



SPECIAL AND REGULAR MEETING MINUTES

Date: 5/21/2024
Time: Special City Council Meeting 5:30 p.m.
Regular City Council Meeting 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Mayor Taylor called the meeting to order at 5:34 p.m.

B. Roll Call

Present: Combs (exited the meeting at 11:20 p.m.), Doerr, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Justin I. C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Agenda Review

None.

D. Presentations and Proclamations

D1. Presentation: Menlo Park Youth Poetry Voices presentation

Assistant Library and Community Services Director Nick Szegda introduced the item.

The youth poets read their poetry.

D2. Proclamation: Public Works Week (Attachment)

Mayor Taylor introduced the proclamation (Attachment).

Menlo Park Public Works staff accepted the proclamation.

E. Public Comment

- Ross Silverstein spoke in support of revising requirements for substandard lots.
- Adina Levin spoke in support of revising substandard parcel lots standards.

F. Consent Calendar

F1. Accept the City Council meeting minutes for May 1, 2024 (Attachment)

F2. Waive the second reading and adopt an ordinance amending Municipal Code Section 2.04.160

Salaries – Established to modify City Council compensation and amending Sections 2.04.100 and 2.04.120 to replace "Mayor Pro Tempore" with "Vice Mayor" (Staff Report #24-088-CC)

- F3. Receive and file the investment portfolio reports for March 31 (Staff Report #24-083-CC)
- F4. Authorize the city manager to execute three-year master agreements with multiple consultants for public works professional services (Staff Report #24-084-CC)
- F5. Authorize the city manager to execute an amendment to the agreement with First Response Metering for water meter reading services (Staff Report #24-085-CC)
- F6. Reject all bids for the fire alarm and burglar alarm upgrade project and direct staff to rebid the project at a future date (Staff Report #24-086-CC)
- F7. Authorize the city manager to execute a maintenance agreement with ABC Services, Inc. for the annual citywide storm drain cleaning and video inspection services (Staff Report #24-087-CC)
- F8. Authorize the city manager to execute an agreement for fiscal year 2024-25 with Tripepi Smith for communications support services (Staff Report #24-089-CC)
- F9. Authorize the city manager to execute three-year master agreements with multiple consultants for community development professional services (Staff Report #24-090-CC)

ACTION: Motion and second (Wolosin/ Nash), to approve the consent calendar, passed unanimously.

G. Study Session

- G1. Review and provide general feedback on the proposed Parkline mixed-use masterplan project to comprehensively redevelop the SRI campus with a residential and office/research and development (R&D) mixed-use project at 333 Ravenswood Ave. (Staff Report #24-097-CC)

Principal Planner Corinna Sandmeier made a presentation (Attachment).

Mark Murray (Lane Partners) and Marc Pfenninger (Studios) made a presentation for the applicant team (Attachment).

- Nels Delander spoke in support of the project.
- Karen Grove spoke in support of the project.
- Patti Fry spoke in support of additional housing and less office.
- Phil Bahr spoke in opposition of the project.
- Katherine Dumont spoke in support of the project.
- Ann Diederich spoke in support of the project and retaining the promised amenities.
- Adina Levin spoke in support of the project.
- Gail Gorton spoke in support of the project and on concerns related to potential parking shortage.
- Nichole Baio spoke in support of the project.
- Kristen Gracia spoke in support of the project and school district office opportunity.
- Ross Silverstein spoke in support of the project.

- Roberta Ahlquist spoke in support of building additional low income housing and rent stabilization.
- Alison Elliot spoke in support of affordable housing in this project and future parcels.
- Anja Brau spoke in support of the project.
- Pat Kelly spoke on potential traffic concerns.
- Suryaa Relan spoke in support of prioritizing Menlo Park residents for the housing.
- Andrew Barnes spoke in support of the project and creating community-serving space.
- Morgan Ames spoke in support of the project, additional housing and less office.
- Kiana Simmons spoke in support of the project.
- Naomi Goodman spoke on concerns of bio/lab facilities locations near public facilities.
- Laurel Miranda spoke in support of the housing project, increased density and the consideration of people with disabilities.
- Nancy Larocca Hedley spoke in support of the project and requested information on the number of trees to be removed.
- Olenka Villarreal spoke in support of playground.
- Jenny Michel spoke in support of additional affordable housing.
- Kevin Rennie spoke in support of additional housing and concerns related to traffic impacts.
- Joshua Meyers spoke in support of affordable housing.
- Karen Barr spoke on concerns related to the heights of the proposed buildings, parking and parking structure.
- Gita Dev spoke on issues of bio-safety levels in mix-used projects.
- Brielle Johnck spoke on concerns on the project based on the Willow Village development agreement and in support of increased housing.
- David Wolter spoke on concerns related to the heights of the proposed buildings.
- Skip Hilton spoke in support of working with neighboring cities.
- Armando Castellan spoke in support of the project.

The City Council received clarification on approximate number of employees for all office, conditional development permit (CDP) status and impacts of a new CDP, lab and office space, trip cap formula and enforcement and restrictions, café details and Union labor usage.

The City Council discussed employment impacts to housing needs, bio-safety levels, City Council consideration and approvals, townhouse purchase options, Ravenswood Avenue/ Middlefield Road pedestrian and bike safety measures and phasing of affordable housing.

The City Council directed staff to consider the transportation demand management (TDM) plan trip reduction percentage and potential trip maximums/caps, prioritizing affordable housing in an early phase of the project, revenue in terms of taxes within the development agreement, City Council feedback on community services and spaces, bio-safety levels research, union labor for residential, Ravenswood Avenue/ Middlefield Road pedestrian and bike and pedestrian improvements and overall circulation.

The City Council took a recess at 8:58 p.m.

The City Council reconvened at 9:13 p.m.

H. Public Hearing

- H1. Adopt a resolution authorizing the city manager to execute power purchase agreements to install solar photovoltaic systems on four City facilities through the Peninsula Clean Energy Solar and

Storage for Public Buildings GovPV program (Staff Report #24-091-CC)

Sustainability Manager Rachael Londer made the presentation (Attachment).

Mayor Taylor opened the public hearing.

Mayor Taylor closed the public hearing.

The City Council discussed funding opportunities.

