



AGENDA

CITY OF EL SEGUNDO

ENVIRONMENTAL COMMITTEE

MEETING LOCATION: VIRTUALLY VIA ZOOM

DUE TO THE COVID-19 EMERGENCY,
THIS MEETING WILL BE CONDUCTED
PURSUANT TO THE GOVERNOR'S
EXECUTIVE ORDER N-29-20.

REGULAR MEETING OF THE
EL SEGUNDO ENVIRONMENTAL COMMITTEE
FRIDAY, August 7, 2020 – 12:00 P.M.

How Can Members of the Public Observe and Provide Public Comments?

Residents are encouraged to participate remotely in the virtual Environmental Committee Meeting. Please contact Senior Management Analyst Jasmine Allen for connection details (jallen@elsegundo.org or 310-524-2365). Members of the Public may provide comments electronically by sending them to Jasmine Allen via email, with a limit of 150 words and accepted up until 30 minutes prior to the meeting. The emails will be read to the Environmental Committee during public communications and are subject to disclosure under the Public Records Act.

Additional Information

The Environmental Committee, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject matter jurisdiction of the Environmental Committee, and items listed on the Agenda during the **Public Communications** portion of the meeting.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk (310) 524-2305. Notification 24 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMUNICATIONS – (Related to City Business Only and for which the Committee is responsible – 5 minute limit per person, 30 minute limit total) *While all comments are welcome, the Brown Act does not allow the Environmental Committee to take action on*

any item not on the agenda. Environmental Committee members may respond to comments after Public Communications is closed.

4. REPORTS: PUBLIC WORKS – *this portion of the agenda is for City staff to provide brief reports to the Committee. These are “receive and file,” non-action items only. Any actions needed to be taken must be included on an upcoming agenda.*

- a. Staff to discuss Leaf Blowers.
- b. Public Works to inform the Committee “EC Council Update” is postponed for September 15.
- c. Public Works to inform the Committee about two vacancies.

5. ACTION ITEMS:

- Environmental Committee supports Keeping Bees on residential property (attached - Urban Beekeeping)
- Environmental Committee Presentation for City Council: committee to review presentation and vote on sharing with Council during next scheduled update (attached – ES Enviro Committee_CC Update, Green Building Presentation, Leed vs. CalGreen)

6. REPORTS: ENVIRONMENTAL COMMITTEE MEMBERS – *this portion of the agenda is for members to discuss various ideas and for subcommittees established by the Committee to provide brief reports on the work being done by the subcommittee. These are “receive and file,” non-action items only. Any actions needed to be taken must be included on an upcoming agenda.*

- a. Solid Waste Reduction/Elimination of Single-Use Plastics (Caroline Hawks/Tracey Miller-Zarneke): discuss next steps for consideration
- b. Green Business Recognition Program (Corrie Zupo): provide update regarding the discussion with Chamber of Commerce and next steps.
- c. Water Conservation (Rachel McPherson): discuss research progress.
- d. Green Construction Standards (Caroline Hawks/Sarah Brockhaus): present/discuss findings with Planning & Building Manager (attached presentation draft).
- e. Smoking Ban (Kevin Maggay): discuss research in progress.

7. CONSENT AGENDA: Approval of July 10, 2020 Committee Meeting Minutes.
Recommendation: Approval.

8. ADJOURNMENT



PROPOSED ORDINANCE AMENDMENT

BACKYARD BEEKEEPING

El Segundo Environmental Committee - August 7, 2020

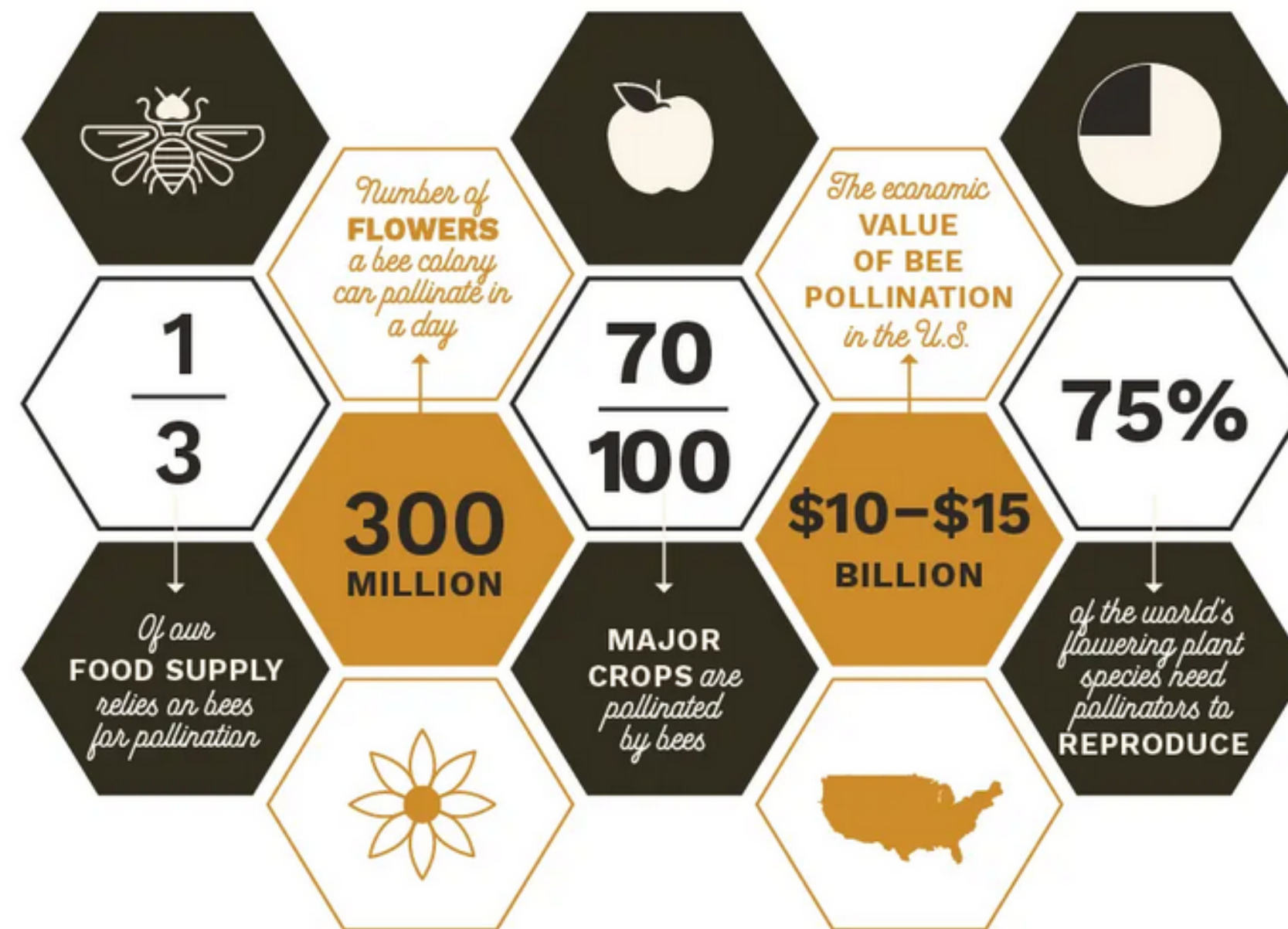
Executive Summary

Current El Segundo ordinances list bees under nuisance ordinances along with chickens and other livestock but does not include another ordinance that allows safe beekeeping as it does for chickens. Nearby cities such as Santa Monica, Redondo, and Torrance allow for hives with very specific safety measures as well as registering and permitting of the hives with the city.

