



## **PUBLIC CORRESPONDENCE**

The following is public correspondence received by the City Clerk's Office after the posting of the original agenda. Individual contact information has been redacted for privacy. This may *not* be a comprehensive collection of the public correspondence, but staff makes its best effort to include all correspondence received to date.

To send correspondence to the City Council, on matters listed on the agenda please email [PublicComment@losaltosca.gov](mailto:PublicComment@losaltosca.gov)

**From:** [Aronson, Jeff](#)  
**To:** [Public Comment](#)  
**Subject:** No reach code  
**Date:** Monday, September 5, 2022 2:07:55 PM

---

Hi - we are NOT in favor of reach codes. Please reject. Thank you

Jeff & Kristine Aronson  
451 Valencia Drive  
Los Altos

Get [Outlook for iOS](#)

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. To contact us directly, send to [postmaster@dlapiper.com](mailto:postmaster@dlapiper.com). Thank you.

**From:** [John Meaney](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment for Agenda Item 4, Sept 6, 2022  
**Date:** Monday, September 5, 2022 2:59:22 PM

---

I would like to register my opposition to the proposal to ban natural gas appliances in Los Altos. Not only has this proposal been rushed without adequate public outreach and gathering of various stakeholder input, I find it to be a knee jerk reaction to climate science as well as city council overreach. California state is often on the leading edge of public policy. Is it really necessary to be out in front of the state legislature on this issue? Our state electrical grids is struggling to keep up with demand especially during red flag alerts and heat waves. What will happen when we put all of our vehicles and the additional load of our appliances also on the grid? This is insane. Pls refocus City Council leadership on keeping our city safe from crime and our small businesses in town thriving. Please resist the urge to stray from why we elected you.

I am a 28 year resident of Los Altos.

Sincerely,

John Meaney  


**From:** [Susan Meaney](#)  
**To:** [Public Comment](#)  
**Subject:** Opposition to ban on Natural Gas Appliances  
**Date:** Monday, September 5, 2022 3:18:30 PM

---

I would like to register my opposition to the proposal to ban natural gas appliances in Los Altos. Not only has this proposal been rushed without adequate public outreach and gathering of various stakeholder input, I find it to be a knee jerk reaction to climate science as well as city council overreach. California state is often on the leading edge of public policy. Is it really necessary to be out in front of the state legislature on this issue? Our state electrical grids is struggling to keep up with demand especially during red flag alerts and heat waves. What will happen when we put all of our vehicles and the additional load of our appliances also on the grid? This is insane. Pls refocus City Council leadership on keeping our city safe from crime and our small businesses in town thriving. Please resist the urge to stray from why we elected you.

I am a 28 year resident of Los Altos.

Thank you,  
Susan Meaney

---

*Susan Meaney*

[REDACTED]  
[REDACTED]

**From:** [Joan](#)  
**To:** [Public Comment](#)  
**Subject:** Keep Gas Appliance Option  
**Date:** Monday, September 5, 2022 3:23:18 PM

---

To Whom It May Concern,

As a Los Altos Resident, I believe we should not be instituting restrictions beyond those imposed by the state with regard to allowing gas appliances. I would like to retain the ability to enjoy cooking with a gas stove at home.

Thank you for your consideration,

Joan Loney  
1849 Alford Avenue  
Los Altos, CA 94024

**From:** [Bob Simmons](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 3:38:21 PM

---

Los Altos's surveyed do not want a ban on natural gas. Please listen to your constituents.

We're senior citizens on a fixed income. Think about the unintended consequences of these stupid REACH Codes on us long-term residents. It's foolish to believe that this proposal will do anything to save the planet. You know it and we know it.

Please do not go along with a mistaken Commission.

Bob and Diane

**From:** [Vikas Aggarwal](#)  
**To:** [Public Comment](#)  
**Subject:** RE: PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 3:40:24 PM

---

I DO NOT support a gas ban AND MOST CERTAINLY AND FULLY OPPOSE Los Altos adopting extreme and unnecessary anti-gas codes more stringent than those set out by the state.

Thanks!

-- Vikas Aggarwal

  
Aggarwal

Vera Cruz Ave, Los Altos, CA

**From:** [Salvador Gomez](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment Agenda Item 4  
**Date:** Monday, September 5, 2022 3:43:08 PM

---

I am a long time Los Altos Resident. I am also an involved voter. I am adamantly opposed together with the 95% of Los Altos residents polled to a gas ban in Los Altos.

Pay attention to the constituency and represent OUR concerns.

Salvador Gomez



**From:** [REDACTED]  
**To:** [Public Comment](#)  
**Subject:** Gas ban  
**Date:** Monday, September 5, 2022 4:11:19 PM

---

To whom this may concern:

As a long term resident of Los Altos Hills, my family strongly opposes the proposed gas ban as outlined. There is absolutely no need to ban "Nature" gas under the guise of "climate change" (or global warming). Moving from "Nature" gas to electricity will do nothing to change our environment other than cause unnecessary misery to the people. What our town needs is how to lower the crime rate, reduce the potential fire hazard, preserve the open space and improve the deteriorated road way to better serve the people who empowered you to manage our city and not create more rules and laws to dictate the people's way of life.

Sincerely,

Yuhgeng & Margaret Tsay  
11657 Jessica Lane

Sent from my iPhone

**From:** [Cheryl Mathews](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 4:13:51 PM

---

I do NOT support a gas ban. Please vote NO!

Thank you!