ACTION: Motion and second (Nash/ Doerr), to adopt a resolution authorizing the City Manager to execute power purchase agreements for solar photovoltaic systems for the Belle Haven Child Development Center, Burgess Pool, City Hall and Menlo Park Library through the Peninsula Clean Energy Solar and Storage for Public Buildings GovPV program, passed unanimously.

I. Regular Business

- I1. Adopt a resolution amending the community amenity operating covenant to provide flexibility in the required use of the community amenity space for the approved Menlo Uptown multi-family residential development project with ancillary commercial component (now referred to as Lume) at 141 Jefferson Dr. and 180-186 Constitution Dr. (Staff Report #24-093-CC)

Assistant Community Development Director Kyle Perata made a presentation (Attachment).

The Applicants Tyler Evje and Randy Ackerman made a presentation.

- Timothy Russell spoke in support of flexibility of additional non-profits.
- Ross Silverstein spoke on concerns related to public amenities.
- Adriana Walker spoke in support of the payment of the in-lieu fee by the applicant.
- Suzie Hughes spoke in support of One Life as a medical care provider.
- Pam Jones spoke in support of the payment of the in-lieu fee by the applicant.

The City Council received clarification on in-lieu payment obligation and urgent care unit.

The City Council discussed other options for the applicants related to in-lieu or community amenities and the Ravenswood health clinic.

The City Council took a recess at 10:23 p.m.

The City Council reconvened at 10:28 p.m.

ACTION: By acclamation, the City Council extended the meeting past 11 p.m.

ACTION: Motion and second (Taylor/ Nash), directed the city manager, staff and city attorney to negotiate modifications to the recorded community amenity operating covenant as follows:

1. Before issuance of a temporary certificate of occupancy on the first building of the project, applicant shall pay 50% of the required community amenity contribution as an in-lieu payment; and
2. Before issuance of a temporary certificate of occupancy for second building, the

applicant shall either:

- (1) Obtain approval of an alternate community amenity in the community amenity space; or
- (2) Finalize an agreement requiring deeper affordability of existing BMR units already required of the project or the provision of additional BMR units within development; or
- (3) Pay the remaining 50% of the required community amenity contribution as an in-lieu payment.

For Options (1) and (2), if there is a difference in value between these options and the balance of the required community amenity contribution, the Applicant shall pay the balance of the required community amenity contribution as in-lieu payment in addition to providing option (1) or (2), described above, passed unanimously.

The City Council reordered the agenda.

13. Receive and file report on labor relations and receive public input on upcoming labor negotiations with the Menlo Park Police Officers' Association (Staff Report #24-081-CC)

Administrative Services Director Brittany Mello introduced the item.

ACTION: Motion and second (Combs/ Doerr), to receive and file report on employee compensation and receive public input on upcoming labor negotiations with the Menlo Park Police Officers' Association, passed unanimously.

14. Adopt a resolution to amend the salary schedule effective June 2, 2024 (Staff Report #24-095-CC)

Administrative Services Director Brittany Mello introduced the item.

ACTION: Motion and second (Doerr/ Wolosin), to adopt a resolution to approve the following amendments to the City of Menlo Park salary schedule:

1. Add a new classification to the salary schedule - junior network and systems administrator
 2. Correct an error in the senior maintenance worker classification salary range
 3. Add Planning Commissioner to the salary schedule for record-keeping purposes,
- passed unanimously.

15. Approve first amendment to the employment agreement between the City of Menlo Park and City Manager Justin Murphy (Staff Report #24-094-CC)

Administrative Services Director Brittany Mello introduced the item.

ACTION: Motion and second (Wolosin/ Taylor), to approve an amendment to the City Manager, Justin Murphy's, employment agreement. Pursuant to Government Code §54953(c)(3) an oral summary of a recommendation for final action to a local agency executive's compensation must be made before taking final action. The motion before City Council is to amend the City Manager' employment agreement and adjust the annual salary to \$310,000 with a one-time \$10,000 bonus, a one-time \$15,000 employer-paid retirement plan contribution, and a conditional Year 4 salary increase of \$8,500. All other terms and conditions of employment under the existing agreement shall be the same, passed unanimously.

Vice Mayor Combs exited the meeting.

12. Provide direction to continue the building permit fee waiver and credit program for electrification

projects (Staff Report #24-092-CC)

Sustainability Manager Rachael Londer made the presentation (Attachment).

The City Council discussed how CAP goal No. 1 for electrification by 2030 would be impacted by this effort.

The City Council directed adding program effectiveness survey for electrification and fee waiver program applicants.

ACTION: Motion and second (Doerr/ Nash), to continue the building permit fee waiver and credit program for electrification projects until the next annual master fee schedule amendment, 4-0-1 (Combs absent) .

J. Informational Items

J1. City Council agenda topics: June 2024 (Staff Report #24-096-CC)

K. City Manager Report

City Manager Justin Murphy reported out on the May 30 budget workshop.

L. City Councilmember Reports

City Councilmember Doerr reported out on the City/County Association of Governments (C/CAG) and Bay Area Water Supply and Conservation Agency (BAWSCA) meetings and an emergency response community event.

City Councilmember Wolosin reported out on West Nile Virus in Menlo Park.

City Councilmember Nash reported out on Emergency Services Council and Peninsula Clean Energy meetings.

M. Adjournment

Mayor Taylor adjourned the meeting at 11:37 p.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting June 25, 2024.

Proclamation

PUBLIC WORKS WEEK, MAY 19 – 25

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and the well-being of the people of the City of Menlo Park; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector; and

WHEREAS, public works professionals are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Menlo Park to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, City of Menlo Park public works staff has devoted the past two years to standardizing practices and establishing procedures to uphold the quality standards of the City in pursuit of accreditation through the American Public Works Association (APWA), which was awarded to the City this February; and

WHEREAS, the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association; and

WHEREAS, Public Works Week is a time for our community to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees; and

NOW, THEREFORE BE IT PROCLAIMED I, Cecilia Taylor, Mayor, on behalf of the City Council and City, do hereby designate the week of May 19 – 25 National Public Works Week and recognize the substantial contributions that public works professionals make to our national health, safety, and quality of life.



