

## EPC Questions – September 2, 2020

### Item 5.1 – Permit Extensions

1. The staff report mentions that Palo Alto, Sunnyvale, and Cupertino have taken actions similar to the one-year automatic permit extension recommended by MV city staff. How long were their automatic permit extensions?

*Sunnyvale adopted 1 year permit extensions; and Palo Alto and Cupertino adopted extensions while Shelter-in-Place was still in effect earlier this year and included an extension until the Shelter-In-Place order was lifted and an additional 6 months.*

2. Did they also take other related actions, like extensions for the delivery of community benefits or the paying park or impact fees?

*No, delivery of community benefits and payment of fees are conditions of approval of permits which are typically done prior to building permit issuance.*

3. How many permit extension requests have you received?

*Since April we have received nine permit extension applications compared to seven requests for the entire year in 2019.*

4. What time frame have other local jurisdictions used (Palo Alto, Sunnyvale, and Cupertino) when extending the permit process?

*See answer above.*

### Item 6.1 – 2300 West El Camino Real

1. It looks like the FAR for the project remains the same at 1.80 as it did in 2017. Public benefits increased from about \$21 to \$24 per sq. ft. above the base FAR of 1.35. How has the total amount of public benefit decreased from \$569K in 2017 down to \$444 K now?

*The calculation indicated in the staff report was not correct because it did not include the covered surface parking area in the calculation which has been adjusted to accommodate for this area. The community benefit amount for this project will be \$637,897.68. Condition of Approval #6 will need to be updated to reflect this change. Staff will present this information at the public hearing for EPC recommendation. Please see below details of the benefit calculation for this project.*

### 2020 Community Benefit Calculation

<i>Permitted Base Floor Area (at 1.35 FAR)</i>	56,886 sq. ft.
<i>Proposed Building Floor Area (including covered parking)</i>	83,454 (75,358 + 8096)* sq. ft.
<i>Building Floor Area Above Base (1.35 FAR)</i>	26,568 sq. ft.
<i>Community Benefits Valuation at \$24.01/sq. ft.</i>	\$637,897.68

\* Building floor area of 75, 358 sq. ft. and covered surface parking area of 8,096 sq. ft.

### Previous Entitlement (2017) Community Benefit Calculation

<i>Permitted Base Floor Area (at 1.35 FAR)</i>	56,886 sq. ft.
<i>Proposed Building Floor Area (including covered parking)</i>	83,861 sq. ft.
<i>Building Floor Area Above Base (1.35 FAR)</i>	26,975 sq. ft.
<i>Community Benefits Valuation at \$21.09/sq. ft.</i>	\$568,902.75

- The prior design had only one curb-cut onto ECR but now has two, separated by less than 120'. I believe one of the priorities in the ECR Precise Plan was to minimize curb cuts in order to create a more walkable streetscape, so why allow two curb cuts so close to each other, especially for a property that doesn't have a wide street frontage on ECR?

Seems it would be even better to share service entries so that there is only one curb cut per two properties. (I understand that requires coordination and agreement among different property owners and is therefore more complicated).

*The second curb cut is for trash/recycling pick up only. With the previous design, the trash trucks would have needed to park on ECR to pick-up the trash which would block the future bike lane along the project frontage. With recent Council direction on the El Camino Streetscape Plan for a future bike lane, the current design was changed to move the trash pickup off the street so it would not block the bike lane, necessitating a second curb cut.*

- What has changed that would make the applicant more likely to successfully submit plans this time?

*The applicant has gone through substantial review of the building permit plans as part of the previous entitlement. Therefore, with minimal changes to the plans, the building permit review timeline would be reduced.*

- Are all conditions of approval that were required from the last time included in this submission? If not, what is missing and why?

*All the conditions from previous entitlements are also in this entitlement.*

5. What projects does the City's Affordable Housing Fund support specifically? Have the priorities shifted in light of the COVID-19 pandemic?

*Funds from the City's Affordable Housing Fund are used to help fund affordable housing projects within the City.*

6. Will the city's multimodal transportation analysis apply to this project?

*This project was significantly through the planning and CEQA review processes before the MTA framework was approved by the Council. This project was therefore not required to do a formal MTA. However, staff has reviewed the Site Specific Transportation Analysis (SSTA) for conformance with the draft guidelines for an MTA.*

7. How does this project impact the city's plans for bike lanes along the El Camino corridor? Are there plans to work with the applicant to ensure loading/unloading of passengers will not intersect with a potential bike lane?