Cheryl Mathews  
Building Biologist, EMRS  
Healthy Home Consultant



[https://url.avanan.click/v2/\\_\\_\\_www.ca4safetech.org\\_\\_\\_YXAzOmxvc2FsdG9zY2E6YTpvOjQ5NjJkNjJjNTJjNmRlZjMxOTljZDA2ZmUwOWZhZGYyOjY6ZTdhNDpkZGJhZGM2ZjMwZTJlNTA1YjVkdG5ZTg5OWIwOTgzMzE3MmY5MzA4Mzg5OTcxZDc1OTQ1M2U3NzYxZDhkNWY1OnQ6VA](https://url.avanan.click/v2/___www.ca4safetech.org___YXAzOmxvc2FsdG9zY2E6YTpvOjQ5NjJkNjJjNTJjNmRlZjMxOTljZDA2ZmUwOWZhZGYyOjY6ZTdhNDpkZGJhZGM2ZjMwZTJlNTA1YjVkdG5ZTg5OWIwOTgzMzE3MmY5MzA4Mzg5OTcxZDc1OTQ1M2U3NzYxZDhkNWY1OnQ6VA)

[https://url.avanan.click/v2/\\_\\_\\_www.techsafeschools.org\\_\\_\\_YXAzOmxvc2FsdG9zY2E6YTpvOjQ5NjJkNjJjNTJjNmRlZjMxOTljZDA2ZmUwOWZhZGYyOjY6Zjk4NzpjZDAXNzEzNTQ4NTY1NjNjNDE1N2U4MmRiOWE1ZGRmNTRkMGZjZDdlODVkyZBiOTA3MmY4NDJkZDIwNDQ1ZWU2OnQ6VA](https://url.avanan.click/v2/___www.techsafeschools.org___YXAzOmxvc2FsdG9zY2E6YTpvOjQ5NjJkNjJjNTJjNmRlZjMxOTljZDA2ZmUwOWZhZGYyOjY6Zjk4NzpjZDAXNzEzNTQ4NTY1NjNjNDE1N2U4MmRiOWE1ZGRmNTRkMGZjZDdlODVkyZBiOTA3MmY4NDJkZDIwNDQ1ZWU2OnQ6VA)

650-776-5490

**From:** [David Schnur](#)  
**To:** [Public Comment](#)  
**Subject:** Public Consent Agenda 9/6/22. Item4  
**Date:** Monday, September 5, 2022 4:41:11 PM

---

Please don't change the rules to electric only appliances. I am happy with my gas stove and water heater. Don't really see the savings as gas is used to produce the electricity which you want to use to replace our gas appliances with electrical appliances

David Schnur  
385 Monterey Place  
Los Altos

Get [Outlook for iOS](#)

**From:** [Robert Scholl](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 5:00:53 PM

---

I do not support a gas ban and oppose adopting codes more stringent than those set out by the state.

Robert Scholl



**From:** [Jean Xie](#)  
**To:** [Public Comment](#)  
**Subject:** Gas ban  
**Date:** Monday, September 5, 2022 5:01:00 PM

---

Dear public servant of Los Altos,

I as a resident and home owner in Los Altos do NOT support the gas ban. I hope you will listen to the voice of the community and not impose your will on us. It's a democratic society, right?

Resident of Los Altos

**From:** [Sharon Ziony](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 5:47:02 PM

---

I am opposed to the proposed requirements of requiring all electric appliances. The power grid is already stretched to the max as this hot weekend proved. You are going to the extreme. It is not necessary to exceed state law!!!!!!

**From:** [Rena Orgera-Mandey](#)  
**To:** [Public Comment](#)  
**Subject:** I do not support natural gas ban or more stringent codes than our state codes.  
**Date:** Monday, September 5, 2022 5:54:21 PM

---

Rena Orgera-Mandey

**From:** [Sean J Dorsey](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 6:11:28 PM

---

I don't support a gas ban and oppose  
adopting codes more stringent than  
those set out by the state



**From:** [Li-Chuan Egan](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 7:03:16 PM

---

I am a Los Altos resident and I do not support a gas band and do not support making rules that are more stringent than the state.

-Li-Chuan Egan

**From:** [SV.Strategy](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 8:06:34 PM

---

Current Electric supply is not reliable and can have forced electric black-outs in the future.

The city council needs to spend its time & resources on issues that are important to the residents of Los Altos and stop wasting time on frivolous items.

We strongly oppose the following requirements

2. Replace ALL broken/end of life gas appliances – including furnaces, ACs, gas ranges/ovens, and water heaters – with electric.
3. Replace ALL gas appliances – including furnaces, ACs, water heaters – with electric before you can sell your house.
4. Impose fines/penalties for using gas. No exceptions! No exemptions! The EC estimates the city will collect \$500,000 per year in gas fines.

Sarosh Vesuna  
300 Avalon Drive  
Los Altos

**From:** [debbie.kitani](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment Agenda Item 4- September 6th, 2022  
**Date:** Monday, September 5, 2022 8:06:39 PM

---

Council,

We are opposed and don't support the gas ban happening here in Los Altos. It is clear that we will eventually need to stop using gas but what I'm unhappy about is there is no real plan for us homeowners to migrate off using gas. If there was a migration plan which is slower and doesn't cost thousands of dollars to implement in the short term as a result you'll have more of us buy into it. Why do we always want to fine people instead of incentivize?...

If you're hiring consultants to help you do this, then I'm disappointed in the outcome of this project. Help us get there instead of just placing rules.

We are taking advantage of the CalWater rebate to take out our lawn and put in drought tolerant plants. This is a great incentive which takes time but more folks are doing this to save water. Los Altos needs to do something similar...

Regards,  
Debbie

Sent with [Proton Mail](#) secure email.

**From:** [Bill Hough](#)  
**To:** [Public Comment](#); [City Council](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 9:10:08 PM

---

I strongly object to any implantation of so-called "reach codes" in the Climate Action and Adaptation Plan's proposal that the Los Altos City Council ban all gas appliances, including gas cooking appliances, in all new construction and remodels. Most annoying and unreasonable is the proposal that if any existing gas appliances including gas furnaces and your gas cooking appliances break, you will be required to replace them with all electric appliances. This will place an undue burden on retired people on reduced incomes who are already getting hammered by 10% inflation.

We are constantly being warned about blackouts due to an overstressed electrical grid. These "reach codes" will only make this matter worse. And all this virtue signaling will have no impact on global warming as long as China and India continue burning fossil fuels.

Another offensive thing is the proposal to impose fines/penalties for using gas. This is nothing but a proposal to hurt citizens already being pummeled by inflation and high fuel prices. The EC estimates the city will collect \$500,000 per year in gas fines.

I'll believe global warming is a problem when the rich people who are telling me it is a problem start ACTING like it is a problem. They can start by getting rid their carbon-spewing private jets.

I do NOT support a gas ban and I oppose adopting codes more stringent than those set out by the state.

