

**PLANNING COMMISSION MEETING
THURSDAY, MAY 26, 2022**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 WS 22-016

Proposed 2023 Reach Code Update



Planning Commission

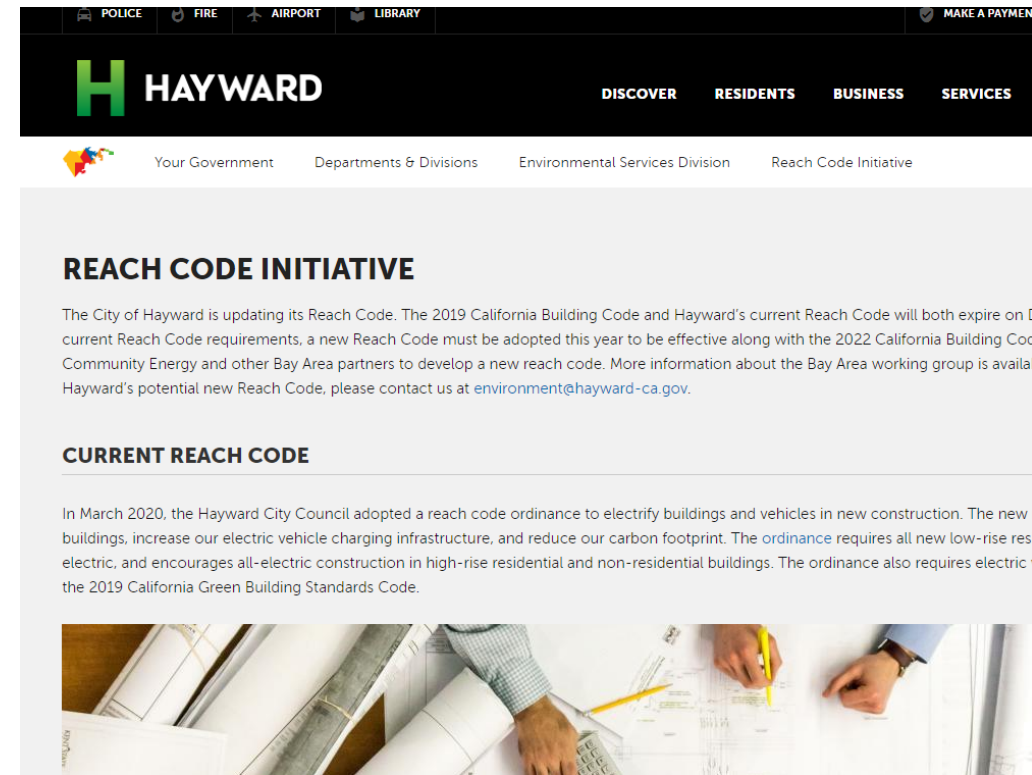
2023 Reach Code

May 26, 2022



Hayward's Current Reach Code

- Modifies the California Building Code
- Adopted by Council March 3, 2020
- Approved by California Energy Commission on June 10, 2020



<https://www.hayward-ca.gov/reach-code>

Hayward Reach Code – Requirements

Single-family and Multi-family Residential (up to 3 stories)

- Must be all-electric

Non-residential and High-rise Residential

- Can be all-electric or mixed-fuel. Mixed-fuel buildings must have additional solar and energy efficiency.

Enhanced EV Charging required for all Building Types.

Current Reach Code Expiring

The 2022 California Building Code has been approved and will take effect January 1, 2023.

To continue Hayward's current Reach Code requirements, a new Reach Code must be adopted this year to be effective along with the 2022 California Building Code in January 2023.

Strategic Roadmap – Climate Change Projects

Reduce GHGs & Dependency on Fossil Fuels.

- ☒ C1 – Ban natural gas in new residential buildings
- ☒ C2 – Require EV charging infrastructure in new construction
- ☐ C10 – Explore feasibility of banning natural gas in non-residential (commercial) buildings



Regional Working Group



<https://bayareareachcodes.org/>

Potential Reach Code Components

1. New Low-Rise Residential Buildings
2. New Non-residential & High-Rise Residential Buildings
3. New Accessory Dwelling Units
4. Existing Buildings (not addressed in Hayward's current code)
5. End of Flow
6. Existing Residential (not addressed in Hayward's current code)
7. EV Charging Requirements

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7. EV Charging Requirements

1 – New Low-Rise Residential Buildings

Staff recommends maintaining the current requirements:

- All new single-family homes and low-rise multi-family buildings (up to 3 stories) must be designed and constructed as all-electric.

2 – New Nonresidential & High-Rise Residential Buildings

Currently, new non-residential and high-rise residential buildings can be either all-electric or mixed-fuel.

Staff recommends eliminating the mixed-fuel option and is evaluating possible approaches:

1. Allow certain exceptions for industrial & restaurants.
2. Ban the use of gas only for water heating & space heating.
3. Rely on CA Energy Code to address non-residential.

3 – New Accessory Dwelling Units

Current reach code exempts ADUs less than 400 square feet, which means they can include natural gas appliances for water heating, space heating, etc.

- Staff still evaluating options.





CEQA Thresholds of Significance

- Adopted by Bay Area Air Quality District on April 20, 2022
- To meet state's goal of Carbon Neutrality by 2045, new buildings must either:
 1. not include natural gas; or
 2. be consistent with a local climate action plan (CAP).

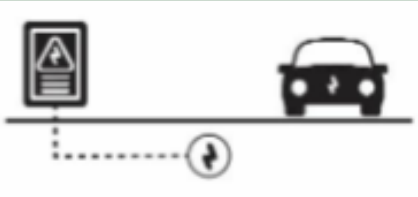
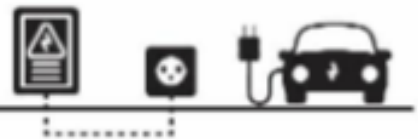

