

Kimberly Rodrigues

From: Diana Coronado <dcoronado@bialav.org>
Sent: Wednesday, February 10, 2021 12:20 PM
To: Kimberly Rodrigues
Cc: Denice Thomas; Amir Hamidzadeh; Comments
Subject: BIA-LAV CAAP Letter
Attachments: BIA-LAV Letter_CAAP_02.10.2021.pdf

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Hi Kimberly,

Attached is the Building Industry Association's letter on the Climate Action and Adaption Plan (Item #9) reflected on tonight's City Council Agenda. Can you distribute this letter to the Councilmembers and Mayor? Please contact me should you have any questions.

Thank you,
Diana

BUILDING FORWARD



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SINCE 1923

Diana Victoria Coronado
Vice President

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February 10, 2021

Mayor Denis Weber
Mayor Pro Tem Deborah Klein Lopez
Councilmember Chris Anstead
Councilmember Illece Buckley Weber
Councilmember Linda L. Northrup
South Pasadena City Hall
30001 Ladyface Court
Agoura Hills, CA 91301

Re: BIA-LAV Comment Letter –Agoura Hills Climate Action and Adaption Plan (CAAP) – Oppose Unless Amended

Dear Mayor & Councilmembers,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, we are submitting this oppose unless amended letter with comments and concerns on the City's "[Draft Climate Action and Adaption Plan](#)" (CAAP). We hope that our feedback is evaluated and considered in the Final CAAP. **We are asking that the CAAP not be adopted today, until the public and stakeholders have had more time to review the over 100 page document and supporting materials. Additionally, there should be a housing production analysis on the impacts that this CAAP and its strategies would have on housing creation.**

BIA-LAV and our members have been ardent supporters of the sustainability goals described in the Draft CAAP. In fact, new construction has led the way in the adoption of natural resource resiliency and energy efficiency. Particularly, California and Los Angeles County have some of the highest environmental standards in the Country; CALGreen is the first-in-the-nation mandatory green building standards code and the Building Energy Efficiency Standards, Title 24, Part 6 & Part 11 update (Energy Standards) include mandated solar for all new housing construction. Additionally, according to the California Energy Commission (CEC), the Energy Standards are a unique California asset that have placed the State at the forefront of energy efficiency, sustainability, energy independence, and climate change issues, and have provided a template for national standards within the United States, as well as for other countries around the globe. LA County not only exceeds State standards, but we go far and above them. It is our goal to work with staff and City officials in striking the right balance of environmentally



Los Angeles/Ventura Chapter

sustainable practices that also allows for the fair production of housing. Below we have included our general comments to be included when creating the final draft of this CAAP:

Considerations

- 1. Housing Crisis:** We cannot lose sight that the State and the region are experiencing a housing and homelessness crisis. As the City evaluates the CAAP, there should be a focus on strategies that allow for the development of residential building. According to the Southern California Association of Governments (SCAG), the City will be responsible for the creation of nearly 400 more homes as a part of their Regional Housing Needs Assessment (RHNA) allocation to meet the housing shortfall. In tandem with the CAAP, the City should also be working on efforts to increase home ownership attainability, housing affordability, and ending homelessness. If the policies within the CAAP make it harder to build housing or more costly to provide housing opportunities, those actions should be reevaluated within this scope to ensure that the City's housing needs are still being met. We suggest the application of a housing feasibility/impact analysis or study when evaluating the goals affecting housing construction. The consideration of the housing crisis is connected to our second consideration related to funding, found below.
- 2. Funding:** When new regulations for housing production are introduced, like this Plan, we advocate for the use of incentives and existing revenue streams to act as funding sources to meet the goals of a plan or ordinance. We are encouraged to see that the Plan discusses funding and recognizes the need to keep updating the CAAP as new technologies and regulations are adopted for different sectors and industries, as outlined on pages 84 and 85. This helps to eliminate costly and unnecessary duplication with regional, state and federal regulations. However, we are deeply concerned by the option to increase or introduce new development impact fees as illustrated on page 81. According to the Terner Center at the University of California Berkeley, overly burdensome impact fees can disincentivize new residential development, facilitate exclusion, and increase housing costs across the State. We are opposed to increased development impact fees to fund the CAAP and ask that funding come from existing sources, grants, and rebates.
- 3. Consistency with State Standards:** We ask that the City not adopt actions that are inconstant with state standards. As described above, California has adopted aggressive greenhouse gas emission reduction targets. This includes returning to 1990 levels by 2020, moving to 40% below 1990 levels by 2030, and carbon neutrality by 2045. Trying to move above and beyond these standards without the readiness of technology or infrastructure would be unproductive. Specifically, related to development, buildings already have to be in compliance with the CALGreen building code. In 2019, the State adopted its most recent triannual building code updates and will evaluate those standards again for the 2022 triannual adoption. We are the first in the nation to require solar photovoltaic systems on residential development, and the CEC states that the latest codes cut energy use in new homes by more than 50 percent. As a result of these actions, the CEC equates the reduction of GHG emissions to taking 115,000 fossil fuel cars off the road. This processes works. It allows for a diverse stakeholder input and creates certainty for builders. Creating



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separate standards hinders this effort. New construction is leading the way in decreasing carbon emissions and is already on track to meet the State's aggressive goals. Creating newly mandated targets, such as requiring all new residential developments to achieve 100 percent electrification by 2030 (found on page 29) is the wrong approach. Instead of a blanket mandate, we would prefer to see this goal (and many others within the document) begin as voluntary and incentive-based and updated as needed to align with state standards.