Bill Hough  
Los Altos Resident and taxpayer  
+

**From:** [Zane](#)  
**To:** [Public Comment](#)  
**Subject:** Do not ban natural gas  
**Date:** Monday, September 5, 2022 9:10:11 PM

---

This will not help reduce global warming at all. Stop your non sense.

zane morris  
575 Tyndall St unit 7  
Los Altos, ca



**From:** [Zane](#)  
**To:** [Public Comment](#)  
**Subject:** Do not ban natural gas  
**Date:** Monday, September 5, 2022 9:10:11 PM

---

This will not help reduce global warming at all. Stop your non sense.

zane morris  
575 Tyndall St unit 7  
Los Altos, ca



**From:** [Val Arnesen](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Monday, September 5, 2022 9:10:14 PM

---

Dear Members of the City Council,

I oppose a total ban on use of gas in homes.

I also object to the city adopting restrictions stricter than that mandated by the State of California.

These requirements may cause residents to incur significant additional costs, including cabinet/millwork modifications and upgrading of electrical panels.

How about instead providing incentives to promote voluntary switching to gas appliances?

Thank you,

Valarie Arnesen (Resident of Los Altos)



**From:** [Laura IVY](#)  
**To:** [Public Comment](#)  
**Subject:** Public Agenda Item 4  
**Date:** Tuesday, September 6, 2022 7:46:03 AM

---

Hello,

As we experience more and more heat waves and random power outages from overuse or strain on the power grid this gas ban will only add to this problem. We DO NOT support the ban on natural gas. Furthermore as more massive housing developments are being built, these dwellings are already taking water and electricity to strain the grid. Let's put our money and resources to better use

Laura Ivy, Founder  
Kitchen-wise.com  
Skrub™ Knife Cleaner



**From:** [John Yu](#)  
**To:** [Public Comment](#)  
**Cc:** [John L. Yu](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 - September 6, 2022  
**Date:** Tuesday, September 6, 2022 8:30:12 AM

---

Dear Mayor and City Council Members,

We do NOT support a gas ban.

We oppose strongly to adopt codes more stringent than those set out by the state.

Thank you,

John & Louisa Yu

48 years long time Los Altos resident.

1180 St. Charles Ct.



**From:** [lisa alaimo](#)  
**To:** [Public Comment: Chuck Alaimo](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 8:50:45 AM

---

My husband and I have been a Los Altos residents for almost 30 years and I STRONGLY oppose the ban on gas appliances. This is absolutely ridiculous especially considering that our state cannot manage the electricity that we have. It is a total overreach of government and this is unacceptable.

Please stop the nonsense and worry about all of the laws that get broken everyday leading to our communities being less safe.

PAY ATTENTION to CRIME and the safety of your residents, not gas appliances!

Sincerely,

**Lisa and Charles Alaimo**

6760 Belden Drive

Los Altos, CA



**From:** [Gabriel Engeland](#)  
**To:** [Public Comment](#)  
**Subject:** FW: Item 4: Support for Reach codes as proposed by Environmental Commission  
**Date:** Tuesday, September 6, 2022 8:59:51 AM

---

Thanks,

Gabe

Gabriel Engeland  
City Manager  
City of Los Altos  
(650) 947-2740 | [www.losaltosca.gov](http://www.losaltosca.gov)  
1 N. San Antonio Road | Los Altos, CA 94022

---

**From:** [REDACTED]  
**Sent:** Tuesday, September 6, 2022 6:05 AM  
**To:** City Council <[council@losaltosca.gov](mailto:council@losaltosca.gov)>  
**Subject:** Item 4: Support for Reach codes as proposed by Environmental Commission

Hello Council Members,  
I support the Reach codes as proposed by the Environmental Commission. I believe it is reasonable to adopt the Bay Area Model Reach Code for new and >50% remodeled buildings.

Also, there has been a tremendous amount of FUD (Fear Uncertainty, and Doubt) created on this topic by the Los Altos Residents. Their latest email (below) states four new proposed requirements, of which only #1 is accurate. They are also spreading this misinformation on Nextdoor.

I would appreciate it if one or more of you "suggested" to them tonight during your meeting (or privately) that if they are going to publicly lobby on City topics that they get the facts straight. What they are doing is similar to the lies and misinformation being spread at the national level. Our community should have higher principles and values than this.

Thank you,  
Joe

[REDACTED]

[REDACTED] Forwarded message -----

**From:** **Los Altos Residents** [REDACTED]  
**Date:** Sun, Sep 4, 2022 at 1:20 PM  
**Subject:** STRICTEST VERSION REACH CODES PROPOSED - URGENT TAKE ACTION NOW  
**To:** [REDACTED] >

[View this email in your browser](#)



## **URGENT: TAKE ACTION BEFORE SEPTEMBER 6<sup>TH</sup>**

**On Tuesday, September 6<sup>th</sup>, the Los Altos Environmental Commission (EC) will ask the City Council to mandate a ban on natural gas, despite residents' wishes and far exceeding state laws. To see their proposal - in particular pages 45-50, [click here](#).**

### **PROPOSED REQUIREMENTS:**

1. Install all electric appliances in new buildings AND remodels with >50% of framework.
2. Replace ALL broken/end of life gas appliances – including furnaces, ACs, gas ranges/ovens, and water heaters – with electric.
3. Replace ALL gas appliances – including furnaces, ACs, water heaters – with electric before you can sell your house.
4. Impose fines/penalties for using gas. No exceptions! No exemptions! The EC estimates the city will collect \$500,000 per year in gas fines.

## WHAT CAN YOU DO?

1. **Send an email to** [PublicComment@losaltosca.gov](mailto:PublicComment@losaltosca.gov)

In the Subject line write: PUBLIC COMMENT AGENDA ITEM 4 –  
September 6, 2022

Your email doesn't have to be lengthy. A simple statement that you don't support a gas ban or you oppose adopting codes more stringent than those set out by the state is sufficient.

It is important that your email be received by 2:00 pm on Monday, September 5<sup>th</sup> before the Tuesday meeting.