7 – EV Charging Requirements

1. Single-Family
2. Multi-Family
3. Non-Residential
 - Office
 - Non-Office

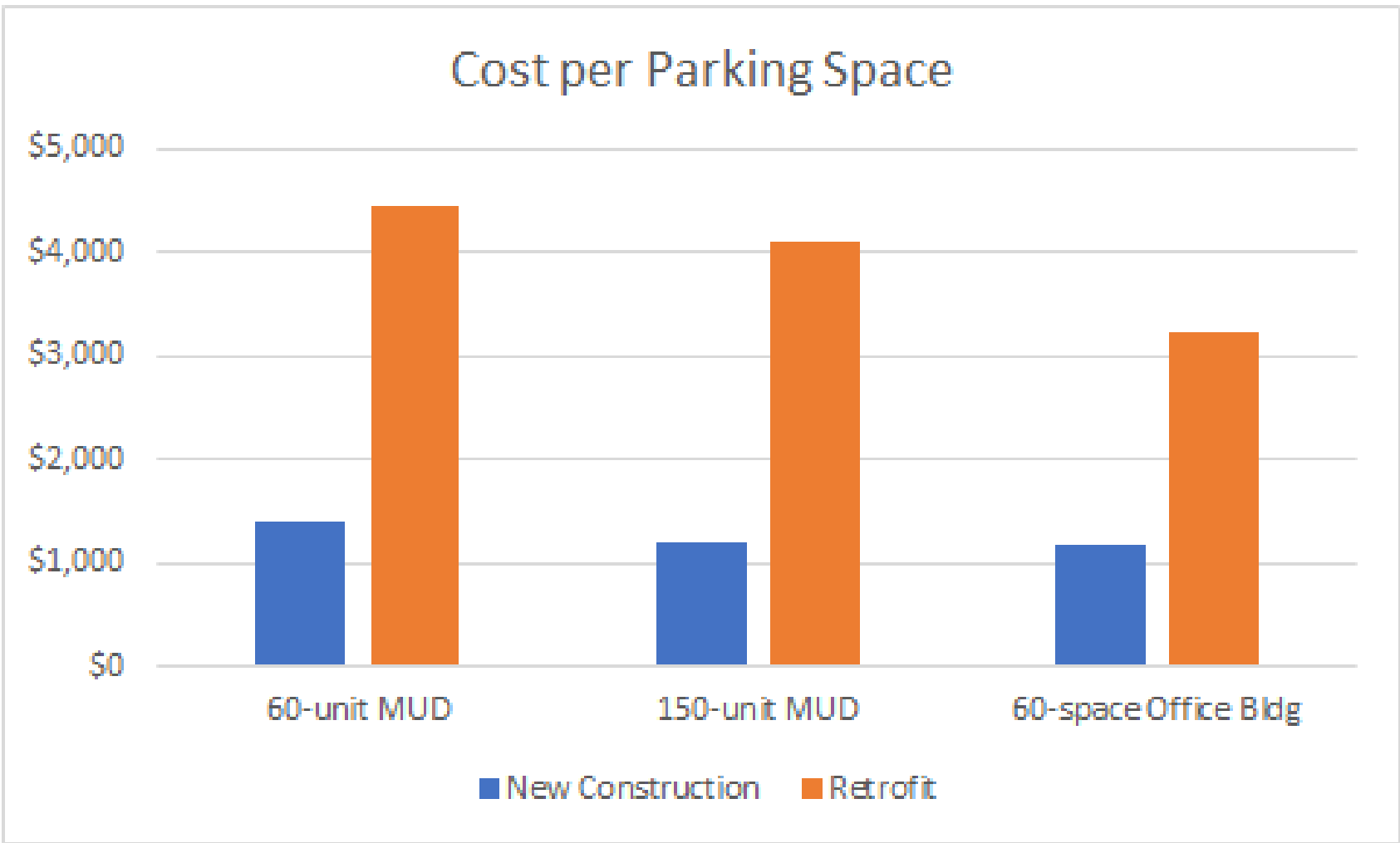
Electric Vehicle Charger Types

Level 1		15-20 Amp, 120 Volt (standard household outlet) Driving Distance provided: 3-4 miles/hour
Low Power Level 2		20 Amp, 208/240 Volt Driving Distance provided: 10-15 miles/hour
High Power Level 2		40+ Amp, 208/240 Volt Driving Distance provided: 25-30 miles/hour
DC Fast Charge		80-400 Amp, 200-600 Volt DC (direct current) Driving Distance provided: 125-1000 miles/hour

EV Charging Readiness

EV Capable		Raceway (conduit), electrical capacity (breaker space)
EV Ready		EV Capable + overcurrent protection devices, wiring and outlet (i.e. full circuit)
EVCI or EVSE		All equipment to deliver electricity to EV EVSE = Electric Vehicle Supply Equipment EVCI = Electric Vehicle Charger Installed

Electric Vehicle Charging - Cost of New vs. Retrofit



Electric Vehicle Infrastructure Cost Analysis Report for PCE and SVCE
Pacific Gas and Electric Company EV Charge Network Quarterly Report, Q1 2019

EV Charging – Non-Residential

	2019 CalGreen	Hayward's Current Reach Code	2022 CalGreen	<i>Recommended</i>
Non-Res Office	6% Level 2 EV Capable	20% Level 2 EV EVSE 30% EV Capable	5% Level 2 EVSE; 10% Level 2 EV Capable	20% Level 2 EV EVSE 30% EV Capable
Non-Res Non-Office		15% Level 2 EV EVSE		15% Level 2 EV EVSE

