



REGULAR MEETING MINUTES

Date: 8/31/2021

Time: 5:00 p.m.

Location: Zoom

Regular Session

A. Call To Order

Mayor Combs called the meeting to order at 5:09 p.m.

B. Roll Call

Present: Combs, Mueller (exited the meeting at 10:23 p.m.), Nash, Taylor, Wolosin

Absent: None

Staff: City Manager Starla Jerome-Robinson, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

C. Agenda Review

The City Council pulled items G1. and G2. for discussion and rearranged the agenda order for item I1.

D. Public Comment

- Orville spoke in opposition of the 5 p.m. meeting start time due to timing conflicts.

E. Presentations and Proclamations

E1. Proclamation: Recognizing Rayna Lehman (Attachment)

Mayor Combs read the proclamation.

Rayna Lehman accepted the proclamation.

F. Study Session

F1. Receive Environmental Quality Commission's recommendations to electrify 95 percent of existing buildings in Menlo Park and provide direction on next steps (Staff Report #21-170-CC) (Presentation)

Web form public comment on item F1. (Attachment).

Sustainability Manager made a presentation (Attachment).

Environmental Quality Commissioner Josie Gaillard made a presentation (Attachment).

- Lyn requested clarification on why residential is impacted and not commercial.
- Jared Johnson read a letter from a student in support of the Environmental Quality Commission's (EQC) recommendations.
- Bruce Naegel spoke in support of the EQC's recommendations.

- Donnell Baird spoke in support of the EQC's recommendations.
- Orville spoke in opposition of the EQC's recommendations.
- James Tuleya spoke in support of the EQC's recommendations.
- Michael DeMoss spoke in support of putting electrification on a future ballot.
- Dashiell Leeds spoke in support of the EQC's recommendations.
- Mahsid Saadat spoke in opposition of the EQC's recommendations and provided information on natural gas usage.
- Bret Anderson spoke in support of the EQC's recommendations.
- Martin Rosenblum requested clarification on the exception of commercial, industrial, and institutions.
- Margaret Bruce spoke in support of the EQC's recommendations.
- Nicole Kemeny spoke in support of the EQC's recommendations.
- Bellamy Cramer spoke in support of the EQC's recommendations.
- Adina Levin spoke in support of the EQC's recommendations.
- James Pistorino spoke in opposition of the EQC's recommendations.
- James Lockhart spoke in opposition of the EQC's recommendations and the impacts to older homes.
- Robert Gould spoke in support of the EQC's recommendations.
- Eduardo Pelegri-Llopart spoke in support of the EQC's recommendations.
- Robert Whitehair spoke in support of the EQC's recommendations.
- Kevin Ma spoke in support of the EQC's recommendations.
- Mickie Winkler requested clarification on the impact to the electric power supply.
- Brian Gilmer spoke in opposition of the EQC's recommendations.
- Diane Bailey spoke in support of the EQC's recommendations and read a comment from Chief Executive Officer of Peninsula Clean Energy Jan Pepper.
- Randy Avalos spoke in support of the EQC's recommendations and increased public engagement.
- Lisa J. spoke in support of the EQC's recommendations.
- Kathleen Goforth spoke in support of the EQC's recommendations.

The City Council received clarification on low-income and the turnkey installation program, the use of user utility tax (UUT), staff and EQC recommendations, and greenhouse gas emissions from existing commercial buildings.

The City Council discussed and received clarification on the process of the current CAP, appliances impacted by electrification, consideration of a pilot program, the permitting process, appliances impacted by an ordinance, Peninsula Clean Energy assistance programs and loans, resource constraints, the EQC recommendations, and non-push polling to identify where the public is on the issues to establish a baseline.

The City Council spoke in support of five of the six recommendations presented by Environmental Quality Commissioner Building Electrification Subcommittee (1, 2, 3, 5, and 6) and directed staff to pursue collecting the UUT at the voter-approved levels and establishing a dedicated fund to support building decarbonization, identify partners for funding and financing programs, including a specific low-income turnkey program, develop of program proposals to reduce "hassle factor" for building owners, begin formal public engagement immediately, and develop long term plan/roadmap to meet CAP goal No. 1 (Attachment).

Staff indicated that they would return back to the City Council with defined scopes, timelines, and identification of additional resources as necessary to accomplish the direction provided by the City Council.

The City Council took a recess at 8:23 p.m.

The City Council reconvened at 8:46 p.m.

Mayor Combs reordered the agenda.

I. Regular Business

I1. Adopt Resolution No. 6659 establishing the Independent Redistricting Commission (Staff Report #21-168-CC) (Presentation)

Web form public comment on item I1. (Attachment).

City Clerk Judi A. Herren and Assistant City Attorney Denise Bazzano made the presentation (Attachment).

- Helen Grieco spoke in support of an independent redistricting commission (IRC) and increasing public engagement.

The City Council received clarification on provision of appointing one member per district to an IRC, member eligibility restriction related to the \$500+ donation to a City Council campaign, election timelines with newly drawn District boundaries and the voting cycle, defining “sufficient” related to the number of applications received, residency length requirement, the definition of diversity, IRCs ability to hire consultants, and translation services.

The City Council discussed requiring a minimum of 12 qualified applicants before appointments can be made, adding a provision to ensure a minimum of one IRC member per district, and oversight of the IRC.

The City Council directed staff to add “ability” to definition of diversity and the addition of a provision that demographer has already been selected and no consultant(s) is required for this redistricting cycle.

ACTION: Motion and second (Wolosin/ Taylor), to adopt Resolution No. 6659 establishing the Independent Redistricting Commission, to add “ability” to the definition of diversity as defined in the resolution, adding reference that the demographer has already been selected and no consultant(s) are required for this redistricting cycle, and add language that application deadline can be extended for 2-weeks if nine or less applications are received, passed 3-2 (Mueller and Combs dissenting).

City Councilmember Mueller exited the meeting.

G. Consent Calendar

- G1. Accept the City Council meeting minutes for July 20 and 29, and August 16 and 17, 2021 (Attachment)

ACTION: Motion and second (Combs/ Nash), to accept the City Council meeting minutes for July 20 and 29, and August 16 and 17, 2021, passed 3-0 (Taylor abstaining from the July 20, 2021 minutes and Mueller absent).

- G2. Adopt Resolution No. 6654 approving the funding agreement with Hibiscus Properties for the construction of raised median islands on Chilco Street and authorizing the city manager to execute the funding agreement (Staff Report #21-163-CC)

Mayor Combs was recused from item G2. and exited the meeting.

The City Council continued item G2. to a future meeting.

Mayor Combs returned to the meeting.

- G3. Adopt Resolution No. 6655 approving the funding agreement with 1540 El Camino Real developer for median landscaping improvements along El Camino Real, between Glenwood Avenue and Encinal Avenue and authorizing the city manager to execute the funding agreement (Staff Report #21-164-CC)

- G4. Adopt Resolution No. 6656 approving Alcoholic Beverage Control grant (Staff Report #21-165-CC)

- G5. Adopt Resolution No. 6657 and approve agreement with Turbo Data Systems, Inc. for citation processing and payment and adjudication services (Staff Report #21-166-CC)

ACTION: Motion and second (Combs/ Nash), to approve consent calendar items G3. G4. and G5., passed 4-0 (Mueller absent).

H. Public Hearing

Item H1. was removed from the agenda.

- ~~H1. Consider two appeals of the Planning Commission certification of a final environmental impact report and approval of a use permit, architectural control, below market rate housing agreement, and community amenities operating covenant, and consider the Planning Commission recommendation to approve a vesting tentative map for a major subdivision for the proposed Menlo Uptown project with 483 multifamily dwelling units comprised of 441 rental units and 42 for-sale condominium units and approximately 2,940 square feet of commercial space at 141 Jefferson Drive and 180-186 Constitution Drive (Staff Report #21-169-CC)~~

- H2. Consider an appeal of the Planning Commission's denial of a use permit for the sale of beer and wine for off-premises consumption every day from 6 a.m. to 2 a.m. the following day, and for 24-hour operations of an existing service station and associated convenience store at 710 Willow Road (Staff Report #21-167-CC) (Presentation)

Web form public comment on item H2. (Attachment).

Senior Planner Tom Smith made the presentation (Attachment).

Appellant Aparna Saha made a presentation.

Mayor Combs opened the public hearing.

- Tricia Barr spoke in support of denying the appeal.
- Brian Gilmer spoke in support of denying the appeal.
- Jeffrey Chen spoke in support of denying the appeal.
- Rebecca O'Brien spoke in support of denying the appeal.
- Karina Steib spoke in support of denying the appeal.

Mayor Combs closed the public hearing.

The City Council received clarification on California Department of Alcoholic Beverage Control (ABC) license requirements for gas stations in Menlo Park.

The City Council discussed the appellant's presentation and whether there was a public convenience or necessity of permitting beer and wine sales and 24-hour operations at the site.

ACTION: Motion and second (Wolosin/ Combs), to adopt Resolution No. 6658 making the necessary findings and denying the appeal and upholding the Planning Commission's denial of a use permit request to allow the sale of beer and wine at an existing service station convenience store for off-premises consumption every day from 6 a.m. to 2 a.m. the following day, and to operate the service station and convenience store 24 hours a day, passed 4-0 (Mueller absent).