With the current pandemic outbreak, we have all witnessed firsthand the challenges to our local food security with the extensive lines and scarcity at the grocery store. The tremendous surge of interest in growing food crops has left nurseries depleted of vegetable seedlings, fruit trees, and sometimes even soil. No matter how much we plant, we need bees because one in three bites of food we eat depends entirely on bees. With bees pollinating 80% of the world's plants including 90 different food crops, they are a crucial piece to the equation for sustainability.

REASONS TO BEEKEEP: 1. POLLINATION

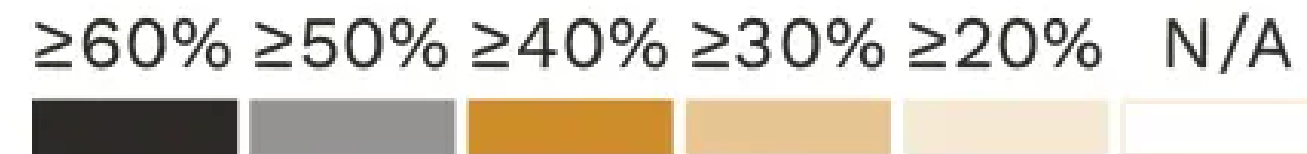
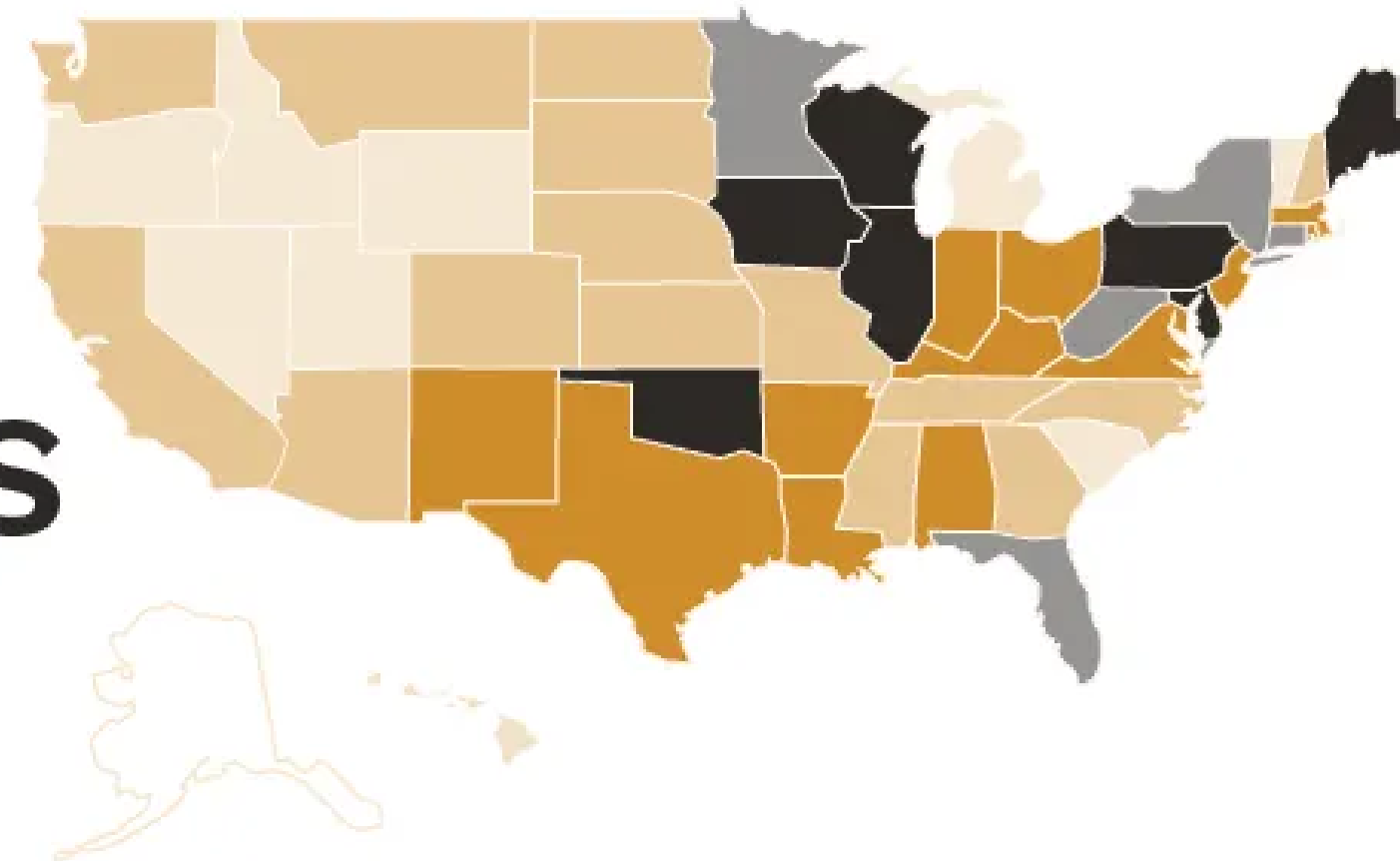
BEES PERFORM APPROXIMATELY 80% OF ALL POLLINATION WORLDWIDE.



2. HONEYBEE DECLINE

**A WHOPPING
42% OF U.S.
BEE COLONIES
DIED IN 2015.**

**PERCENTAGE OF
HONEYBEE COLONY
LOSS BY STATE
FOR 2014 - 2015**



2. HONEYBEE DECLINE

4 MOST LIKELY CAUSES OF HONEYBEE AND POLLINATOR DECLINE



Pesticide poisoning from an onslaught of toxic insecticides used on field crops and home gardens.

MASS USE OF DANGEROUS

PESTICIDES



Tenacious parasites like Varroa mites and small hive beetles can take heavy tolls on colonies, as can diseases such as Nosema and American Foulbrood.

RAPIDLY SPREADING PESTS &

DISEASES



Climate change disrupts the timing between bees and bloom; e.g. When bees come out of hibernation, important flowers they need to start the season are not available as a food supply.

CONSTANT CHANGE IN

CLIMATE



Behemoth, single-crop plantings create food deserts for bees and other pollinators unable to thrive on a single food supply. Diversity of vegetation is key to a healthy bee habitat.