2. **Speak at the Council meeting on September 6th**

Use this link to join the virtual meeting at 7 pm:

[https://losaltosca-gov.zoom.us/j/85465017003?  
pwd=MG91N3VKTIIDMnIHMFMa1FQTXBKdz09](https://losaltosca-gov.zoom.us/j/85465017003?pwd=MG91N3VKTIIDMnIHMFMa1FQTXBKdz09)

Passcode: 632555

Wait for Agenda Item #4 to speak.

## BACKGROUND

The city paid a consultant about \$75,000 to write a Climate Action and Adaptation Plan (CAAP): <https://tinyurl.com/LACAAP>

### Potential Impact of Gas to Electric

- Los Altos would require ~ 1,000 years of zero emissions to offset the volume of global GHG emissions generated in a single day. No matter what Los Altos does with CO2 emissions, it will have negligible impact.

- Replacing natural gas in the home with electricity simply diverts the CO2 emission issue to power plants, of which 79% run on fossil fuels nationwide. According to the California Energy Commissions' February 2020 report, [63% of CA's power](#) is NOT from renewables. Natural gas is the fossil fuel that produces the fewest CO2 emissions.
- According to the CA Air Resources Board, residential use counts for only 8% of greenhouse gas emissions and commercial 6%, compared to industrial 24% and transportation 41%.

### **Los Altans surveyed do not want a ban on natural gas**

- A July 2022 survey by Los Altos Residents (LAR) had 427 respondents (95% homeowners) who overwhelmingly indicated they do not support a ban on natural gas. See <https://www.losaltosresidents.org/reach-codes-2022>
- 
- The EC conducted its own survey, in spite of telling Council at the June 12 council meeting: "... we in the subcommittee don't have the expertise to design a survey that's going to be seen as providing a really good data set, ... writing the questions in a proper way to ... have the information we need that we can ... rely on..." ([Click here](#) to see recorded council meeting video at 55:16-55:43 minutes) In fact, the EC survey did not ask about most of the recommendations in the CAAP. Only 51% of the respondents identified as "property owners." And in its own survey, half of the respondents do NOT support the EC's proposed gas bans. [Click here](#)

[www.LosAltosResidents.org](http://www.LosAltosResidents.org)

**Thank you!**

---

[Learn more about LosAltosResidents.org](#)



[SB 9 and SB 10 will put an end to single-family home zoning statewide](#)



[Local zoning code: What does it do for us?](#)



[Council meetings notes, in plain English](#)



---

*Copyright © 2022 Los Altos Residents, All rights reserved.*

We periodically update Los Altos residents who opted in by signing our petition, on current hot topics.

**Our mailing address is:**

Los Altos Residents  
931 Oxford Dr  
Los Altos, CA 94024-7033

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).





**From:** [Ron Ellickson](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 9:10:23 AM

---

I am a Los Altos resident. I strongly oppose the strict "no natural gas" proposal. This is a costly mistake that will do nothing to alleviate pollution in California because the needed electricity will be generate by natural gas power plants.

Ron Ellickson

**From:** [Bill Hough](#)  
**To:** [Public Comment](#); [City Council](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 9:26:36 AM

---

This is a clarification of a prior comment submitted September 4. I have been advised that my previous statement was not clear.

The bottom line is that I do NOT support ANY gas ban and I oppose adopting codes more stringent than those set out by the state. Whether or not the Council is considering any major changes to gas appliances in today's meeting is immaterial. The council must immediately terminate discussion of any restrictions beyond state requirements.

The staff memo regarding this item is confusing and unclear about specifics and timeline. For this reason, along with comments previously sent, you must terminate this discussion.

William Hough  
Los Altos resident and taxpayer

**From:** [Jim Fenton](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 - 9/6/2022  
**Date:** Tuesday, September 6, 2022 9:36:55 AM  
**Attachments:** [PastedImage.png](#)

---

Council members,

I generally support the conversion from direct use of fossil fuels such as gas to electricity, and have switched from a gas furnace to an electric heat pump for my home within the past year. However, I am concerned that our electrical infrastructure is not up to the task.

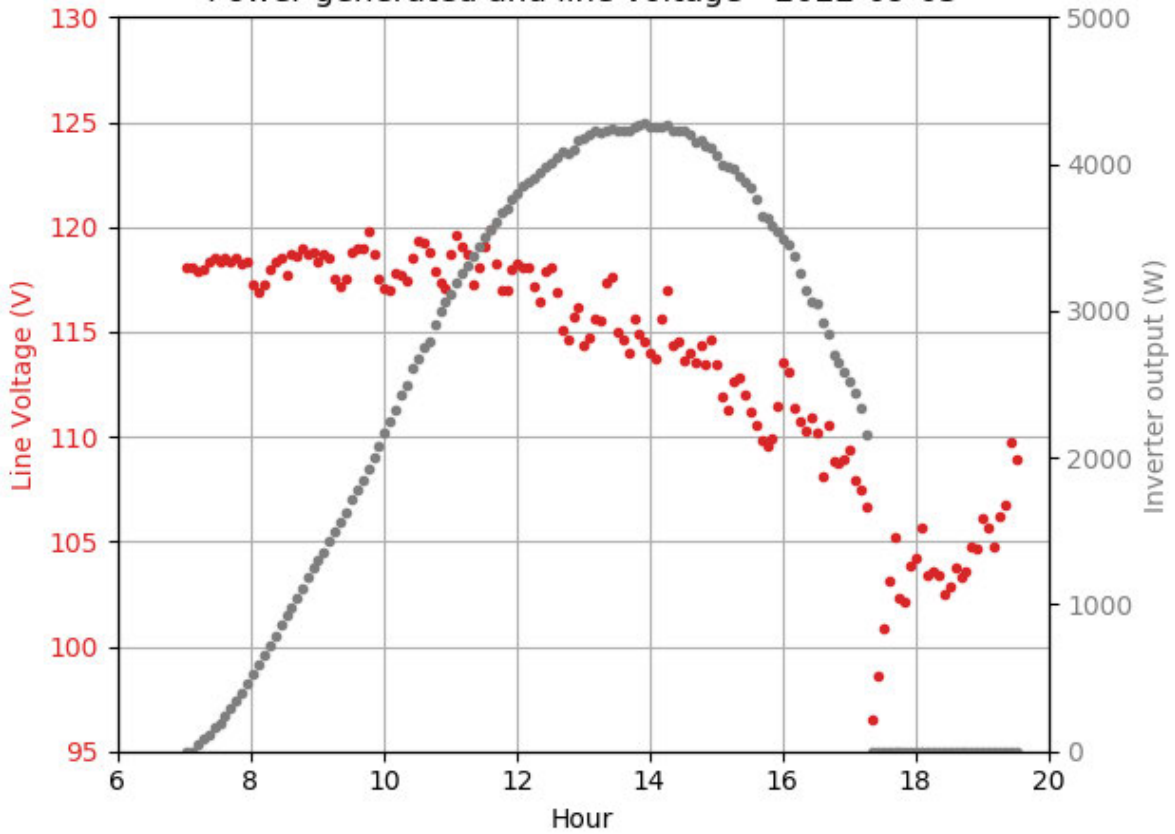
Much of Los Altos is served by obsolete 4-kilovolt transmission lines from electric substations to the pole transformers outside our homes and businesses. This service was sufficient in the past, but our electricity needs have grown dramatically since that service was installed, due to the building of bigger homes, installation of heat pumps and air conditioning, and the increased use of electric vehicles. Under load, these 4-kilovolt lines cause significant voltage drop, while newer 12-kilovolt service has 1/9 the voltage drop.

