



REGULAR MEETING MINUTES

Date: 3/20/2024
Time: 6:00 p.m.
Location: Teleconference and
City Hall Downtown Conference Room, 1st Floor
701 Laurel St., Menlo Park. CA 94025

A. Call To Order

Chair Hedley called the meeting to order at 6:02 p.m.

B. Roll Call

Present: Hedley, Lin, McKenna, Pelegri-Llopart, Schmidt, Kissel (arrived 6:07 p.m.)
Absent: None
Staff: Sustainability Manager Rachael Londer, Management Analyst II Ori Paz

C. Public Comment

None.

D. Regular Business

D1. Approve the February 21, 2024 Environmental Quality Commission meeting minutes (Attachment)

ACTION: Motion and second (McKenna/ Pelegri-Llopart), to approve the February 21, 2024 Environmental Quality Commission meeting minutes, passed 5-0 (Hedley abstaining).

D2. Deny the appeal and uphold staff's decision to approve the permit application to remove a coast live oak at 219 Durham St. (Staff Report #24-001-EQC) (Presentation)

Chair Hedley introduced the item.

City Arborist Jillian Keller made the presentation.

Architect from 360 Design Janice Chiu (applicant) made a presentation.

Kathy Crane (appellant) made a presentation.

The Commission received clarification on construction plans.

Bheem Bhatia (owner) spoke on the age and history of the tree.

The Commission received clarification on the appeals process.

The Commission discussed whether the tree could survive construction and how tree growth would impact design functionality and safety, the requirements in the heritage tree ordinance and tree

removal process, the impact to the other live coast oak tree on the property, and alternative designs.

ACTION: Motion and second (Pelegrí-Llopart/ Lin), to uphold staff's recommendation to grant the tree removal permit for 219 Durham St., failed 3-3 (Hedley, McKenna, and Schmidt opposing).

Staff provided clarification that in the event of a tie vote, the original decision to remove the tree is upheld and can be appealed to the City Council.

The Environmental Quality Commission took a recess at 7:19 p.m.

The Environmental Quality Commission reconvened at 7:25 p.m.

D3. Review and discuss the electrification permit fee waiver and permit streamlining (Presentation)

Chair Hedley introduced the item.

Management Analyst Ori Paz made the presentation.

- Menlo Spark representative Brian Schmidt spoke in support of keeping the fee waiver in full and incentives to achieve CAP No. 1 goals
- The Commission discussed program elements including which electrification projects should have waived fees, community outreach and engagement efforts, the success of the program, data collection, and interest to continue to offer the fee waiver as an incentive.

ACTION: Motion and second (Kissel/ Hedley), to keep fee waiver program in place with no dollar milestone checkpoint until 2030 or until the City meets the CAP No. 1 goal of 95% of existing buildings electrified (whichever happens first) and recommend that the City Council direct staff to conduct community outreach and engagement to inform the community of the fee waiver program, passed unanimously.

D4. Review and discuss recommendations from the Building Decarbonization Ad Hoc Subcommittee on the 2025 – 2030 scope of work for CAP strategy No. 1: electrify 95% of existing buildings (Presentation)

Chair Hedley introduced the item.

Commissioner McKenna made the presentation.

- Menlo Spark representative Brian Schmidt spoke in support of the recommendations for CAP strategy No. 1 and in support of the dual reach codes (Attachment).
- Menlo Spark representative Angela Evans spoke in support of the recommendations for CAP strategy No. 1.

The Commission discussed the recommendations and best practices for measuring success and reductions in gas, reach code approaches, the need to define permit streamlining, and process for presenting final work plan to City Council.

ACTION: Motion and second (Hedley/ Kissel), to adopt recommendations of the Building Decarbonization Ad Hoc Subcommittee on the 2025 – 2030 scope of work for CAP strategy No. 1, as modified:

- Adopt dual coverage reach code approach (Zero NOx Standard as primary code and Single Margin Approach as back up) to enhance building code; and
- Explore companion programs for equity and impact; and
- Support PCE development of multifamily electrification program or explore establishing a turnkey multifamily electrification partner; and
- Create community outreach plan and measurement dashboard (including data points for gas usage and electrification progress) to track progress, passed unanimously.

ACTION: Motion and second (Hedley/ Pelegri-Llopart) to dissolve the Building Decarbonization Ad Hoc Subcommittee, passed unanimously.

ACTION: Motion and second (Hedley/ Kissel) to create Permit Streamlining Ad Hoc Subcommittee to define permit streamlining and return to the Commission with recommendations no later than April 30, 2024, passed unanimously.

ACTION: Motion and second (Hedley/ Kissel) to appoint commissioners Lin, Pelegri-Llopart, and McKenna to the permit streamlining ad hoc subcommittee, passed unanimously.

E. Reports and Announcements

E1. Reports and announcements from staff and Commissioners

Sustainability Manager Rachael Londer reported out on Arbor Day and Peninsula Clean Energy's Member Agency Grants.

Management Analyst Ori Paz spoke on upcoming items going to the City Council, including: an electrification contract with Peninsula Clean Energy to electrify homes in Belle Haven, a power purchase agreement with Peninsula Clean Energy for solar installation at city facilities, permit fee waiver update, Tesla pilot update, and provided updates on Love Our Earth Festival and Spring Fest, Belle Haven Child Development Center electrification plan, expanding electric vehicle (EV) fleet charging, and Advanced Clean Fleets.

Commissioner McKenna reported out on letters received from Ms. Ward's fourth grade class at Oak Knoll Elementary School.

Vice Chair Schmidt reported that CAL FIRE has released a grant and the Climate Adaptation subcommittee will be reporting out at the April Environmental Quality Commission meeting.

Commissioner Pelegri-Llopart spoke on an upcoming Peninsula Clean Energy board meeting.

F. Adjournment

Chair Hedley adjourned the meeting at 9:57 p.m.

Sustainability Manager Rachael Londer

Minutes approved at the April 17, 2024 Environmental Quality Commission meeting.

Why We Need Reach Codes



D4-ATTACHMENT

Continuous Signal to the Market

- Avoid a progress gap for new construction from 2024-2026
- Send clear, continuous message to market
- Avoid stranded asset cost of continued gas investment

Local Control

- Enables innovative approaches for cost-effective decarbonization policy
- Ability to design customized exemptions
- Jurisdictions with more progressive climate targets can pass more progressive reach codes

State and BAAQMD Codes are Limited

- Lacks specific existing building measures
- Cannot regulate remodels or other types of triggers for cost-effective building electrification
- Ignores many methane appliances

Local Reach Codes Influence the State

- Statewide electrification codes incorporate elements from local reach codes
- Statewide EV charging codes have been inspired by San Mateo's EV Reach Codes
- Smoother implementation of BAAQMD ruling if similar requirements are adopted before 2027

Allows More Action, Sooner

- Greenhouse gas emissions are cumulative, so earlier actions have exponential savings
- Existing building policy is needed immediately to meet 2030, 2035, and 2040 climate goals