INCREASE OF

MONOCULTURE

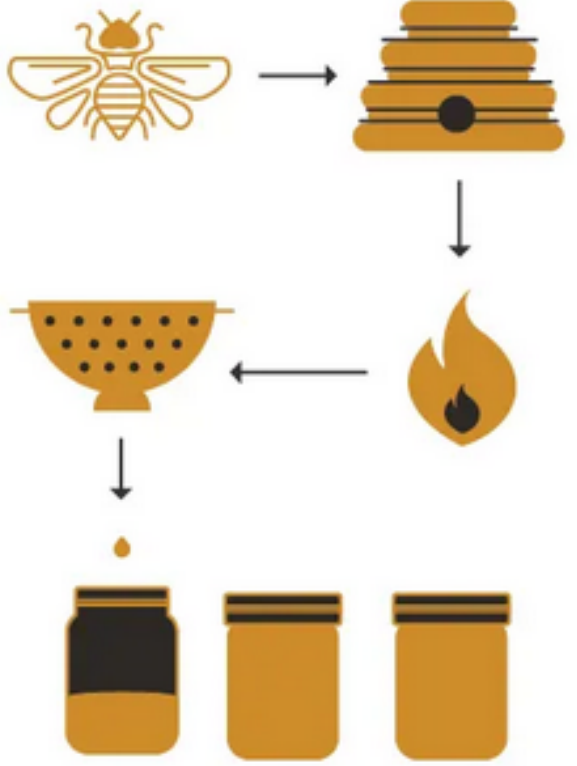
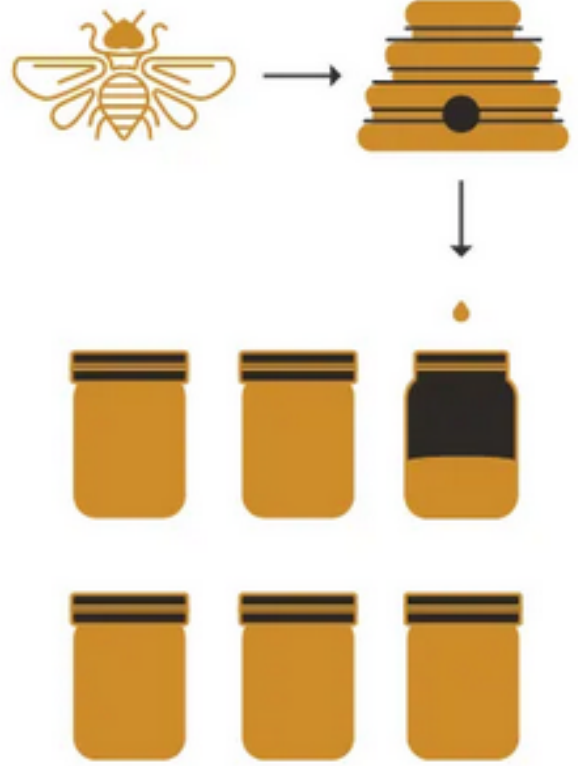
3. HONEY



RAW HONEY

VS.

PASTEURIZED



Raw, unprocessed honey is a healthier choice because it contains antioxidants, vitamins, and enzymes which can be destroyed in the pasteurization process. Raw honey crystallizes faster than pasteurized honey because these particulates remain.

If you buy your honey from the supermarket, chances are that it has been heated, strained, and processed to remove particulates for the purpose of preventing crystallization. This process also removes vital nutrients that give honey its unique beneficial qualities.

BEEKEEPING IN LA

In October 2015, Los Angeles City Council unanimously approved urban beekeeping across the county. The effort was spearheaded by non-profit HoneyLove.org in 2011

NEARBY CITIES THAT ALLOW BEEKEEPING:

- Culver City
- Fullerton (2018)
- Long Beach (2015)
- Manhattan Beach
- Palos Verdes
- Redondo Beach (2012)
- San Diego (2012)
- Santa Monica (2011)
- Torrance

LA COUNTY BEEKEEPING ORDINANCE

BEEKEEPING LAWS BY STATE



REGULATIONS

Guidelines/Rules to determine:

- Maximum # of hives
- Minimum distances between hives and lot line (neighbors)
- Fence, wall or hedge between hives and adj lot lines
- Hive positioning
- Hive management (maintenance, equipment storage, etc)

LA COUNTY REGULATIONS

Regulations

- Register as a beekeeper within County of Los Angeles
- Maximum on hive for every 2500 sqft lot area
- Hives minimum 5 ft from lot lines, 20 ft from public right of way/private street
- Hive entrances face away from or parallel to nearest lot line
- 6 ft wall or vegetative barrier between hives and adj lots, or placement of hives minimum 8 ft above grade (ground level) of adj lot

DEFINITIONS

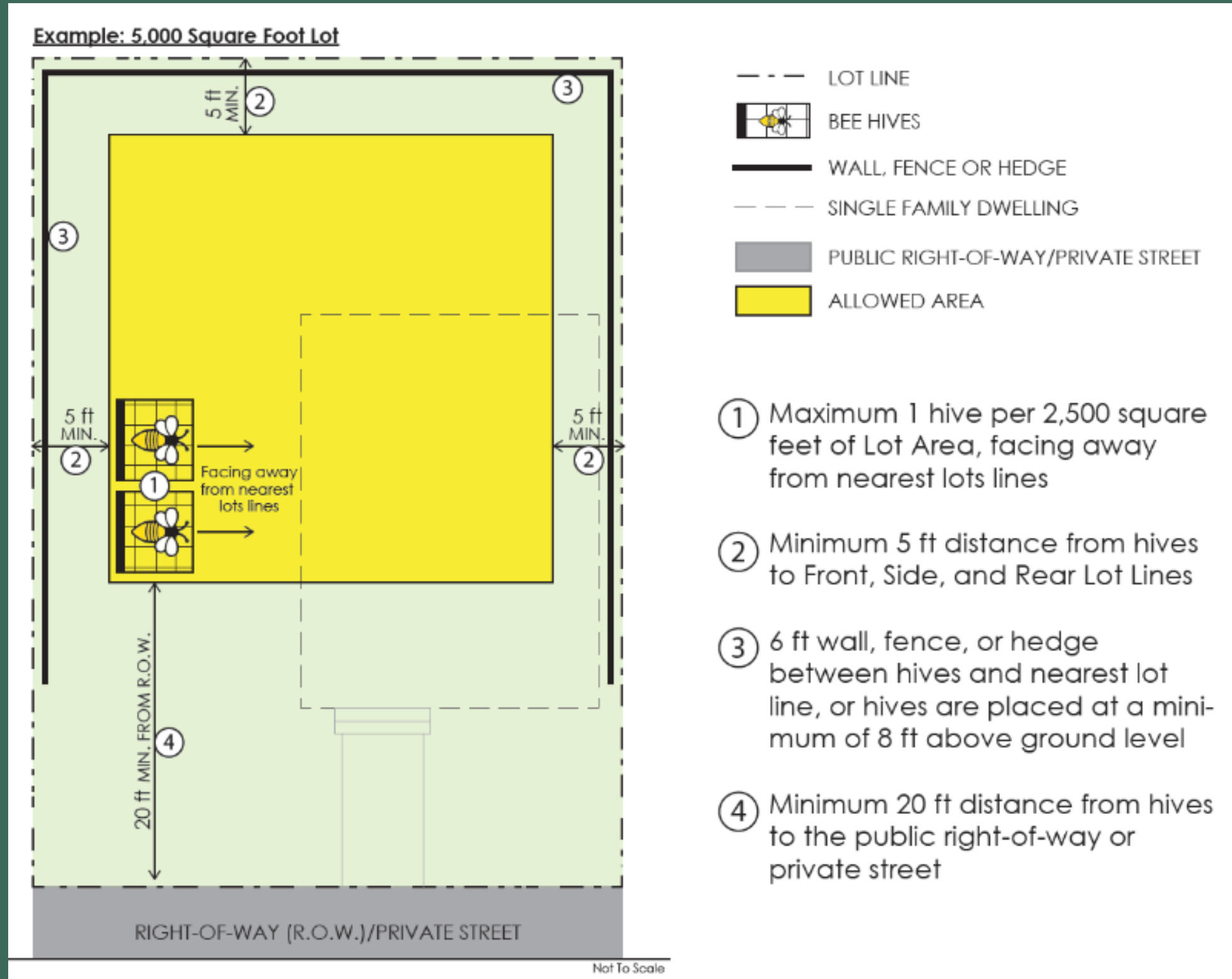
Apiary: The keeping or maintenance of Bees in a collection of Hives or colonies