In Monday's high temperatures, line voltage at my home dropped in the late afternoon below 100 volts (see graph below). PG&E's own specifications call for a range of between 114 and 126 volts. As a result of the low voltage, my solar inverter shut down and could not contribute to our energy needs. Low voltages also are hard on some devices, particularly motors. This is not an isolated incident; we have observed significant low voltage conditions in 2017, 2019, and 2020.

I would like for the City to apply pressure on PG&E to promptly upgrade our electric infrastructure to current standards, and then implement incentives and mandates (such as Reach Codes) to accelerate electrification only when our electrical infrastructure can support that.

-Jim Fenton

Power generated and line voltage - 2022-09-05



**From:** [Gregg Meyer](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 10:09:29 AM

---

Requiring any resident to not have the choice between gas and electric is government over reach. We are not at the point of being able to adequately supply. This last weekend's back outs during the high heat are a great example. Your proposal is a bad president other areas will look at. Do not impose these new restrictions.  
Gregg Meyer

Sent from my iPad

**From:** [Vaughn Stanek](#)  
**To:** [Public Comment](#)  
**Subject:** DO Not mandate all electric  
**Date:** Tuesday, September 6, 2022 10:45:33 AM

---

Maybe in 20 years. I you do not have the infrastructure for an all electric environment. Wake up.

Sent from my iPhone

**From:** [James Klazura](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4  
**Date:** Tuesday, September 6, 2022 10:48:19 AM

---

Hi,

I'd like to express that I don't support a gas ban. The state is aggressively moving toward zero carbon emissions, and I feel we should follow their lead.

1276 Russell Ave, Los Altos, CA

Regards, | Jim Klazura

**From:** [Victor Platonoff](#)  
**To:** [Public Comment](#)  
**Subject:** [External Sender]Gas Ban  
**Date:** Tuesday, September 6, 2022 10:49:51 AM

---

I do not support a ban on natural gas.


*Victor Platonoff*

Your Exclusive Agent since 1984  
Intero Real Estate Services



BRE#00860354



**Reminder:** email is not secure or confidential. Intero Real Estate Services will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Intero Real Estate Services and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Intero Real Estate Services. To notify Intero Real Estate Services of suspected email fraud, contact: 





September 6, 2022

Dear Mayor Enander, Vice Mayor Meadows and Members of the Los Altos City Council,

We are dismayed by the misinformation being spread through newsletters and NextDoor about the proposed modifications to Los Altos' Reach Codes. Whether intentional or inadvertent, the effect is confusion among the public about the very important decision before Council. We urge you to be clear and to state clearly that at this time the Los Altos City Council is only considering whether to add the requirement that new construction and remodels consisting of more than 50% trigger the need for all electric appliances. The Climate Action and Adaptation Plan and other aspects of Reach Codes will be discussed at a later time.

Thank you,

Robin Abrams, Curtis Cole, Kim Cranston, Bill Sheppard, Marie Young  
Steering Committee, Los Altos Community Voices

**From:** [Freeze, Suzanne](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4  
**Date:** Tuesday, September 6, 2022 12:27:20 PM

---

I do not support gas bans in Los Altos. The state's mandate goes far enough. Instead of mandating how I live why do we as a group look at the real culprits of global warming? Those preaching the loudest and flying around on private jets with multiple cars/SUVs. Yes, I am talking about politicians and community leaders.

Suzanne Freeze-Manning

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

**From:** [Willem De Lange](#)  
**To:** [Public Comment](#)  
**Cc:** [City Council](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 1:37:14 PM

---

To Los Altos City Council, Los Altos City management and Environmental Commission,

Within this email I would like to express our FIRM OPPOSITION to the following proposals from the Environmental Commission:

2. Replace ALL broken/end of life gas appliances – including furnaces, ACs, gas ranges/ovens, and water heaters – with electric.
3. Replace ALL gas appliances – including furnaces, ACs, water heaters – with electric before you can sell your house.

My wife, Margriet and I have been living in Los Altos for 35 years. We enjoy participating actively in this great community.

My (Willem's) education and entire professional career has been in the field of Electrical Engineering.

To convert a broken water heater or furnace to electrical equipment, it would require installation of new electrical supply wires, we would also need need to upgrade our electrical panel and add new circuit breakers. This would most likely involve an upgrade for our current 125A main panel by requesting approval from PG&E to supply our home with new upgraded electrical supply lines to allow 200A to our home. This involves paying for digging a trench from the main supply to and paying for a new electrical panel in the back of our home. In addition we would need to install new wiring to all the new electrical appliances.

This all could cost us in excess of \$ 70,000.00 . In addition, we would need to WAIT until all of this would be completed (at least 3 months and maybe more when many households would need to do this at the same time).

Imaging having to live without a hot water heater for such an extended period!!

The cost of any of these policy proposals are enormous for homeowners like us!!

In the light of the tremendous inflation we are facing at this time, and living off of a modest retirement income, we would ask you to please reject these proposals! We don't deserve these requirements and proposals as residents.