Cecilia Taylor, Mayor
May 21, 2024





PARKLINE MIXED-USE MASTERPLAN

May 21, 2024 City Council Study Session





AGENDA

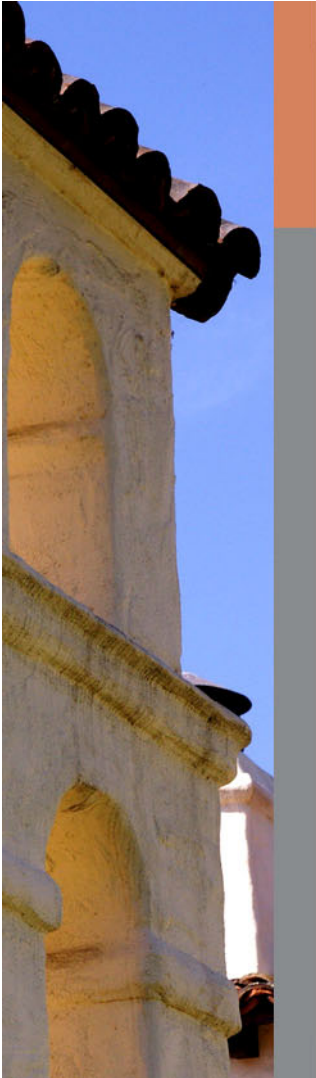
- Staff overview of proposed project variant
- Applicant presentation
- City Council clarifying questions
- Public comment
- City Council discussion and general feedback





KEY TOPICS FOR CITY COUNCIL

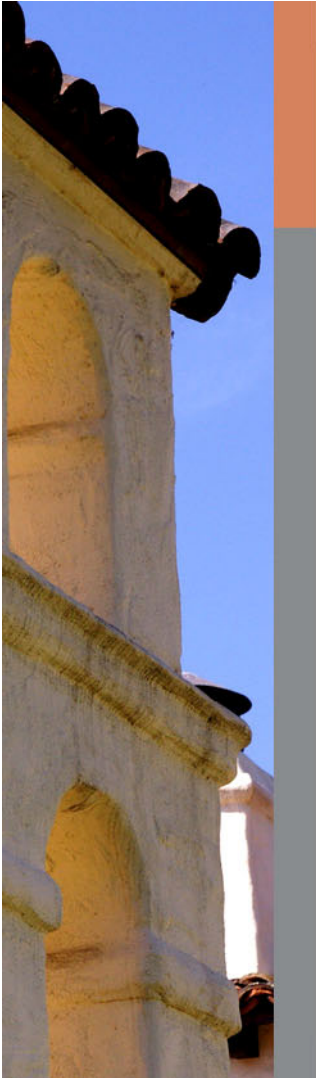
- Updated site plan
- Site access, including vehicular, pedestrian and bicycle
- Mix of uses
- Below market rate housing
- Sustainability
- Parking locations and ratios
- Development Agreement topics



PROJECT SITE

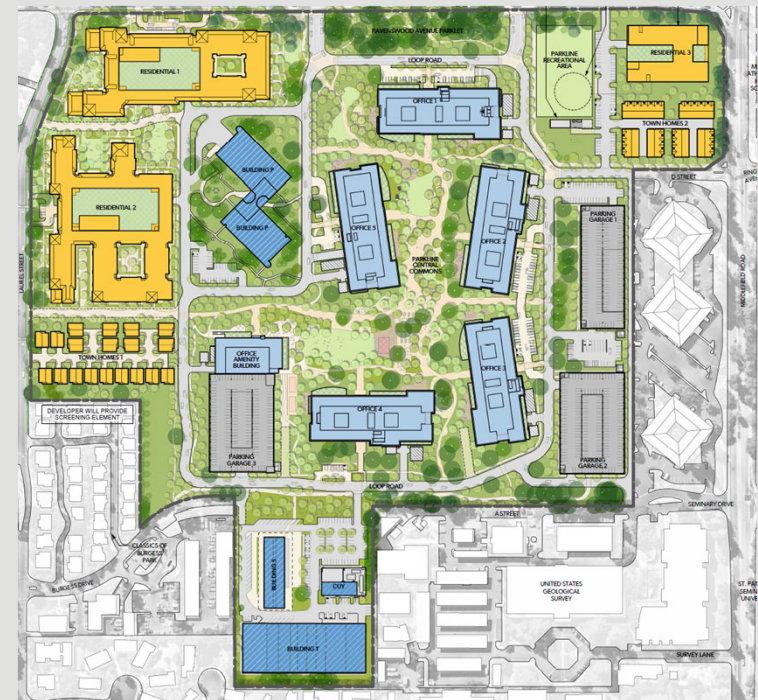
- 63-acre site
- 1.38 million square feet
- 38 buildings
- 593 heritage trees
- Cogeneration plant

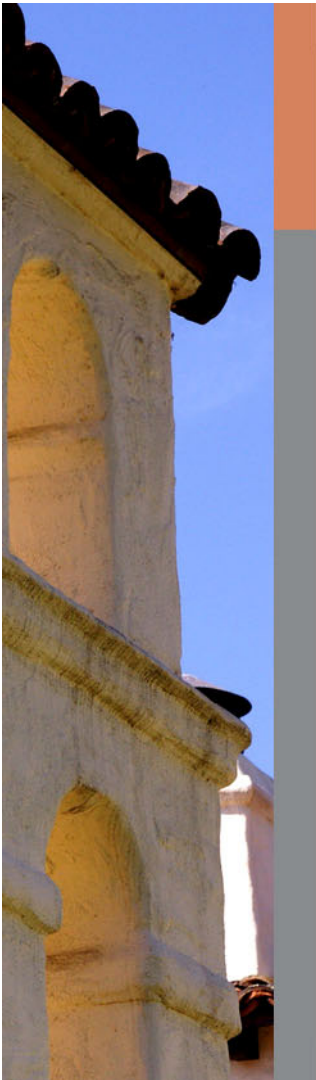




PROPOSED PROJECT VARIANT

- 800 total residential units, including up to 251 BMR units
- 1.38 million square feet of non-residential uses
- Community space
- Publically-accessible open space
- Potential 2 to 3 million gallon underground emergency water reservoir

