprehensive Plan each time Title 24 is updated.

This project also involves an effort to increase the participation in the IBRP through increased marketing that would result in greater benefits to the community, including greenhouse gas reductions. This marketing includes a proposed new name of "Smart Build Santa Barbara" (SB²) and a re-designed website to better inform potential users of the program.

Background:

Background Information

The Energy Element was adopted in December of 1994 by Resolution No. 94-569. Policy 2.1 of the Energy Element was implemented in May of 1995 through the formation of the IBRP which is administered by Planning and Development (P&D).

The IBRP is voluntary and free to applicants. The Innovative Building Review Committee (IBRC) members volunteer their time to advise applicants on how to make their developments more energy efficient and environmentally friendly. The IBRC consists of ten local design professionals (contractors, architects, engineers, energy consultants, and solar experts). The IBRC's advice benefits the design, construction, and operation of the development in a number of ways, including increased marketability, increased comfort, and reduced utility bills. The IBRP provides incentives to applicants to encourage them to implement energy-efficient and green building techniques into their building plans. These incentives include a reduction in energy plan check fees, expedited Building & Safety Division plan check review process, and a Resolution of Commendation from the County Board of Supervisors. Since

May of 1995, the IBRP has “green stamped” over 1,000 projects.

The IBRP’s tiers have been updated twice since initial implementation in order to incorporate changes to Title 24. These updates have required an amendment to the Comprehensive Plan’s Energy Element. As Title 24 is updated regularly, amending the Comprehensive Plan every time to reflect these changes is a cumbersome process.

In order to increase the usage of the IBRP, marketing of the program will be expanded. These efforts will include updates to the IBRP’s website, creating new promotional materials, and education and outreach to the public about the services provided by the IBRP.

Updates to Green Building Program

Proposed updates to the Green Building Program are provided as Attachment D of Attachment 3 to inform the Energy Element amendments, and include the following:

1. **Name Change:** The Green Building Program is proposed to be rebranded to enhance usage. The name would be changed from the “Innovative Building Review Program” to “Smart Build Santa Barbara” (SB²).
2. **Revised Tiers:** Staff is recommending the specific tier language that triggers the Energy Element amendments to be removed from Policy 2.1 and be replaced with generic language. The specific tier requirements would be located in the program checklist separate from the Energy Element.

In order for builders to seek approval for projects that are more energy-efficient, the Program tiers are being reduced from three to two. These tiers encourage builders to either be “Ultra Low Energy Verified” (Tier 1) or “Zero Net Energy” (Tier 2). “Ultra Low Energy Verified” buildings are those with data that document energy performance as far better than the industry average. “Zero Net Energy” buildings are those with a greatly reduced energy load such that, averaged over one year, 100% of the energy needs are met through renewable sources. The updated tiers are as follows:

- Tier 1 (Ultra Low Energy Verified) – Existing and new residential and non residential buildings will exceed Title 24 standards by 30%; and
- Tier 2 (Zero Net Energy) – Existing and new residential and non residential buildings shall demonstrate that, over the course of a year, 100% of the energy use will be met using onsite renewable technologies.

Incentives for applicants for the new tiers are as follows:

- Tier 1 (Ultra Low Energy Verified) – 50% reduction in energy plan check fee, expedited Building & Safety Division plan check review process (average 30-50% time reduction) and use of Program logo and marketing
 - Tier 2 (Zero Net Energy) – All Tier 1 incentives and Resolution of Commendation from the County Board of Supervisors
3. **CALGreen Checklist:** Changes to CALGreen have been incorporated into the Program’s checklist in order to update the building and energy standards required for Program applications.

Future updates to the Program's checklist will be made concurrently with updates to both Title 24 and CALGreen.

Planning Commission Review

On April 16, 2014, the Montecito Planning Commission reviewed the proposed project and voted 4 to 0 (Overall absent) to recommend the County Planning Commission and Board of Supervisors approve the updates to the green building program (Attachment 5). On May 7, 2014, the County Planning Commission reviewed the proposed project and voted 5 to 0 to recommend the Board of Supervisors approve the updates to the green building program (Attachment 4).

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The Green Building Program amendments were prepared as part of a Board of Supervisors approved project. Staff salaries and other costs were funded through a Southern California Edison (SCE) grant and are budgeted on page D-168 of the Permitting budget program in the adopted Planning and Development Department's budget for Fiscal Year 2013-14. The SCE grant awarded \$283,000 to the County, and \$58,269 was allocated to the Green Building Program. There are no facilities impacts. The continuation of the County's Green Building Program would result in no direct fiscal impacts.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on July 8, 2014. The notice shall appear in the Santa Barbara Independent and the Santa Maria Times. The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing, a copy of the signed resolution, and a copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Attachments:

1. CEQA Notice of Exemption
2. Findings for Approval
3. Resolution – Comprehensive Plan Energy Element Amendments to Santa Barbara County Green Building Program
4. County Planning Commission Action Letter and Staff Report with Attachments
5. Montecito Planning Commission Action Letter and Staff Report with Attachments

Authored by:

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