Bee: Any stage of common domestic honey bee, *Apis Mellifera* species

Beekeeping Backyard The keeping or maintenance of an Apiary in a HIVE as an accessory use

Hive: A structure for housing of a bee community

LA COUNTY DETAILED REGULATION EXAMPLE



ADDITIONAL RESOURCES/REFERENCES

[CITY OF FULLERTON BEEKEEPING WEBSITE LANDING](#)

[CITY OF FULLERTON BEEKEEPING BEST PRACTICES](#)

[PROPOSAL COVER LETTER TO CITY COUNCILS](#)

[APIARY REGISTRATION INFORMATION](#)

[APIARY REGISTRATION FORM](#)

Dear El Segundo City Council Environmental Committee:

We are El Segundo (ES) residents seeking the Environmental Committee's support to legalize beekeeping in ES. The current pandemic has really highlighted this as a community issue and bigger than our own family's sustainability efforts.

Problem statement: ES Nuisance ordinance (7-1-4 M.12) states that animals, livestock, poultry, or bees are not to be kept, bred, or maintained for any purpose.

Proposal: To amend the ES Title 6 – Animal Control, Chapter 2,6-2-3 to include allowance for bees alongside hens, and align with LA county beekeeping ordinances

Pros:

- Honey bees contribute nearly \$20 billion to U.S. crop production, ~ 90% of some crops are wholly dependent on bee pollination
- Feral bee rescue and urban beekeeping offer the opportunity to control and manage these bee colonies without resorting to extermination and placing this burden on bodies such as the Department of Water and Power and Pest Control
- Educate community about sustainability, homegrown food security, and conservation of the environment

Link to our informal petition: <http://chng.it/HhWPyVBJ>

Within 48 hours we received 216 ES resident signatures.

Thank you for your time and dedication to the El Segundo Environment.

Chia-Ming and Patrick Ro

Redondo Beach Legalizes Beekeeping

Potential beekeepers can keep hives in their back yards if they obtain a \$45 annual permit from the city of Redondo Beach.

By [Nicole Mooradian, Patch Staff](#)

Jun 25, 2012 10:08 pm PT|Updated Sep 18, 2013 1:47 pm PT

<https://patch.com/california/redondobeach/redondo-beach-legalizes-beekeeping>

Apiophiles, rejoice—beekeeping is now legal in Redondo Beach.

With a unanimous vote Tuesday, the city council took another step in allowing beehives in back yards when it approved the proposed fee for beekeeping permits.

The council established a residential beekeeping permit program at the beginning of June after North Redondo Beach resident Ed Garcia petitioned the council for a permit. At the time, the municipal code considered beekeeping a nuisance unless people who wanted to keep hives in their back yards received a permit from the city council.

In the past 100 years, Garcia was only the fourth person to request such permission, according to a report from city staff.

For an annual fee of \$45, people who wish to keep hives in their back yards can apply for a permit.

In addition, potential beekeepers must abide by certain requirements set by city staff. Hives may only be maintained on a single-family residential property, and are limited to one colony per 3,750 square feet of lot area. A maximum of two hives are allowed on any property.

Each colony, which must be kept in an "inspectable" hive with moveable frames and combs and well-maintained, must be registered as required by the California Food and Agricultural Code and Los Angeles County. Additionally, beekeepers must first register with the city's municipal services unit.

Hives must be kept 10 feet away from any property line, and 15 feet away from any public property or home. Entrances should face away from or parallel to the nearest property line. In addition to these regulations and others, hives must be "re-queened"—that is, keepers must replace the existing queen with a new one—at least once every two years to prevent swarming. Hives must also be re-queened following any swarming or aggressive behavior.

According to the Redondo Beach Police Department's list of proposed fees and revenue impact, the city expects to issue two beekeeping permits during the fiscal year 2012-2013.



Recipient: El Segundo City Council - Environmental Committee

Letter: Greetings,

Allow Beekeeping Ordinance in El Segundo for Sustainability and Environmental Benefits

Comments

Name	Location	Date	Comment
Michelle Varghese	El Segundo, CA	2020-07-08	"I support local sustainability efforts."
Nicole Abs	El Segundo, CA	2020-07-08	"Bees play a crucial role in our environment"
Marie Turner	El Segundo, CA	2020-07-08	"I support local sustainability efforts"
Theresa Bituin	El Segundo, CA	2020-07-08	"I support local sustainability efforts"
Sherry Gastom	Hermosa Beach, CA	2020-07-08	"I live in ElSegundo & would love to be able to do this it"
Jigisha Bouverat	El Segundo, CA	2020-07-08	"I support sustainability and local honey."
Lisa Abbate	US	2020-07-08	"Bees are essential to our survival and we need to do all we can to increase their numbers and well being."
Eric Kirsten	El Segundo, CA	2020-07-08	"Gotta do what we can to save the bees!"
Sharri Knight	El Segundo, CA	2020-07-08	"Bees are extremely important to the world. People need to be made aware and this would be an awesome opportunity."
Sandi Black	El Segundo, CA	2020-07-08	"Save our 🍯!"
Sharon boddie	Hawthorne, CA	2020-07-08	"It can help our local environment. Needs to be done responsibly with sufficient distance to neighbors so they are not at risk of being stung."
Rachel Portenstein	El Segundo, CA	2020-07-08	"Bees are vitally important"
Michelle Nieves	El Segundo, CA	2020-07-08	"I support local sustainability efforts!"
Hilary Greaser	El Segundo, CA	2020-07-08	"Hilary Greaser"
Susan Duffy-Glynn	El Segundo, CA	2020-07-08	"I would love to keep bees 🍯 the bee population is dying out due to pesticides and they need all the help they can get!"
Judy Kay Linn	El Segundo, CA	2020-07-09	"I believe Urban beekeeping will help increase the declining bee population and help sustain our global food chain."



