



# CITY OF LONG BEACH

# H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

April 21, 2009

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Conduct a public hearing on proposed amendments to the Zoning Regulations regarding Green Building requirements; and

1. Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance amending the Zoning Regulations read the first time and laid over to the next regular meeting of the City Council for final reading; and
2. Receive the supporting documentation into the record, conclude the public hearing and adopt the attached resolution authorizing the City Manager to submit amendments to the Long Beach Zoning Regulations to the California Coastal Commission for its review and approval as an implementing ordinance of the Local Coastal Program. (Citywide)

## DISCUSSION

The term "Green Building" refers to the emerging practice of designing, constructing and operating buildings to meet a higher standard of energy and resource efficiency while making them healthier and more comfortable for their occupants. The first example of this type of building in Long Beach is the Mark Twain Neighborhood Library, completed in August 2007. Built in adherence to the City's Green Building Policy for Municipal Buildings, which was adopted by City Council in 2003, the library used the Leadership in Energy and Environmental Design (LEED) green building rating system.

Seeking to further expand the practice of green building to cover private development projects, the City Council approved a process to explore and develop a green building program for private development in November 2006. At the same time, the City Council also adopted an Interim Green Building Policy for Private Development that required large development projects (50+ units for residential or 50,000+ sq. ft. for non-residential) to meet minimum green building standards by using the LEED green building rating system. Since then staff has worked with community stakeholders and Green Building policy experts to develop Zoning code amendments that will bring Green Building techniques to a wider variety of development projects. On October 21, 2008, the City Council was presented a draft Green Building policy outline and authorized staff to craft an ordinance to enact it.

The attached proposed Zoning Code amendment will:

1. Make the current Interim Green Building Policy permanent by establishing it in a Green Building Section within Title 21 (Zoning Regulations) of the Municipal Code;
2. Include new construction and substantial rehabilitation projects for which the City provides funding in the universe of projects that need to meet the intent of LEED;
3. Update the Municipal Green Building Policy by raising the minimum level of achievement for City projects to the LEED Silver level; and
4. Introduce four new mandatory Green Building strategies that will be required of all projects that are subject to the Site Plan Review process.

On April 2, 2009, the Planning Commission recommended that the City Council adopt the proposed amendment.

This letter was reviewed by Assistant City Attorney Michael Mais on April 2, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on April 1, 2009.

### SUSTAINABILITY

The establishment of Green Building regulations is a key component of becoming a sustainable city. In addition to making buildings more environmentally friendly (according to the U.S. Green Building Council, green buildings can, on average, reduce energy use by 24-50 percent, water use by 40 percent, and solid waste generation by 70 percent), Green Building regulations stimulate new markets and knowledge-based industries that support the development of green buildings.

### TIMING CONSIDERATIONS

This item is not time sensitive.

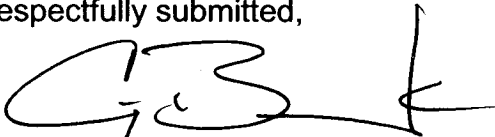
### FISCAL IMPACT

There will be no fiscal impact as a result of the recommendation.

### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST  
CITY MANAGER

CB:DB:LR

P:/Planning/City Council Items(pending)/Council Letters/2009-04-21/Zoning Amendments

Attachments: City Council Zoning Amendment Resolution  
City Council Ordinance

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
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Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY OF LONG BEACH  
AUTHORIZING THE DIRECTOR OF DEVELOPMENT  
SERVICES TO SUBMIT AMENDMENTS TO THE LONG  
BEACH ZONING REGULATIONS TO THE CALIFORNIA  
COASTAL COMMISSION FOR APPROVAL

WHEREAS, on April 21, 2009, the City Council of the City of Long Beach  
amended certain provisions of the Long Beach Zoning Regulations of the City of Long  
Beach related to Green Building construction requirements; and

WHEREAS, it is the desire of the City Council to submit the above  
referenced zoning regulation amendments to the California Coastal Commission for its  
review as implementing ordinances of the Long Beach Local Coastal Program (LCP); and

WHEREAS, the Planning Commission and City Council gave full  
consideration to all facts and the proposals respecting the amendments to the zoning  
regulations at a properly noticed and advertised public hearing; and

WHEREAS, the City Council approved the proposed changes to the LCP by  
adopting the amendments to the zoning regulations. The proposed zoning regulation  
amendments are to be carried out in a manner fully consistent with the Coastal Act and  
become effective in the Coastal Zone immediately upon Coastal Commission  
certification; and

WHEREAS, environmental documentation has been prepared, certified,  
received and considered as required by law, and the City Council hereby finds that the  
proposed amendments will not adversely affect the character, livability or appropriate  
development of the surrounding properties and that the amendments are consistent with  
the goals, objectives and provisions of the general plan;

NOW, THEREFORE, the City Council of the City of Long Beach resolves as

1 follows:

2 Section 1. The amendment to the Long Beach Zoning Regulations of the  
3 City of Long Beach adopted on \_\_\_\_\_, 2009, by Ordinance No.  
4 \_\_\_\_\_, a copy of which is attached to and incorporated in this  
5 resolution as Exhibit "A" and is hereby submitted to the California Coastal Commission  
6 for its earliest review as to that part of the ordinance that directly affects land use matters  
7 in that portion of the California Coastal Zone within the City of Long Beach.

8 Section. 2. The Director of Development Services of the City of Long  
9 Beach is hereby authorized to and shall submit a certified copy of this resolution, together  
10 with appropriate supporting materials, to the California Coastal Commission with a  
11 request for its earliest action, as an amendment to the Local Coastal program that will  
12 take effect automatically upon Commission approval pursuant to the Public Resources  
13 Code or as an amendment that will require formal City Council adoption after Coastal  
14 Commission approval.

15 Section. 3. This resolution shall take effect immediately upon its adoption  
16 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

17 I certify that this resolution was adopted by the City Council of the City of  
18 Long Beach at its meeting of \_\_\_\_\_, 2009, by the following vote:

19 Ayes: Councilmembers: \_\_\_\_\_

20 \_\_\_\_\_

21 \_\_\_\_\_

22 Noes: Councilmembers: \_\_\_\_\_

23 \_\_\_\_\_

24 Absent: Councilmembers: \_\_\_\_\_

25 \_\_\_\_\_

26 \_\_\_\_\_  
27 City Clerk