*Passenger loading and unloading for this project is entirely onsite. The curbs along ECR are required to be painted red so no parking would be allowed along the project frontage and the trash pickup area which was previously planned to be done along ECR has been moved on-site so it will not interfere with future ECR bike lanes.*

8. Could you please share the arborist report(s)?

*Please see the attached arborist report.*

9. Looking at the sidewalk character page 53 of the El Camino Real Precise Plan, which one is more appropriate for this proposed hotel, commercial use or residential/office use? Or is it a mix of the two?

*Commercial use is the appropriate sidewalk character application for this project.*

10. In the El Camino Real Precise Plan, is there a recommended/required ratio between hardscape vs landscape/pervious surface?

*The Precise Plan does not have a specific requirement for hardscape to landscape ratio. It does provide guidelines for landscaping, open space and pavement coverage. The proposed project meets these guidelines and requirements.*

11. Project Plans page 48: "all other trees on the property not labeled 1 through 4 are planning for removal as they are not of a size protected under City ordinance."  
Comment & question: I find this sentence a bit troubling -- I hope these trees are not simply removed because they are not considered Heritage trees per City code. In

other words, are any of these smaller trees outside of the proposed site development and healthy enough to be retained?

*Through project review staff always encourages and works with applicants to keep as many healthy trees on site as possible, often recommending changes to site plans to accommodate trees into the development. In-fill redevelopment projects, especially with underground garages, often leave little opportunity to save trees in the middle of the allowable building envelope without reducing the size and feasibility of the project. The trees referenced are proposed for removal because of conflict with the proposed building footprint and the underground garage.*

12. The 11% tree canopy of the overall site is quite low compared with the City's overall tree canopy coverage of 17.7% (according to the Community Tree Master Plan, Sep 2015).

Has staff considered trees in the courtyard? The courtyard currently has no trees at all, and may get pretty hot in the summer. What do you think are the pros and cons of planting trees in the courtyard?

*The shape of the proposed building will not allow sufficient lighting required for tree growth in the courtyard. Therefore, small landscape planters are introduced in the courtyard but trees are not included.*

13. Project Plan C3.0 stormwater control plan: How does the interceptor tree credit work?

*The project can receive credit for treating impervious surface that is not directed to a bio-retention planter by planting new trees or using the canopy of existing trees that are in the vicinity of the impervious area.*

14. Can guests access the two low roofs? If they are not meant for people to access, has staff considered making these into green roofs?

*The low roofs are not accessible to hotel guests. Green roofs were considered but not pursued because of maintenance and weight increase issues on the building.*

15. Has staff encouraged the applicant to use native plants to enhance biodiversity? What percentage of the plant materials are native plants?

*Half of the proposed plants are California native, and all others are Mediterranean adapted to be drought tolerant, as notes bottom left of sheet# L-1.*

16. There seems to be a typo on page 6 of the staff report: "the site has six existing trees, including five Heritage trees". According to the Project Plan L3, there are 26 existing trees, including 5 Heritage trees. The staff report goes on to say "relocation of two

other Heritage trees to the eastern portion of the project site". However the project plan L3 seems to indicate the two Heritage fan palms on the eastern portion of the project site are to be removed, not relocated. Which one is correct?

*The two existing palm trees on site would be removed and two new palm trees planted along the eastern property line. The existing palm trees have been in place for many years and based on the arborist evaluation, they predict a low probability for the long-term survival of them with relocation. The applicant is open to other tree species in place of the proposed palm trees.*

17. Are the two queen palms proposed on the eastern side of the property meant to replace the two fan palms that will be removed? Palms in general provide much less environmental benefits than broadleaf canopy trees -- palms offer little shade to urban heat islands and capture very small amounts of carbon. Therefore I would recommend replacing the two palms with shade trees.

*Yes, the two queen palms are meant to replace the two fan palms to be removed. The applicant proposed palm trees to be consistent with the previous entitlement but is open to other tree species in place of the proposed palm trees.*

18. What are the planting systems for street trees and trees along sidewalks or pavement where soil is typically compacted? Will the planting systems allow sufficient rooting space and soil volume for trees to grow to a healthy size? (Some horticulturists suggest that at least 2 cubic feet of soil is required to support each square foot of canopy area under nearly ideal conditions.)

*The street tree planting will be done per City practices and standards and will be coordinated with the Community Services Department.*

19. Sustainability measures
- a. I don't see any mentions of solar panels. Has staff discussed solar panels on the building's roof, fitness center roof, or metal trellis with cover?

*The Mountain View Green Building Code requires all new hotel developments to install PV on 50% of the roof and will be reflected in the Building Permit drawings.*

- b. What aspects of the reach code, if any, does this project need to comply with? For example, will the project be all electric?