**EL SEGUNDO ENVIRONMENTAL COMMITTEE
UPDATE TO CITY COUNCIL**

Summer 2020



ENVIRONMENTAL WORK PLAN

- **Tool Box for Building a Greener Community**
- **Scope of Plan**
 - Energy Conservation
 - Solid Waste Reduction
 - Urban Planning and Development
 - Hazardous Waste
 - Transportation
 - Air Quality
 - Water Conservation
 - Governance
- **Aligned with SBCCOG Climate Action Plan goals**

ENVIRONMENTAL WORK PLAN

Status of Top Five Committee Goals:

- **Solid waste reduction: pursue elimination of single-use plastics**
- **Establish Green Business Recognition Program**
- **Expand water conservation efforts**
- **Develop policy to set green construction standards**
- **Investigate joining Clean Power Alliance**

ENVIRONMENTAL WORK PLAN

Other Committee Tasks:

- **Researching proposed Desalination Project**
- **Connecting with AQMD regarding Rule 1180 Community Air Monitoring Project**
- **Leaning on LA County to keep our beach facilities cleaner, provide bike racks**
- **Researching options to create more local CRV and blow-away plastic waste recycling resources**
- **Continuing discussions about use of Round-Up and leaf-blowers**
- **Exploring Smoking Bans**
- **Researching bee-keeping for introduction of new ordinances**

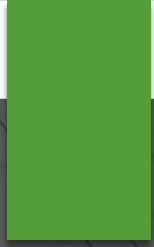
CITY PARTNERSHIP

Knowing our city already has great environmental challenges based on its surrounding heavy impact industry, we must do what we can to offset that and to place us on the greener path for generations to come.

- Committee to continue to support/partner with other departments, committees and commissions
- Committee asked Council to add top five Environmental Work Plan goals to Strategic Plan considerations

COMMUNITY OUTREACH

- Here to create community interactions that can affect positive personal and, in turn, municipal change.
- Shifting the culture and mindset to be more aware of how urban development and human behavior affect our environment will better protect our future.



El Segundo Green Building

PREPARED BY THE EL SEGUNDO ENVIRONMENTAL COMMITTEE

What is Green Building?

- ▶ “A holistic concept that starts with the understanding that the built environment can have profound effects, both positive and negative, on the natural environment, as well as the people who inhabit buildings every day. Green building is **an effort to amplify the positive and mitigate the negative of these effects** throughout the entire life cycle of a building.”*
- ▶ The planning, design, construction, and operations of buildings with central considerations:
 - ▶ energy use,
 - ▶ water use,
 - ▶ indoor environmental quality,
 - ▶ material selection, and
 - ▶ the building's effects on its site.*



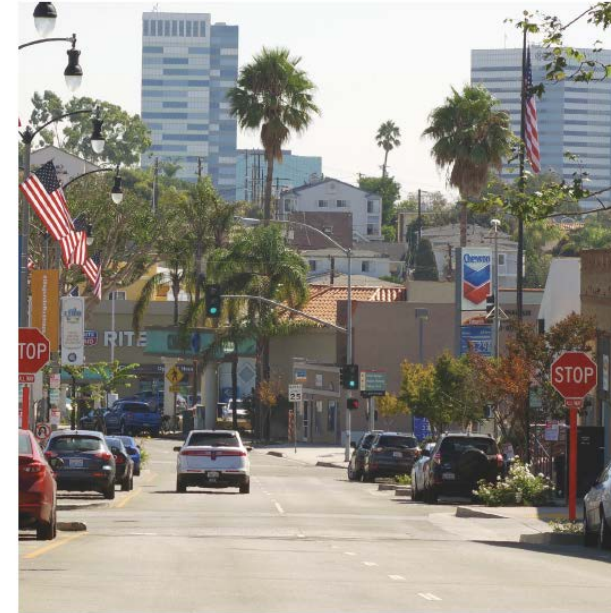
El Segundo's Climate Action Plan

- ▶ Prepared by the South Bay Cities Council of Governments
- ▶ Adopted by the City via Resolution on November 21, 2017
- ▶ Tool to identify community-wide strategies to lower GHG Emissions
- ▶ Aligns with the State's goals and anticipated policy development
- ▶ Selected Strategies – Land Use and Transportation, Energy Efficiency, Solid Waste, Urban Greening, Energy Generation & Storage

CLIMATE ACTION PLAN



City of El Segundo

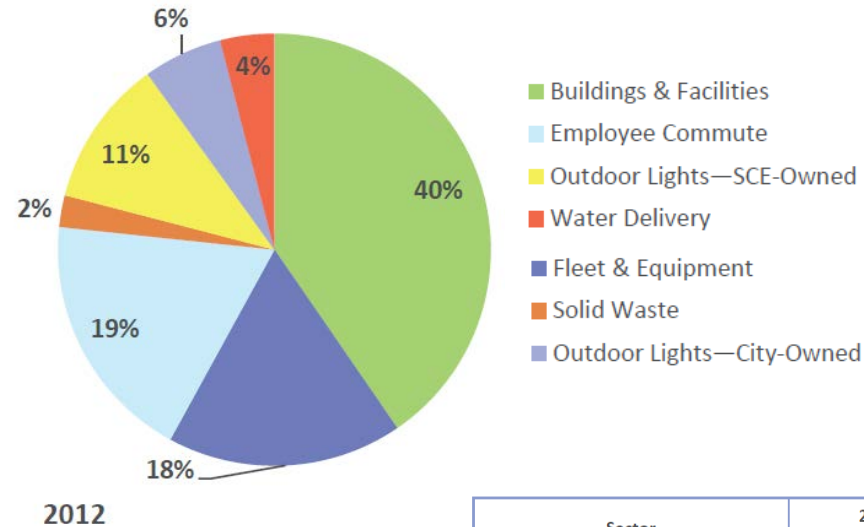


 SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

South Bay Cities 2017

El Segundo's Climate Action Plan

- ▶ Potential to accomplish reduction of 49% below 2005 levels by 2035
- ▶ **Buildings & Facilities accounted for 40% of municipal GHG emissions (2012)**
- ▶ **Commercial & Residential Energy use rose by 27.4% and 2.6% respectively from 2005 to 2012**
- ▶ Measures in El Segundo's CAP cover green building on a variety of fronts



Sector	2005 (MT CO ₂ e)	2012 (MT CO ₂ e)	% Change 2005 to 2012
Commercial Energy	327,488	417,367	27.4%
On-Road Transportation	231,200	245,360	6.1%
Residential Energy	24,758	25,392	2.6%
Solid Waste	19,297	12,350	-36.0%
Off-Road Sources	482	774	60.6%
Water	166	33	-80.1%
Wastewater	65	51	-21.5%
Total	603,456	701,327	16.2%

