

City of Culver City, California  
**City Council Agenda Item Report**

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| Meeting Date: 11/26/07                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Item Number: <u>A-1</u>                                                                |  |
| <b>AGENDA ITEM: Discussion of Green Building and Related Issues</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                        |  |
| Contact Person/Dept.: Jerry Fulwood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | Phone Number: 310-253-6000                                                             |  |
| Fiscal Impact: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | General Fund: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>      |  |
| Public Hearing: <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Action Item: <input checked="" type="checkbox"/> Attachments: <input type="checkbox"/> |  |
| Public Notification: Master Notification List (11/21/2007)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                        |  |
| Department Approval:<br>Martin R. Cole (11/21/07)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | City Attorney Approval:<br>Carol Schwab (by H. Iker) (11/20/07)                        |  |
| Fiscal Impact Review:<br>Marlee Chang (by N. Kimball)(11/20/07)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | City Manager Approval:<br>Jerry B. Fulwood (11/21/2007)                                |  |
| <p><b><u>RECOMMENDATION</u></b></p> <p>Staff recommends the City Council discuss the issue of green building and related issues and direct staff as deemed appropriate.</p> <p><b><u>BACKGROUND</u></b></p> <p>As a result of City Council discussion at the November 19, 2007 City Council meeting, staff has placed this item on the agenda for Council's consideration.</p> <p><b><u>DISCUSSION</u></b></p> <p>The City Council has passed a number of policies related to green building and green "best management practices." In implementing these policies, staff has implemented a number of practices. These include:</p> <p><u>Building</u></p> <ul style="list-style-type: none"><li>▪ Photovoltaic requirements on new development (ready for final adoption)</li><li>▪ Retro-fit faucets/toilets with low flow compatible options (part of Building Code compliance)</li><li>▪ Replace inefficient windows with double panes and weather strip (part of Building Code compliance)</li><li>▪ Clean water regulations for parking lot clarifiers and SUSMPS and best management practices for construction projects.</li></ul> |  |                                                                                        |  |

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Land Use/Planning/Conditions of Approval

- Create usable, safe bike paths throughout City to entertainment and employment locations and require bike rack parking in new projects.
- Mixed Use Ordinance to help bring housing, shopping and work together to reduce traffic congestion and improve air quality.
- Tree planting program that focus on California indigenous species.
- Require less traditional hardscape and increase use of permeable areas and permeable paving.
- Complete Washington-National Specific Plan and Transit Oriented Development projects.

Procurement

- Buy recycled, renewable items in bulk.
- Update fleet with vehicles utilizing alternative fuels, or electric cars.
- Waste Diversion Programs to bottles and paper.
- Update mailing lists to reduce duplications of hard copy items.

Office/Program Administration

- Implementing more electronic communication internally and externally
- Printing marketing materials on recycled paper and noting that on the materials
- Distributing the City's green/sustainability materials at every special event.

Sustainability Program

- Status of AIA Sustainability Report – report is currently being edited by AIA
- Status of formation of Environmental Operations & Programs Division to oversee Public Works Environmental and Sustainability programs

Energy Efficiency and Photovoltaic Projects for City Buildings

- Exploring possible pilot project for photovoltaic installation
- Study of potential for Photovoltaic installation at City facilities
- Developing project to replace aging HVAC system at Police Station with high efficiency system

Stormwater Program

- Prop 50 Stormwater Treatment Train Project

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**Sewer Programs**

- Development of Sanitary Sewer Management Plan
- Upgrades to Pump Stations and Sewer Emergency Notification System
- Installation of “Smart Manholes” to provide additional sewer overflow protection

**Solid Waste & Recycling**

- Once a week residential recycling coming up
- Potential LA County Smart Gardening Demo Center at Culver Park
- Expansion of Commercial Recycling services
- Development of a Business Greening & Award Program

The City Council may wish to provide additional direction on what policy items the City Council would like to see over the next several Council meetings related to green building and related items.

**FISCAL ANALYSIS**

There are no additional costs associated with the discussion of this topic. However, depending on what policies are eventually adopted by the City Council, there will be associated fiscal impacts. Those impacts will be estimated and presented to the City Council at the time of consideration of these topics.

**ATTACHMENTS**

None

**MOTION**

That the City Council:

Discuss the topic of Green Building and Green Best Management Practices and direct staff as deemed appropriate.