

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to implementation of building decarbonization strategies in new buildings.

Recommendations for Council action:

1. REQUEST the City Attorney, with the assistance of LADBS, to prepare and present an ordinance for implementation on January 1, 2023, requiring the decarbonization of new buildings through electrification, as follows:
 - a. Require all new buildings to be fully electrified as of April 1, 2023.
 - i. Except that, Affordable Housing Projects shall have an effective date of June 1, 2023.
 - b. Require all new hotel, motel, and residential buildings over a number of units to be determined to install a solar thermal water heating system for a portion of the domestic hot water demand if they have a flat roof and central domestic water heating system.
 - i. Except that new hotel, motel, and residential buildings that implement greywater and/or dual plumbing systems shall be, exempt from the solar thermal water heating system requirement.
 - c. Provide the following exemptions from the full electrification requirement:
 - i. Process Gas:
 - a. Manufacturing & Industrial Facilities
 - b. Hospitals & Laboratories
 - ii. Specialized Equipment:
 - a. Cooking appliances in restaurants and cafeterias
 - b. Gas-powered life-safety systems (Emergency Backup)
 - iii. Accessory Dwelling Units (ADUs):
 - a. Newly constructed, attached ADUs using existing systems in dwelling.
 - iv. Additional exemptions as needed.
 - v. In all cases, exemptions shall require electrical wiring and panel capacity to be installed for future conversion.
2. REQUEST the Los Angeles Department of Water and Power (LADWP) to explore the establishment of a financial incentive program for the installation of solar thermal water heating systems in buildings subject to the above requirements, and in addition, request LADWP, with the assistance of the Los Angeles Housing Department (LAHD), and LADBS, to conduct public outreach to ensure that the proposed ordinance does not have a detrimental impact on the construction of new affordable housing projects in the City.

3. INSTRUCT the LADBS to work closely with LADWP to leverage existing and future rebate programs to help customers address any potential increases in utility cost during the transition to electrified buildings.
4. INSTRUCT the LADBS to report to Council on any policy proposal to apply building decarbonization to existing buildings, and to report on the rebate/financial incentives that will be needed to assist low-income City residents, with maps that show the impact on low-income residents in each of the 15 Council districts.
5. INSTRUCT the LAHD and LADBS to work with affordable housing project applicants to ensure that they receive all the information/technical assistance needed that is required by the proposed ordinance.
6. INCLUDE commissaries and community kitchens to the list of exemptions from full electrification requirements under Recommendation 1.c.ii.a.
7. CORRECT the typographical error on page 9, paragraph 4 of the LADBS report dated September 30, 2022, in the last sentence the word 'savings' should say 'increase' and read as follows: 'First-year utility costs saw increase of \$39-\$41 per unit'.

Fiscal Impact Statement: None submitted by LADBS. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For: Westside Neighborhood Council
Hollywood United Neighborhood Council
Del Rey Neighborhood Council
Sherman Oaks Neighborhood Council

Against: Studio City Neighborhood Council

(Housing and Economic Development and Jobs Committees waived consideration of the above matter)

Summary:

At a regular meeting held on October 4, 2022, the PLUM Committee considered the LADBS report dated September 30, 2022 relative to the implementation of building decarbonization strategies in new buildings. LADBS staff provided an overview of the matter. The report attached to the Council file includes some background on the matter. After an opportunity for public comment, the Committee recommended to approve the recommendations as amended and reflected above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES

BLUMENFIELD: YES
LEE: YES
RODRIGUEZ: YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-