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Director

**CITY AND COUNTY OF SAN FRANCISCO  
COMMISSION ON THE ENVIRONMENT  
POLICY COMMITTEE**

**REGULAR MEETING DRAFT MINUTES  
MONDAY, JUNE 8, 2015, 5:00 P.M.**

**CITY HALL, ROOM 421  
ONE DR. CARLTON B. GOODLETT JR. PLACE  
SAN FRANCISCO, CA 94102**

**ORDER OF BUSINESS**

**Public comment will be taken before the Committee takes action on any item.**

- 1. Call to Order and Roll Call.** The Commission on the Environment Policy Committee meeting convened at 5:37 p.m. (Present: Commissioners Bermejo and Wald)
- 2. Approval of Minutes of the March 9, 2015 Commission on the Environment Policy Committee Regular Meeting.** (Explanatory Document: March 9, 2015 Draft and Approved Minutes) (Discussion and Action)

Upon Motion by Commissioner Bermejo, second by Commissioner Bermejo, the March 9, 2015 Policy Committee Meeting Minutes were approved without objection (AYES: Commissioners Wald and Bermejo).

- 3. Public Comments:** Members of the public may address the Committee on matters that are within the Committee's jurisdiction and are not on today's agenda.

Ms. Lurilla Harris inquired whether there has been any action taken on alternatives to pesticide use at Sharp Park. Commissioner Wald reported that the Committee would take note of the request and make a report at the next meeting.

- 4. San Francisco Electric Vehicles Ready Construction Policy.** The Committee will consider preparing a Draft Resolution for recommendation to the Commission on the Environment urging the Board of Supervisors to support or adopt such policies. (Explanatory Document: San Francisco Electric Vehicles Ready Policy) Sponsor: Commissioner Joshua Arce; Speaker:

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Sharon Hoff, Clean Transportation Specialist (Informational Presentation, Discussion, and Possible Action)

Clean Transportation Specialist Sharon Hoff provided an overview of San Francisco's Electric Vehicles (EV) Building Ready Policy explaining that in order for San Francisco to achieve its climate and air quality goals, it is necessary to facilitate the widespread use of electric vehicles for vehicle trips taken in the city. She discussed reasons for creating the policy and challenges that are faced. Ms. Hoff reported that the goal would only be achievable by making EV charging infrastructure available by providing charging access in new construction projects. She discussed the recommended policy, significance and comparison of the policy to other Bay Area jurisdictions, and projected timeline. (Reference Explanatory Document)

Director Raphael reported that Commission President Arce urged the Department to create laws that would promote 0-50-100 goals, and that this policy was created to promote the 50 percent clean transportation goal. She reported that the proposal discussed today is a draft concept that has been worked on in consultation with other City departments, and that there is interest by the Board of Supervisors and Mayor's Office in creating this type of policy. She reported on additional EV strategies being worked on such as working with the City fleet to increase EV procurement and creating public charging accessibility. Commissioner Wald suggested creating a letter thanking City departments for working closely with the Department and expressing hope that there will soon be a policy document that everyone can unite around.

Department of the Environment Clean Transportation Program Manager, Mr. Bob Hayden, reported that the Green Building Committee and the Department of Building Inspection is expecting to review the proposed policy in the next month for introduction to the Board of Supervisors. Director Raphael reported that draft code language is in the process of being drafted after feedback is received. Commissioner Wald inquired whether it would be possible to capture any of the buildings that are already being constructed but that predate any legislation. Director Raphael, Private Sector Green Building Specialist Barry Hooper, and Mr. Hayden discussed LEED gold credits and California State Green Building code requirements that can be applied to current construction projects that include EV charging capabilities. Clean Transportation Specialist Hoff reported that there are many entities that have included charging stations voluntarily to keep up with current trends.

Commissioner Bermejo inquired whether other cities have developed a similar policy. Ms. Hoff reported on Palo Alto's 100 percent requirement for multi-family conduits running to each space, but the ability to enforce this requirement was questioned. Mr. Hayden reported that other jurisdictions have developed policies, but not at the level of San Francisco. Policy and Communications Director Guillermo Rodriguez suggested that the Committee prepare a letter to other City departments and the Code Advisory Committee encouraging for the momentum to be continued and/or to direct staff to continue pursuing the policy. Mr. Hooper suggested directing a letter to the Department of Building Inspection.

Commissioner Wald suggested that a Resolution be prepared for full Commission consideration when policy language is finalized, and that a Commission member be asked to attend the Board of Supervisors meeting to speak in support of the policy. Upon Motion by Commissioner Wald, second by Commissioner Bermejo, the Committee approved that a letter be formulated on behalf of the Commission to the President of the Department of Building

Inspection indicating support for prompt adoption of an EV ready policy as articulated during the presentation. (AYES: Commissioners Wald and Bermejo NOES: None.)