I. Informational Items

- J1. City Council agenda topics: September 2021 (Staff Report #21-159-CC)
- J2. Request for information on the former redevelopment agency, also known as the Community Development Agency (Staff Report #21-160-CC)
- Pam Jones requested clarification on the July 2018 – July 2029 payment schedule.

The City Council requested clarification on the dissolution of redevelopment agency.

- J3. Update on housing element update community engagement and outreach efforts (Staff Report #21-161-CC)
- Kevin Chan provided options to increase public engagement.

- J4. Recreation scholarship pilot program update (Staff Report #21-162-CC)

J. City Manager's Report

None.

K. City Councilmember Reports

Mayor Combs reported on an email from City Councilmember Mueller requesting agendaing a draft ordinance prohibiting the use of park lands for any other usage.

City Councilmember Taylor reported out on Menlo Park Community Campus subcommittee meeting.

Vice Mayor Nash reported out on the Peninsula Clean Energy meeting.

L. Adjournment

Mayor Combs adjourned the meeting at 11:33 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of September 21, 2021.

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the City Council, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the closed session and regular meeting
 - Submit a written comment online up to 1-hour before the meeting start time:
menlopark.org/publiccommentAugust31 *
 - Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) – Meeting ID 998 8073 4930
 - Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 998 8073 4930
Press *9 to raise hand to speak

*Written public comments are accepted up to 1-hour before the meeting start time. Written messages are provided to the City Council at the appropriate time in their meeting.

- Watch meeting:
 - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:
Channel 26
 - Online:
menlopark.org/streaming

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Agenda item F1
Ann Dorsey

Menlo Park City Council Members,

I urge you to keep moving forward with your plans to electrify 95% of the buildings in the city by prohibiting the installation of new gas equipment and converting gas using buildings to all electric and support your efforts to ensure these transitions are socially equitable.

Thank you for taking the climate emergency seriously and making the much needed changes happen in a timely manner.

Sincerely,

Ann Dorsey

Agenda item F1
Frengiz Surty, resident

Dear Menlo Park City Council Members,

I am the leader of the Menlo Park Climate Team. A rapidly growing, passionate group of more than 40 residents across several districts, who believe a clean energy future is in our hands.

A key to this is the transition away from natural gas. I heartily support the EQC's policy recommendations and believe an ordinance prohibiting the installation of new natural gas equipment in homes and buildings is essential for the City to meet its stated greenhouse gas reduction targets by 2030.

Menlo Park has a reputation as a local and national climate leader, and many of us have been proud to hear of cities and towns, near and far, that have followed our lead over the past year. Now, the Council has an opportunity to continue to solidify this leadership by stepping into a bold implementation phase. Additional initiatives including streamlining permitting for electrification, providing building owners with a free electrification plan and creating a fund to electrify all low-income residences are part of this multi-pronged, complex effort. It isn't easy and the time will never be right.

Please accept the EQC's recommendations.

Thank You,
Frengiz Surty

Agenda item F1 Martin Rosenblum, resident

Thank you for the opportunity to address the electrification project. This is a difficult and complex issue, but one that is very important to address Menlo Park's contribution to climate change.

Equity and perceived equity are very important to achieve success in convincing the public of the necessary changes to city codes and costly capital requirements for residents and businesses. Perceived equity is the fairness that is judged by all participants.

The report discusses contractor and equipment availability. For an electrification goal of 95% in 2030, I believe the resources will be put under serious stress. This will result in substantial increases in the prices of contractor services and equipment. I do not know, if there was an attempt to address this quantitatively in the report calculation. There may be extensive delays in getting onto qualified contractors' schedules. It will be important to work with regional and state governments to mitigate these limitations. Working with the equipment suppliers may be needed to smooth the demand curves.

I make these observations based on my recent experience of having a new roof installed on our small home. This was a conventional job with conventional technology. However, 4 of 7 contractors did not bid on the job and 2 of the 3 bids were for 50% more (with no apparent justification) than the successful bid. The contractor who did the job informed me that he routinely bid on jobs that were 5 to 15 times more costly than ours. I feel fortunate to have gotten the work done competently and on schedule.

Agenda item F1 James Lockhart, resident

Dear Menlo Park City Council:

We write in regard to Agenda Item F1 for the Aug. 31 Council meeting, which involves study of the Environmental Quality Commission's recommendation to electrify 95% of existing buildings in Menlo Park by eliminating gas appliances.

We are strong supporters of efforts to reduce greenhouse gas emissions (electric vehicle owners, 40-year Sierra Club members, etc.). However, we strenuously object to the proposal to force retro-fitting of electric heating appliances when existing gas heating appliances need to be replaced. The Environmental Quality Commission has not taken into consideration the hardship, the great cost, and the environmental cost of retro-fitting the older homes in Menlo Park which cannot add new major electric appliances without the installation of new electric service which would necessitate major house rewiring with exterior and interior walls demolished, etc.

We are 73 years old and have lived in Menlo Park for more than 35 years. Our home was built in 1964 and has 100-Ampere electric service, which was common at the time of construction. The following statement of 100-Amp service capabilities comes from www.thespruce.com/electrical-service-size-of-my-home-1152752 :

" 100-amp service provides enough power for a small home without electric heating. This can supply an electric range and dryer, plus general lighting and receptacle outlets. "

We fully utilize all of this 100-Amp service; in fact, to charge the electric vehicle, we have to unplug the electric dryer. For us to upgrade to the 200- or 250-Amp service need for electric space and water heating would be enormously expensive and would require moving out of our home for an extended period. We would have to have PG&E install the upgraded service wiring to our home, along with new metering and main disconnect (requiring cutting into exterior walls). We would have to relocate, upgrade, and totally rewire our circuit breaker panel -- every single circuit would have to be rewired. We would then have to run additional 220-Volt high-current feed lines to the various heating appliance areas, requiring ripping out sheetrock walls throughout the house. Costs of \$25,000 to \$30,000 could be incurred in addition to relocation costs.

We are not alone in facing enormous costs and extended relocation if forced retro-fit electrification were to be required. Many older homes in Menlo Park have only 100-Amp electric service, while some homes have only 60-Amp service. Low income residents could be forced out of their homes by requirements for retro-fitted electrification. The Commission report states "Most residents can fully electrify their homes on their existing panels...", but no data to support this contention are provided. On what data is this contention based?

While elimination of gas heating in new and significantly-remodeled homes makes sense, forced retro-fitting of older homes having limited electric service certainly does not. We sincerely hope the Council will see the impracticality and potential huge burden on homeowners of such action.

Sincerely,

Jim & Kathy Lockhart

Agenda item F1 Knute Ream, resident

The Environmental Quality Commission has a laudable bias towards protecting and preserving the environment, but this unchecked bias is not producing objective recommendations. The draft materials they have presented so far vastly understate the realistic cost of conversion from natural gas to electric, and are very misleading about the contribution of natural gas towards global warming. Unburned methane is the demon here, and the reality is that natural gas burns very cleanly, producing primarily water vapor and CO₂. Two other highly relevant facts that are conveniently omitted from the reports:

- 1) California is heavily dependent on natural gas-fired power plants to handle the electrical demand surge that happens late afternoon into early evening when solar panels are not producing, but A/C, cooking, etc are still at peak. There will eventually be a transition to power storage methods to mitigate this, but it won't be large scale anytime soon
- 2) Natural gas production is largely a by-product of extracting crude oil; if large scale shifts are made away from using natural gas, it creates another problem. Historically, natural gas was burned off in flares in the oil fields as an unwanted by-product until other uses were found and a market developed. Without a natural gas market to use it, the primary choice is to waste it in flares (for safety reasons); why not use it productively instead in a clean burning natural gas power plant?

Ultimately, this "problem" of natural gas vs electric appliances will be solved by economics. The costs in the draft study to date are not realistic or sustainable, and it is not a solution to magically make the conversion "affordable" by increasing taxes to fund conversion subsidies. (That only plays games with the exorbitant costs involved and won't have enough positive environmental impact to be worth the huge cost)

I implore the city council to be objectively rational when considering these recommendations! The draft report is only giving you part of the story, from a very biased perspective.

Agenda item F1
Caitlin Darke, resident

Mandating electric appliances is short sighted and will create bigger problems for MP residents and is cost prohibitive. Its bad enough that you passed, without a vote, new construction electric appliances. The climate change if affected by fossil fuels won't be helped by little Menlo Park. The big time offenders are in different countries. How do you think electricity is generated let alone transported. we loose about 30-40 percent of the power in the transmission of the electricity. will you build another sub-station in Menlo Park - where will that be? Whose property will you take to house the sub stations we need to support the demand? The reports and numbers you have are not realistic. I just upgraded a sub panel in my house and know that your estimates are off. this is the individuals choice and should be voted on - and you need real experts weighing in on these issues.

Ive met and talked with the Mayor and Rebecca Lucky on these issues and both agree your mandates have gone too far and are not appropriate.

Have any of your council members turned your house GREEN and adopted all the electric appliances or will this be similar to the Clinton Health Care plan where the representatives where exempt from the plan?