Recently I have experienced a bit of costly conversions at our home, as we decided to go to "green" energy generation.

We have decided to install solar panels with a capacity of 6KW, costing us around \$ 23,000 on our own, to help us transition into a more sustainable energy supply for our current and future electrical cars.

If you would want to do something for the environment, you might want to ban wood burning fireplaces and offer financial incentives to residents who would convert these to electrical heating systems.

Willem and Margriet De Lange  


**From:** [Ken Girdley](#)  
**To:** [Public Comment](#)  
**Subject:** Vote NO On All Reach Codes  
**Date:** Tuesday, September 6, 2022 2:00:39 PM

---

I am adamantly opposed to all Reach Codes especially the commission-proposed Reach Code to eliminate natural gas appliances from new construction, major remodels, and gas appliance replacements. To ban homeowners from an energy source that is literally right in front of their home is a penalty that our city council must reject. Several surveys have shown that the majority of Los Altos residents do not want their natural gas taken away. As elected officials, our council members need to listen to their constituents.

Not only is natural gas the cleanest of fossil fuels, it is also an affordable source of energy that is literally right at our doorstep. Why rob residents of that resource? Instead of going straight to the "stick", why not extend the "carrot" by reducing permit fees for those homeowners who elect to abandon natural gas at their street and go with all-electric appliances?

As standard building codes are being proposed, planned, revised, and ultimately voted on, a cost analysis it performed to make sure the benefit outweighs the cost and that the cost does not put an undue burden on the average property owner. Has a legitimate cost analysis been performed by professionals to determine how much switching to electric will cost versus sticking with affordable natural gas appliances? I doubt it. I suspect the commissioners just want their city to be on "the bleeding edge" and don't really care how much of a financial burden is placed on someone who wants to final rebuild, remodel, or just replace that broken gas appliance. Not all Los Altos residents are millionaires. Many are senior citizens living on a fixed income. Does our commission and council want those residents to go without a cooktop, range, furnace, or water heater simply because they can't afford the triple or quadruple cost to convert from gas to electric? Many older homes do not have the capacity to just add another 50A or 60A dedicated circuit to the existing 100A or 120A main service panel.

It seems that every change made by our state politicians is a restriction and that each restriction requires that we Californians accept a lower standard of living. California already has the strictest Green Codes in the nation. Don't add more unnecessary restrictions on those of us who choose to remain in this city by adding burdensome Reach Codes to the already expensive CALGreen Codes. I'd recommend our city council adopt and implement California's mandatory CALGreen Codes every three years and forgo adding Reach Codes. Let the state drive the codes.

Sincerely,

Ken Girdley  
Los Altos

**From:** [Mahesh Kailasam](#)  
**To:** [Public Comment](#)  
**Subject:** Public comment agenda item 4 - September 6, 2022  
**Date:** Tuesday, September 6, 2022 2:30:15 PM

---

Hi,

I do not support the proposed gas ban in Los Altos (stricter than those set by the State of California). I do care about the environment and have invested in solar/battery installations to do my part but also believe we need to have flexibility/back up energy sources. The ban on household use of natural gas will do little to address the major challenges we all face. Please do not pass this proposal to ban household gas usage.

Thank you.

Mahesh Kailasam  
1583 Landell Ct.  
Los Altos, CA 94024

**From:** [Dareld Nishijo](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 2:53:57 PM

---

Please DO NOT ban gas in our city. We do not support this ban.

We use gas to heat our home, heat our water, and cook our food. Switching from gas to electric would be prohibitively expensive for us. Forcing this transition does not make sense at this time, considering California does not have enough electricity for the current load.

Dareld and Kay Nishijo

**From:** [Tom Gordon](#)  
**To:** [Public Comment](#)  
**Subject:** Gas ban  
**Date:** Tuesday, September 6, 2022 3:16:09 PM

---

To whom it may concern:

I will simply register my opposition to the existing gas ban and certainly to any further extension and tightening of gas ban or related regulations and requirements.

Sincerely,

Ralph Gordon

Lorraine Gordon

Los Altos, CA 94024

**From:** [Jeri Goodman](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 3:48:04 PM

---

I am completely AGAINST this natural gas ban proposal.

I would have hoped that this city had a better grasp of basic science behind such ridiculous proposals as this . There's no panacea in making everything electric except everything will cost more and nothing will work when (not if) the electric grid fails. We don't want this.

Period.

Bill Goodman

125 Marvin Ave , Los Altos



**From:** [Anusuya Rao](#)  
**To:** [Public Comment](#)  
**Subject:** I DO NOT support a gas ban  
**Date:** Tuesday, September 6, 2022 4:19:36 PM

---

*PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022*

*I DO NOT support a gas ban AND MOST CERTAINLY AND FULLY OPPOSE Los Altos adopting extreme and unnecessary anti-gas codes more stringent than those set out by the state. Please listen to citizens who live and pay taxes in Los Altos, instead of going by the wishes of dictatorial and destructive environmental extremists who are vocal and misguided*

Thanks!  
Anu

**From:** [C.T](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 4:35:01 PM

---

Dear City Council:

I do not support a natural gas ban.

Thanks and regards,  
Curt Thiem  
1444 Fallen Leaf Lane

Sent from my mobile device

**From:** [Harriet Girdley](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022 Vote NO On All Reach Codes  
**Date:** Tuesday, September 6, 2022 4:40:54 PM

---

Dear City Council,

I do NOT support a gas ban, and I oppose adopting codes more stringent than those set-out by the state. Please vote NO on all Reach Codes.

Best Regards,

**Harriet Girdley**  
1330 Ranchita Drive, Los Altos, 94024

California



Please consider the environment - do you really need to print this email?

**From:** [Sumant Pendharkar](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Power Saver Rewards event 9/7/2022 from 4 p.m. to 9 p.m.  
**Date:** Tuesday, September 6, 2022 4:59:34 PM

---

The following is a repeat email this week from PG&E.

How will adding to an already overloaded grid be offset to accommodate heavy duty electrical appliances?

