



Date: February 13, 2007
To: Honorable Mayor and City Council
From: Councilmember Tonia Reyes Uranga, Chair, Environmental Committee
Subject: **THE ENVIRONMENTAL COMMITTEE PROPOSED SCHEDULE TO APPROACH THE FORMATION OF A "GREEN RIBBON" COMMITTEE TO COLLABORATIVELY DEVELOP GREEN BUILDING GUIDELINES.**

The Environmental Committee, at its meeting held January 17, 2007, considered communications relative to the above subject.

It is the recommendation of the Environmental Committee to the City Council that communication regarding the approach to the formation of a "Green Ribbon" Committee to collaboratively develop Green Building Guidelines be received and approved.

It is also the recommendation of the Committee that the proposed schedule of the Environmental Committee meetings regarding air quality be received and approved:

Proposed Schedule of the City Council Environmental Committee:

1. Draft 2007 Air Quality Management Plan
Thursday, Feb 1 -- 6:00 - 8:00 p.m.
Bixby Park Community Room - 130 Cherry Ave.
2. Air Monitoring Programs and Health Studies
Thursday, Feb 15 -- 5:00 - 7:00 p.m.
Stearns Park Community Room - 4520 E. 23rd St.
3. Local Authority to Regulate Mobile Sources of Air Pollution
Tuesday, Feb 27 -- 6:00 - 8:00 p.m.
Kettering Elementary School Auditorium -- 550 E. Silvera Avenue

Respectfully submitted,

ENVIRONMENTAL COMMITTEE

A handwritten signature in black ink, appearing to be "Tonia", written over a horizontal line.

Councilmember Tonia Reyes Uranga, Chair

Prepared by:
Gloria Harper



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

~~R-24~~ 2

333 W. Ocean Blvd. - Long Beach, CA 90802 - (562) 570-6651 - FAX (562) 570-6205

November 21, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Form a "Green Ribbon" Committee composed of architects, developers, builders and contractors to collaboratively develop Green Building Guidelines for private development over a six-month period. (Citywide)

DISCUSSION

On August 8, 2006 the City Council requested the City Manager to direct the Planning and Building Department to explore ways to expand the City's existing Green Building Program to include private development projects. The first step taken by the Department was to convene a meeting of members of the private development community in order to solicit input on what collaborative approach would be most successful.

A workshop was conducted on October 18 where a cross-section of 30 architects, developers, builders and contractors were present and offered their feedback on how a potential Green Building program for private development might best be implemented. Walker Wells, a green building expert from the non-profit organization Global Green USA, assisted City staff at the workshop. Mr. Wells presented an overview of the green building movement and existing green building programs in other cities, and facilitated the ensuing discussion.

The discussion revealed that the participants were supportive of a Green Building program for private development in Long Beach and there was a clear sentiment that before the City Council adopts a policy for private development, the City should further engage the development community in a focused process to craft the guidelines and/or requirements that would comprise a Green Building program for private development and associated incentives. This type of process would delay implementation of standards for six to nine months. However, should the City Council wish to proceed immediately, it could consider the following alternatives:

- City Council adopts the LEED (Leadership in Energy and Environmental Design) standard for development projects, which can either have mandatory or voluntary requirements.
- City Council direct Planning and Building staff to craft Green Building Guidelines for Private Development based on what other cities have done and what would be feasible for Long Beach.

Based on the feedback from the participants at the October 18 workshop, staff proposes the following approach to developing a Green Building program for private development:

- Formation of a "Green Ribbon" Committee composed of architects, developers, builders and contractors that would serve for approximately six-months and would work with staff to develop feasible, comprehensive and community-vetted Green Building Guidelines for private development. Staff will form this Committee from interested participants of the October 18 workshop.
- Immediate engagement with applicants of development projects currently in the pipeline to discuss the feasibility of incorporating green building features into their projects.
- Return to the City Council by July 2007 with proposed Green Building Guidelines for private development for City Council consideration and approval.

This report was reviewed by Assistant City Attorney Michael Mais on November 10, 2006 and Budget Management Officer David Wodynski on November 13, 2006.

TIMING CONSIDERATIONS

This item is not time sensitive.

FISCAL IMPACT

The costs associated with the recommended approach are currently budgeted in the Development Services Fund (SR 137) and the Planning and Building Department's FY 07 budget.

SUGGESTED ACTION:

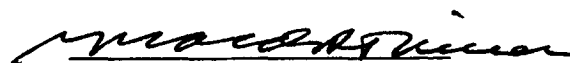
Approve recommendation.