*The Mountain View Green Building Code requires new hotel developments to provide all electric appliances and will be reflected in the Building Permit drawings.*

- c. Will the project use recycled water for irrigation or any other uses?

*Recycled water is not available to this part of the City and therefore not proposed in the development.*

20. The signs in the diagrams say “Hampton Inn”. Will this be a Hampton Inn?

*Hotel brand is determined by the developer during the building permit process. The current proposal is for a Hampton Inn but this may change in the future.*

21. What was the “minor modification to the central open-space programming” and what motivated it?

*Some of the changes includes a larger outdoor spa area and a fitness area which is intended to enhance amenities and the hotel guest user experience.*

22. Please explain this statement on page 8 in everyday language: “The analysis revealed that the traffic volumes on the minor stop-controlled approached would not satisfy the signal warrant.”

*A signal warrant study was conducted at this intersection and concluded the traffic volumes were not high enough to necessitate a new signal.*

#### Item 7.1 – Plan Bay Area

1. Does MV’s current zoning accommodate a RHNA of the expected size for this next 8-year cycle? If not, what kinds of upzoning will be mandated to achieve it? How will they be decided?

*Our current environmental and infrastructure analysis accommodates approximately 16,500 units beyond what has already been approved. The RHNA is expected to be approximately 10,000 units. However, the two are not quite comparable for the following reasons:*

- *The environmental and infrastructure analysis is significantly less than “full zoning build-out” since that is difficult to achieve in an infill environment, and we expect to continually update the environmental and infrastructure analysis as redevelopment occurs over time.*
- *RHNA compliance is based on specific sites selected by the City. Therefore, zoning capacity would need to be higher than RHNA, since there will always be sites not selected.*
- *Many of the City’s up-zoned areas, such as North Bayshore, East Whisman and El Camino Real, allow a mix of uses and require Bonus FAR to reach the highest densities. Staff will be seeking guidance from the State HCD on how these areas may be counted towards our RHNA obligation.*

- *The City is currently working on amendments to the R3 Zone, which could potentially allow increases in densities.*

*Potential upzoning actions, if necessary, will be researched during the Housing Element update. A formal 'housing sites inventory' will look at all potential areas or sites for additional housing. Staff will bring this analysis plus Housing Element policy options to the EPC and Council for direction. Potential actions could include increasing densities in some areas through rezoning.*

2. How long does MV have after the RHNA allocations are issued to zone to accommodate them?

*The housing sites inventory is the first step to determine if a city can accommodate its RHNA through existing zoning. If not, then per Housing Element law, cities must identify specific sites and rezone them within three years from the date the Housing Element is approved by the State.*

3. What percent of growth in housing stock does the 441,000 units represent?

*The RHND of 441k represents 16% regional growth.*

4. Based on the 44% allocation of employment growth, how many new jobs would that imply for Mountain View?

*The job growth projected by PBA for Mountain View cannot be determined at this time, since these data are only published at geographies larger than the City.*

5. What was the basis for including such a large allocation of jobs to Santa Clara county then transit does not support this?

*The South Bay is expected to add large numbers of jobs due to continued growth expected from existing large companies, and because the area continues to attract new start-up companies and other businesses serving the region's growth. Additionally, the South Bay has many large parcels and underutilized areas that provide opportunities for more commercial growth. Staff however has noted in the letter to ABAG that South Bay transit services have not kept pace with continued and planned job growth (i.e. lack of Caltrain capacity; poor performing VTA service).*

6. Does the HMC committee methodology take into account the degree to which jurisdictions that have failed to live up to the current RHNA numbers?

*That is not part of the current methodologies being considered. However, it is clear from this next Housing Element cycle that most cities in the Bay Area will see substantial increases*



*in their allocations, regardless of their past RHNA performance. Ultimately for cities that do not meet their RHNA numbers, the State will be responsible for monitoring and intervening when necessary to ensure cities are following State law and meeting their RHNA obligations.*

7. How much growth is allocated to San Mateo county? North Bay? East Bay

*See attached graphic for general information on growth in different areas.*

8. Are major brownfield opportunities like the former Concord and Alameda Naval Stations and other taken into account?

*For the Concord Naval Station, most of it appears to be projected for growth, including a potential park/open space area. For Alameda, the most eastern area of the Naval Station is not projected for growth, however the areas to the west are.*

9. Why would residential units within mixed use areas not be counted towards the states new house requirements?

*The actual residential units built in these areas would be counted towards the City meeting its RHNA requirements. The issue is how many of the sites in these mixed use areas would the State's HCD allow to be 'counted' towards fulfilling the City's housing sites inventory (i.e. sites identified for future housing). In mixed use areas such as North Bayshore and East Whisman, office uses are more economically feasible when compared with residential uses, so the City would need to work with HCD to determine how many of the sites could reasonably be expected to redevelop into residential and count towards the housing sites inventory.*

