

Hirshfield-Gold, Shayna

From: Ed Pike <epike@energy-solution.com>
Sent: Monday, December 05, 2016 3:09 PM
To: Hirshfield-Gold, Shayna
Subject: RE: Meeting with Greg McConnell

Hi Shayna-

What type of engagement would you like with PG&E? Do you want me to reach out to them?

PG&E advocated for higher levels of PEV infrastructure and closing the MF loophole back when the original state government codes were adopted. The local government reach code program supported the recent SF-specific cost-effectiveness study for the higher levels similar to what Oakland and SF are considering. The PG&E PEV subject matter experts were not directly involved so reaching out to them could be a logical next step.

Best,
Ed

From: Hirshfield-Gold, Shayna [mailto:SHirshfield-Gold@oaklandnet.com]
Sent: Monday, December 05, 2016 2:48 PM
To: Ranelletti, Darin <DRanelletti@oaklandnet.com>; Hamilton, Daniel <DHamilton2@oaklandnet.com>
Cc: Ed Pike <epike@energy-solution.com>
Subject: Meeting with Greg McConnell

Daniel and Darin,

I'm reporting back on my meeting just now with Greg McConnell, which lasted just over an hour. Overall, the meeting was cordial and forthright, and very detailed. He was primarily (and very) concerned about adding costs to the developers, as expected. I led with the cost effectiveness findings and the rate of EV adoption (already seen and expected); I think he heard what I was saying. I stressed first the reduction in parking minimums (although I couldn't remember the exact new numbers) and second the immediacy with which we (and all PEV industry experts) expect that these cost savings would accrue (i.e. how soon we expect that the charging infrastructure would actually be needed and utilized).

His additional concerns:

1. What stage of development applications will be affected? I told him that my understanding was that anything that had been submitted to the City in any form prior to the Ordinance's passage would not be subject to it, but he was dubious because there are so many stages with Planning. **Darin, can you clarify?**
2. Who decides where the Full Circuit and PEV Ready spaces need to be placed? I told him that we absolutely don't care (though we didn't get into accessibility at all), that we intentionally left as much as possible up to the discretion of the developers, and that we would include guidance in the public outreach. He said that it needs to be spelled out in the ordinance itself, because he has experience of "people" creating havoc by insisting that certain parking amenities have to be in specific places. **Darin: Would you add anything to this? Do you think it's really worth going in and amending the Ordinance?**
3. He was concerned about what PG&E had to say about this; PG&E was (I think it was past tense) a client of Greg's other arm, the McConnell Group, and they worked together when PG&E had to enlarge the Temescal substation to accommodate the new Children's Hospital. I told him that we didn't anticipate that level of grid impact; that that was exactly the reason for emphasizing the importance of load management technologies; and that PG&E

was aware of this. **Ed, can you come prepared with additional details on PG&E's disposition re: these types of requirements?**

4. Clarify: We are ONLY talking about new construction at this point – no major retrofits, not even change of occupancy, correct? **(Darin)**
5. Clarify: What is the difference in parking minimums compared to previous requirements? **(Darin)**

I remain somewhat concerned that he may ask that the item be continued again. He said that as of last Thursday, he spoke with Mike Ghielmetti (sp?) of Signature and Mike still hadn't heard about it from Frank Flores (the person with whom I spoke back in August/Sept). I assured him that I had emailed Frank the same day I emailed Greg (the day of the last CED) and explained that Frank didn't get back to me until last Friday, saying that he would talk to Mike. Hopefully that happens. I told him that Jim Moore (former Planning Commissioner, head of Oakland Builders' Alliance) was highly supportive, and I'm talking with the Alliance this Friday. Greg felt that was too late because it will have already gone to CED. He asked me why/if there was a rush to get this through, and I said that it boiled down to avoiding market confusion. He mentioned that Greg Pasquale (?) of Carmel (Developer) "hates" this proposed ordinance...

I stressed our plans to do extensive outreach about the ordinance and the new requirements upon Council's adoption thereof, and said that I wanted his input on what I should include and how it should be framed.

All, but Darin in particular: Any concerns? Anything that I should be particularly prepared to do or say? *Any way of pre-empting another attempt to postpone the item at CED?*

Shayna H. Hirshfield-Gold

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