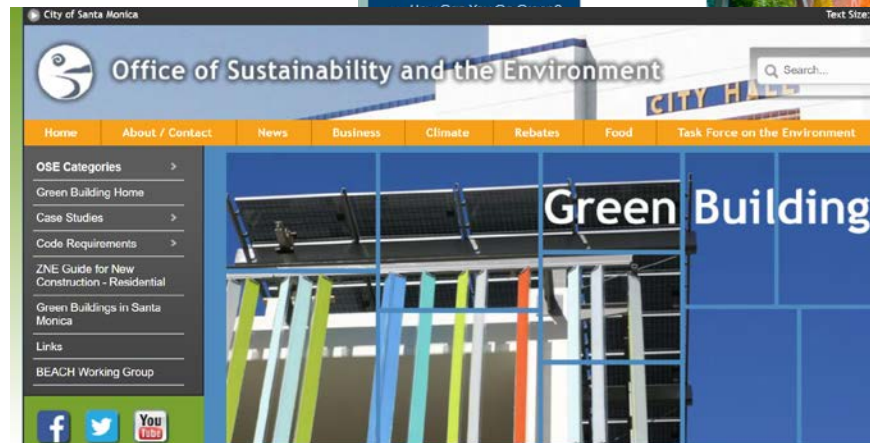
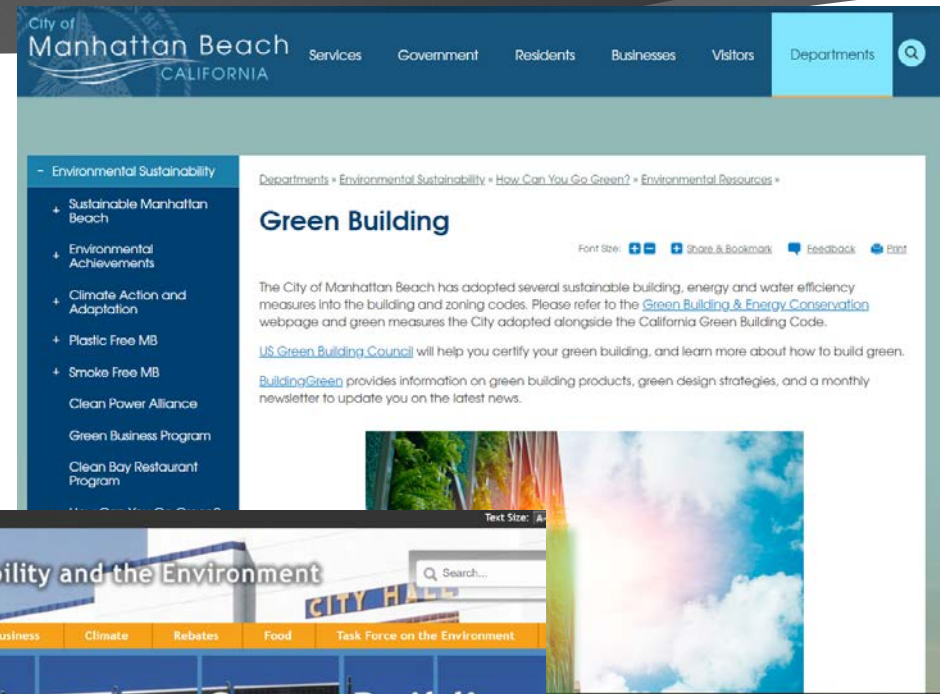


Green Building Considerations

- ▶ Education and Outreach
- ▶ Rebates and Incentive programs
- ▶ Green Building Codes
- ▶ REACH Codes

Education and Outreach

- ▶ Website Content and Events
- ▶ Neighboring City Examples:
 - ▶ City of Manhattan Beach
 - ▶ City of Santa Monica
- ▶ Public Forums
 - ▶ South Bay Environmental Services Center: Green and Sustainable Curriculum, Certificate and Degree Programs



Education – Case Studies

- ▶ Santa Monica Locations
 - ▶ Civic Center Parking Structure
 - ▶ Pico Branch Library
 - ▶ Annenberg Beach House





Rebates and Incentive Programs

- ▶ Rebate and incentive Options
 - ▶ Expedited permitting process for green projects
 - ▶ Rebate programs
- ▶ Neighboring City examples:
 - ▶ Culver City's Green Zone Incentive Program:
 - ▶ Culver City plan check and permit fees in an amount not to exceed \$5,000 per project may be waived for energy efficiency improvements
 - ▶ City of Hermosa Beach:
 - ▶ 50% of permit fee for zero net energy, energy upgrade;
 - ▶ 50% when you install one, or 100% when you install two or more of: EV Charging; Photovoltaic Solar; Small Wind System; Renewable Battery Storage
 - ▶ 50% off fee for demonstration of new technology, materials, or construction method designed to reduce water, waste, or energy use and agreement to share results/feedback



Green Building Codes

- ▶ Green Building Codes – seek push building design and construction standards to new levels of sustainability and performance
 - ▶ Prescriptive (materials and equipment meeting certain levels of stringency) *
 - ▶ Performance-based (require achievement of particular results)*
- ▶ California Green Building Code (CALGreen) – Title 24, Part 11 California Code of Regulations
 - ▶ Applies to planning, design, operation, construction, use, and occupancy of every newly-construction building or structure on a statewide basis; also applies to alterations which increase building's conditioned area, volume, or size**

*Source: <https://www.wbdg.org/resources/green-building-standards-and-certification-systems>

**Source: <https://www.hcd.ca.gov/building-standards/calgreen/index.shtml>

Green Building Codes

- ▶ Neighboring City examples:
 - ▶ City of Manhattan Beach:
 - ▶ Green Building Code effective January 2017
 - ▶ Adopts USGBC LEED green building rating system as standard
 - ▶ Requires LEED certification based on project type/size as outlined in table
 - ▶ Code also contains additional requirements to that of CALGreen



Manhattan Beach Green Building Code	
Project Type/Size	Certification Requirement
New City Buildings =/ $>$ 5,000 SF	LEED Gold
Renovations City Buildings =/ $>$ 5,000 SF	LEED Gold
New Non-residential Buildings =/ $>$ 10,000 SF	LEED Silver
Renovations Non-residential =/ $>$ 10,000 SF	LEED Silver

*Source: § 6, Ord. 13-0027, eff. January 1, 2014; § 6, Ord. 16-0032, eff. January 7, 2017

**Source of image: <https://www.wbdg.org/resources/green-building-standards-and-certification-systems>

Green Building Codes

- ▶ More examples:
 - ▶ Culver City:
 - ▶ Green Building Code effective 2009
 - ▶ Adopts green building checklist requirements and USGBC LEED green building rating system as standard based on project size
 - ▶ Code also contains additional specific requirements to that of CALGreen
 - ▶ Los Angeles County
 - ▶ As of late 2016, all LA County new construction projects over 10,000 gross square feet or more are required to be LEED Gold