10. Have you seen PBA and RHNA considering the impact of COVID-19 (e.g. jobs in the tech sector remaining fully remote)?

*This has been informally discussed, but it is not part of the formal decision making process or statutory requirements. We can assume that if jobs in the tech sector remain remote (which is not completely certain), then some key regional metrics would likely see improvements, such as GHG emissions, air quality, etc.*



**ARBORIST REPORT**  
**Suitability for Preservation**  
**Of Two Fan Palms on Construction Site**  
**2300 El Camino Real, Mountain View, CA**  
**APN: 148-36-012**

**May 22, 2018**



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## **ARBORIST ASSIGNMENT**

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Don Cox, an independent certified arborist, has been asked to provide a follow up to the arborist report of May 2015. The request is to evaluate the suitability for preservation of two existing Mexican fan palms on the property.

Plans and tree management standards used for site and tree assessment are:

Architectural Plan Set from Arris Studio Architects, dated 02/08/2018

Best Management Practices: Managing Trees During Construction (2<sup>nd</sup> Editions 2016)  
(A publication of the International Society of Arboriculture)

American National Standard for Tree Care Operations: ANSI A300, Part 5 (Management of Trees and Shrubs During Site Planning, Site Development and Construction)

## **PALM DESCRIPTION (FROM 2015 ARBORIST REPORT)**

**4 - Two Mexican Fan Palms** (*Washingtonia robusta*). Center parking lot.

**City Designation:** Undetermined.

**Size:** 19 inches dbh, 50 feet and 46 feet in height.

**Age and Condition:** Mature. Good condition.

**Recommendation:** Retain unless obstructing project.

**TPZ:** 10 feet radius from trunk.



**SUMMARY OF SUITABILITY FOR PRESERVATION**

The two palms exist in the center of the demolition and construction site. There are no reasonable means to provide adequate protection of these palms during the site work, excavation for a basement and construction of the four story building with utilities installations and parking surfaces. The recommended Tree Protection Zone of ten feet radius from the stem cannot be provided for. Extreme negative impact is inevitable.

In the "Conditions of Approval" on the plan set: A0.02 #45, the City has recommended relocation of the palms on site. This arborist considers relocation impractical, inappropriate and the likelihood of survival very poor.

The stage of maturity and years in the ground at this location would require sacrifice of a major portion of the existing absorbing root system. Recovery and establishment of structural integrity in a reasonable amount of time is unlikely. Risk of structural failure would be significant. Prevalence of fatal fungal disease infections in Washingtonia palms are a serious consideration and significantly increase the risk of mortality due to wounding during transplant and maintenance operations.

**REGULATED TREES IN THE CITY OF MOUNTAIN VIEW**

Palms are not specifically defined in Mt View regulations. It is not clear if they are considered trees, if a certain size is classified as heritage tree, and if so what measurement criteria is to be used for establishing protected status. Some cities consider palms as trees and some do not. Measurement of palms to establish age and value is different from other trees, as trunk diameter is not indicative of the age of a palm.

It is not surprising that palms have been ignored in the legal definition of heritage trees; because even though aesthetically valued by some residents, they are out of place in the Mountain View urban forest ecology, and far from their native habitat. And they are not significant in production of foliar canopy to add much value to the benefits for the community like other kinds of trees provide.

**RECOMMENDATION**

Removal is recommended for the two subject fan palms.

Adequate tree and shrub plantings have already been planned, which more than compensate for the loss of green canopy cover on this property and for the community, with the removal of two fan palms.



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Donald W. Cox,  
ISA Board Certified Master Arborist WE-3023BUM  
Municipal Specialist, Utility Specialist, Tree Risk Assessor

towards meeting stormwater treatment requirements by planting new trees and preserving existing trees on the project site.

4.5.1 Interceptor Tree Credits

Consistent with the Feasibility Report submitted to the Water Board by BASMAA on May 1, 2011, a project may earn “interceptor tree credits” by planting new trees and preserving existing trees, according to the schedule in Table 4-1. The interceptor tree credits can be subtracted from the amount of impervious surface area requiring treatment. If the tree is located near existing impervious surface on the site that is not being redeveloped, that area of impervious surface can be considered treated in lieu of an equivalent amount of impervious surface being created or replaced on another part of the site. Interceptor tree credits are especially helpful for addressing small, hard to treat impervious areas such as driveway cuts.