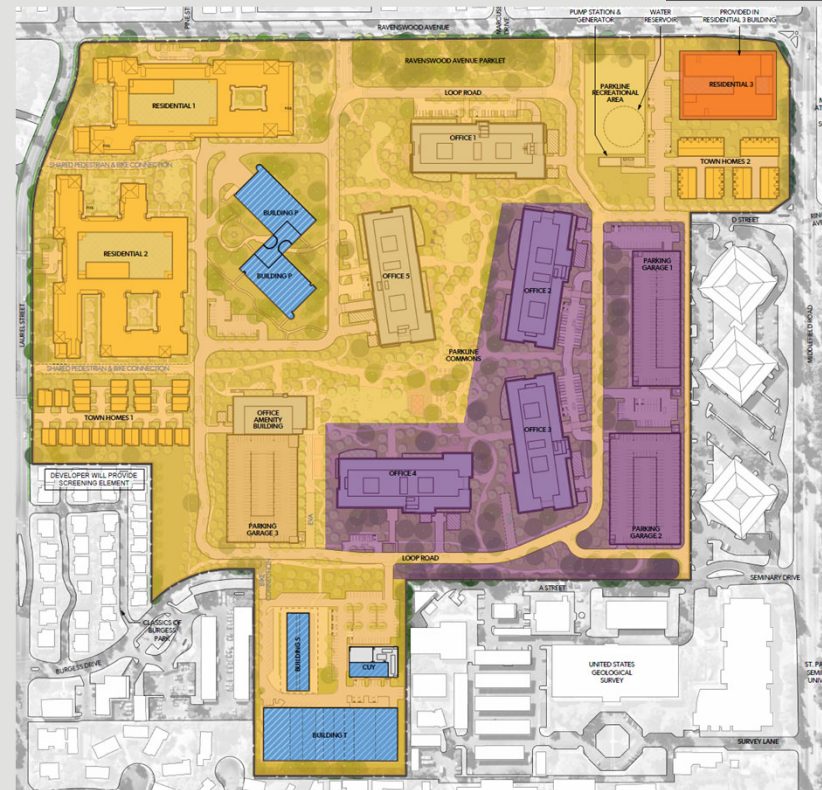


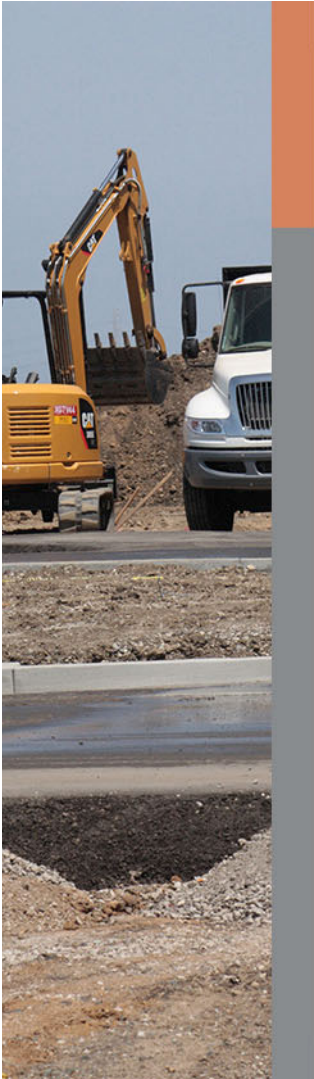


PROPOSED PROJECT VARIANT PHASING



- Existing to remain (blue)
- Phase 1 (yellow)
 - Approximately 6 years
- Phase 2 (purple)
 - Approximately 2 years
- Phase 3 (orange)
 - Approximately 2 years





REQUIRED ACTIONS

- Certification of an environmental impact report (EIR)
- General plan amendment
- Zoning ordinance amendment
- Rezoning
- Vesting tentative map/subdivision
- Conditional development permit
- Below market rate housing agreement
- Development agreement
- Heritage tree removal permits
- Architectural control (for future review of detailed building/site designs)



POTENTIAL DEVELOPMENT AGREEMENT TOPICS



- Funding for projects that provide improved connectivity
- Community open space
- Additional affordable housing
- Project phasing, including phasing of the residential versus non-residential components
- Reserve land/space for potential community/public building
- Funding for city reservoir/recycled water infrastructure or projects/voluntary water reductions
- Funding for capital improvement projects



NEXT STEPS

- Staff and the applicant will:
 - Evaluate feedback received
 - Continue to advance the project variant through the entitlement process
- Draft EIR to be released in June for public review
- Planning Commission public hearing on draft EIR within the 45-day review period
- Planning Commission recommendation
- City Council final action (tentatively winter 2024)



THANK YOU



PLAN UPDATE



City Council Study Session

May 21, 2024

PARKLINE

Parkline's Goals

Share the SRI campus with the community.

Provide a diverse range of housing, emphasizing affordability.

Improve bike and pedestrian access and safety.

Promote sustainability and carbon reduction.

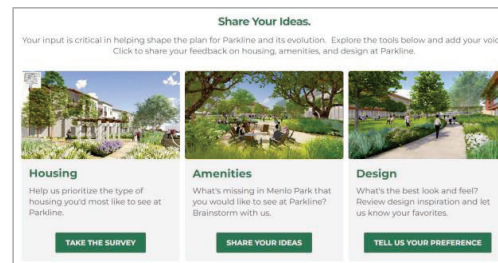
Preserve heritage trees.

Respect neighborhood edges and aesthetics.