Culver City Green Building Code	
Project Type/Size	Requirement
Category 1 All New Buildings & Major Renovations = / < 49,999 SF	Must comply with at least 80% of 25 item Checklist Applicability of items determined by Building Official on per project basis
Category 2 All New Buildings & Major Renovations = / > 50,000 SF	LEED Certified

*Source: Ord. No. 2009-004 § 1 (part); Ord. No. 2019-015 § 15 (part)

**Source: <https://www.hcd.ca.gov/building-standards/calgreen/index.shtml>

REACH Codes

- ▶ Energy codes that “reach” beyond state minimum requirements for energy use in design and construction*
- ▶ City of Santa Monica:
 - ▶ New Construction Energy & Green Building Reach Code – Code Compliance Pathways (all-electric or mixed-fuel) – higher standard for efficiency and solar for designs that include natural gas use**
 - ▶ Policy for Municipal Buildings:
 - ▶ LEED Gold Certification
 - ▶ Net-Zero Energy Certification from International Living Future Institute
 - ▶ Zero potable water use for non-potable end uses

	Code Compliance Pathways*	
	All-Electric	Mixed-Fuel (Electric & Natural Gas)
Single-Family & Multi-Family (3 stories or less)	Efficiency + Solar: Meet State Code (no local reach code)	Efficiency + Solar: Must meet CalGreen Tier 1 1. Achieve a Total Energy Design Rating of ≤ 10 2. Complete Quality Insulation Installation (QII) 3. Plus one of the following: • Roof deck insulation or ducts in conditioned space; or • High-Performance Walls; or • HERS-Verified Compact Hot Water Distribution with Drain Water Heat Recovery
Multi-Family (4+ stories) & Hotel	Efficiency: Meet State Code Minimum Solar: 2 watts/sq. ft. of bldg. footprint	Efficiency: 5% better than State code Minimum Solar: 2 watts/sq. ft. of bldg. footprint
All Other Non-Residential	Efficiency: Meet State Code Minimum Solar: 2 watts/sq. ft. of bldg. footprint	Efficiency: 10% better than State code Minimum Solar: 2 watts/sq. ft. of bldg. footprint
New Heated Pools	Heat-pump and/or Solar	N/A, Gas Pool Heating Prohibited
Major Additions	Solar for Single Family/Duplexes: 1.5 watts/sq. ft. of addition Solar for all others: 2 watts/sq. ft. of addition's footprint	

* All Projects: Title 24 Certificate of Compliance must be authored by a Certified Energy Analyst (CEA).



*Source: <https://www.nrdc.org/experts/pierre-delforge/san-joses-proposed-building-reach-code-explained>

**Source of text & image: https://www.smgov.net/Departments/OSE/Categories/Green_Building/Reach_Code_Resources_-_Tips.aspx

More on LEED

- ▶ LEED (Leadership in Energy and Environmental Design) is a third party green building certification and the most widely used and adopted green building standard in the world.
- ▶ An industry-recognized & familiar standard among industry professionals & public/private entities
 - ▶ Private and public entities with LEED policies/requirements:
 - ▶ UCLA, Starbucks, Google & Facebook
- ▶ Buildings in CA that are compliant with minimum code requirements also satisfy the Prerequisites for LEED Certification—the additional prescriptive thresholds to achieve LEED Silver, Gold, or Platinum will be credits that go beyond state requirements

LEED Projects in El Segundo 46 Certified Projects; 61 Total Applicants

Certified	27
LEED Silver	11
LEED Gold	6
LEED Platinum	3

*Source: <https://www.usgbc.org/leed/why-leed>
<https://www.starbucks.com/responsibility/global-report/environmental-stewardship/green-building>
<https://sites.google.com/a/lbl.gov/green-clean-mean/flagship-projects/google>
<https://sustainability.fb.com/innovation-for-our-world/sustainable-workplace/>

More on LEED

- ▶ Los Angeles World Airports (LAWA):
 - ▶ Design and Construction Handbook (July 2019) with sustainability embedded
 - ▶ City of Los Angeles released an Energy and Water Efficiency Ordinance and LAWA did cost-benefit analysis studies and decided to adopt LEED Silver
 - ▶ LAWA RFPs require respondents to provide a checklist of how LEED Silver will be achieved
 - ▶ LEED Silver will help airport achieve energy and water reductions
 - ▶ LAWA investigating LEED Gold and requiring sub-meters for future construction projects in order to meet L.A.'s Green New Deal carbon neutral by 2050 requirements



<https://cloud1lawa.app.box.com/s/mia5xcuiyea2qp34pjd5ld013ow2a6zn>
<https://www.betterbuildingsla.com/>
<https://www.lamayor.org/mayor-garcetti-launches-la%E2%80%99s-green-new-deal>
<https://supervisorkuehl.com/la-county-adopts-leed-gold-standard/>
Conversation with Samantha Bricker (LAWA Environmental)

More on LEED

▶ ROI of LEED Certification:

- ▶ Increased asset value—high-quality, high-performance standards— higher sale prices
- ▶ Long term operational savings (increased operational efficiency—**10-15% improvement in water efficiency over state code and 5-15% improvement in energy efficiency**)
- ▶ Attract tenants and command higher rental/lease rates
- ▶ Improved health and productivity of occupants (**Indoor Air Quality**)
- ▶ Increased occupancy rates
- ▶ Meet ESG goals
- ▶ Better manage the performance of their buildings*



ROI of 19.2% for existing buildings and 9.9% on new buildings

*Sources: <https://www.usgbc.org/leed/why-leed/>
<https://www.lbbassociates.com/achieve-roi-with-green-buildings/>;
<https://www.alpinme.com/leed-roi-what-is-the-return-on-investment-of-leed-certified-buildings/>

Findings & Recommendations

- ▶ Third party green building certification (LEED) is advantageous for El Segundo as a green building policy because it:
 - ▶ Does not increase administrative and enforcement burden on City Officials
 - ▶ Building Officials verify certification from third party
 - ▶ Doesn't create specific additional code requirements which need individual inspection
 - ▶ **Improves the health and long term vitality of the built environment (and reduces negative environmental impacts) in El Segundo and furthers goals set out in City's CAP**
 - ▶ Covers multiple Co-Benefits identified in the City's CAP



Co-Benefits of Green Building

- ▶ Co-Benefits: Additional community benefits from implementing City's CAP reduction strategies
- ▶ City identified eight areas where gains may be accrued beyond reductions in GHG emissions
- ▶ **Green Building policies cover all eight Co-Benefits**



Findings & Recommendations

- ▶ Overall:
 - ▶ Improve website content and outreach
 - ▶ Require LEED Certification in tiered increments for new construction or renovation
 - ▶ Create Opt-In or Opt-Out terms where permit fees increase if applicant “opts out” of LEED requirements
 - ▶ Consider additional requirements based upon unique considerations of the community (the City has adopted state’s Code, but can create additional standards to address specific areas of interest to El Segundo)

Proposed El Segundo Green Building Code	
Project Type/Size	Certification Requirement
New Construction / Renovations City Buildings	LEED Silver or Higher
New Construction / Renovations Non-residential Buildings > 50,000 SF	LEED Gold or Higher

Additional Resources

- ▶ Website with examples of green building policies for various cities and counties: [Green Building Ordinances & Policy Examples](#)

7/16/2020



General Notes - LEED vs CALGreen

Mandatory CALGreen/T24 requirements have generally aligned with the minimum LEED requirements.

