



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

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

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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:

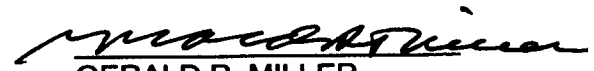
Approve recommendation.

Respectfully submitted,



SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

APPROVED:



GERALD R. MILLER
CITY MANAGER