Community Outreach Summary

10 Community Meetings since 2021 | 1005 Survey Responses | 45 Site Tours

- Significant requests to maximize housing at 800 homes with focus on affordability
- Desire to keep heights and density as low as possible, especially on Laurel and to place buffers against neighboring properties
- Ensure planned bike paths connect with surrounding trail networks and offer access through the community
- Encourage retention of heritage trees
- Strong preference for research campus approach over traditional commercial/tech office feel
- Near unanimous support for opening campus and adding field and community places in the plan

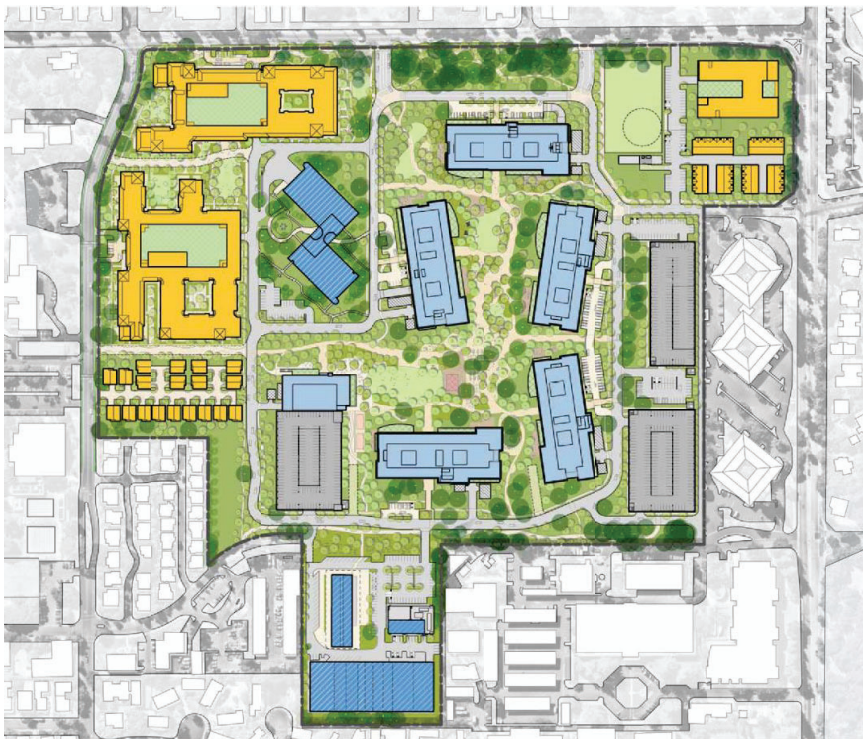


PARKLINE

Plan Evolution

3Q-4Q 2021	3Q-4Q 2022	1Q 2023	2Q-3Q 2023	4Q 2023-1Q 2024
<p>Community priorities support 40 units/acre (Jun.)</p> <p>Initial proposal includes 400 units (Nov.)</p>	<p>Direction to study up to 600 units max (Jun.)</p> <p>Increased base housing to 550 units, including land dedication for 100% affordable stand-alone project (Oct.)</p> <p>Planning Commission directs study of at least 700 units (Dec.)</p>	<p>Direction to study up to 800 units max (Feb.)</p>	<p>Community feedback supports townhomes, more affordable housing, broader range of affordability</p>	<p>Church site secured for 100% affordable project on NE corner, achieving desired height/density on Laurel and increasing residential footprint to 12+ acres.</p>
<p>KEY ISSUES:</p> <ul style="list-style-type: none"> - Housing density and building heights - Amount, level and mix of affordable housing - Residential buffer for existing homes 				

Current Plan



Updates:

- Increase housing density from 550 to 800 units
- New mixed-income neighborhood at Ravenswood & Middlefield
- Increase size of affordable dedication to 1.6 acres
- Ensure reduced heights along Laurel Street and townhome buffer next to Burgess Classics neighborhood
- Bike lanes: New Class 4 on Laurel St.; Class 2 on Loop Rd.
- Site access changes to remove most car trips from Laurel Street and reduce impacts on Pine Street

Housing and Housing Affordability

Parkline's Balanced Plan achieves the City and community's housing objectives while contributing to an even greater diversity of housing types at a variety of income levels. The updated plan includes:

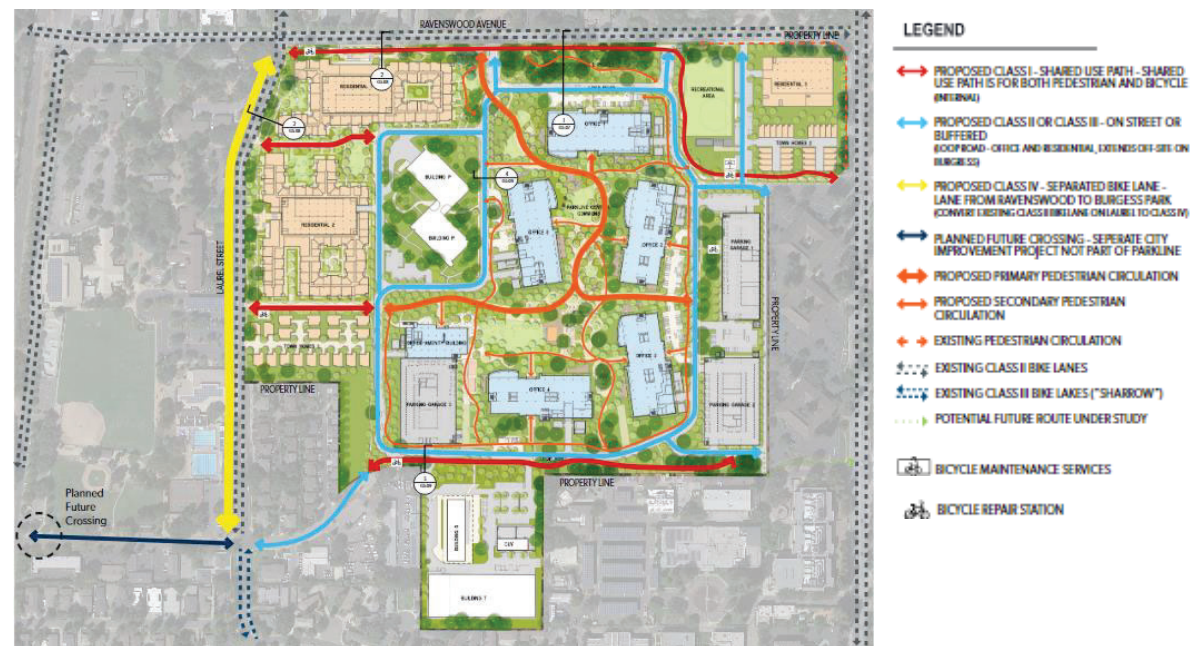
- Approximately 12+ acres dedicated to housing, fulfilled by purchasing the Christian Science Church site.
- Increased land dedication for 100% affordable parcel from 1.0 acre to 1.6 acres to **achieve 31% of all units as affordable.**
- Inclusion of townhomes to provide diverse range of housing types.



