

# Green Building Update

an Allen Matkins  
market intelligence  
publication

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April 30, 2008

## [LA passes 'green' building ordinance for large commercial and residential projects](#)

*Los Angeles Times - Apr 23*

Los Angeles City Council passed an ordinance requiring builders of large commercial and residential with more than 50,000 square feet of floor space to meet LEED standards. Critics have compared the Los Angeles law unfavorably with an ordinance now before the San Francisco Board of Supervisors that would apply to all commercial and residential structures over 25,000 square feet and hold them to a stricter version of the building council's standard than Los Angeles. So far, one state, Connecticut, and 14 cities are requiring private developers to meet green building standards.

## [Recent L.A. and San Francisco green building ordinances spark debate over which will become the 'greenest city'](#)

*LA Times - Apr 22*

Both Los Angeles and San Francisco's cities' mayors have proposed new green building standards. San Francisco's plan is much more stringent, but Los Angeles's plan would cover twice as much space. The following article from the LA Times argues that San Francisco's plan is stricter "by a long shot"; however, Los Angeles' plan would remove more carbon dioxide from the atmosphere.

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## Green Building Focus

### [Green Leases](#)

This whitepaper by the Real Property Association of Canada discusses green lease models and their potential objectives and components. The main elements of existing green leases are provided as well as more specific details for inclusion such as environmentally friendly leasehold improvement materials, life-cycle costing and incentives to invest in new equipment.

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## [San Leandro California draws up 'green' building ordinance](#)

*Inside Bay Area.com - Apr 20*

San Leandro California is developing a municipal green building ordinance. The city has recently been rolling out a list of "green" initiatives meant to reduce its carbon footprint, from passing a resolution to cut greenhouse gas emissions to evaluating the energy use of all city buildings. Planning staff are developing the ordinance and have been presenting it to Planning Commission and Board of Zoning Adjustments members. The matter will come before the City Council at its May 5 meeting.

## [Vestar launches LEED retail development program 'GreenStar'](#)

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**[Bryan C. Jackson](#)**

Editor

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### About Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP, founded in 1977, is a California law firm with over 240 attorneys practicing out of seven offices in California. The firm's broad based areas of focus include construction, corporate, real estate, project finance, business litigation, taxation, land use, environmental, bankruptcy and creditors' rights, and employment and labor law. [More...](#)



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*Environmental Leader - Apr 21*

Vestar Development Co. has launched a program called GreenStar, with the goal to achieve [LEED](#) certification for the company's new retail projects. Although the [USGBC](#) has not approved a LEED program for retail projects, Vestar is involved in development and testing of LEED guidelines currently in the pilot stage. Adoption of those guidelines is expected in early 2009.

### **South Bend Indiana joins "Cool Cities" initiative**

*Indiana Inside - Apr 22*

South Bend, Indiana signed the [U.S. Conference of Mayors' Climate Protection Agreement](#), adding South Bend to the ranks of "[Cool Cities](#)" seeking to reduce causes of global warming. The agreement includes more than 500 communities that have pledged to proactively address climate control issues.

### **All Property Management outlines the benefits of getting into green real estate**

*All Property Management - Apr 20*

The following post outlines several benefits of becoming a 'green' property owner in today's housing market. Highlights include:

- While the rest of the housing market is in trouble, green properties are rising in value.
- Customers are willing to pay more for to live in a green building
- Appealing to a niche market of customers who want to live in a sustainable home
- Tax credits

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#### **Notable green building projects...**

##### [Hemet City Museum wins LEED platinum rating](#)

Architect Michael Lehrer's Water Life museums in Hemet, California, won a LEED Platinum rating. It is said to be the first museum ever to get LEED Platinum.

##### [Dodger Stadium announces \\$500 million planned renovation, plan includes achieving LEED certification](#)

Los Angeles Dodgers owner Frank McCourt announced a \$500 million planned renovation of the 46-year-old ballpark, which is aiming to achieve LEED certification. The stadium is expected to get underway next year and wrap up by opening day 2012, in time for the stadium's 50th anniversary.

##### [South Group's Luma residential project awarded LEED gold certification](#)

The South Group, Los Angeles' largest "eco-friendly" residential development company, received LEED Gold designation for its newest residential project Luma, a 19-story high-rise in Los Angeles.

##### [Nokia building wins LEED gold designation in China](#)

Nokia recently confirmed its receipt of LEED gold certification for its newest building and campus in Beijing, China. The Nokia Green Building is the first New Construction Gold certified commercial office building in

China.

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