These ideas may make you feel good but won't move the needle in terms of climate change.

Agenda item F1 M Buerger, resident

I am concerned that the EQC report is incomplete and underestimates the economic costs and adverse outcomes associated with mandating the use of electricity in place of natural gas within Menlo Park. Items requiring further study include:

a) The current grid's inability to provide reliable electrical service 24 hours a day, especially during the hours of 4pm to 9pm when users are being warned of brownouts and limits on electricity use. The study does not address these problems and appears to assume that these current issues and any needed expansion of the electricity supply will somehow occur with little or no adverse impact on costs. Layering a mandate on top of the current failing system is putting the cart before the horse.

b) The cost estimates used.

1) There are indications that the projected replacement costs could be much higher than what the study used. These projected costs should be vetted by independent third parties, who do not have a vested interest in the outcome, along with comment from members of the community.

2) An evaluation of the likelihood of different scenarios based on various ongoing costs of electricity and gas should be incorporated into the study. For one example, a greater reliance on electricity will place greater upward price pressure on electricity costs in the future -- just as reduced gas use could lead to higher unit costs for natural gas. The underlying assumptions of how electricity and gas cost scenarios are likely to play out, under a mandate and then compared to a no-action approach, is fundamental to the cost-benefit analysis and should be better understood and certainly more fully delineated.

b) The disparate impact of the mandates on marginalized communities. "Unintended consequences" can lead to forms of systemic racism, especially if community leaders ignore the potential of such impacts up front. With a sweep of the hand, the report appears to minimize the size and scope of the marginalized communities, which are impacted, and further analysis should be undertaken before any action is taken. For example, the number of lower to moderate income families that are affected could well be more than the number postulated in the report. In addition, if building owners are expected to absorb the added upfront costs through rent increase limitations, such a taking, or even the pass-through of such upfront costs, could lead to a deterioration of housing stock in marginalized communities, potentially resulting in disparate adverse impact to those communities down the road.

Finally, any such mandate would represent a sweeping assault on personal liberty and property rights, which runs contrary to the principles and values of a free society. People, who are not placed under the yoke of government edicts and regulation but rather are free to act with resilience and innovation, can slow if not stop human-induced climate change. Helping people to understand the trade-offs, using persuasion, and leading change by example are far better ways to encourage such resilience and innovation.

Please send this report back for further work, with consideration on how to achieve real change without using autocratic measures.

Agenda item F1
Sloane Citron, resident

As someone who owns four homes in Menlo Park and two businesses, I am outraged that the city council believes it has any business whatsoever determining the use of gas in our homes and in our businesses. This is NOT your job and everyone I know is furious over this. You were elected to run our town, not decide energy policy. I will work tirelessly to unseat you in the next election if you vote in favor on this or any other similar issue regarding gas use.

Instead of spending time on an issue that citizens don't want and that is none of your business, why don't you bother to fix our crumbling, embarrassing downtown? Landlords can't fill space because of the decrepit state of the streets and sidewalks and the the allowance of homeless setting up offices on the sidewalks. THIS is your provenance and what you should be fixated on.

Agenda item F1

David Fogel, resident

In recent years California has been suffering from inadequate supply of electrical power. At cold night the temperature can deep below freezing. In all electric house when the power is cut off there are no means to heat it up. This can be death sentence to some people.

We all saw what happened in Texas when they lost electricity. People died because of it.

The city council has to figure out how to guarantee up power 99.99% of the time before they enact the all electric ordinance. Otherwise it will be a death sentence for some people when power runs out for prolong period of time on and freezing weather

Agenda item F1 Eduardo Pelegri-Llopart, resident

I fully support the goal of helping Menlo Park residents switch to full electric households. I'd encourage the commission to continue exploring how to accomplish this.

Our household transitioned from gas to electricity in the last few years. We currently have a full-house Heat Pump, Electric washer and dryer, two EV chargers, and a Heat Pump Water Heater. Our last remaining gas appliance is our stove. Based on our own experience and research, different energy uses encounter different challenges in this transition. It may make sense for the commission to explore a phased approach according to the uses.

* House heating is well suited to an electric heat pump system. The systems are silent, ergonomic, and very efficient. Pretty much all households can switch to them now.

* Refrigerators are already electric. Cooking stoves and ovens can switch now. Dryers can also switch now; there are condensing clothes dryers as well as heat pump clothes dryers.

* The biggest challenge is switching the water heating from gas to electricity.

If the current water heater is a gas tank system, there are reasonable heat pump water heaters available. The models available in California are suboptimal in two manners: (1) they require a 220V circuit, which may require electrical work, perhaps even expanding the main electrical panel. And (2), the models in California are relatively noisy. But there are valid HPWHs and I think it is feasible to switch to a HPWH when replacing an existing gas tank water heater.

The hardest scenario is if the current water heater is a tankless gas water heater, which is almost always installed outside the house. A HPWH cannot be installed outdoors - at least as far as I know. There may not be space in the garage, and installing it indoors may not be practical because of the 220V circuit and/or the noise.

My recommendation would be to split the use cases. Place strong requirements on the easy cases. Keep exploring solutions to how to replace a tankless gas water heater.

Two additional comments.

There are much better Heat Pump Water Heaters available outside of California. There are split systems from Mitsubishi, and systems from LG that are very quiet and use linear compressors. The Bay Area counties have a very strong consumer power; perhaps we can unite to help bring these products to our market.

And finally, full electrification is much easier when coupled with solar panels and batteries. Anything the council can do to simplify that installation and reduce its cost will help households move to full electrification.

Agenda item F1
Mark Cohen, resident

While we support efforts to reduce Menlo Park's energy footprint, we are strongly opposed to mandatory changes in existing residential equipment/appliances. Not only are the costs cited for new appliances extremely unrealistic (\$300 for a new dryer and \$800 for a new range/oven???), but they do not take into account additional expenses such as construction costs associated with removing and replacing built-in kitchen appliances, making room for a larger and noisier water heater, etc.

In addition, your own report shows that these changes are not cost-effective for the consumer. The tables on pages F-1.60 to F-1.63 are more than half red. Section 3.1 states: "The fuel substitution measures are not cost-effective on their own based on the On-Bill approach. ... Incentives reduce the first incremental cost substantially but not enough to make this measure cost-effective across the three vintages for either single family or multifamily.... The electric dryer and range measures are not cost-effective on their own."

Is there a plan to deal with the equipment backlogs, skyrocketing shipping costs, and long waiting lists for overworked contractors that will result from the sudden increase in demand for appliances and installation?

It is certainly desirable for Menlo Park, along with other California cities and towns, to attempt to make our air cleaner. But the first step should be to offer appropriate incentives to encourage residents to replace existing gas appliances with electric, not hurriedly passing an ordinance requiring substantial upfront expenses and hidden costs for all of Menlo Park.

Thank you,
Mark Cohen and Jackie Pelavin
Park Forest

Agenda item F1
Steven Carnevale, resident

Before you consider next steps on the Environmental Quality Commission's recommendations to electrify 95 percent of existing buildings in Menlo Park , I would suggest you listen to your constituents, most of whom may not be climate activists and many of whom are voters. A good place to start would be the current Nextdoor thread on this issue: Banning Natural Gas in Menlo Park. There are currently 110 public comments from locals on this issue. If you are not aware of the issues suggesting that the recommendations are impractical (e.g. prohibitively expensive or impossible to implement in smaller homes) or quixotic (e.g. not sustainable by current grid infrastructure), then your staff is doing a poor job. Please inform yourselves before deciding on your course of action.

Agenda item F1 Carol Carnevale, resident

Tomorrow evening you will be receiving the Environmental Quality Commission's recommendations for electrifying 95% of the City's buildings.

I am writing in opposition to this proposal.

Homeowners should have the choice of how they wish to run their households. If they choose to embrace these environmental recommendations it should be up to them to pay for the costs associated with converting to alternative power sources.

For homeowners whose homes are currently powered by gas, the proposed measure places a potential undue hardship. Some of the older homes were not constructed with these more modern systems in mind, and the cost to install and comply with electrification could pose an undue burden. Some of the city's oldest homes were built with fuse boxes and some of the earlier electric panels may not accommodate the power requirements of some of the more modern systems.

We already live in a time when we routinely hear commercials about limiting our electric usage during certain peak times. Why should the City Council even be considering a measure such as this one at a time when the power structure is insufficient to meet current needs? Should the priority not be to work with the power company to upgrade and increase their ability to supply the power needs that will be required should the City achieve its 95% goal of electrification? Once that assurance is received, then pursue your goals of converting residents to electrification. Until the power companies are able to reliably provide the needed supply it is Menlo Park residents and businesses that will suffer in the event of a power failure.

In addition, at this particular time, when homeowners and builders are severely constrained due to supply chain failures, why would the City Council even be considering a further restriction? My microwave went out about 3 months ago – I thought I would replace it. The appliance store indicated that it could not supply an appliance that fits the opening in the cabinet. Instead, they recommended a repair. The part has been on order for 3 months! Talk to any homeowner in the midst of a remodel or a builder and they will tell you that there are supply chain problems!

I would encourage our officials who were elected to represent us to consider the burdens this proposal makes on the population that elected them to their offices.