To be eligible for these credits, the trees need to meet the minimum requirements listed in Section 4.5.2. Guidance for planting and protection during construction is provided in Section 4.5.3. Additional information about planting trees in dense, urban settings is provided in Section 4.5.4.

<b>Table 4-1 Stormwater Treatment Credits for Interceptor Trees</b>			
	<b>New Evergreen Trees</b>	<b>New Deciduous Trees</b>	<b>Existing Trees</b>
Credits for new and existing trees that meet minimum interceptor tree requirements	200 square feet	100 square feet	Square footage under the tree canopy for trees with an average DBH of 12 inches or more.
*DBH: Diameter at breast height (4.5 feet above grade).			
Source: BASMAA LID Feasibility Criteria Report, 2011, (based on the tree credit system in the State Construction General Permit standards for post-construction stormwater control (CGP Appendix 2)).			

4.5.2 Minimum Requirements for Interceptor Trees

The following requirements are based on guidance in the Stormwater Quality Design Manual for the Sacramento and South Placer Regions and the State of Minnesota’s Stormwater Manual.

Planting New Interceptor Trees

To be eligible for stormwater interceptor tree credits, trees planted as part of the project must meet the following minimum requirements:

- Plant tree within 25 feet of ground-level impervious surface;

- Maintain appropriate distance from infrastructure and other structures that could be damaged by roots; avoid overhead power lines, underground utilities, septic systems, sidewalks, curbs, patios, etc.
- Space trees so crowns do not overlap at 15 years of growth;
- Specified trees must be minimum 15-gallon container size at planting;
- Dwarf species are not acceptable; native species and trees with a large canopy at maturity are preferred.
- Clearly label on project plans the trees designated for stormwater interceptor tree credits.
- Provide adequate rootable soil volume (uncompacted planting soil around the tree) for each tree. Recommended volumes are 300, 600 or 900 cubic feet per tree depending on the size of the tree at maturity (small, medium or large respectively) or per municipality direction/specification.

Preserving Existing Trees

To be eligible for stormwater interceptor tree credits, existing trees preserved at the project site must meet the following minimum requirements:

- The tree trunk must be located within 25 feet of ground-level impervious surface that is included in the calculation of the amount of stormwater runoff that will require treatment.
- Dwarf species are ineligible.
- Clearly label on project plans the trees designated for stormwater interceptor tree credits.
- Protect existing soil from compaction around existing trees and provide additional rootable soil volume (uncompacted planting soil around the tree) for each tree where feasible. Recommended volumes are 300, 600 or 900 cubic feet per tree depending on the size of the tree at maturity (small, medium or large respectively) or per municipality direction/specification. If impervious surfaces are being removed adjacent to existing trees, uncompact the soil and protect for tree root growth. If impervious surfaces are being replaced or installed adjacent to existing trees, use strategies to provide uncompacted soil volume, such as modular suspended pavement systems or structural soil, if possible.

4.5.3 Interceptor Tree Planting and Construction Guidelines

The following guidelines are based on guidance in the Stormwater Quality Design Manual for the Sacramento and South Placer Regions and the State of Minnesota’s Stormwater Manual.

Planting New Interceptor Trees

- Drainage and soil type must support selected tree species.
- Avoid compaction of soil in planting areas.
- Avoid contamination of planting areas by construction related materials such as lime or limestone gravel.
- Install turf grass no closer than 24 inches from trunk;
- Add 4-6 inches deep of hardwood mulch, 6 inches away from trunk;

ATTACHMENT 3 – MVGBC, Reach Code

Sec. 8.20.10 - Subsection 101.10.1.2.2 added.

Subsection 101.10.1.2.2 of the 2019 California Green Building Standards Code is added to read as follows:

101.10.1.2.2. Hotel/motel new construction— All hotel/ motel new construction must comply with the following:

1. The mandatory measures of the 2019 California Green Building Standards Code and any Mountain View amendments;
2. Shall meet the intent of LEED® Gold certified;
3. Shall meet the parking requirements per Table 101.10 and Table A5.106.5.3.2;
4. Shall demonstrate energy compliance to meet or exceed Title 24, Part 6;
5. Installation of PV on fifty (50) percent of roof area;

Exception: Per Sections 102.3, 102.3.1 and 102.3.2 of this code, a project may submit for an exception by providing documentation that the required percentage of PV installation will overgenerate the kWh required to operate the proposed structure on an annual basis;

6. Space-conditioning equipment shall be electric, not be fueled by natural gas;
7. Water-heating systems and equipment shall be electric or solar, not be fueled by natural gas;
8. Clothes dryers shall be electric, not be fueled by natural gas;
9. Cooking appliances shall be electric, not fueled by natural gas;

Exception: Per Sections 102.3, 102.3.1 and 102.3.2 of this code, a project may submit for an exception to install a gas-fueled cooking appliance only if the project includes a for-profit kitchen of a restaurant in which the style of cooking cannot be achieved with electric cooking appliances or any other type of cooking appliance necessary to operate the kitchen. If the exception is utilized, the project shall provide installed rewiring for future use of electric appliances.