LEED intermixed with CALGreen/T24

- LEED v2.2
- LEED v2009
- LEED v4 (2016)
- CALGreen/T24 2013
- CALGreen/T24 2016
- CALGreen/T24 2019

Essentially a building in California that is compliant with minimum code requirements also satisfies the minimum LEED requirements. but it likely does not achieve any of the additional prescriptive thresholds that make a LEED Silver, LEED Gold, and/or LEED Platinum project. LEED credits will be items that go beyond CALGreen.

LEED Certified or Higher = More sustainable and higher performing than code compliant building.

<https://www.usgbc.org/resources/leed-v4-building-design-and-construction-checklist>

General rule of thumb is that a standard LEED Silver/Gold building is:

- *5-15% Energy performance improvement compared to CALGreen/T24*
- *10-15% Water performance improvement compared to CALGreen/T24*

LEED v4 materials/products/finishes satisfy more stringent emissions evaluation testing criteria which positively benefits indoor air quality.

Additional LEED Benefits: [source](#)

- More companies are adopting LEED requirements and seek out LEED certified buildings, this becomes a selling point for buildings with this designation.
- Operational savings, shorter payback periods and increased asset value.
- Upfront investments in LEED buildings increase the property value with a growing number of building owners seeing a 10% or great increase in asset value.
- Green buildings reduce operational costs year-over-year. LEED buildings have reported almost 20 percent lower maintenance costs than typical commercial buildings.
- Los Angeles indicated that while traditional (non-LEED certified) buildings receive an average of \$2.16/ft², tenants were willing to pay \$2.91/ft² for LEED certified space

LEED Certification Fee Breakdown

<https://www.usgbc.org/tools/leed-certification/fees>

USGBC Member Organizations save at least \$1000 for buildings under 250,000 sf

NON-MEMBER			
Sf	50,000	75,000	100,000
Registration	\$ 1,500	\$ 1,500	\$ 1,500
Pre-Certification	\$ 5,000	\$ 5,000	\$ 5,000
Certification	\$ 3,420	\$ 5,100	\$ 6,800
Total	\$ 9,920	\$ 11,600	\$ 13,300

MEMBERS			
Sf	50,000	75,000	100,000
Registration	\$ 1,200	\$ 1,200	\$ 1,200
Pre-Certification	\$ 4,000	\$ 4,000	\$ 4,000
Certification	\$ 2,850	\$ 4,275	\$ 5,700
Total	\$ 8,050	\$ 9,475	\$ 10,900

LEED will never delay the design review or building permit. LEED is totally autonomous from the project's schedule for plan check, permit, and/or CofO/TCO, etc.

Other Thoughts:

- Fitwel/WELL – Building health and wellness certifications ideal based on location.
 - Focus on air quality, water quality, access to nature, walkability, etc.
- ENERGY STAR benchmarking, energy audits, utilize PACE to implement EEMs
- LEED City / LEED Community
- EcoDistrict Certification



CITY OF EL SEGUNDO ENVIRONMENTAL COMMITTEE MEETING MINUTES

Friday, July 10, 2020, 12:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 12:10pm, held virtually via Zoom.

2. ROLL CALL

The following Committee Members were present:

- Tracey Miller-Zarneke, Resident, Local Business, Committee Chair
- Corrie Zupo, Resident, Committee Vice-Chair
- Caroline Hawks, Resident, Member (present at 12:10PM)
- Kevin Maggay, Local Business, Member (present at 12:20PM)
- Sarah Brockhaus, Resident, Member

The following Committee Members were not present:

- Rachel McPherson, Resident, Member
- Kristin Faivre, El Segundo School District, Member

There are currently three vacancies.

The following City staff member(s) / Council member(s) were present:

- Jasmine Allen, City of El Segundo, Senior Management Analyst and Staff Liaison
- Mark Watkins, City of El Segundo, Interim Public Works Director (present at 12:45PM)

3. PUBLIC COMMUNICATION

There were two Public Communications:

- Chia-Ming Ro read her comments regarding legalizing Bee Keeping in El Segundo (comments attached)
- Craig Cadwallader advocated Environmental programs, such as Plastic Ban, Smoking Ban, Leaf Blower ban, supported Bee Keeping.

4. NEW BUSINESS

None



CITY OF EL SEGUNDO ENVIRONMENTAL COMMITTEE MEETING MINUTES

5. REPORTS: CITY STAFF
 - a. Planning and Building Safety representatives (Director Lam Lee and Manager Sia Poursabahian) answered questions from the Environmental Committee members regarding “Green Building” practice in El Segundo. Sam Lee suggested the Committee reaches out to Businesses to find out their feedback.
 - b. Jasmine Allen shared with the Committee “Environmental Resources” new website content and thanked Tracey and Corrie for very appreciated work.
 - c. Jasmine Allen informed that “Upon Request Plastics” enforcement has been suspended until August 20, 2020 due to COVID-19 pandemic and hardship to the industry.
 - d. Jasmine Allen informed the Committee “EC Council Update” is postponed for September 1, 2020 per Committee Chair request.

6. ACTION ITEMS:
None

7. REPORTS: ENVIRONMENTAL COMMITTEE MEMBERS
 - a. Solid Waste Reduction/Elimination of Single-Use Plastics (Caroline Hawks/Tracey Miller-Zarneke): discussed reinstating Ordinance No. 1612 (EL SEGUNDO MUNICIPAL CODE TITLE 5 TO REQUIRE AN “UPON REQUEST” POLICY FOR PLASTIC STRAWS, STIRRERS AND UTENSILS) due to new evidence that plastic does not help prevent the spread of COVID19.
 - b. Green Business Recognition Program (Corrie Zupo): no update.
 - c. Water Conservation (Rachel McPherson): no update.
 - d. Green Construction Standards (Corrie Zupo/Sarah Brockhaus): discussed findings with Planning & Building Manager.
 - e. Smoking Ban (Kevin Maggay): no update.
 - f. 2020 Earth Day (Tracey Miller-Zarneke): shared an update from South Bay Eco Festival Earth Week event in which video from El Segundo was included.
 - g. Beekeeping (Tracey Miller-Zarneke): discussed request to consider asking for ordinance to allow beekeeping in El Segundo.

8. CONSENT AGENDA:
Approved Minutes from July 10, 2020. Motion carried 5-0.

9. ADJOURNMENT
Meeting adjourned at 1:05pm.