Agenda item F1 Frank Tucker, resident

I have read the staff report for agenda item F1, and I have a few comments about its application to single family residences. While I would generally support requirements for use of heat pump based water and space heating equipment for new home construction, and perhaps for major remodels, I do not think that it makes sense to require this technology for all appliance replacements.

1. Per the table on page F-1.60, replacement of gas clothes dryers and cooking appliances produces miniscule GHG reductions (less than 10% of the reductions possible with water and space heating equipment), and replacement of these two types of appliances is not cost effective for the homeowner under any of the analyses performed. Requiring installation of electric appliances in these two categories at time of replacement certainly does not make sense. Also, disallowing gas cooking equipment in new construction will not produce meaningful GHG reduction, due to the small amount of GHGs associated with these sorts of gas-fired appliances.

2. The analysis of costs associated with gas water heater replacement with HPWH neglects the costs that will accrue to many homeowners if the water heater must be relocated. For example, my current, gas-fired water heater is installed in a 50 cubic foot closet, while manufacturers of HPWH units recommend installation in a space of at least 1000 cubic feet. This closet is also probably too small to install the recommended 80 gallon unit that would be required to make up for the longer recovery time of a HPWH. In my case, I would presumably have to relocate the water heater to my garage on the opposite side of the house, with significantly increased plumbing costs, in addition to the additional high capacity electrical circuit. My home is located in a large housing tract where this is a common situation.

3. As mentioned in several places in the staff report, the costs associated with replacing a gas-fired furnace with a heat pump space heater assumes that the home already has the refrigerant plumbing, outside pad and condensate drains associated with a pre-existing air conditioning system. Homes without existing AC will incur additional costs to add those facilities. Many older homes in Menlo Park do not currently have air conditioning installed, so installation of a heat pump system will incur those greater costs.

4. As mentioned on page F-1.59, "The fuel substitution measures are not cost-effective on their own based on the On-Bill approach", and this applies to both water heaters and space heaters. Later, the report describes that using the TDV cost analysis, which includes the "social costs" of GHG production, some of the alternatives are cost effective. Since most homeowners will easily understand the On-Bill analysis which shows that the heat pump equipment will directly cost them more than the gas-fired equipment over a 30 year time frame, the City will need to do a lot of consumer education to explain the significance of the TDV analysis, which reaches a different conclusion.

5. Also on page F-1.59 there is a comment that if a new PV installation is included, then some of the heat pump conversions become cost effective using On-Bill analysis. This ignores the fact that some home sites are ill-suited to rooftop solar installations due to shade from large trees or other limitations, and the fact that adding the cost of solar PV to their remodeling project may exceed the budget of many homeowners, even it does ultimately pay off over 30 years.

6. This subject has received very little public exposure in Menlo Park, and as suggested in the Staff Report, the City should launch a comprehensive public education effort to engage the public before enacting any new rules. Enacting a prohibition on new gas appliances without significant community discussion will generate a huge backlash.

Thank you for considering my comments on this matter.

Agenda item F1
Savita, resident

Please stop this effort to electrify existing and future buildings in Menlo Park. This is not only an overreach but it makes no logical sense. Hopefully you are aware of the blackouts, brownouts and failures of the electric power grid that we are already facing. We cannot become so dependent on a single source of energy. The requirements of this proposal are far too onerous. Home owners cannot simply swap out gas appliances for electric ones. If they do so, especially for major appliances like HVAC or water heating, they may be required to retrofit the entire electrical system for their home, costing hundreds of thousands of dollars. There is already a shortage of contractors available. PG&E is backed up and has difficulty delivering on requests as it is. This pursuit of turning the whole world "electric" needs to stop. You are actually harming our city with such proposals.

Agenda item F1
Gail Sredanovic, resident

I am writing in support of vigorous environmental action and am generally in support of ordinances that require replacement of gas appliances by electric when they come up for replacement or when the property is sold. I have some concerns for the complaints of some homeowners of potentially very burdensome expenses and hope this can be address so as not overburden residents, especially if they are low income. It seems that we all need a little more information before putting together a detailed plan.

For sure it seems not a heavy burden to replace gas stoves with electric stoves in the circumstances described.

Agenda item F1

Eduardo Pelegri-Llopart, resident

I support a move towards full electrification in Menlo Park.

I am providing the perspective of a single-family household. This is my second comment on this topic. The first one was focused in the challenges of households switching to electrical power. This one builds on some of that experience and on the impact of drought in our ability to generate hydroelectric power.

I'd encourage the city to facilitate further the installation of solar powers and batteries in our residences. This has multiple benefits:

- * Photovoltaic power is clean power
- * Batteries produce power after hours
- * This reduces the cost of electric power to the households
- * And this eliminates one of the factors limiting the conversion of house appliances to electric power.

Thanks for listening to this comment

Agenda item F1 Sue Kayton, resident

Please do not require replacing electric appliances with gas, except for brand-new construction or extensive remodels. Most older homes do not have sufficient electric service, and it can cost \$10,000 - \$25,000 to drop new electric service from the utility pole, replace the circuit breaker panels, break open the walls to run new wires, etc. Due to the difference in size of electric appliances, it may even be necessary to reconfigure kitchen cabinets and take away closet space inside a house, or move a water heater outdoors.

Agenda item F1
Sarah Bjorkman, resident

I am not supportive of the initiative to mandate 95% of users in Menlo Park to convert to all electric appliances.

Agenda item F1
Darlene Pylkkanen

I am an apartment building owner in Menlo Park. I oppose the mandate to electrify all appliances in MP. This will create a hardship for many who currently have gas appliances who can not afford to make the upgrade needed to support a replacement of an electric water heater or stove. Changing a gas water heater or stove to electric is not a small feat. It requires running 220 volt line and upgrading an electrical panel. These are costly upgrades. In addition, we already have rolling blackouts for PG&E so I don't believe our electrical provider will be able to support the electric demand with an electrification mandate. This is simply a bad idea.

Agenda item F1

Kevin Guibara, resident

Dear Council,

Please consider the hardship caused to residents vs. the potential gains. Changing all appliances to electric is not a reasonable action, saves very little greenhouse gas emissions and has enormous cost relative to the benefit.

This is an overreach of government. I do not want you to micromanage my life and all my actions.

Agenda item F1

Michael Barclay, resident

Please be very careful when imposing electrification requirements on existing homes, and especially don't underestimate the costs of electrification. For an older home, swapping an existing gas dryer or water heater for electric ones isn't as simple as replacing a \$500-\$1000 appliance. Many older homes will require upgraded electrical service to handle the new appliances. That upgraded service will often require extensive work, such as new electrical panels, new 240V power, and new wiring. If the house has a slab foundation, that could require ripping up the foundation and putting in a new foundation to run the wiring. If the City intends to pay for these retrofits, make sure the budget permits it.

Agenda item F1

Michael DeMoss, resident

At the next meeting on "Banning Gas" please publicly answers these questions, and email me a copy of the answers:

- 1) What will the typical family of 4, "all electric" homeowner, pay for electricity as compared to the existing home with gas heating, gas water heater, etc. if this plan was implemented today?
- 2) What energy source produces the current electricity in Menlo Park?
- 3) What energy source will be used to produce the additional electricity needed to replace gas usage?
- 4) isn't it better to have gas AND electric in case one of them fails, as happened in the recent blackouts?
- 5) Where has this has been tried and what was their findings? (reported conclusions)?
- 6) Has this been placed on a ballot for public approval. Is it legal to impose building restrictions based on politics? (there are 2 opposing sides to the question of climate change)
- 7) Will the city pay homeowners for the cost of conversion to electric, including electrician services and possibly remodeling expenses?
- 8) if an adjoining city or state does NOT implement "all electric" will businesses and individuals leave our city, in the same way many Californians have moved away because of oppressive Covid-19 lockdown restrictions?
- 9) If you are a believer in preserving our environment, as I am, shouldn't we find ways to accomplish this without dividing us even further?
- 10) Will Council members who vote to ban gas, pledge to immediately convert their homes and businesses to electricity?
- 10) Will Menlo Council members Publicly condemn China, India and other polluters, and demand that they ban gas and impose similar environmental restrictions?

Thanks,

Mike DeMoss

Attorney

Menlo Park, CA

Email: Lawreview@mac.com

Agenda item F1

Michael DeMoss, resident

Warning from PG&E Saturday 8/28/2021

Dear Valued Customer:

To help you and your family prepare and stay safe during potential power outages, information and resources are available.

We know how important reliable energy is to you and your family. That is why we are working nonstop to make our system safer and more resilient.

Power outages can happen at any time due to things like emergency repairs and active wildfires, so it is important to be prepared ahead of time. To keep you and your family safe during outages, here are some tips to consider:

Health

- Restock your first aid supplies.
- Plan for medications that require refrigeration.

Technology

- Use a portable charger to power cell phones and stay in touch.
- Use flashlights, not candles, to navigate in the dark.
- Keep two extra sets of batteries on hand and consider using a battery-powered radio.

Food

• Use coolers to keep food cold while the power is off. • Have a stock of shelf stable foods and drinking water. Be sure to include food for all members of your household, including pets.