As a conclusion to this comment letter, we want to harken back to focusing on the current housing shortfall. California ranks top in the United States for poverty and homelessness – both of which are largely attributed to the housing supply shortage and sky-high housing prices that are nearly three times above the national average. Balancing the need to address sustainability efforts should not negatively impact housing when achieving this goal. **For those reasons, we are asking that the CAAP not be adopted today, until the public and stakeholders have had more time to review the over 100 page document and supporting materials. We would like the opportunity to discuss our concerns and suggestions in a more open public comment process.** BIA-LAV believes that the comments found in this letter provide balance to the current CAAP Draft.

There will be ample opportunity for the City to reshape the proposed Plan into a functional, meaningful tool to address GHG goals. Unfortunately, the current Draft is not the right solution. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado, at dcoronado@bialav.org.

Sincerely,

Diana Victoria Coronado
Vice President
BIA - Los Angeles/Ventura

Sent via e-mail

CC:

Denice Thomas, Community Development Director
Kimberly M. Rodrigues, MPPA, MMC, City Clerk
Amir Hamidzadeh, Building Official

Kimberly Rodrigues

From: Adam Haverstock <ahaverstock@conejochamber.org>
Sent: Wednesday, February 10, 2021 1:01 PM
To: Comments
Cc: Kimberly Rodrigues
Subject: Chamber Comment Letter - Consent Calendar Item 9 - Climate Action and Adaptation Plan
Attachments: Agoura Hills CAAP - Comments.pdf

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Hello,

Please see the attached letter from Greater Conejo Valley Chamber of Commerce with comments on the proposed Climate Action and Adaptation Plan (item 9 on the consent calendar).





Let me know if you have any questions.

Thanks!
Adam



Adam Haverstock

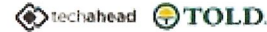
Director of Government Affairs & Tourism
Greater Conejo Valley Chamber of Commerce
Helping Businesses Succeed and Conejo Valley Thrive!

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February 10, 2021

Mayor Denis Weber
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Re: Agoura Hills Climate Action and Adaptation Plan – Comments

Dear Mayor Weber and Members of the City Council,

As the representative voice of businesses in the Conejo Valley, I am writing you to provide comments on the development of the Climate Action and Adaptation Plan (CAAP). Our Chamber does not have a position in support or opposition to this plan, but we thought it prudent to comment on how this plan can be improved to both achieve the goal of reducing greenhouse gas emissions and also support the local business community.

The Chamber of Commerce represents over 900 business members in the Conejo Valley, including the City of Agoura Hills. Our Board of Directors has repeatedly supported a position in our legislative agenda of an “all of the above” approach to energy which includes both renewables and traditional energy sources, and a balanced approach to the environment that supports common sense regulations that will not put people out of business.

The CAAP includes several provisions that we support, including the exploration of reducing or eliminating permitting fees for energy efficiency improvements. This makes energy efficiency upgrades more attractive when business owners try to make it pencil out.

Of particular concern to the Chamber is the mandated ban on natural gas in new residential and commercial developments. Natural gas is abundant and cheap. So-called “electrification” would increase the cost of development and also will increase costs for property owners and tenants. This makes an already expensive housing and commercial market more unaffordable. We believe this goal can be achieved through incentives, like the ones applied to permitting. In this way, climate-friendly development is also budget-friendly.

If you have any questions, please reach out to me at dborja@conejochamber.org or at 805-267-7507. As always, we appreciate the great work of the City Council and staff and look forward to our continued partnership.

Sincerely,

Danielle Borja, MBA
President/CEO
Greater Conejo Valley Chamber of Commerce

Kimberly Rodrigues

From: Cyrena Nouzille <[REDACTED]>
Sent: Wednesday, February 10, 2021 2:33 PM
To: Comments
Subject: Comments on Agenda Item 09 - 021021

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Please find my comments on the draft Climate Action and Adaptation Plan (CAAP).

There are the many good elements in this plan such as increased EV charging stations, some financial incentives for energy efficiency on new developments, and planning for additional solar panels (on residential and commercial developments).

However, there are some major steps noticeably missing:

1. **How to get people out of cars** (since on-road transportation accounts for 73% of GHG)? The pandemic has made E-bike and traditional bicycle sales soar this last year, and I see kids on bikes everywhere now where they would have been driven by their parents in years past. The City needs to encourage continued cycling habits and its safety around Agoura, and create preferences for other modes of transportation besides cars.

2. **I would like to see the City take on more of the heavy lifting through public programs and not rely on mandating private compliance.** Only the City has the ability to coordinate major programming with other organizations such as Waste Management, Edison, and the LVM Water District and contract for public infrastructure.

- Measure 7.4 is a good start, but what about solar arrays (shade creation) on City owned properties?
- What about EV charging stations at City facilities, parks, schools, and Park & Rides? California will be predominately EVs and more public infrastructure will be needed to support them.
- There's no mention of recycling and reduction programs to reduce landfill, and the dump hill that hovers over Old Agoura gets higher every year.
- Since we are planning for the future, I would like to see a plan for an emergency micro-grid electrical system. In the event of a power and internet loss (as we experienced during the Woolsey fires), the City could ensure communication and personal protection in an emergency.

I believe that it is critical that the City of Agoura Hills take the first steps on GHG emission reduction measures, provide leadership, and coordinate the CAAP.

Thank you for the opportunity to provide input.

Cyrena Nouzille

Sent from hyperspace.