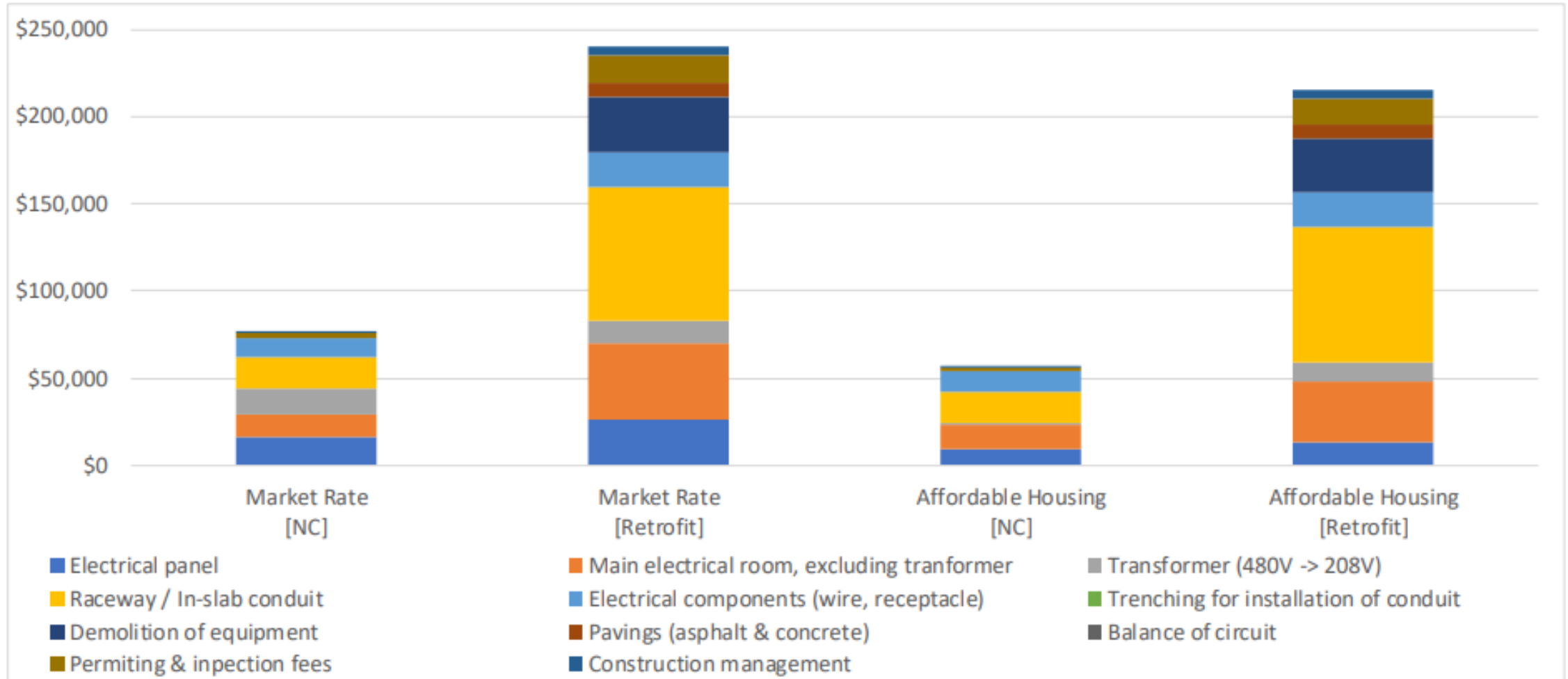
EV Charging – Single-Family

	2019 CalGreen	Hayward's Current Reach Code	2022 CalGreen	Recommended
Single Family & Townhome	One Level 2 EV Capable for one parking space per dwelling unit	Two Level 2 EV Ready spaces per dwelling unit	No changes	Two Level 2 EV Ready spaces per dwelling unit

EV Charging – Multi-Family

	2019 CalGreen	Hayward's Current Reach Code	2022 CalGreen	Option A	Option B
Multi-Family >20 dwelling units	10% of units must have one Level 2 EV Capable space	75% Level 2 EV Ready space; 25% Level 2 EV Capable space (100% total)	10% Level 2 EV Capable; 25% <u>low power</u> Level 2 EV Ready; 5% <u>high power</u> Level 2 EVSE (40% total)	60% <u>high power</u> Level 2 EV Ready; 40% <u>high power</u> Level 2 EVSE (100% total)	80% <u>low power</u> Level 2 EV Ready 20% <u>high power</u> Level 2 EVSE (100% total)

Cost for 60-unit Multi-family Residential Project



NC = New Construction

Costs for Multi-Family Charging

Costs for a 100-unit Multi-Family Project.

	Hayward's Current Reach Code	2022 CalGreen	<i>Model Code</i>	<i>Option A</i>	<i>Option B</i>
L1 Ready			60		
L2 Capable	25	15			
L2 Low Power Ready		38			80
L2 High Power Ready	75			60	
L2 High Power EVSE		8	40	40	20
Total Ports	100	61	100	100	100
Total Cost		\$146,421	\$194,185	\$397,801	\$273,079
Cost/Port		\$2,400	\$1,942	\$3,978	\$2,731
% of dwellings w/access	100%	40-60%	100%	100%	100%
% of total const. cost		0.3%	0.4%	0.8%	0.6%

Public Outreach

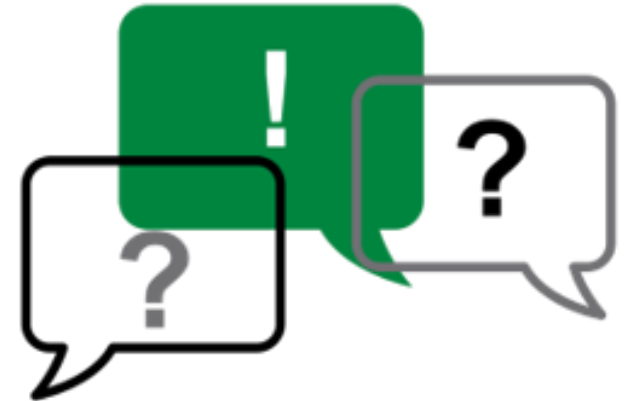
- Email to 658 builders and developers
- Regional Workshops on February 15 and 16
- Conversations with Affordable Housing Developers
- Conversations with Business Owners and Commercial/Industrial Developers

Next Steps

June 21, 2022	Council Work Session to consider draft Reach Code
July 11, 2022	Present draft Ordinance to CSC
October 2022	Council considers adoption of Ordinance
November 2022	File with CA Building Standards Commission
January 2023	Reach Code takes effect

Staff Recommendation

That the Commission reviews and comments on this report.



STAFF PRESENTATION

ITEM #2 WS 22-017

**Climate Action Plan Update and Proposed Environmental Justice
Elements: Considerations for New General Plan Policies and Programs
for the Hayward 2040 General Plan**