Home

- Build and/or restock your supply kit using the Emergency Supply Kit Checklist.
- Have a backup key to replace electronic keys, locks and doors which need power to operate.

You can also stay informed with outage alerts. Sign up to be notified of an outage in your area and when to expect service to be restored. Notifications can be received by text, phone or email. To set up outage notifications, sign into your account and update your contact information at pge.com.

To prepare and practice an emergency plan, visit safetyactioncenter.pge.com. For more safety tips, visit pge.com/emergencypreparedness.

Sincerely,
PG&E Community Wildfire Safety Team

Based on the above warning from PG&E, dated Saturday 8/28/2021, "banning Gas is irresponsible".

Please submit this "gas ban" ordinance to the legal counsel for the city to determine if the city has the legal authority to impose rules that are based on environmental assumptions that are subject to honest debate.

I believe that the legal advice will advise, as I would, that the council: Submit the "NO GAS" "question/ordinance" to a ballot. Let the people that are affected decide something that is this important. Otherwise, the city will probably end up in a lawsuit for exceeding their authority.

This is a divisive issue. Banning gas has adverse health and economic outcomes.

Read the PG&E warnings above:

"Plan for medications that require refrigeration."

- Use a portable charger to power cell phones and stay in touch.
- Use flashlights, not candles, to navigate in the dark.

- Keep two extra sets of batteries on hand and consider using a battery-powered radio.

Do we really need to endure these unnecessary health and safety hazards?

Backup electric home and business generators are powered by GAS. Banning GAS is illogical.

Anyone who wants to disconnect their home or business from gas is free to do so.

We are still "The Land of the Free"

This proposed gas ban appears to be politically motivated, and is not otherwise justified.

Michael DeMoss Attorney

Menlo Park, CA

Agenda item F1
Linh Dan Do, resident

To Mayor Combs and the Members of the Menlo Park City Council:

Thank you for considering the EQC's recommendations on building electrification this evening.

Today was a beautiful day - blue sky, cool temperatures, sparkling sunshine. It was a welcome respite from the past few weeks of haze, ash, and smoke. However, I am under no illusions that everything is fine and that we don't need to act. We DO need to act, and like others in our community, I am looking to the City Council to approve the EQC's recommendations on building electrification - prohibit the installation of new gas equipment in homes & buildings throughout the city.

As a society, we banned DDT in 1972 because of its adverse effects on wildlife. We banned leaded gas in 1996 because it was damaging brain development in our children. We transitioned away from burning coal because it was causing acid rain and spewing pollutants into the air. Once believed to be a "better" fossil fuel, it is now known that natural gas is responsible for releasing methane, an extremely potent greenhouse gas and contributor to climate change. California has a history of leading the nation on environmental action. It is now time for California, and Menlo Park, to take the lead by banning natural gas.

Thank you.

Agenda item F1

Melissa Whitenight, resident

Dear Council Members,

Please do NOT pass this recommendation across Menlo Park! To be succinct - here are the main reasons to keep natural gas as an energy source for our town:

Energy Cost Reduction.

Energy Efficiency.

Environmentally Cleaner.

Heats Quicker.

Natural Gas is Paid for After Usage.

Continues to Work During Power Outages!

Perfect for Clean, Beautiful, and Warm Fireplaces.

Natural Gas Sourcing Rarely Requires any Foreign Imports.

First and foremost, California has, at best, an unreliable energy grid...exorbitant PG&E costs, fires and routine rolling brown-outs during the hottest time of the year are perfect examples of this short-sighted thinking but coupled with all the new housing units, cars and people in our little town is a perfect recipe for disaster.

While I acknowledge your desire to be among the first to go "all in" on electric, I am begging you to consider the exorbitant costs associated with this plan and the impact that will take on many of our residents that cannot afford it for one reason or another. Natural gas is the cleanest, safest, most efficient and cost effective form of energy - at the moment - to power our homes, pools, schools, businesses and appliances.

Agenda item F1 Robert Gould

(Statement of Dr. Robert Gould (SF Bay PSR), Menlo Park City Council, August 31, 2021)

I'm Dr. Robert Gould. After working as a Pathologist for over 30 years since 2012, I've been an Associate Adjunct Professor at UCSF School of Medicine, working in our Program on Reproductive Health and the Environment. I've been on the National Board of Physicians for Social Responsibility (PSR), since 1993, serving twice as President in 2003 and 2014.

Since 1989 I've also been President of San Francisco Bay PSR, for which I'm speaking today, representing hundreds of health professionals throughout our region, who speak for the health of our patients and communities, who are increasingly impacted by the unfolding public and environmental health impacts of global warming, and clearly connected issues of air pollution. Because of this we support rapid electrification of our infrastructure provided by renewable and sustainable, non-nuclear sources, as replacement for natural gas, in support of climate, respiratory and cardiovascular health.

Affordable and energy efficient housing is a public health imperative. The just released assessment by the Intergovernmental Panel on Climate Change is unequivocal in its call for urgent action to ensure an energy efficient and fossil free future. Creating market-based and other incentives to reduce reliance on gas appliances is health protective, not only in their climate benefits of moving away from fossil fuel extraction use, but also because gas stoves and other appliances can be a large source of toxic pollution in homes, reaching levels of pollution that would be illegal in outdoor settings. Children, especially those of color, are particularly at risk of respiratory illnesses, such as asthma, associated with gas appliance pollution, and lower income households may be at higher risk of exposure.

As such, we strongly support the recommendations made by Menlo Park's Environmental Quality Commission calling for:

1. Enacting an ordinance prohibiting the installation of new gas equipment in homes & buildings throughout the city;
2. Protecting low-income residents through proposed "Equity Guardrails" (a full home electrification program for 1500 LMI households funded by the UUT or other funds); and,
3. A suite of programs to ease and assist home- and building owners with electrification.

In summary, we at SF Bay PSR urge you to use this critical opportunity to demonstrate the City of Menlo Park's leadership and commitment to rapidly develop the more economical, pollution-free buildings we need now for the optimal public, environmental and climate health we and future generations so deserve.

Sincerely,

Robert M. Gould, MD
President
San Francisco Bay Physicians for Social Responsibility

Agenda item F1
Margaret Osborn, resident

Dearest Council Members,

I vehemently Oppose, vehemently Oppose the Ban of Natural Gas in Menlo Park.

No one has the power to dictate what appliances I use in my home.

I come from an immigrant family who fled a government that dictated what was is good for the masses.

STOP! I oppose the ban on Natural Gas.

Agenda item F1 James Tuleya

Honorable Menlo Park Leaders,

I am an on-the-ground energy industry expert who works directly with residents of Menlo Park and others in PG&E's territory, and I would like to ask you to strongly support your EQC's set of recommendations to meet the city's goal of electrifying 95% of its buildings by 2030.

From both my work and community service experience, the EQC's recommendations will provide a very feasible, cost-effective, smart path forward that is needed now and that will benefit the residents and businesses of Menlo Park. While these steps will be challenging, they will not lead to significant burdens or risks to members of the community and will provide a cost-effective way to help residents and businesses be best prepared and resilient for the future. Supporting the EQC recommendations also will provide your city's needed ongoing leadership to our region and state in showing the way to keeping communities thriving, safer and healthier in the face of increasing climate disruption and the other proven harms caused by burning fossil fuels in our homes and other buildings and from the related methane leaks throughout the lifecycle of fossil fuel extraction, distribution and end-use.

Within PG&E's set of customer energy programs, I've worked almost the past dozen years designing and implementing energy programs that save energy and money for businesses and residents -- about eight years at PG&E and the last four with the free HomeIntel program that Home Energy Analytics runs for PG&E to serve residential customers, including those of Peninsula Clean Energy. My experience is also informed from serving as Vice-Chair of the City of Sunnyvale's Community Advisory Committee for their recent climate action plan update and as a member of Silicon Valley Clean Energy's Customer Programs Advisory Group. For this and other expert input provided to help the regional community over the past five years, I earned one of only two SVCE 2021 Community Energy Hero Awards.

As an Energy Coach for the free HomeIntel program, I have worked directly with hundreds of Bay Area residents to help them understand their home energy usage and costs and to find ways to save energy and money through energy efficiency. And since there are proven and available electric appliance technologies that are dramatically more energy efficient than the best fossil-fueled options for any home appliance, I've already worked closely with dozens of city and regional residents on how to make smart upgrades to their homes by choosing to Go Electric and how to operate these more-advanced electric appliances cost-effectively. My experience has shown that these improvements to existing homes can be challenging, but they benefit from information, guidance and planning ahead -- and they are clearly feasible without significant burden to most people. And as the EQC recommends, disadvantaged residents would benefit from some additional city support in some cases.

While we all know that the changes that come with progress can be puzzling and uncomfortable for many people, that can be eased with good information, guidance and other support that needs to continue to be developed and offered to the community. As is envisioned by the EQC's excellent set of recommendations, while this community support continues to accelerate from local, regional, state and national entities, more bold, rational action is needed now to provide for the best future for the community of Menlo Park and beyond.

I implore you to please continue to demonstrate the necessary informed leadership for your city, our region and our state by voting to support the EQC's well-informed and well-reasoned recommendations for the smart path to upgrade Menlo Park's buildings to be safer, more-healthy, more-resilient and to operate more cost-effectively.