10. Bird-safe glass shall be installed on the exterior of the structure where:
  1. The structure is equal to or greater than ten thousand (10,000) square feet;  
or
  2. The applicable precise plan requires it.

Table 101.10 Mandatory New Construction Green Building Requirements

Project Type	Electric Requirements <sup>1</sup>	Natural Gas Allowed <sup>2</sup>	Energy Requirements	EV Parking Requirements <sup>3,4&amp;5</sup>	Bird-Safe Glass For Exterior of Structure <sup>6</sup>	Green Building Standard and Requirement
SFR/Duplex	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installation per CBC, prewired to expand system to accommodate an all-electric building to 100% of annual kWh consumption offset	1-EV2 Ready & 1-EV1 Installed	Not Required	Meet Mandatory CALGreen & MVGBC Requirements
Multi-Family 3-Units +	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installed on 50% of Roof Area	15% EV2 Installed Level 3/DC Fast Charger for every 100 spaces	Not Required	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold
Mixed Use	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installed on 50% of Roof Area	<b>Apartments:</b> 15% EV2 Installed  <b>Commercial:</b> Per Table A5.106.5.3.2  <b>Entire Site:</b> Level 3/DC Fast Charger for every 100 spaces	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold
Hotel	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installed on 50% of Roof Area	Per Table A5.106.5.3.2	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold
Commercial	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	E, H, L Occupancies	Title 24, Part 6 PV Installed on 50% of Roof Area	Per Table A5.106.5.3.2	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGBC Requirements, & Meet the Intent of LEED® Gold

<sup>1</sup>Fireplaces and fire pits fueled by oil or other non-gas- or nonwood-burning appliances, not in direct violation of this code, may be submitted for chief building official consideration per Sections 102.3, 102.3.1 and 102.3.2.

<sup>2</sup>Prewiring is required for future use of electric appliances where natural gas is installed.

<sup>3</sup>Calculation for spaces shall be rounded up to the nearest whole number.

<sup>4</sup>EV Ready shall be provided for all non EV Installed spaces on-site.

<sup>5</sup>Level 3 shall be SAE J1772 (IEC Type 1) or alternative approved by the chief building official.

<sup>6</sup>The most restrictive: (a) Table 101.10 or (b) the appropriate Precise Plan will govern.



Section 5.106.5.3.3 of the 2019 California Green Building Standards Code is amended to read as follows:

5.106.5.3.3 EV charging space calculation. [N] Table A5.106.5.3.2 shall be used to determine if single or multiple charging space requirements apply for the installation of EVSE.

TABLE A5.106.5.3.2

Total Number of Actual Parking Spaces	Number of Required EV Charging Spaces <sup>1</sup>	Type of EV Charger
0-9	1	EV2 Installed <sup>2</sup>
10 or more	15%	EV2 Installed <sup>2&amp;3</sup>
100 or more	1 for every 100 spaces on-site <sup>4</sup>	Level 3/ DC Fast Charger

<sup>1</sup>Calculation for spaces shall be rounded up to the nearest whole number.  
<sup>2</sup>EV Ready shall be provided for all non EV Installed spaces on-site.  
<sup>3</sup>SAE J1772 (IEC Type 1) or alternative approved by the chief building official.  
<sup>4</sup>Each Installed Level 3 Charger shall be included in the 15% required installed spaces.

# Draft Blueprint: Housing Growth Pattern

For breakdowns on the subcounty level, please refer to Attachment C. Totals do not always sum to 100% due to rounding.