Thank you,

Sumant  
(Los Altos resident)

----- Forwarded message -----

**From:** PG&E Power Saver Rewards Program [REDACTED] >  
**Date:** Tue, Sep 6, 2022 at 4:26 PM  
**Subject:** Power Saver Rewards event 9/7/2022 from 4 p.m. to 9 p.m.  
**To:** [REDACTED] >

## Power Saver Rewards Event 9/7/2022 from 4 p.m. to 9 p.m.



A Power Saver Rewards event will take place on **9/7/2022 from 4 p.m. to 9 p.m.** Get rewarded with a credit on your bill after the program season for reducing your energy use when demand for electricity is high.

**It's easy!** These simple steps will help reduce your energy during Power Saver Rewards events:



### Turn it up

Set your thermostat to 78°F or higher and switch to using fans, health permitting



### Shut it down

Turn off lights not in use



### Take a break

Wait to use big appliances, such as washers, dryers, and electric ovens until after 9 p.m.



### Disconnect

Unplug EVs and battery operated electronic devices such as laptops, tablets, and phones

Do you prefer to receive text messages about events? Update your contact information [here](#).

Together, we can help California lead the nation to a 100% clean energy future.

### Questions?

- Visit [powersaver.pge.com](http://powersaver.pge.com)

Thank you,  
Power Saver Rewards Program Team

Administered to Pacific Gas and Electric Company (PG&E) customers by Olivine, Inc. with ClimateResponse™:



[Privacy](#) | [Disclosure](#) | [Unsubscribe](#)

[Español](#) | [Tagalog](#) | [中文](#) | [한국어](#) | [русский](#)

To disenroll from the program and stop earning rewards, click [here](#).

[Terms and conditions](#)

PG&E refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation.

©2022 Pacific Gas and Electric Company. This program is funded by California utility customers and administered through PG&E under the auspices of the California Public Utilities Commission.

The program is implemented and managed by Olivine, Inc. and their authorized representatives.

The Power Saver Rewards program is a pilot authorized through 2025 under the Emergency Load Reduction Program in rulemaking 20-11-003.

PG&E is a registered trademark of PG&E Corporation.

Olivine is a registered trademark of Olivine, Inc. and ClimateResponse™ is a trademark of Olivine, Inc. The parties, PG&E and Olivine are not responsible for any other content, names or marks in these program materials.

For inquiries, please do not reply to this email.

**From:** [Sumant Pendharkar](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Power Saver Rewards event 9/7/2022 from 4 p.m. to 9 p.m.  
**Date:** Tuesday, September 6, 2022 4:59:34 PM

---

The following is a repeat email this week from PG&E.

How will adding to an already overloaded grid be offset to accommodate heavy duty electrical appliances?

Thank you,

Sumant  
(Los Altos resident)

----- Forwarded message -----

**From:** PG&E Power Saver Rewards Program [REDACTED] >  
**Date:** Tue, Sep 6, 2022 at 4:26 PM  
**Subject:** Power Saver Rewards event 9/7/2022 from 4 p.m. to 9 p.m.  
**To:** <[REDACTED]>

## Power Saver Rewards Event 9/7/2022 from 4 p.m. to 9 p.m.



A Power Saver Rewards event will take place on **9/7/2022 from 4 p.m. to 9 p.m.** Get rewarded with a credit on your bill after the program season for reducing your energy use when demand for electricity is high.

**It's easy!** These simple steps will help reduce your energy during Power Saver Rewards events:



### Turn it up

Set your thermostat to 78°F or higher and switch to using fans, health permitting



### Shut it down

Turn off lights not in use



### Take a break

Wait to use big appliances, such as washers, dryers, and electric ovens until after 9 p.m.



### Disconnect

Unplug EVs and battery operated electronic devices such as laptops, tablets, and phones

Do you prefer to receive text messages about events? Update your contact information [here](#).

Together, we can help California lead the nation to a 100% clean energy future.

## Questions?

- Visit [powersaver.pge.com](https://powersaver.pge.com)

Thank you,  
Power Saver Rewards Program Team

Administered to Pacific Gas and Electric Company (PG&E) customers  
by Olivine, Inc. with ClimateResponse™:



[Privacy](#) | [Disclosure](#) | [Unsubscribe](#)

[Español](#) | [Tagalog](#) | [中文](#) | [한국어](#) | [русский](#)

To disenroll from the program and stop earning rewards, click [here](#).

[Terms and conditions](#)

PG&E refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation.



©2022 Pacific Gas and Electric Company. This program is funded by California utility customers and administered through PG&E under the auspices of the California Public Utilities Commission.

The program is implemented and managed by Olivine, Inc. and their authorized representatives.

The Power Saver Rewards program is a pilot authorized through 2025 under the Emergency Load Reduction Program in rulemaking 20-11-003.

PG&E is a registered trademark of PG&E Corporation.

Olivine is a registered trademark of Olivine, Inc. and ClimateResponse™ is a trademark of Olivine, Inc. The parties, PG&E and Olivine are not responsible for any other content, names or marks in these program materials.

For inquiries, please do not reply to this email.

**From:** [Anurag Wadehra](#)  
**To:** [Public Comment](#); [Sally Meadows](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 5:05:24 PM

---

This is a breathtakingly bad idea, driven by ignorance and ideology.

I don't support the CAAP plan. I don't support replacing gas appliances either new or old.

Going 100% electric for homes will not be good for citizens.

IF the CAAP plan is fully implemented...

This will result in Los Altos residents **not being able to heat their homes during winter or cook at all during grid brownouts**. Grid failures are happening more often than before. **They will not be able to charge or drive their electric cars when the grid is down, or when they need to flee during an emergency, such as during wildfires.**

At least today we have gas fuel as an alternate source of energy into the homes to help in heating and cooking. This move will make our electric grid a single point of failure.

Upstream to the electric grid, **California does not have enough renewable energy sources in place for the next decade to feed the grid, especially since the state has decided to switch out of gas and nuclear sources.**

Read this twitter [thread](#) by Michael Shellenberger, a Bay Area native and an environmental expert, for full facts.