Thank you for your consideration.

Kind Regards,
James

James Tuleya
Resident of nearby Sunnyvale and serving Menlo Park resident clients through the free HomeIntel energy savings program provided by PG&E

Agenda item F1
Rich Wipfler, resident

This is an excerpt from the Staff Report under consideration in this agenda item, Page F-1.4

"Menlo Park's noise and building setback regulations likely need to be modified to accommodate building electrification needs as some heat pump equipment require more space and some models of heat pumps exceed the city's noise ordinance requirements."

I object to the first of the two proposals.

Adjusting the building setback regulations makes sense but allowing more intrusive noise levels for adjacent neighbors to say nothing of noise levels heard at the street detracts greatly from the great privilege that we enjoy, the privilege of living in a serene city. Please resist the urge to make our neighborhoods noisier.

And while you're at it how about banning gas-powered leaf blowers in Menlo Park?

Agenda item F1
Rich Wipfler, resident

At the most recent meeting of the Environmental Quality Commission one or more of the commissioners suggested that the 95% Electrification rules should be adopted very rapidly by the City Council in order to prevent too many residents from anticipating the proposed code changes and replacing their aging gas-fired appliances with new gas-fired units in advance of the implementation. I urge the City Council NOT to rush the process but rather to take the time to do it right. The proposed changes, especially the house electrification retrofits that are triggered by appliance failure, are fraught with details and subtleties that will cause homeowners to spend money unwisely if the City doesn't sweat the details. Sweating the details may prolong the process but that's the price we need to pay for being in the vanguard of city electrification. Menlo Park will set a benchmark if we do it right. If we rush it and do it wrong then other cities will be discouraged from following an aggressive electrification path.

Agenda item F1

Dave Sharp, resident

To The City Council:

This ill-conceived natural gas ban proposal being rushed through under the cover of summer (when most people are not paying attention) needs to be stopped dead in its tracks at today's City Council Meeting.

Look at the City Manager's Report – all the holes in this proposal are right there in plain sight:

1) The financials used to justify this are highly rigged/biased/unrealistic in 4 main ways:

First, a 30 year equipment life expectancy for residential heat pumps? No way!

Heat pump hot water heaters only last 10-15 years (12.5 years on average), while heat pump space heaters only last 10-20 years (15 years on average).

Don't believe me? A simple Google search will reveal the truth.

Second, generous PCE BayREN rebates are included, with no guarantee that they will be still around when people are forced to make this costly transition.

Third, as pointed out later in the report, costly building upgrades may be required in terms of additional wiring and electrical panel upgrades – and those are not accounted for in the analysis.

I myself have a 20 year old house (not that old) that I would put solar on except for the fact that the associated electrical upgrades needed (\$5000+) make it a no-go economically. I'd be looking at that same 5k "hidden cost" under this proposal – no thanks!

Fourth and finally, the cost of electricity keeps on steadily rising, and will continue to rise as wildfire response and cleanup costs (owing to PG&E's incompetence) and prevention costs (including the \$20 billion PG&E now plans to spend to bury 10,000 miles of power lines to reduce wildfire risk) are factored in. That needs to be taken into account in this analysis.

Bottom-line: The financials used to justify this aren't worth the paper they are printed on!

2) They don't even try to financially justify the conversion of clothes dryers and gas stoves (because they can't – from the report: "These were not found to be cost effective").

3) The ban isn't even going to yield great results – from the Report:

"It is important to note that an ordinance to prohibit the installation of new gas equipment in buildings would yield the least amount of greenhouse gas emission reductions compared to other options studied (except for electric ready requirements.)"

and later on:

"It is important to note that no one electrification policy or program will be the silver bullet to achieve 95 percent electrification of the existing building stock by 2030."

4) Excessive noise is now going to be allowed to accommodate heat pumps – from the Report:

"Menlo Park's noise and building setback regulations likely need to be modified to accommodate building electrification needs as some heat pump equipment require more space and some models of heat pumps exceed the city's noise ordinance requirements."

5) Heat pump water heaters are not yet ready for prime-time – from the Report:

"For heat pump water heaters, contractor knowledge is still relatively low making it difficult in some cases to find an available and knowledgeable contractor."

Sorry, but I don't want to be a guinea pig for contractor training.

6) Berkeley – the most environmentally progressive city out there – isn't even pushing things as fast as Menlo Park is trying to do – and it's not even close. Per the Report, they are taking a phased approach that stretches out to 2045 with a first phase (from 2021-25) that involves "community engagement, pilot projects, education campaigns, well trained job force, additional incentive programs, and larger scale financing programs, and collaboration with regional and state partners" And their second phase would include requirements/mandates implemented "only after accessible funding and financing programs are in place or the upfront costs of electrification reach parity with gas infrastructure."

You know that you're "off the rails" when you're off to the left of Berkeley on something

Bottom-line: You need to send this proposal packing, City Council members – or else in this time of recall mania, you will each find yourself a target once word gets out of what this proposal involves and just how bad (and costly) of a mandate it is.

Dave Sharp
MP Resident

Agenda item F1 Bruce Hodge

I'm writing in support of electrifying Menlo Park's building stock. In order to avoid catastrophic climate change, we need to avoid putting into service any new fossil-fueled devices in buildings.

Currently, it's sufficient to simply replace devices at their end-of-life with ultra-efficient electric devices. The two most important device classes to focus on are water heaters and furnaces.

The operation cost of gas vs. new electric devices is about the same. The additional upfront cost required to electrify can be financed via low-interest loans, just as we finance long-term costs such as buying a house or building.

The City of Menlo Park should work together with Peninsula Clean Energy to provide on-bill financing and installation programs that make it easy for building owners to upgrade on a per-device basis. Carbon Free Palo Alto has designed a program called BE Smart that can serve as a template for these next steps.

BE Smart - <https://tinyurl.com/txpxn328>

Act today, do not delay!

Bruce Hodge
Founder, Carbon Free Palo Alto
hodge@tenaya.com

Agenda item F1

John Wu, resident

I strenuously object to the plan mandating replacement of gas appliances with electric. It's a radical proposition juxtaposed with PG&E's current inability to provide inexpensive, reliable electricity. Functionally, a local effort of this sort is unlikely to have any significant effect on the global environment; it's an insignificant drop in the ocean when compared to the unrestrained emissions coming from places like China and Congress. If adopted, the new rules would inflict heavy costs and regulatory impositions on homeowners and businesses, while not accomplishing anything of environmental significance.

While an effort has been made to quantify costs inflicted by the new requirements, estimates can be notoriously unreliable (think high-speed rail) and there are outside factors that aren't well addressed in the plan. I only skimmed through the proposal, and forgive me if I missed it, but I didn't see a chapter addressing the problem of PG&E, a huge wildcard. Our electricity costs are among the highest in the nation and we already suffer from periodic rolling blackouts and forest fires caused by deficient power lines. There are also natural and man-made electromagnetic events that could adversely affect, or disable, electrical grids. Shifting everything over to electricity is forcing a lot of eggs into one basket. And the basket is suspended in the air by a cherry-picker operated by PG&E. Is anyone nervous about that or what?

In summary, I believe the EQC proposal is ineffective and carries a high potential cost. It's an expensive nuisance that won't accomplish anything except expense and nuisance. It's also dependent on PG&E, which has demonstrated a notable propensity to fall short of even its basic goals: giving us reliable, cheap electricity and not burning down our forests. I hope the town will reject the proposal in its entirety, rip it up, burn it and then pour water on it so it doesn't start a forest fire. Oh, and not on a clean air day.

Agenda item F1
Brian Boate

I support the proposed policy and recommend immediate action.

Agenda item F1 Cynthia Cima-Ivy, resident

The report, while well-intentioned, seems to gloss over both the cost and delay associated with mandating gas appliance replacement with electrical, upon mere failure, rather than during a major remodel. The city cannot simply spring a month-plus long project and thousands of dollars of additional expense on someone who has just lost their hot water or furnace or cooktop. It's no wonder the city report actually assumes residents will ignore the permit requirement! (pF-1.10). This is a very odd way to encourage people to do the right thing by the climate. I sent an email to the city council address which has more specific comments based on first impressions of this proposal, and also some personal experiences that might illustrate the kind of convincing the city will have to do in its desire to fully electrify in a place not known for its reliable electrical grid. Please think this through and come up with a plan that will actually achieve the goal, not encourage people to ignore it. There are many issues associated with these changes, for example, such as the additional noise of heat pumps, that should not be casually addressed with an offhand reference to an unspecified change in the noise ordinance. The city should want to encourage a harmonious transition to clean electric, not foment discord and a resistance to change, which I feel this particular proposal will do.

Agenda item F1
Kathy Neuman, resident

Dear MP Council,

In addition to the concerns my husband and I raised via e-mail on 8/30/21 (from 'engrwip@aol.com'), please take note of the excellent list of "further considerations" by TRC on Page F-1.129 of the staff report.

Item #6 - to achieve "early wins" - stood out in particular as very good advice.

Both of the consultant reports make note of the "gaps in analysis" relating to electrification of existing homes with gas furnaces and gas water heaters in interior spaces. Modifications in these homes will be much more challenging than those with gas furnaces and gas water heaters in the garage.