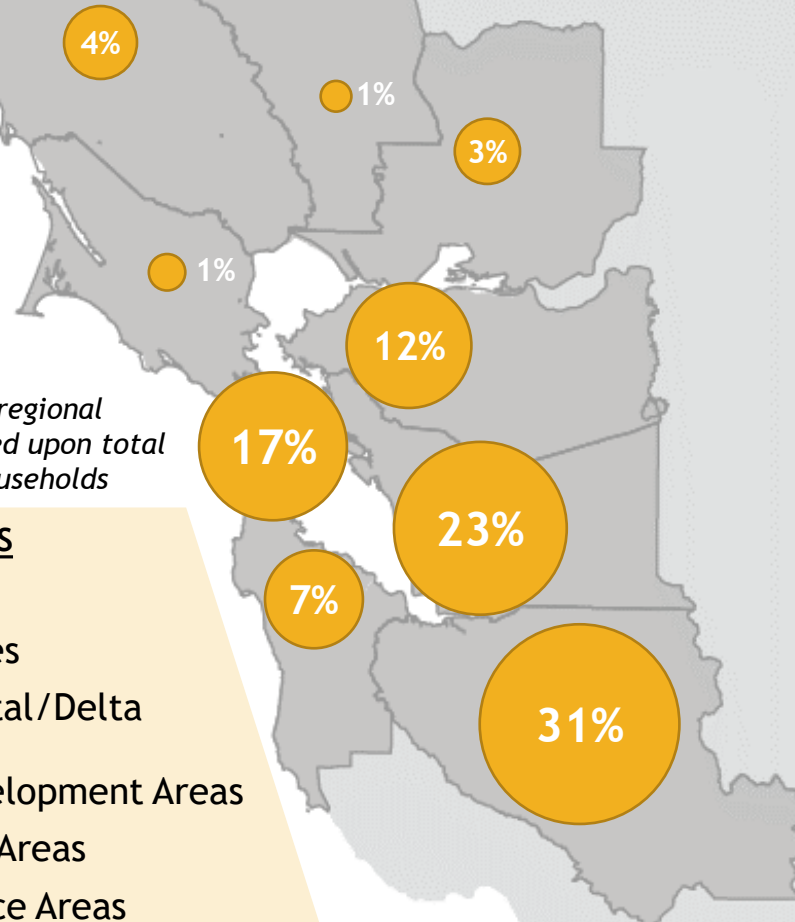
## Plan Bay Area 2040: 2010 to 2040 +0.8 million new households

### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new households

### KEY GROWTH STATISTICS

- 46%** in Big 3 Cities
- 33%** in Bayside Cities
- 21%** in Inland/Coastal/Delta
- 77%** in Priority Development Areas
- 61%** in Transit-Rich Areas
- 22%** in High-Resource Areas



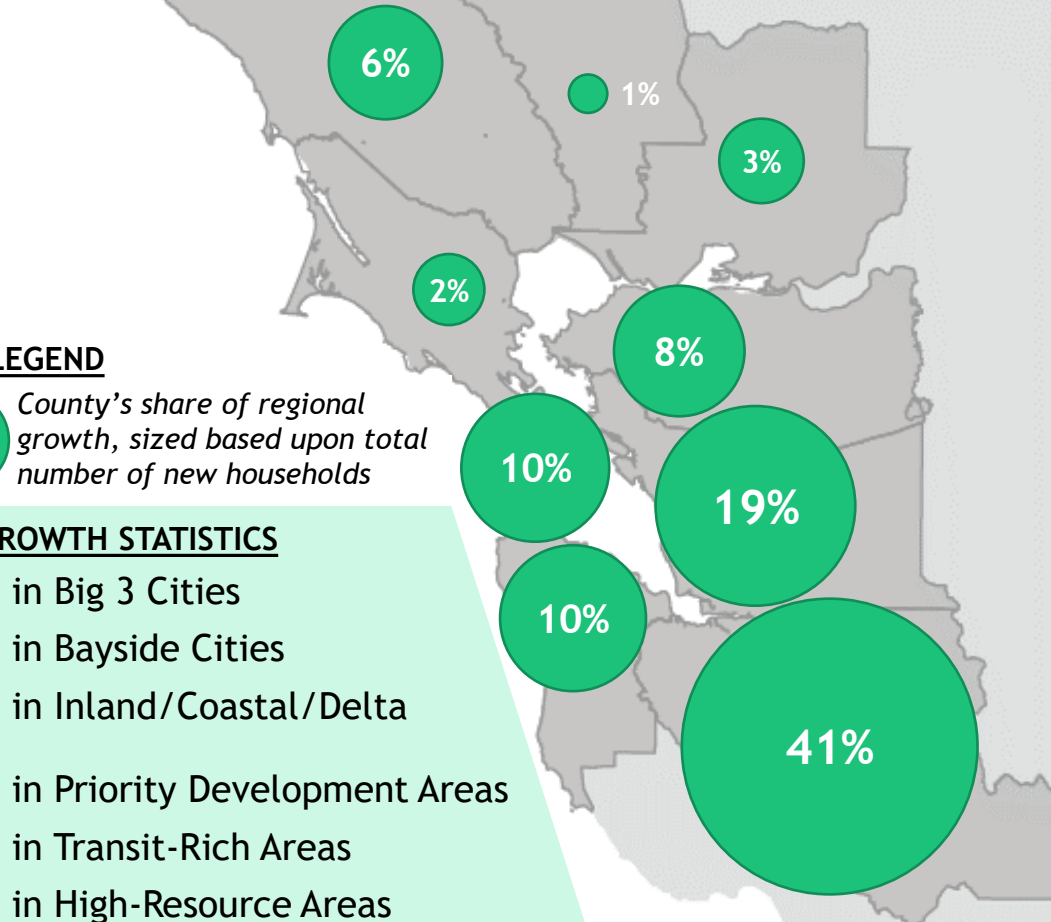
## Draft Blueprint: 2015 to 2050 +1.3 million new households

### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new households

### KEY GROWTH STATISTICS

- 41%** in Big 3 Cities
- 37%** in Bayside Cities
- 22%** in Inland/Coastal/Delta
- 70%** in Priority Development Areas
- 70%** in Transit-Rich Areas
- 29%** in High-Resource Areas



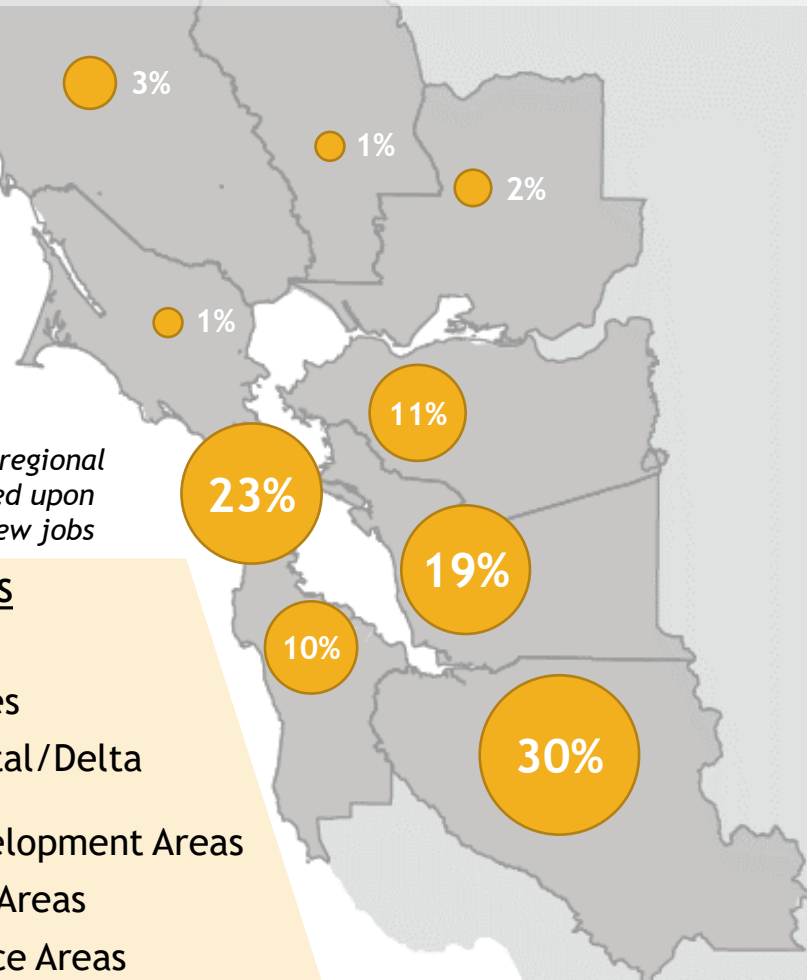
# Draft Blueprint: Jobs Growth Pattern

For breakdowns on the subcounty level, please refer to Attachment C. Totals do not always sum to 100% due to rounding.

## Plan Bay Area 2040: 2010 to 2040 +1.3 million new jobs

**MAP LEGEND**  
X% County's share of regional growth, sized based upon total number of new jobs

**KEY GROWTH STATISTICS**  
44% in Big 3 Cities  
40% in Bayside Cities  
17% in Inland/Coastal/Delta  
55% in Priority Development Areas  
59% in Transit-Rich Areas  
25% in High-Resource Areas



## Draft Blueprint: 2015 to 2050 +1.4 million new jobs

**MAP LEGEND**  
X% County's share of regional growth, sized based upon total number of new jobs

**KEY GROWTH STATISTICS**  
49% in Big 3 Cities  
35% in Bayside Cities  
16% in Inland/Coastal/Delta  
42% in Priority Development Areas  
50% in Transit-Rich Areas  
19% in High-Resource Areas