Improve Bike Paths

Parkline's Balanced Plan includes miles of bike & pedestrian paths designed to enhance connectivity through Menlo Park:

- Safe Routes to Schools through new bike trails around and through site
- Bike lane improvements along Laurel, Burgess and Ravenswood.
- Bicycle repair kiosks distributed throughout the Project site.



Sustainable & Resilient Design

Parkline's Balanced Plan aims to reduce greenhouse gas emissions within the Project site and improve operational sustainability in alignment with the City's climate change reduction goals.

Parkline would:

- Decommission existing onsite cogeneration power plant, one of the City's highest single-sources of GHG emissions.

Equivalent to removing annual emissions from 62 million miles driven by gas powered vehicles

- Convert all new buildings to sustainable all-electric design.
- Dedicate space for City potable water reservoir for resilience and emergency preparedness.

Respect the Neighborhood Edges

Parkline aims to keep true to Menlo Park's historical aesthetics and respect the privacy and serenity of its fence-line neighbors. To do so, the Balanced Plan:

- Reduced height buffer along Burgess Classics neighborhood with 19 townhouses.
- Added 27 new townhomes adjacent to the affordable housing site to create mixed income neighborhood.
- Moved entrance to Ravenswood residential building to eliminate conflicts with Pine Street.

The Parkline team has continued to meet with our fence-line neighbors to gather feedback and listen to their ideas, comments and concerns.

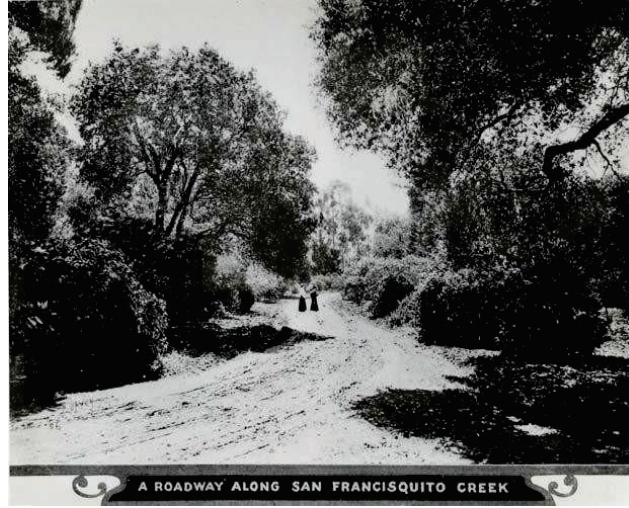
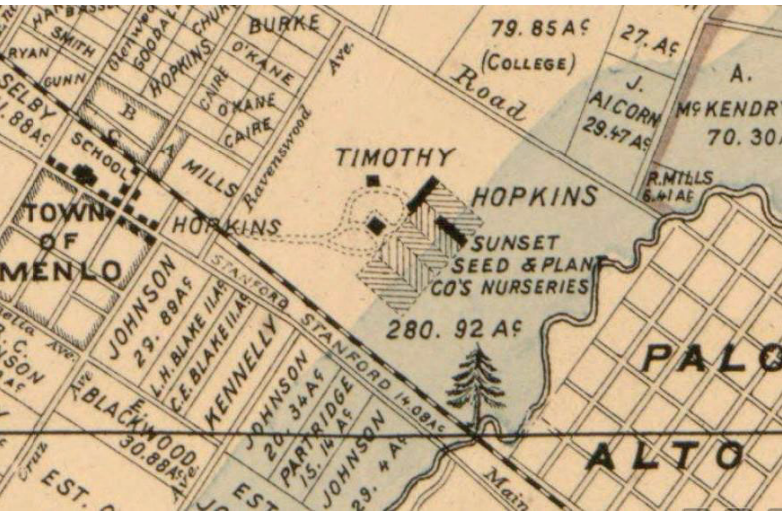
Deliver Community Benefits

- **20 Acres** of Publicly Accessible Open Space
- **2.7 Acre** Land Dedication to City for Recreational Field & Public Uses
- **1.6 Acre** Land Dedication to Nonprofit Developer (up to 154 Units of 100% Affordable Housing)
- **2.5 Miles** of Bicycle Trails & Bicycle Repair Kiosks
- **31% Total BMR Units**
- Amenity Building with Publicly Accessible Café
- Removal of Co-Generation Power Plant
- Capacity for City Emergency Water Reservoir
- Contributions Towards (1) Middle Avenue Caltrain Crossing and (2) Railroad Quiet Zone