Perhaps there is an "early win" to be achieved by focusing initially on existing homes with gas furnaces and gas water heaters in the garage?

Then tackle the approach to the existing homes with equipment in interior spaces when the EQ Commission has completed their analysis of this "gap" - and has more real-life experience with the homes that fall into the "early wins".

Thank you very much for holding this study session on such an important subject.

Sincerely,

Kathy Neuman

Agenda item F1 Randy Avalos, resident

The EQC has explicitly stated in their meetings their goal is to lead by example for the rest of the state. What Menlo Park does will not make a difference in climate change, but if others can copy Menlo Park then maybe it can feasibly make a difference.

It is an ambitious and well intended belief. However, this lacks two fundamentally things to realize that leadership dream.

1. Household and public engagement. A carrot and stick, that is heavy on the stick, mentality has not proven to be successful in over a century of electrification. Community engagement and buy in is the most meaningful way to set about change. Historically this has required household level engagement, not just advertising at a market or worse yet waiting until a formalized and constrained council meeting. A council meeting and format will only serve to entrench beliefs. If councilors believe in this change, the community is best served by them getting out on the street and explaining block by block. Engaging households to bring about electrification has over a century of examples of failure and success. The current recommendation neglects this experience. Please take time to learn from the past or we will repeat the failures.

2. Scalability. A wealthy community can subsidize and bear the explicit and implicit taxes for this forced change. There will of course be those at the margins that cannot bear the cost, and who will not qualify the subsidies, thus forcing them out of compliance and/or the community. I hope the Council sees this exclusion as something that cannot be tolerated. These burdens are much harder to bear in communities with average or below means. Infrastructure is difficult and costly to change once implemented. Yet no testing or even engineering design looks to have been done at small block scale to determine what will fail at a block level. No thought is given to how this can scale. Much less has any thought been given to how this community will communicate the success and failures to other communities across this state.

Please advise the EQC to work through historical examples of community engagement to develop a context for engagement. Conduct field studies on what works and what does not work in specific neighborhood engagements so that when council goes block by block they have a framework to work.

Advise EQC to work with planning commission and city planning on defining key restrictions. Advising residents on specifics such as not upgrading panels, before considering system design and implementation design, is a terrifying and short sighted recommendation. Invest in small scale test to address potential solutions to scaling issues. Report on findings to the public and council. Much more work is needed.

Explicitly design a way to engage other communities so that they can learn from our process, what works, and importantly what does not. If the goal is to lead, then design to lead.

Acting just to act will have unintended consequences. Acting with purpose will require much of your time and dedication. Both may benefit a politician but only one requires the cost of being a leader.

Please act and engage thoughtfully,
Randy

Agenda item F1
Bret Andersen

Please support the continued work of the EQC on the transition to all-electric buildings by 2030. I am commenting as a resident of neighboring Palo Alto and member of Carbon Free Palo Alto.

The majority of people in the Bay Area share Menlo Park's sense of obligation to do our part to reduce the bulk of local fossil fuel use by 2030. Our communities must electrify the bulk of existing buildings by 2030. But it is not easy. And telling folks that they should switch to electric without the policy and programs required to make it feasible for them raises valid concerns.

Your EQC has laid out a clear and actionable way to move forward at the necessary scale and bring the benefits of electrification equitably to all members of your community. Their policy proposal to prohibit the installation of new gas devices with programs to make that easy for residents is the only way forward to meet the 2030 goal.

We applaud Menlo Park for serving as an example and inspiration to Palo Alto and other communities by taking the mass electrification need in the fight against global warming seriously.

Sincerely,

Bret Andersen, Carbon Free Palo Alto

Agenda item F1

Wendy McPherson, resident

I applaud the city for trying to move forward on the climate change issue. However, I think we are at the 'premature' stage. There are too many unanswered questions and issues to be resolved not the least of which is grid capabilities. And a big financial one! It is one thing to be on the cutting edge of a technological/environmental issue and another to be on the bleeding edge. Menlo Park residents will be on the bleeding edge.



CLIMATE ACTION PLAN GOAL NO.1 ELECTRIFY 95% OF EXISTING BUILDINGS BY 2030

Rebecca Lucky, Sustainability Manager

A close-up photograph of a brick building facade. A sign is mounted on the brickwork, which reads "ANNE BERGA FAMILY GYMNASIUM". The sign is illuminated from below, casting a warm glow on the brick. The building has a dark roofline and a large window above the sign.

ANNE BERGA FAMILY
GYMNASIUM



REQUESTED DIRECTION

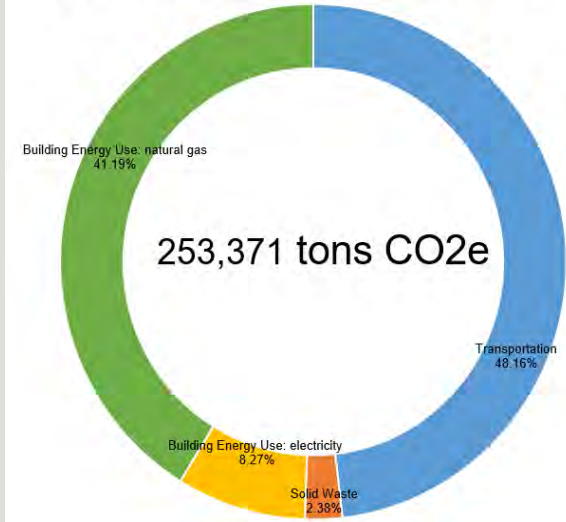
- Provide direction to the Environmental Quality Commission (EQC) and city staff on additional analysis, education, community engagement and/or desired timelines
- EQC recommendations:
 - Adopt an ordinance to prohibit the installation of new gas equipment in buildings throughout the city
 - Protect low income residents by providing direct funding and considering rental protections
 - Reduce the “hassle factor” through education, personalized consultation services, providing free electrification plans, and streamlining the permitting process
 - Develop a long-term plan/roadmap to phase out natural gas
- No policy change will result from direction received this evening without extensive outreach and applicable public hearings



CLIMATE ACTION PLAN GOAL NO. 1

- Convert 95% of existing buildings (residential and commercial) to electric by 2030
- Top priority of the city to meet its carbon neutral goal by capitalizing on clean and fossil fuel free energy from Peninsula Clean Energy
- Menlo Park adopted electric requirements for new construction in 2020
- Existing buildings project officially started in January

City of Menlo Park communitywide greenhouse gas emissions 2019





CITY COUNCIL DIRECTION APRIL 2021

- Prepare a cost effectiveness analysis and policy/program pathways to present to the City Council

- Requested feedback from the Environmental Quality Commission (EQC)
 - EQC reviewed in July concurrently with staff and finalized feedback and recommendation in August

- Staff recommendation and assessment deferred to after City Council study session



COST EFFECTIVENESS RESULTS

- Methodology used is recognized by the California Energy Commission and energy providers in California
 - Result: Short term bill increases, but long term bill savings for residential customers
 - Energy efficiency appliances/ equipment is still important
 - Installing solar on buildings can protect customers from future rate increases and provide resiliency

- Current incentives help customers transition and increase payback savings over the long term

- Limitations
 - Worst case scenarios and equipment efficiencies
 - Quantifying total societal cost of climate change and inaction
 - Other technologies and potential advancements
 - Still evaluating commercial results



POTENTIAL POLICY PATHWAYS IDENTIFIED

- Policy options focus on single family and some multifamily opportunities:
 - Education and outreach
 - Generate funds to develop additional incentives and financing
 - Time certain building performance standards
 - Permitting regulations
 - Electric ready, voluntary replacements, end of life, additions and alterations
 - Electrification ready at the time of sale

- Implementing all for residential sector would reach almost half of CAP No.1 goal

- Environmental and financial equity

- Noise and setback requirements likely need to be modified

- GHG reductions and cost effectiveness trade-offs



REQUESTED DIRECTION

- Provide direction to the Environmental Quality Commission (EQC) and city staff on additional analysis, education, and community engagement and/or desired timelines:
 - Adopt an ordinance to prohibit the installation of new gas equipment in buildings throughout the city
 - Protect low income residents by providing direct funding and considering rental protections
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 - Develop a long-term plan/roadmap to phase out natural gas