Planning Commission

Climate Action Plan & Environmental Justice Element Updates

May 26, 2022

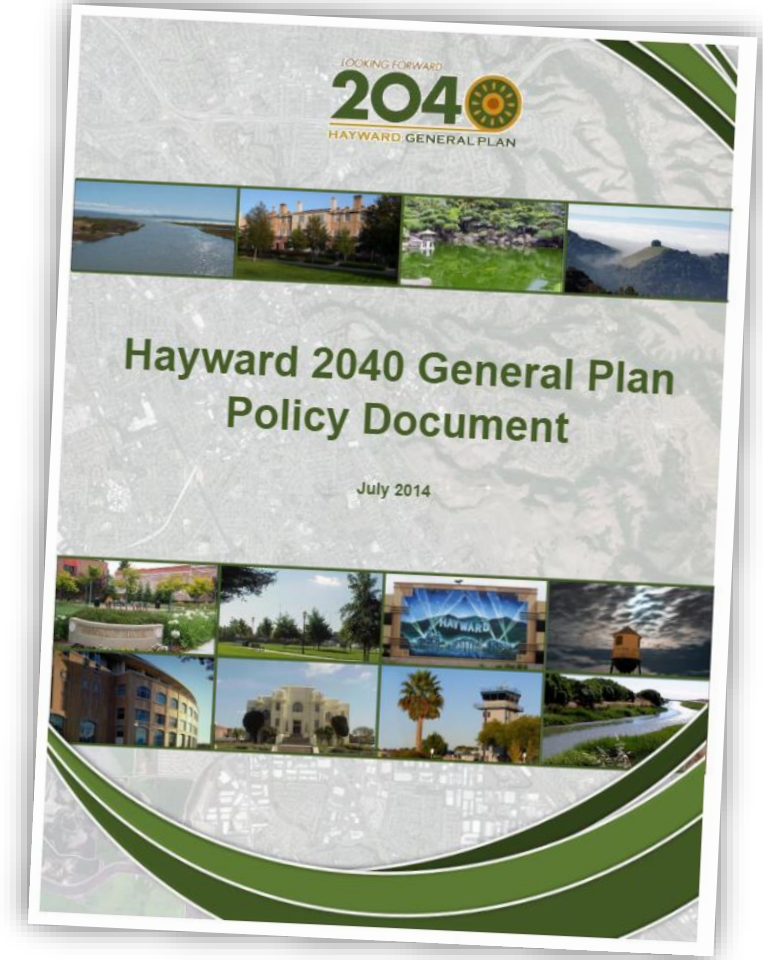
General Plan Updates

**Climate Action
Plan Update**

**Housing
Element
Update**

**Environmental
Justice
Element**

**Safety Element
Update**



Hayward's CAP & GHG Reduction Goals

2009: Council adopted Hayward's original CAP

2014: The CAP was incorporated into the City's General Plan

The updated CAP will establish actions to meet the greenhouse gas emission target for 2030 and put the City on a path to climate neutrality by 2045