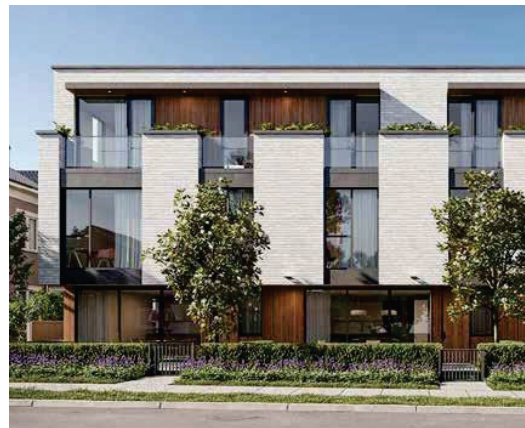
PARKLINE MASTER PLAN



Figure 1: Aerial view of Project Site



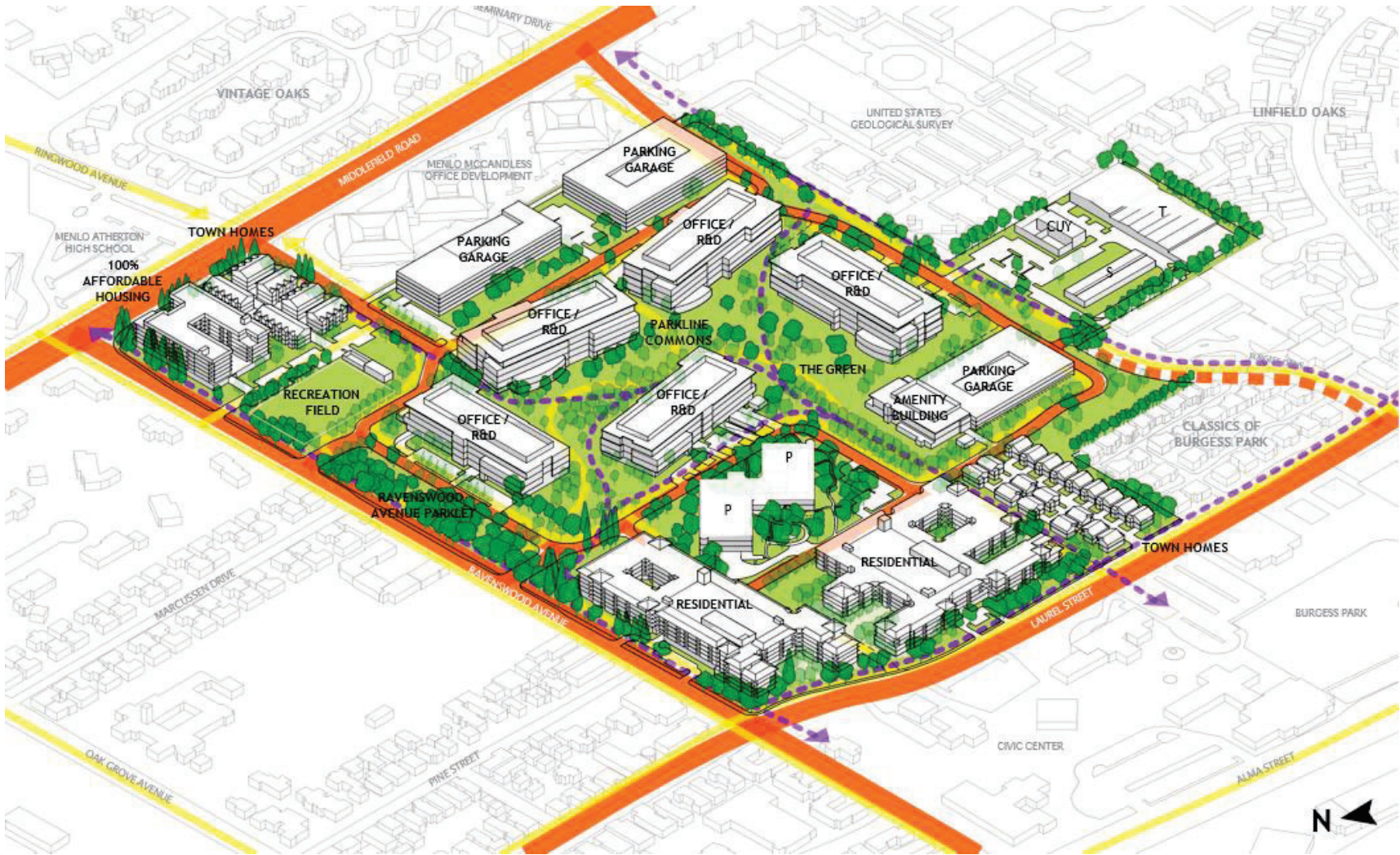
NATURAL HISTORY



A LIFE CONNECTED TO THE LAND



A PARK FOR CREATIVITY AND RESEARCH



PARKLINE MASTER PLAN



A PARKLET WITH SHARED BICYCLE A

RAVENSWOOD PARKLET



LAUREL STREET RESIDENTIAL



ONE OF TWO

RAVENSWOOD ENTRANCE



VIEW TOWARD "THE GREEN" IN THE PARKLINE COMMONS, WITH THE O

PARKLINE CENTRAL COMMONS

Thank You!

PARKLINE



POWER PURCHASE AGREEMENTS WITH PENINSULA CLEAN ENERGY

Rachael Londer, Sustainability Manager



BACKGROUND



Peninsula Clean Energy is a local public agency that was launched in 2016 to provide clean electricity to San Mateo County

Suite of programs for local governments including the Solar and Storage for Public Buildings GovPV Program, now in it's second round





PCE'S GOVPV SOLAR PROGRAM



- PCE handles design, procurement, installation and maintenance of solar photovoltaic (PV) systems
- City purchases electricity generated from panels with the rate at-cost (or below PCE) staying flat for 20 years
- At the end of the 20-year term, the City has an option to buy the systems at Fair Market Value, extend by five years, or have PCE remove the systems
- Facility will draw on less energy from the grid and will be powered in large part by solar



SYSTEM DETAILS



Site	System Size (kW)	Blended average electricity price today (\$/kW)	PPA electricity price (\$/kWh)	Total estimated savings over 20 year PPA term
Belle Haven Child Development Center (410 Ivy Drive)	33.1 kW	\$0.42	\$0.23	\$370,900
Burgess Pool (501 Laurel Street)	54.6 kW	\$0.27	\$0.23	\$265,600
City Hall (701 Laurel Street)	379.7 kW	\$0.27	\$0.26	\$1,477,300
Menlo Park Library (800 Alma Street)	229.9 kW	\$0.27	\$0.23	\$1,120,900



TIMELINE



EQC recommendation to participate in GovPV program



Roof replacements at City Hall, City Council Chambers, Belle Haven Child Development Center, and the library

PCE's contractor energizes systems



Authorize PPA signature

PCE's contractor completes designs and installations

Electrification of Belle Haven Child Development Center

2023

2024

2025

2026



STAFF RECOMMENDATION

Adopt a resolution authorizing the City Manager to execute power purchase agreements (PPAs) for solar photovoltaic systems for the Belle Haven Child Development Center, Burgess Pool, City Hall, and Menlo Park Library (Attachment A) through the Peninsula Clean Energy Solar and Storage for Public Buildings GovPV program



THANK YOU

The background of the slide is a wide landscape photograph. It shows a body of water in the foreground, likely a wetland or estuary, with a small island of reeds. In the middle ground, there are green hills with some trees. The sky is blue with large, white, fluffy clouds. The overall scene is bright and natural.