THANK YOU

Environmental Quality Commission Recommendation to City Council

Josie Gaillard, Tom Kabat, and Angela Evans

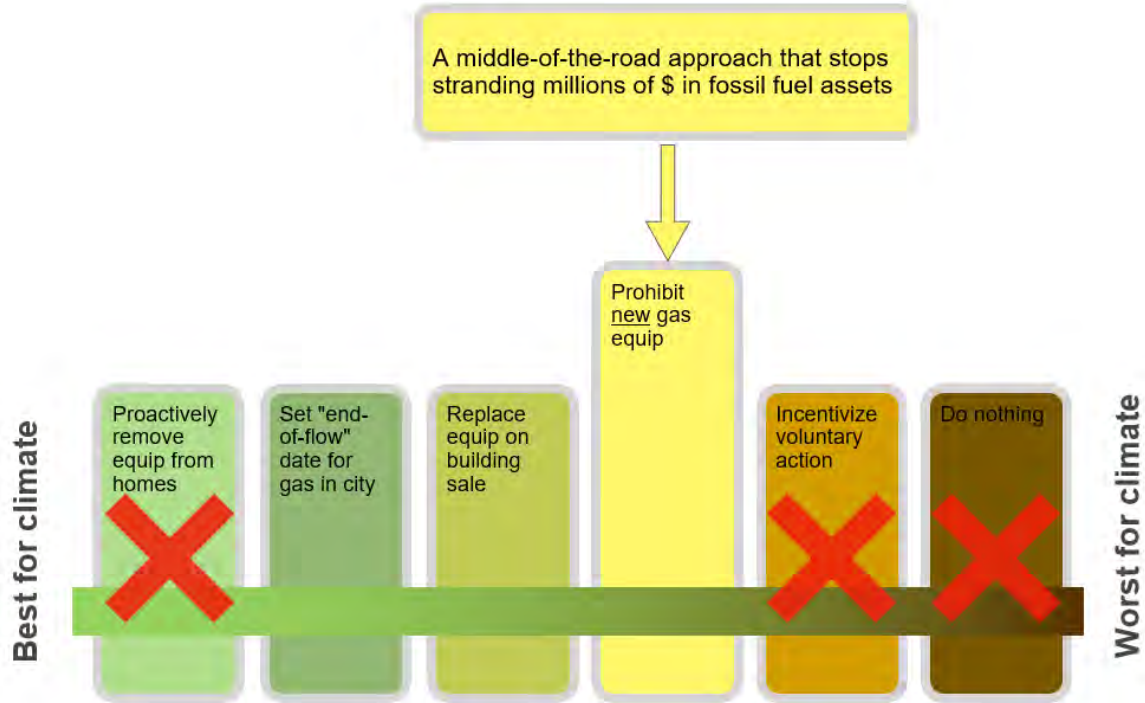
"Today's IPCC ... report is a code red for humanity. The alarm bells are deafening, and the evidence is irrefutable: greenhouse gas emissions from fossil fuel burning and deforestation are choking our planet and putting billions of people at immediate risk. Global heating is affecting every region on Earth, with many of the changes becoming irreversible."

UN Secretary-General Antonio Guterres

Not on Track to Meet Goals

- Menlo Park is not currently on track to meet its adopted climate goals: 90% emissions reduction by 2030
- Not on track for Paris Climate Goals
- Not on track for GHG cuts required for 1.5°C
- Not on track for GHG cuts required for 2.0°C
- IPCC's 6th Assessment (August 9, 2021)

EQC Recommendation



EQC Recommendations

To meet CAP #1 goal, we recommend 6 actions that can be grouped as follows:

- Design for **equity and affordability**
- Reduce practical **barriers**
- Develop **policy**

Design for equity and affordability

1. Allow UUT to be collected at voter-approved levels (council action required) and establish a dedicated fund to support building decarbonization
2. Identify partners for funding and financing programs, including a specific low-income turnkey program

Reduce Barriers

3. Develop program proposals to reduce "hassle factor" for building owners. Could include solutions like:
 - Contractor education, including "amp diet" training
 - Building owner education
 - Permit simplification for electrification projects
 - Concierge service, including free electrification plans

Develop the policy

4. Begin outlining an ordinance
 - **Core authority? Prohibiting new gas appliances in the city**
 - **What buildings? Residential single family and multi-family**
 - **What appliances? New furnaces, water heaters and other gas devices that need a permit**
 - **Trigger? Permit application**
 - **Special protections? Hardship exemptions, waivers, no "renovictions"**

5. Begin public engagement immediately
 - Public outreach meetings plus additional actions per staff recommendations
 - Cover: Climate Action Plan, CAP #1, 41% of GHGs from buildings, IPCC methane findings and the framework of the ordinance (above)
 - Take public input and report back to council

6. Develop a long term plan/roadmap to phase out natural gas

Summary of EQC Recommendation

To recap, we recommend that 6 actions be taken in parallel and completed as soon as possible:

1. Allow UUT to be collected at voter-approved levels (council action required) and establish a dedicated fund to support building decarbonization
2. Identify partners for funding and financing programs, including a specific low-income turnkey program
3. Develop program proposals to reduce "hassle factor" for building owners
4. Begin outlining ordinance to prohibit the installation of new gas appliances that require permits
5. Begin formal public engagement immediately
6. Develop long term plan/roadmap to meet CAP #1 goal

THANK YOU

Summary of EQC Recommendation

To recap, we recommend that 6 actions be taken in parallel and completed as soon as possible:

1. Allow UUT to be collected at voter-approved levels (council action required) and establish a dedicated fund to support building decarbonization
2. Identify partners for funding and financing programs, including a specific low-income turnkey program
3. Develop program proposals to reduce "hassle factor" for building owners
4. Begin outlining ordinance to prohibit the installation of new gas appliances that require permits
5. Begin formal public engagement immediately
6. Develop long term plan/roadmap to meet CAP #1 goal

Agenda item H2
Amit Paka, resident

As a resident of Willows, I wanted to share my concerns about alcohol sales from midnight to 6a at the gas station at 710 Willow Road. Willow Road is right off the 101 freeway, next to VA and is a pass through transit road. This makes it vulnerable to criminal activity from outside the city. Selling alcohol at from midnight to 6a serves no local demand and can only attract more criminal activity. I can always drive to existing 24 hr stores nearby to get liquor if needed.

I'd like to urge the council to decline this request.

Agenda item H2
George Cole, resident

I ask that you oppose the Appeal. I did not think another off-sale "beer and wine" license made sense; particularly given its location: next to a school, opposite the Veteran's Hospital, and on a major arterial with traffic congestion near Highway 101.

The Staff Report indicated that the CA ABC reported that granting this fourth off-sale alcohol license would mean the census tract — not just that immediate neighborhood — would be "over-concentrated".

I do not think the potential loss of business between midnight and 6 am constitute a significant burden to the already-operating business. Their additional prosperity would come entirely to them, yet the burden of noise and traffic would be a direct burden on the immediately adjacent residents with no ameliorating benefit to those residing there. Moreover, it could well drive down the value of their homes — who wants to move in next to an all-night store on a major arterial?

This matter was fairly and reasonably investigated and the Staff quite sensibly concluded that neither "necessity" nor "public convenience" could be made, and thus the request should be denied.

Sincerely;

George S. Cole

Agenda item I1
Julie Shanson, resident

Dear Mayor Combs and Honorable Council Members Nash, Wolosin, Taylor and Mueller,

I appreciate the spirit of inclusion that drives the electoral process here in Menlo Park, and I am eager to see you adopt the proposed Independent Redistricting Commission.

While we are a small city, we have areas with more dense population, with more commercial and retail and office space and with better access to public transportation and walkable amenities. An independent redistricting commission is imperative to ensure all areas of the city are represented fairly.

It is an important and often unsung effort to work for fellow residents in elected and appointed roles, as you do here on the council and as our many commissioners do for city commissions. Let me sing it here - thank you for all you do.

Tonight, please ensure Menlo Park continues to be in compliance with state law and remains a city that acts with integrity to ensure fair representation.

Please approve the creation of the Menlo Park Independent Redistricting Commission.

Agenda item 11
Pam D Jones, resident

Hello Mayor Combs, Vice-Mayor Nash, Councilmembers Taylor, Wolosin and Mueller, City Attorney Doherty, Assistant City Attorney Bazzano, and City Clerk Herren,

Thank-you for the report and recommended resolution for an independent redistricting commission. This is a powerful statement by our city to elevate and strengthen our representative democracy.

Of course, I have several suggestions that may increase resident participation:

1. Place a link to the Redistricting page on the City's home page for easy public access.
2. Publicize residents can request 72 hours in advance, real-time translation of hearings. This may encourage more people who are non-English as a primary language to attend hearings as they may feel welcomed to the process.
3. Increase public hearings to at least one in each district prior to the drawing of any map or maps, and
4. To the extent possible, include one resident from each district in the composition of the commission.

Again, thank-you.

Respectfully,
Pam D. Jones, Menlo Park Resident



HIGHLIGHTS OF INDEPENDENT REDISTRICTING COMMISSION (IRC)

- IRC is tasked with adopting a redistricting report and final map
 - City Council has no role in developing/adopting redistricting report or final map
 - City Council divests itself of all oversight and authority over the IRC
 - IRC operates independently of the City Council
- IRC comprised of 7 commissioners and 2 alternates
 - City clerk to randomly select first 3 members
 - Those 3, by majority vote, select 4 commissioners and 2 alternates
- IRC members must be at least 18 and a resident of Menlo park for no less than 3 years
- IRC members cannot:
 - serve on City Council for a minimum 5 years
 - endorse, work for, volunteer for, or make a campaign contribution to a City Councilmember or candidate for City Council for a minimum of 4 years
 - Receive a noncompetitively bid contract with the City for a minimum of 4 years
- IRC must hold a minimum of 4 public hearings (2 pre and 2 post maps)
 - IRC is not limited by the required minimum public hearings/meetings
- IRC is subject to:
 - Brown Act
 - Public Records Act
 - Political Reform Act