

Appendix C

Individual project design and permitting guidelines

APPENDIX C

INITIAL GUIDELINES FOR INDIVIDUAL PROJECT DESIGN AND PERMITTING

The following chart provides initial general guidance for including carbon reduction and climate adaptation measures in project design and permitting, as applicable. This chart will be updated as additional guidelines are developed.

Applicability of particular carbon-reducing and adaptation measures will vary for individual projects depending on a variety of factors, including the following:

- Type of regulation (ordinance requirement vs. policy that encourages a measure)
- Type of project (e.g., residential vs. commercial, addition vs. new development, etc.)
- Size of project (no increase, incremental change, substantial redevelopment or new project)
- Location of project (Downtown vs. outlying; coastal, hillside areas)

PROJECT DESIGN AND PERMITTING GUIDELINES

		PROJECT COMMENTS (example comments provided)
Carbon Reduction		
Energy		
Building ordinance energy efficiency (<i>SBMC 22.82</i>)	Required	Complies
Solar access ordinance (<i>SBMC 28.11</i>)	Required	Complies
Outdoor lighting ordinance (<i>SBMC 22.75</i>) and design guidelines	Required	Complies
Incorporate on-site solar panels (if physically feasible) or design to allow future addition (<i>GP Policy ER6.6; CAP 13</i>)	Required	Panels incorporated; or roof design complies; or N/A
Solar design guidelines	Encouraged	Incorporates ____, or no, or N/A
Incorporate Built Green or LEED energy measures (e.g., further efficiency, passive heating/cooling)	Encouraged	Incorporates ____ (e.g., greater energy efficiency; bldg orientation - passive heating/cooling, etc); none incorporated; N/A
Upgrade energy efficiency of entire building with project additions (e.g., windows, utility retrofits, appliances) (<i>CAP 3, 4</i>)	Encouraged	Incorporates __ (e.g., upgraded windows, etc.); none incorporated; or N/A
Incorporate other renewable energy generation (e.g., wind) (<i>GP 6.4, 6.5; CAP 11, 12</i>)	Encouraged	Incorporates ____; none incorporated; N/A
Incorporate use of recycled building materials, local materials, low off-gassing materials (<i>GP ER3, ER3.1, PS8.2; CAP 5, 58</i>)	Encouraged	Incorporates ____ (e.g. utilized salvaged beams); none incorporated; N/A

Travel and Land Use		
Location in downtown areas 1 or 2 (<i>reduced trip generation, close to transit, walkable, bikable</i>) (GP LG & Circulation Elements; CAP 16)	Encouraged	Area (1-2, or 3-4)
Reduced unit sizes or local-serving uses (<i>reduced trip generation</i>)(GP LG & Circulation Elements; CAP 16 and 19)	Encouraged	Yes; no; or N/A
Reduced or shared parking if feasible (GP C6.4, C6.5, C7; CAP 32)	Encouraged	Yes; no; not feasible; N/A
Install electric vehicle charging station (GP ER6.3; CAP 10, 20)	Encouraged	Yes; no; or N/A
Contribute to complete street improvements (<i>e.g., pedestrian, bicycle, intermodal connections</i>) (GP C1.1, C1.3C1.4,C6EF26; CAP21, 22, 24, 26, 35)	Required if applicable	Yes; no; or N/A
Incorporate transportation demand management measures if applicable (<i>e.g., telecommute, car/bike share, transit passes, car/van pools</i>) (GP C6.3, C^7, C6.8; CAP 31, 33, 34)	Encouraged	Yes; no; or N/A
Demonstrate how project will support City in maintaining compliance with regional GHG vehicular emissions targets (GP ER1.2, CAP 37)	Required	Per incorporation of items listed above.
Experimental development (CAP 18)	Encouraged	Incorporates; no; N/A
Vegetation		
Tree preservation guidelines (GP Conservation Element policies, GP ER11; CAP41)	Required	Complies; yes with redesign; no; N/A
Vegetation removal ordinance (SBMC)	Required	Complies; yes with Redesign; no; N/A
Landscape design guidelines, and/or prior permit condition (GP Conservation Element policies, GPER11; CAP 41)	Required	Complies; yes with redesign; no; N/A
Incorporates reduced urban heat-island effect, through decreased impermeable surfaces/ building areas, cool roof or green roof (GP ER1.3; CAP42)	Encouraged	Incorporates (<u>describe</u>); none incorporated; N/A
Waste reduction		
Construction/demolition waste ordinance (SBMC; GP PS8.5; CAP55)	Required	Complies; N/A
Space enclosure guidelines (e.g., <i>adequate space for recycling, green waste, food scraps</i>) (GPPS8.3; CAP 59)	Required	Complies; yes with redesign; no; N/A