30% below 2005
levels by 2025

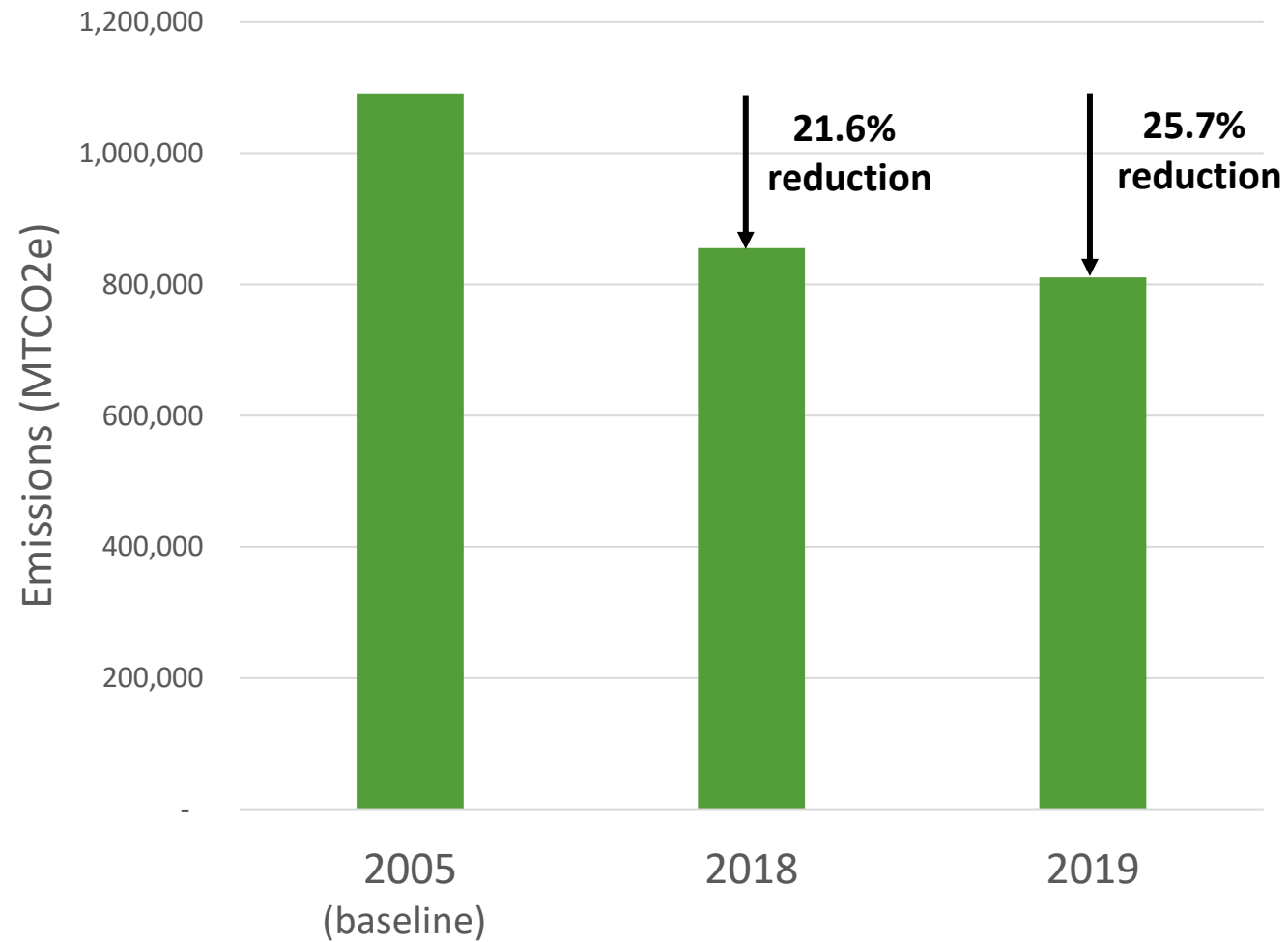


55% below 2005
levels by 2030

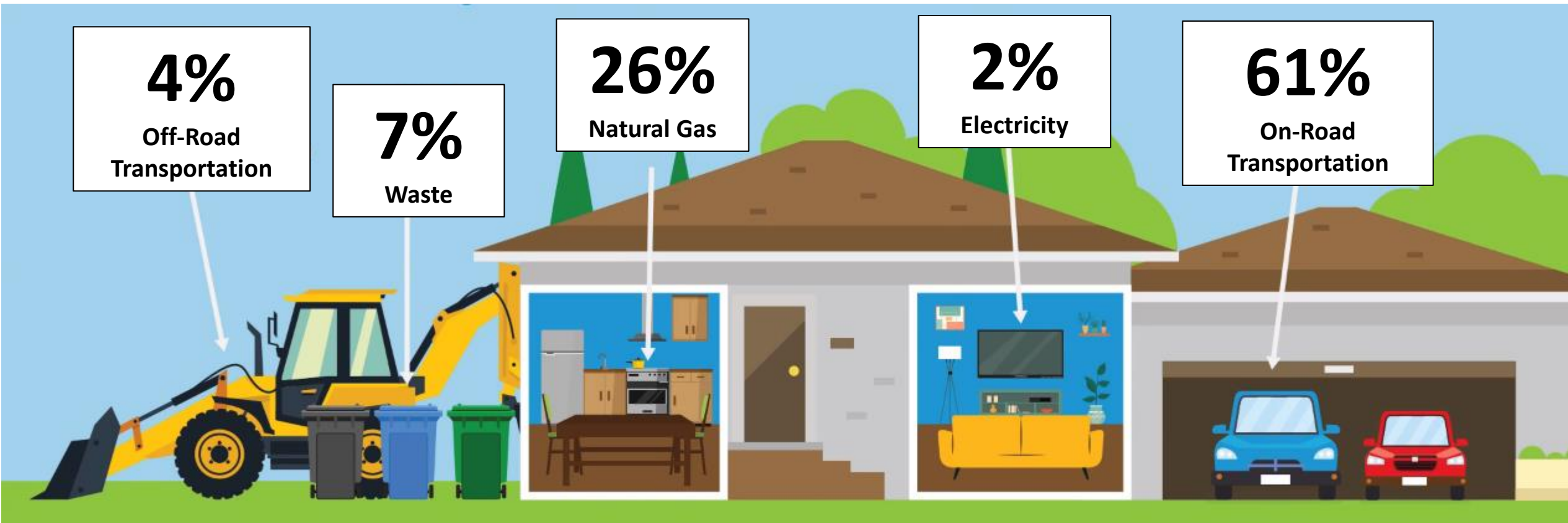


Carbon neutrality by
2045

Hayward's GHG Reduction Progress

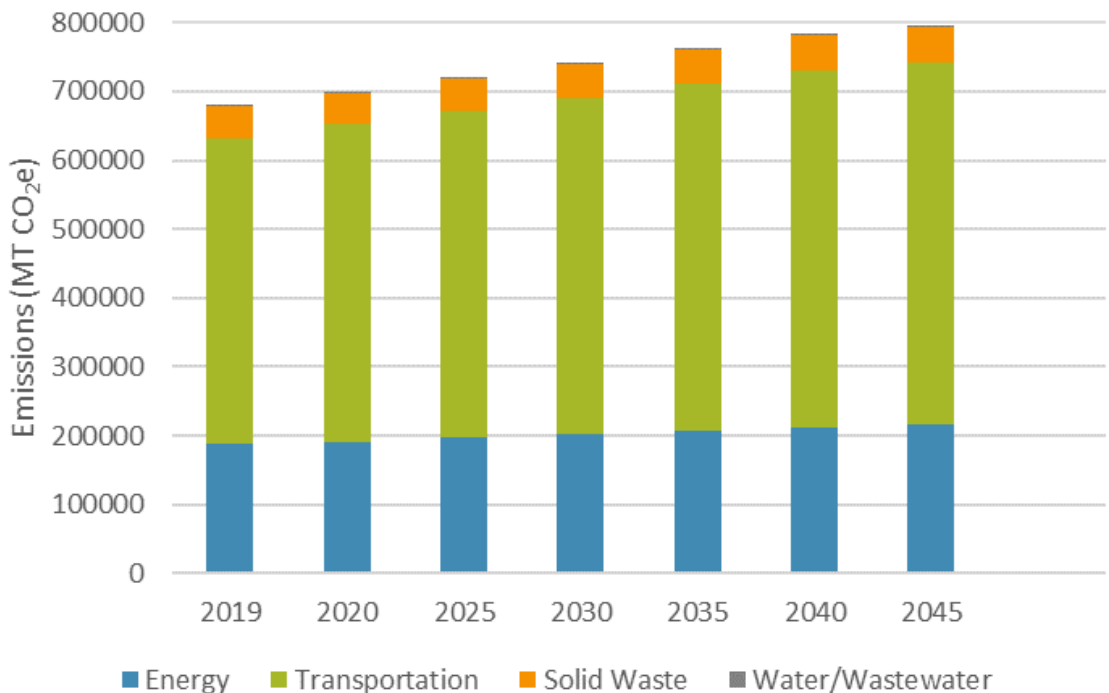


Hayward's 2019 GHG Inventory

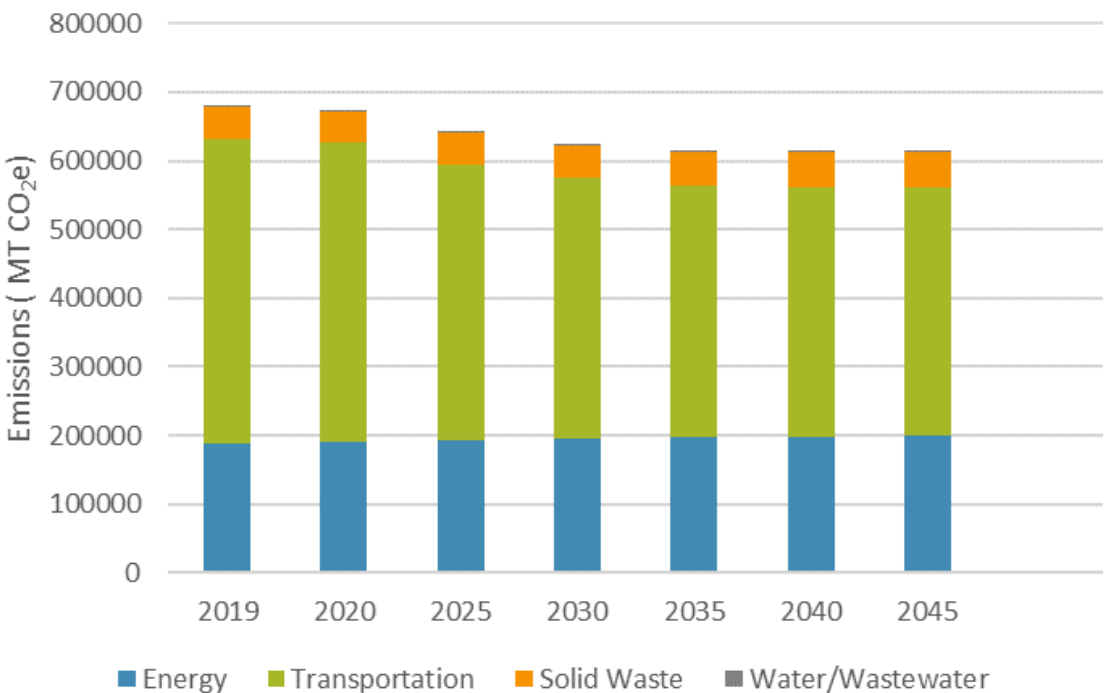


GHG Forecast

Hayward Business As Usual GHG Emissions Forecast through 2045

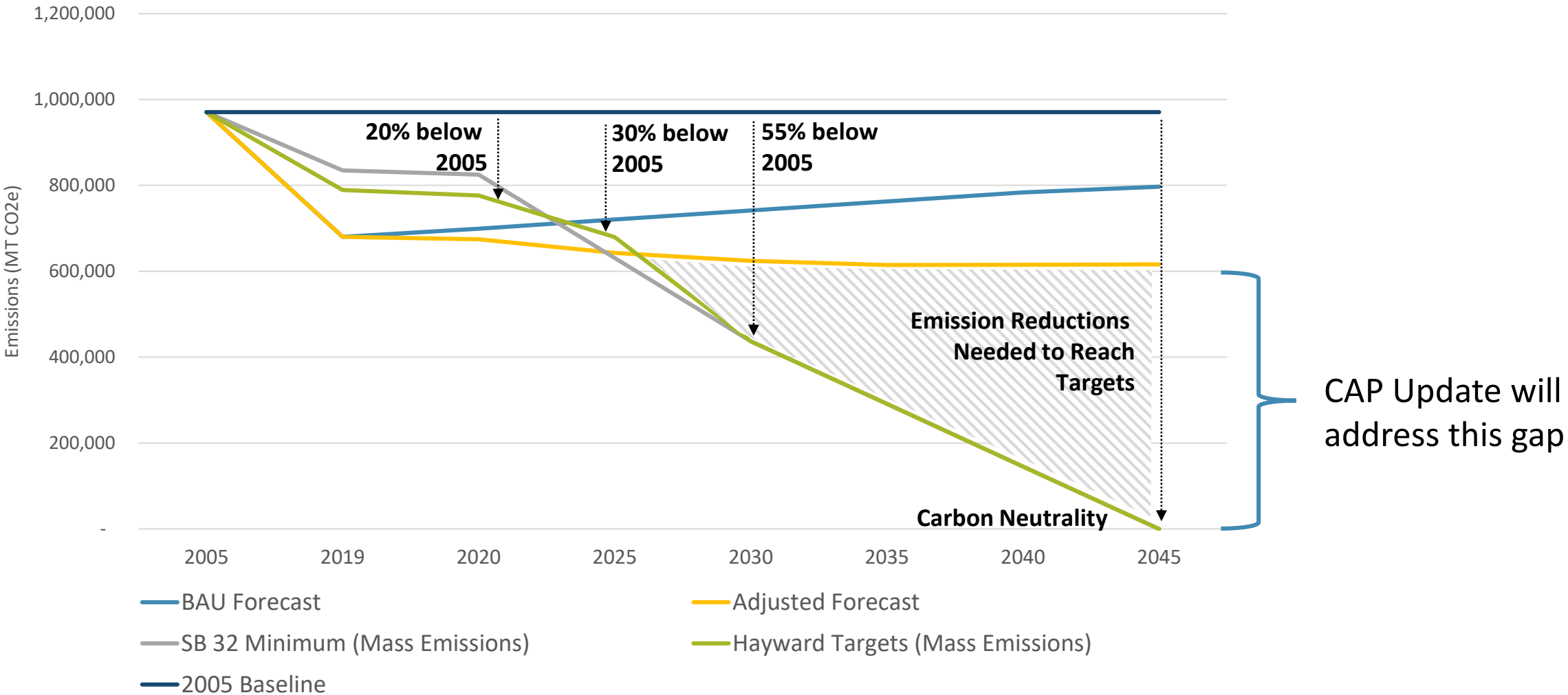


Hayward Adjusted* GHG Emissions Forecast through 2045



**Adjusted for State & Federal regulations and legislation*

GHG Emissions Targets & Gap Analysis



CAP Public Workshop

Participants provided input on the following topics:

Concerns about climate change and GHG emissions

Disproportionate impact on low-income and BIPOC communities

Health impacts

Livability and stability over time

Resource scarcity

Potential opportunities to reduce GHG emissions

Increase affordability + accessibility of public transportation, EVs and biking

Reduce pollution from construction and industrial sector

Sectors to prioritize in the CAP

Increase public transit access

Increase tree count

Electrify new buildings

Electrify existing buildings

How to make the CAP more equitable

Involve all residents by meeting people where they're at and compensating for time

Build capacity in frontline communities

Involve school district and students

Developing GHG Reduction Measures

How will potential GHG reduction measures be determined?

Emissions reduction potential

Co-benefits such as cost savings or health benefits

Costs and challenges associated with implementation

Equity

- Who would the action benefit?
- Who would the action not benefit?
- Who is currently implementing the action?
- Who is not currently implementing the action and why?

Environmental Justice Technical Report



General Plan Update

Environmental Justice Technical Report

prepared by

City of Hayward
Planning Division, Development Services
777 B Street
Hayward, California 94541
Contact: Leigha Schmidt, Acting Principal Planner