- 5. Better Roofs for San Francisco: Solar Requirement.** The Committee will consider preparing a Draft Resolution for recommendation to the Commission on the Environment urging the Board of Supervisors to support or adopt such policies. (Explanatory Document: Better Roofs Policy and Presentation) Sponsor: Commissioner Joshua Arce; Speaker: Barry Hooper, Private Sector Green Building Specialist (Informational Presentation, Discussion and Possible Action)

Director Raphael reported that the Commission had previously adopted a Resolution in support of a mandatory solar policy and had recognized that there are potential uses for roofs in addition to solar. She reported that Department staff is working with other City departments on how to move forward on a broader policy.

Private Sector Green Building Specialist Barry Hooper recognized Department staff for their efforts working on Phase 1 Better Roofs for San Francisco: Solar Requirement policy. He presented on Better Roofs policy objectives to (1) support San Francisco's 100% renewable energy goal, (2) reduce greenhouse gas emissions, (3) make use of valuable, underutilized space, (4) recognize the value of open space, stormwater pollution prevention, habitat, urban agriculture, and energy, (5) allow design flexibility, and (6) to avoid conflict with related policy and address any unavoidable conflicts. Mr. Hooper discussed a study prepared by SPUR in consultation with City agencies, developers, and design professionals on "Greener and Better Roofs, a Roadmap for San Francisco" to study whether green roofs should be developed for the community. The study showed that the solar market was much more mature than green roofs, and that there was a need for public education and support for successful green roof development.

Mr. Hooper reported on Better Roofs city partners, green roofs currently in San Francisco, policy concepts, and the framework for non-residential and multifamily buildings. He reported on policy precedents set by Lancaster and Sebastapol for mandatory solar on new construction, San Francisco Green Building Code and Title 24 Solar Ready requirements, key issues of Phase 1; and the results of the cost-effectiveness study. Mr. Hooper reported on the projected timeline for development of legislation, for introduction at the Board of Supervisors, the effect of the policy, and for introduction of the second phase Green Roofs. (Reference explanatory documents)

Commissioner Bermejo discussed the part that the Green Roofs policy can play in mitigating California's drought challenges. Commissioners and Mr. Hooper discussed potential challenges that may be faced in administering the policy. Commissioner Wald discussed the importance of creating flexibility and avoiding conflict as the policy may not be suitable for all buildings. She suggested locating areas where there is a lot of building construction and identifying best plans based on building orientation. Energy Manager Cal Broomhead discussed community choice aggregation and net metering considerations. Private Sector Green Building Specialist Hooper suggested that the Commission issue a letter of support to the Building Inspection Commission.

Upon Motion by Commissioner Wald, second by Commissioner Bermejo, staff was directed to include support for the Better Roofs Policy in the letter of support of the Electric Vehicles Ready

Construction Policy to the Building Inspection Department/Commission. (AYES: Commissioners Wald and Bermejo; NOES: None).

**6. Director's Update.** Deborah Raphael, Director (Discussion)

Director Raphael reported on upcoming events that include the June 16 Water Board hearing on composting facilities and new regulations and the June 18 U.S. Conference of Mayors event hosted by the Department of the Environment. She reported that the city of Berkeley recently adopted a cell phone right to know ordinance, and that the CTIA Wireless Association is suing the city of Berkeley based on First Amendment violations. Director Raphael reported that cap and trade funding in the state's budget was taken out so that there would be agreement on the passage of the budget. She acknowledged Private Sector Green Building Specialist Hooper for his work with NRDC and participation in a meeting held with the Natural resources Defense Council to craft a legislative strategy for an energy efficiency benchmarking ordinance. Director Raphael reported that she has signed a letter of approval on the landfill contract that is now ready to be heard through the public process at the Board of Supervisors.

**7. Communications.** (Explanatory Document: Correspondence Log) (Information and Discussion) Acting Commission Secretary Buerkle reported on new correspondence received as noted on the correspondence log.

**8. Announcements.** (Discussion) No announcements were made at this time.

**9. New Business/Future Agenda Items.** (Discussion) Director Raphael suggested that future discussions be focused on particular locations or neighborhoods instead of program areas. Further discussions will be held during an agenda planning meeting.

**10. Public Comments:** Members of the public may address the Committee on matters that are within the Committee's jurisdiction and are not on today's agenda. There was no public comment at this time.

**11. Adjournment.** The Commission on the Environment Policy Committee meeting adjourned at 6:51 p.m.

**The next meeting of the Commission on the Environment Policy Committee is scheduled for Monday, July 13, 2015 at 5:00 p.m. in City Hall, Room 421.**

\*\* Copies of explanatory documents are available at (1) the Commission's office, 1455 Market Street, Suite 1200, San Francisco, California, 94103 between the hours of 9 a.m. and 5 p.m. Photo identification is required for access to the building; (2) on the Commission's website <http://www.sfenvironment.org/commission/agendas>, or (3) upon request to the Commission Secretary at telephone number 415-355-3700, or via e-mail at [environment@sfgov.org](mailto:environment@sfgov.org). The meeting audio may be accessed at [http://sanfrancisco.granicus.com/MediaPlayer.php?clip\\_id=23938](http://sanfrancisco.granicus.com/MediaPlayer.php?clip_id=23938).