PLEASE DO NOT PROCEED WITH THIS PROPOSAL OR CAAP

Thanks

Anurag

--

Anurag Wadehra

P.S. subscribe to my newsletter on [Growth Patterns](#)

**From:** [Adele Hennig](#)  
**To:** [Public Comment](#)  
**Subject:** City Council Meeting September 6th  
**Date:** Tuesday, September 6, 2022 5:32:14 PM

---

**City Council Members,**

**I have lived in Los Altos for over 60 years. I am very concerned about the direction the City Government is taking in our village and the overwhelming debt the City owes due to bad management among other things.**

**I strongly oppose a mandate on our citizens banning natural gas. More and more regulations despite residents' wishes. When will it stop. Are the fines what draws you to this mandate? If you are for this mandate consider moving to Berkeley or any one of many liberal towns in California who are taking away the rights of the residents.**

**Please do not vote for this ridiculous mandate.**

**Adele Hennig  
781 Raymundo Ave.,  
Los Altos, CA 94024**



**From:** [Alice K.](#)  
**To:** [Public Comment](#)  
**Cc:** [Alice K.](#)  
**Subject:** Public Comment on Agenda Item 4, September 6, 2022  
**Date:** Tuesday, September 6, 2022 6:48:48 PM

---

Dear Los Altos Mayor and City Council:

I am a long-time Los Altos resident. My family and I do not support a gas ban. We are opposed to adopting codes more stringent than those set by the state.

Thank you.  
Alice Kwei



**From:** [B.T](#)  
**To:** [Public Comment](#)  
**Subject:** Possible Ban on Natural Gas appliances  
**Date:** Tuesday, September 6, 2022 6:55:59 PM

---

To Whom It May Concern,

While I support all that we can do for the environment, forcing everyone away from gas at this point is expensive and goes a bit overboard. The state should take the lead on this without each and every city/county taking their own action which may be more stringent than the state rules. There should be common building codes throughout the state but not a mishmash of codes which are difficult to understand and follow.

Additionally, I don't believe the electric power grid and electrical generation are up to the task especially with hydropower likely being limited due to declining water levels in the reservoirs. We just aren't ready for this from a practical standpoint. Realistically the state (and the country) need to take a more serious look at expanding wind and tidal power generation. From a personal standpoint, I have solar panels (I need more) but I would also like to have a wind generator. Maybe the city could help with this type situation before forcing us away from natural gas.

Please take my opinion(s) into account when debating this issue.

Sincerely,

Bill Taylor  
(A retired long time Mountain View resident of Shoreline West and Old Mountain View)

**From:** [Tom Shoup](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 6:56:03 PM

---

Dear Council,

Please stop wasting time on REACH codes to ban natural gas in homes and force an all-electric conversion. You ignore the complete economic picture to a homeowner by ignoring the true cost of conversion. If an electric panel must be upgraded, it's likely at a cost of \$2K to \$5K as well as the operating cost with electricity being 3x more expensive per unit of heat than gas. You also ignore the capacity of the electrical grid in Los Altos to handle the added load of all-electric conversions and EV car chargers. Palo Alto learned that their grid can't support heat-pump water heaters they've encouraged so they stopped pushing residents to convert until they can replace almost every transformer in their grid.

There are bigger fish to fry. For example, water companies uses electricity to pump that scarce resource. Please spend the time you've wasted on REACH codes to enact a building code regulation to prohibit all lawns which require irrigation. Similarly, requiring more R-value for exterior walls and ceiling insulation in new and remodel construction would be a better use of your time and our money: less heat loss, less energy used.

Very truly yours,

Tom Shoup  
112 Garland Way

**From:** [Tom & Laurel Olsen](#)  
**To:** [Public Comment](#)  
**Subject:** Is our concern about CO2 emission founded in reality?  
**Date:** Tuesday, September 6, 2022 6:56:09 PM

---

It might behoove us to consider the situation in India where the increase in CO2 emissions over the last 50 years has increased its ability to feed its people with a surplus to export. Please consider the article found below written by an Indian climate researcher.

A clip from author Vijay Jayaraj's article: "Contrary to the popular narrative of a changing climate being an "existential threat," Earth's green plants have been recovering from the "browning" of the Little Ice Age, which occurred from the 14th to 19th centuries. Modern warmth and CO2 levels are facilitating a greening that shows up on satellite photos and contributes to record crop harvests."

Tom Olsen

Climate Change Transformed India Into An Agricultural Superpower—  
Just Ask My Grandparents. Author: Vijay Jayaraj, September 3, 2022.  
<https://dailycaller.com/2022/09/03/opinion-climate-change-transformed-india-into-an-agricultural-superpower-just-ask-my-grandparents-jayaraj/>

**From:** [Dave Ziony](#)  
**To:** [Public Comment](#)  
**Subject:** PUBLIC COMMENT AGENDA ITEM 4 – September 6, 2022  
**Date:** Tuesday, September 6, 2022 6:56:13 PM

---

As a long time Los Altos resident who has added solar electric, solar pool heat, ultra high efficiency water heaters, very efficient home heaters, extra insulation, modern windows, etc during our remodels, in order to minimize our electric and gas consumption, I would encourage the council not to require that appliances be replaced with electric in new or remodeled construction.

The concept is severely flawed for several reasons:

1. Our current grid capacity cannot support today's demand, let alone the additional demand that would be required by all electric houses.
2. Our current electric grid relies predominantly on natural gas and fossil fuels to produce electricity. Natural gas/fossil fuels are a very inefficient way to produce electricity, but a very efficient way to heat things. As a result, requiring electric homes will in actuality burn more natural gas and fossil fuels than a regular gas home.
3. Our current grid will not be sufficiently 'off' of natural gas and onto renewables or nuclear for, at best, another twenty years. So requiring electric homes will continue to burn more natural gas and fossil fuels for the foreseeable future.
4. When electricity is more cost effective than gas for producing heat, people will naturally move to electricity, so there is no need to mandate their move.

I also understand that the council is considering redefining a remodel at greater than 50% of the current square footage. The state taxing agency only counts a new house as a newly built house. If you keep even one wall of the old house, it is classified as a remodel. Changing the Los Altos definition will only cause problems with optimally designing the house for the owners needs - which might also include energy efficiency. Keep the remodel definition where it has always been. Any wall kept, and it's a remodel, not new construction.

In addition, I understand the the council is considering adding a fee for households that continue to use a gas hook up. This is misguided for the reasons above.

Sincerely,

Dave Ziony  
Los Altos