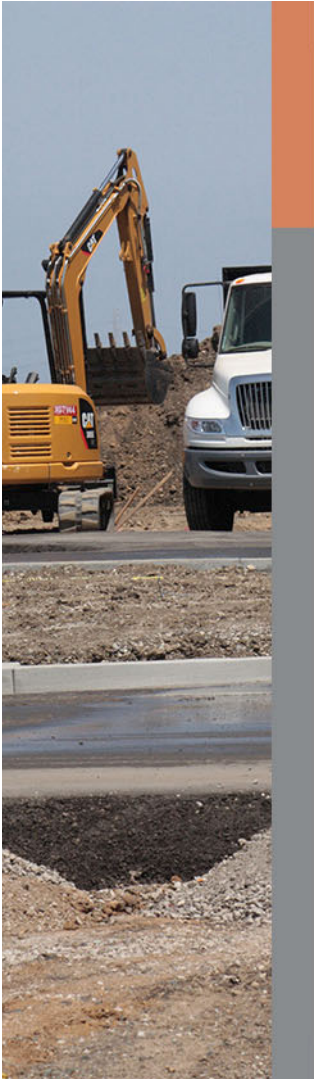
MENLO UPTOWN (LUME) OPERATING COVENANT AMENDMENT

City Council Staff Presentation May 21, 2024



CITY COUNCIL REVIEW

- Consider a request from Greystar (Applicant) to amend the community amenity operating covenant to provide flexibility in the required use of the community amenity space for the approved Menlo Uptown multi-family residential development project.
- Draft resolution in Attachment A.



APPROVED PROJECT

- Bonus level development project
- 483 dwelling units:
 - 441 rental units in two buildings
 - 42 for-sale townhome units
- 2,900 s.f. commercial space
- Community amenity requirement:
 - Urgent care center in community amenity space, or
 - Pay the in-lieu payment of \$9.79 million (110% of \$8.9 million required value)



COMMUNITY AMENITY OPERATING COVENANT AMENDMENTS



- Key components of applicant's proposed amendments:
 - Change use to “non-profit organization providing community services”
 - City Council discretion to approve operator within 120 days
 - Direct use of balance of community amenity value
 - Partial payment of \$400,000 prior to temporary occupancy
 - If operator not approved within 120 days applicant would pay in-lieu payment of \$9.79 million
 - Allow for the City to issue temporary occupancy



CITY COUNCIL REVIEW AND CONSIDERATION



- Consider whether to approve or approve with modifications the applicant's proposed amendments to the operating covenant in Attachment A, Exhibit A
- Direct the applicant to explore alternative compliance methods:
 - Alternative uses for the community amenity space
 - Payment of the in-lieu payment
 - On- or off-site community amenities



THANK YOU



BUILDING PERMIT FEE WAIVER AND CREDIT PROGRAM FOR ELECTRIFICATION PROJECTS

Rachael Londer, Sustainability Manager



BACKGROUND

- **August 2022:** The City Council approved a permit fee waiver for electrification permit fees with the Master Fee Schedule and directed staff to return to City Council when approximately \$150,000 in permit fees had been waived
- **Climate Action Plan (CAP) Goal No. 1:** Explore policy/program options to convert 95% of existing buildings to all-electric by 2030



PERMIT WAIVER FORFEITED REVENUE DEC 2022 TO APRIL 2024



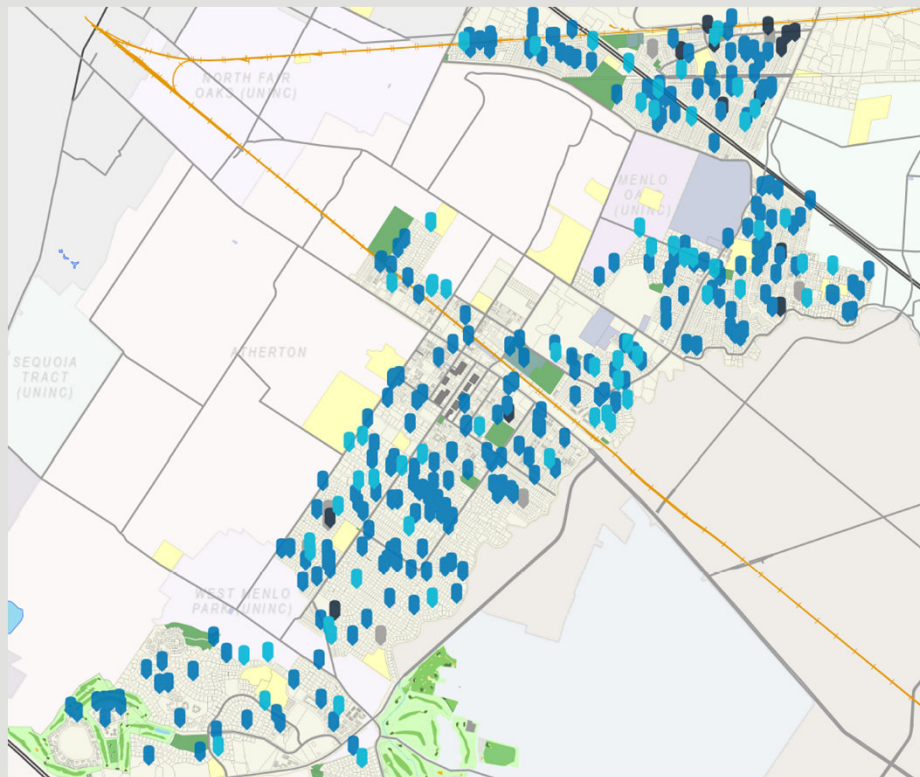
- Over 17 months, there have been 466 total electrification projects and \$165,701 forfeited
- There has been an 125% increase in waivers and credits from January 2023 – April 2023 to January 2024 – April 2024

**Table 1: Electrification permit waiver forfeited revenue
October 2022 to April 2024**

Permit type	Number of permits	Total amount waived
Electric panel upgrade	15	\$ 2,486
EV charging infrastructure	6	\$ 1,909
Heating, ventilation and air conditioning (HVAC)	111	\$ 58,877
Multiple Permits for electric equipment including additions, alterations, and remodels	225	\$ 79,638
Water heater	109	\$ 22,791
TOTAL	466	\$ 165,701



LOCATIONS OF WAIVED PERMIT FEES AND CREDITS FOR ELECTRIFICATION



Waived Fees Project Locations

- In Progress
- 2022
- 2023
- 2024

0 0.5 1 Mile



RECOMMENDATION

Staff recommends that the City Council continues the building permit fee waiver and credit program for electrification projects until the next annual master fee schedule amendment.



THANK YOU