Respectfully submitted,



SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

APPROVED:



GERALD R. MILLER
CITY MANAGER



~~R-31~~

Date: August 8, 2006
To: Honorable Mayor and Councilmembers
From: Bonnie Lowenthal, Vice Mayor *BL*
Patrick O'Donnell, Councilmember, Fourth District *(100)*
Subject: Green Building Requirements

As the City of Long Beach works to provide affordable housing to low through moderate income residents, we have a responsibility to ensure that such housing remain truly affordable through energy efficiency and sustainability features. Energy prices have skyrocketed in recent years, and the low-income households in our community have been disproportionately affected as energy bills take up a much larger percentage of their incomes.

Investing in energy efficient and renewable technologies is a cost-effective means to provide long-term savings to households and environmental benefits to the entire community. Studies have shown that green buildings pay for their green components quickly through reduced operating costs and improved performance. Opportunities exist for cost savings up-front for developers and builders through private, state and federal rebates and incentives.


Through the design, construction, and operations of its own facilities, the City of Long Beach has strived to provide leadership in green building practices. In June 2003, the City Council unanimously adopted the City's Green Building Policy requiring the City to achieve LEED Certification, with a policy goal of LEED Silver, for all new City projects and additions of over 7,500 square feet. Current projects designed to meet or exceed LEED Certification standards include the MacArthur Park Library, California Recreation Teen Center, and Watershed Classroom at the Aquarium of the Pacific.

The adopted Green Building Policy addresses the need to upgrade the minimum certification standard to LEED Silver. In an effort to build upon the city's commitment to environmental stewardship and affordable housing, stronger green building policies and provisions should be adopted for construction projects in the City that utilize City funds, including Redevelopment and Housing Development Company projects.

RECOMMENDATION:

I respectfully request that this matter be referred to the City Manager for a report back to the Council within 90 days to determine the feasibility and workability of a green building ordinance requiring a minimum of LEED Silver Certification, or other level of LEED Certification, for projects utilizing City funds.



Date: January 17, 2007
To: Environmental Committee
From:  Suzanne Frick, Director of Planning & Building
Subject: Proposed "Green Ribbon" Committee to Develop Green Building Standards

Last October 18th a workshop was conducted to gather input from the development community on how best to develop a Green Building program for private development in the City of Long Beach. With the feedback received at the workshop, the Planning & Building Department made a recommendation to the City Council to further engage the development community over a six-month period to cooperatively develop workable Green Building requirements for private development. On November 21, 2006 the City Council unanimously approved this recommendation but also approved an interim Green Building Policy to cover major new projects, effective immediately, until the six-month process is complete. This interim policy reads as follows:

All private development projects that meet the following criteria will be required, prior to the issuance of a Certificate of Occupancy, to have registered their project with the U.S. Green Building Council with the intent to achieve a minimum level of LEED Certified in their final building design **OR** to provide third-party verification that they meet the equivalent of the minimum requirements of LEED Certified in the final building design to the satisfaction of the Director of Planning and Building.

Interim Green Building Policy minimum thresholds:

- Residential/Mixed Use: 50 or more housing units
- Commercial/Industrial: 50,000 or more square feet building area

While this interim policy is in place, a permanent policy needs to be developed through the action of the Green Ribbon Committee. Planning staff will form this Committee from invitees of the October 18 workshop that have relevant expertise as architects, builders, contractors and developers. The total number of Committee members will vary based on the response received, but is expected to comprise of at least 12 and no more than 20 members. Prospective members will be asked to fill out a simple application that gives an overview of their interest and qualifications regarding Green Building. Staff will select members with the goal of having a diverse cross-section of experience represented on the Committee.

Staff anticipates holding from three to five Green Ribbon Committee meetings of two hours each to complete the necessary work.

Recommendation: Approve proposed approach to form a Green Ribbon Committee to develop Green Building standards for private development.

Attachments:

- A. Overview of Invitee List for Participation in Green Ribbon Committee
- B. Application for Participation in Green Ribbon Committee

Overview of Invitee List for Participation in Green Ribbon Committee

Architects/Designers: Includes the membership of the Long Beach Design Forum and all known LEED (Leadership in Energy and Environmental Design) Accredited Professionals in Long Beach.

Builders/Contractors: Includes over one hundred "frequent users" of the Development Services Center.

Developers: Includes developers that are currently active in Long Beach, such as: Anderson Pacific, Lennar Homes, Lyon Apartments, Standard Pacific Homes, The Olson Company, Ratkovich & Associates, Urban Pacific Development and October Five.



City of Long Beach
Application for Membership on the Green Ribbon Committee
To Develop Green Building Requirements for Private Development

Name	Email Address
Business Address	Business Phone
Home Address	Home Phone (Optional)
Why would you like to serve on the Green Ribbon Committee?	
Please describe any expertise that relates to developing Green Building Requirements for Private Development.	
Would you prefer to attend daytime or evening meetings?	
What would be your choice of meeting day of the week?	