Commercial/institutional/industrial project operations incorporate waste reduction measures (<i>e.g., green purchasing; reduced single-use materials & packaging; etc.</i>) (GP PS8.5, CAP 53, 54)	Encouraged	Incorporates ___; none incorporated; N/A
Water conservation		
Plumbing efficiency standards ordinance (SBMC; GP6.1; CAP65)	Required	Complies; N/A
Water conservation ordinance (SBMC; LTWSP; GP6.1; CAP 65)	Required	Complies; N/A
Landscape design guidelines – water conservation (LTWSP; GP6.1; CAP 65)	Required	Complies; yes with redesign; no; N/A
Recycled water ordinance (SBMC; LTWSP; GP PS6.2; CAP 66)	Required	Complies; N/A
Incorporates additional water supply/efficiency (<i>e.g., Inside plumbing/appliances; outside irrigation design; use of cisterns/ rain barrels; gray water system</i>)(LTWSP; GP PS6.1, 6.3; CAP 65, 67)	Encouraged	Incorporates ___; none incorporated; N/A
Climate Adaptation		
Emergency preparedness		
Circulation/Fire Code provisions for adequate emergency access; building materials; landscape; water, etc. (SBMC)	Required	Complies; N/A
Incorporates design or operations measures further benefiting emergency preparedness, (<i>e.g. emergency access or evacuation, evacuation in place; water supply; neighborhood preparedness plans, etc.</i>)	Encouraged	Yes; no; N/A
Sea Level Rise		
Floodplain ordinance (SBMC)	Required	Complies
Incorporates additional design measures addressing long-term future flooding potential (GP ER1, ER4-4.1; CAP 84)	Encouraged	Incorporates ___; none incorporated; N/A
Storm water - short-term construction: Storm water management plan (SWMP) and best management practices (BMP) guidance	Required	Complies; yes with redesign; no; N/A
Storm water – post-construction site design: Storm water management plan and best management practices guidance manual (SWMP, BMP Manual)	Required	Complies; yes with redesign; no; N/A

Cliff retreat – policies and MEA guidelines for setbacks/ life of structure (<i>GP PS10, ER1, 4-4.1; CAP 87, 84</i>)	Required	Complies; yes with redesign; no; N/A
Shoreline development – land uses and design measures for climate adaptation (<i>GP ER4.2; CAP 85</i>)	Encouraged	Incorporates ___; no; N/A
Wildfire		
Consistent with GP limitations for development within high fire hazard area (<i>GP LG6.5; CAP 76</i>)	Required	Complies
Creek corridors – additional land use or design measures (<i>GP PS13; CAP 77</i>)	Encouraged	Incorporates ___; no; N/A
Private water supply in high fire hazard area (<i>GP PS15, CAP79</i>)	Encouraged	Incorporates ___; no; N/A
Biological resources		
Coastal habitats and species protection (<i>GP Conservation Element; GP ER12; CAP 96</i>)	Required	Complies; incorporates with redesign; N/A
Inland habitat and species protection (<i>GP Conservation Element; GP ER12; CAP 96</i>)	Required	Complies; incorporates with redesign; N/A
Open space connectivity (<i>GP Conservation Element; GP OP1, 2, ER13; CAP 97</i>)	Required	Complies; incorporates with redesign; N/A
Creek setbacks (<i>GP Conservation Element; GP ER17; CAP 98</i>)	Required	Complies; incorporates with redesign; N/A