prepared with the assistance of

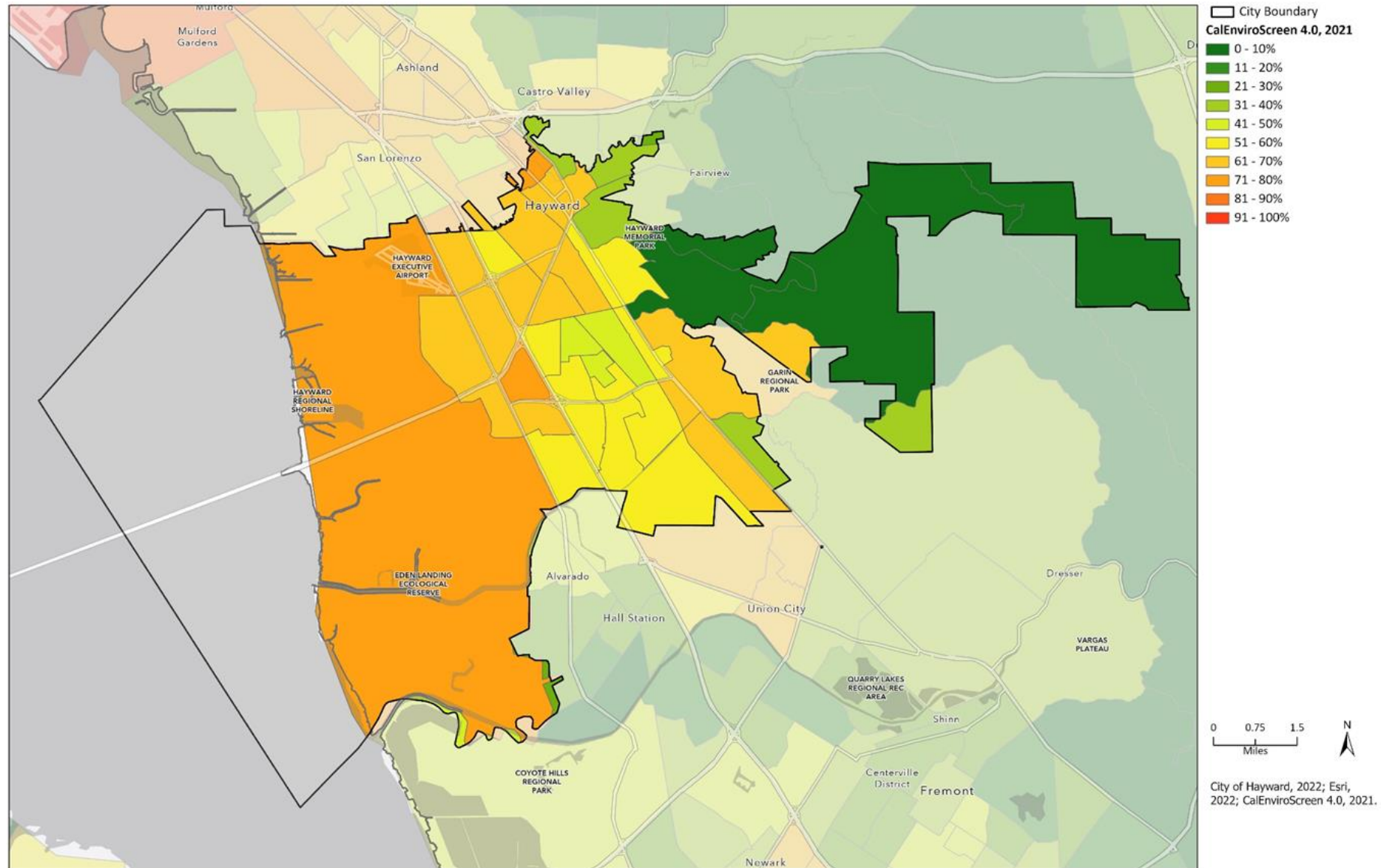
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

January 2022

The EJ Technical Report outlines the environmental determinants of health impacting the City of Hayward, assessed across the following environmental determinant areas:

1. Pollution Exposure and Air Quality
2. Public Facilities
3. Safe and Sanitary Homes
4. Physical Activity and Public Health
5. Food Access
6. Civic and Community Engagement

CalEnviroScreen Tool



Environmental Justice Public Forum #1

February 23, 2022

- Community input on 5 environmental justice topics:
 - Pollution exposure
 - Parks access
 - Food access
 - Safe and sanitary housing
 - Community engagement
- Feedback included:
 - Disproportionate pollution burden and health risks
 - Limited access to affordable healthy food by public transit/biking/walking
 - Quality and safety of parks
 - More accessible outreach methods

Pollution Burden Activity - Actividad sobre la Carga de Contaminación

Write Locations of Pollution Burden
Escriba las Ubicaciones de Carga de Contaminación

Double click on the labels below to write the location name.
Add your label on the map of Hayward below.

Haga doble clic en las etiquetas de abajo para escribir el nombre del lugar. Ponga su etiqueta en el mapa de Hayward que aparece a continuación.

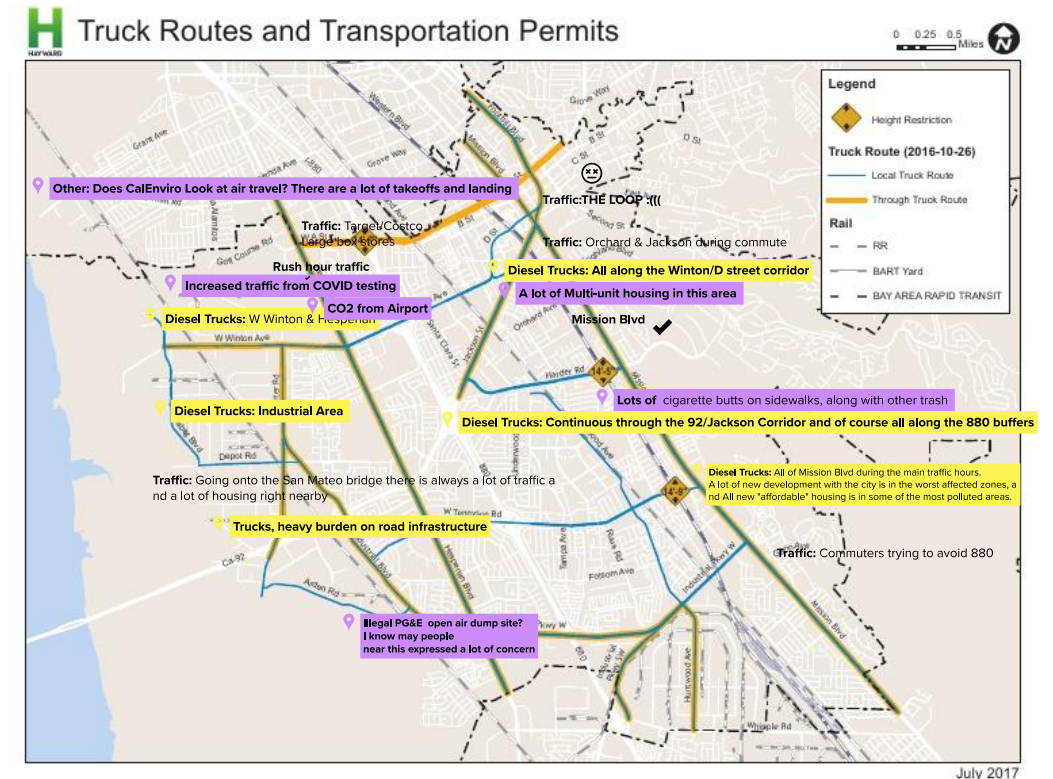
Or Use Sticky Notes to Explain Locations of Pollution Burden
También puede usar las notas adhesivas para mostrar las ubicaciones con mayor carga de contaminación.

Double click on sticky notes to explain locations of pollution burden. Describe which areas of Hayward have the most trucks, the worst traffic, and other issues.
Haga doble clic en las notas adhesivas para mostrar las ubicaciones donde hay mayor carga de contaminación. Describa qué zonas de Hayward tienen la mayor cantidad de camiones, el peor tráfico y otros problemas de contaminación.

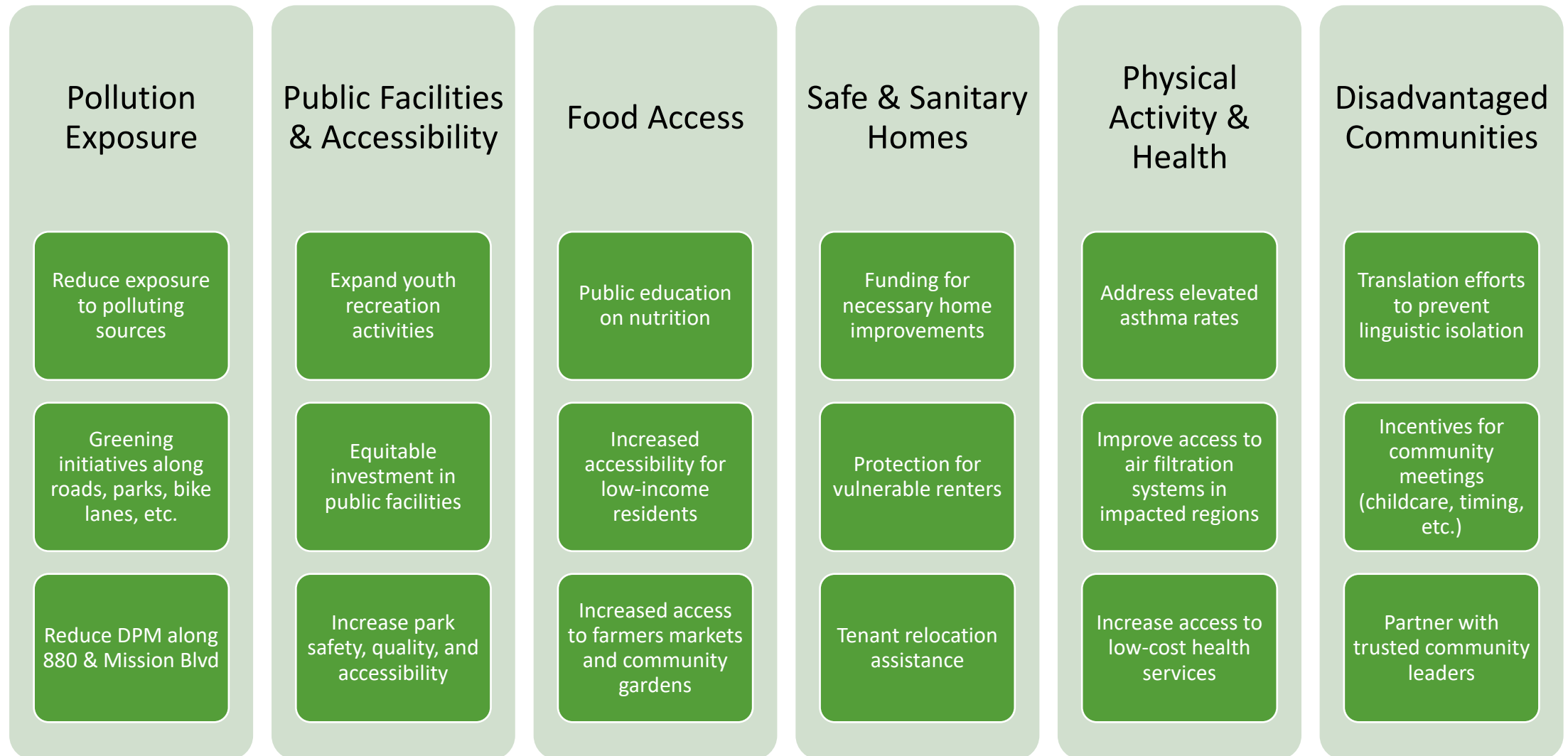
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Environmental Justice Draft Policy Framework



Environmental Justice Public Forum #2

Key Themes	
Pollution Burden:	Traffic, Limiting access in certain locations
Public Facilities & Accessibility:	Public transit, active transportation, EV charging facilities, and parks
Food Access:	Food rescue, education programming, local grown food
Safe & Sanitary Homes:	Older adults' safety, Housing support, Non-English speakers' accessibility
Physical Activity & Health:	Green Space, Schools
Disadvantaged Communities:	Food Access, Housing, Outreach, Funding, Pollution

Safety Element Update



Safety Element Update

Climate Change Vulnerability Assessment

prepared by

City of Hayward

Planning Division

777 B Street

Hayward, California 94541

Contact: Leigha Schmidt, Principal Planner

prepared with the assistance of

Rincon Consultants, Inc.

449 15th Street, Suite 303

Oakland, California 94612

April 2022



Focuses on supporting community resilience and adaptation efforts.

Includes:

- Evacuation Scenario Planning
- Climate Vulnerability Assessment

Additional Community Outreach

Outreach to over 100 community-based organizations

Distributed flyers at 19 different locations (markets, BART stations, laundromats, etc.)

Gallery Walk Event

- Featured in City Hall, the Downtown Hayward Library, BART, the Farmers Market, Chabot & Hayward NAACP Branch offices

Chabot College & CSU East Bay Partnerships

- Housing Survey
- Parks Survey
- Public Health Capstone Class: Environmental Justice

Launched CAP Survey on May 6

Project website: haywardhousingandclimateupdate.com

A graphic featuring a stylized house with a yellow body, a red door, and a blue window. The roof is brown with a blue and white striped chimney. The background is split into blue and green sections. The Hayward logo is in the top right. Text on the right describes the city's plan updates and encourages community participation. A QR code is in the bottom right, and a website URL is at the bottom.

HAYWARD

Community starts with Climate and Housing!

The City of Hayward is updating the Climate Action Plan, the Housing Element, the Hazards Element, and adding a new Environmental Justice Element to the City's General Plan. Learn more during community workshops and participate in our surveys. Check out the website for updates!

How to get involved!

Visit www.haywardhousingandclimateupdate.com



Council Comments

- Engage with local organizations, nonprofits, schools, and churches (E.g., Save the Bay, Hayward Promise Neighborhood, Hayward Unified School District, StopWaste, Green the Church, and Indigenous groups)
 - ***May 24: Tennyson High School Focus Group***
 - ***May 25: Meeting with Sierra Club***
- Ensure that Strategic Roadmap initiatives align with CAP and EJ initiatives
 - ***Staff is currently reviewing draft GHG reduction measures with Strategic Roadmap initiatives in mind***
- Include policies and programs for both individuals and businesses

Next Steps

- Staff will present draft CAP & EJ measures and 2020 GHG Inventory to CSC on July 11, 2022.
- Staff will continue to engage with the Hayward community to ensure that the Environmental Justice Element and CAP respond to community needs and does so in an equitable way.

Questions

