

**From:** Navneet Parmar [REDACTED]  
**Sent:** Tuesday, November 4, 2025 11:59 AM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** Re: No Mandatory Reach Code requirements

[EXTERNAL SENDER]

Dear Mayor and Council,

I write to urge you to approve Item 10 with No Mandatory Reach Code Requirements. These requirements only create unnecessary costs and complications for homeowners. I ask that you please consider:

1. Electrification, and electric service upgrades, that are unrelated to the project at hand only add more costs and delays that homeowners weren't expecting. This could even stop home hardening projects, or other efficiency projects, that would otherwise occur.
2. Delays working with PG&E are often two to three months and can easily add over \$50,000 in costs if trenching or coordinating service shutoff is required. This should only occur, when necessary, not just because.
3. Regional and state agencies are already managing the transition of several appliances from gas to electric. This should be best left to those agencies with expertise and the ability to better evaluate how to do so. Los Gatos getting ahead of these timelines will complicate these updates for those who really need it or are ready for it now.

Respectfully, we know REACH codes are an important tool in addressing environmental safety, but they should be implemented when necessary, not in an arbitrary way that increases costs and complicates work for homeowners.

Thank you,

Navneet Parmar

District Chair Los Gatos/Saratoga SILVAR

**From:** Zan Mendenhall [REDACTED]  
**Sent:** Tuesday, November 4, 2025 12:35 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** VOTE NO ON ELECTRIFICATION REQUIREMENTS

[EXTERNAL SENDER]

Dear Mayor and Council,

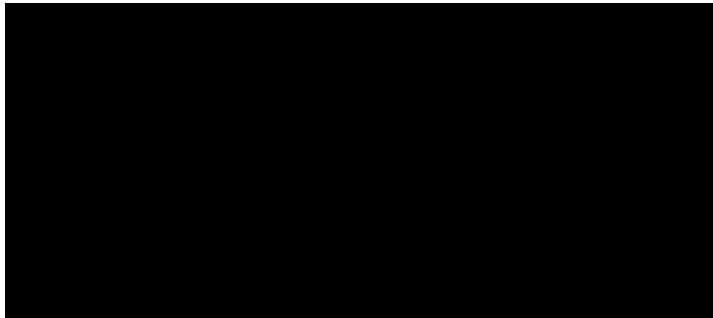
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Thank you,

**Zan Mendenhall, BSEE**  
REALTOR® ABR® SRES® ASP®



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
— SERENO —

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**From:** Ryan Iwanaga [REDACTED]  
**Sent:** Tuesday, November 4, 2025 12:23 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** No Electrification

[EXTERNAL SENDER]

Dear Mayor and Council,

I write to urge you to approve Item 10 with No Mandatory Reach Code Requirements. These requirements only create unnecessary costs and complications for homeowners. I ask that you please consider:

1. Electrification, and electric service upgrades, that are unrelated to the project at hand only add more costs and delays that homeowners weren't expecting. This could even stop home hardening projects, or other efficiency projects, that would otherwise occur.
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Respectfully, we know REACH codes are an important tool in addressing environmental safety, but they should be implemented when necessary, not in an arbitrary way that increases costs and complicates work for homeowners.

Thank you,

Ryan

**Ryan Iwanaga**

Founder & Chief Experience Officer

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
— SERENO —

Silicon Valley | SF Peninsula | East Bay | Santa Cruz | Tahoe

**From:** James Endo [REDACTED]  
**Sent:** Tuesday, November 4, 2025 12:54 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** Electrification Mandatory Reach Code Requirements

[EXTERNAL SENDER]

Dear Mayor and Council,

I write to urge you to approve Item 10 with No Mandatory Reach Code Requirements. These requirements only create unnecessary costs and complications for homeowners. I ask that you please consider:

1. Electrification, and electric service upgrades, that are unrelated to the project at hand only add more costs and delays that homeowners weren't expecting. This could even stop home hardening projects, or other efficiency projects, that would otherwise occur.
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4. As an agent that serves this community, I have a client who wanted to sell but could not afford all the costs, time delays, and being forced to do this, that she is postponing her remodeling and selling. This will be a major impediment to homeowners.

Respectfully, we know REACH codes are an important tool in addressing environmental safety, but they should be implemented when necessary, not in an arbitrary way that increases costs and complicates work for homeowners.

Thank you

James Endo  
Broker Associate  
Keller Williams Bay Area Estates



**From:** Bina Roy Desai [REDACTED]  
**Sent:** Tuesday, November 4, 2025 12:43 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** Please Vote NO on Mandatory Reach Code Requirements

[EXTERNAL SENDER]

Dear Mayor and Council,

I'm writing to respectfully urge you to approve Item 10 without Mandatory Reach Code requirements. Please Vote NO on Mandatory Reach Code Requirements. These added requirements create unnecessary costs and complications for everyday homeowners...people simply trying to improve or maintain their properties responsibly.

As someone who's been through the process of upgrading electrical service, I can tell you firsthand how difficult and expensive it can be. Just increasing panel space or coordinating an upgrade with PG&E can take months, and that's before you factor in the thousands of dollars for trenching, permits, and required inspections. In some cases, projects are delayed or abandoned entirely because of unexpected electrical upgrade requirements that aren't even related to the original work.

These delays and expenses don't just slow progress; they discourage homeowners from pursuing much-needed safety, hardening, and efficiency projects. What starts as a simple remodel or improvement can easily spiral into a \$50,000+ electrical upgrade and months of waiting for PG&E scheduling, something most Bay Area families can't afford or plan for.

Regional and state agencies are already managing the transition to electrification and are better equipped to guide this change thoughtfully and equitably. By moving faster than those agencies, Los Gatos risks creating confusion and hardship for residents who want to comply but simply aren't ready for the financial or logistical burden.

I care deeply about our town's commitment to sustainability and safety... but please, let's do it in a way that supports homeowners, not penalizes them. Electrification should happen when it's necessary and practical, not as a blanket mandate.

Thank you for considering this perspective and for your service to our community.

Warm regards,  
Bina Roy Desai ~

[REDACTED]  
[REDACTED]

**From:** Carla Yuan [REDACTED]  
**Sent:** Tuesday, November 4, 2025 3:36 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** NO ON ELECTRIFICATION REQUIREMENTS

[EXTERNAL SENDER]

**Dear Mayor and Council,**

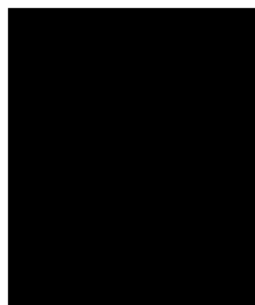
I am writing to respectfully urge your approval of Item 10 **without** mandatory Reach Code requirements. While well-intentioned, these requirements often result in added costs and unnecessary complications for homeowners. Please consider the following:

- **Unrelated electrification and service upgrades** can significantly increase project expenses and timelines, creating unexpected burdens for homeowners. In some cases, these added steps can even discourage important home improvement or safety projects from moving forward.
- **PG&E coordination delays** commonly stretch two to three months, and when trenching or service shutoffs are needed, costs can exceed \$50,000. These should be required only when absolutely necessary—not as a blanket rule.
- **Regional and state agencies** are already guiding the transition from gas to electric appliances. Allowing them to manage this process ensures consistency and avoids premature local mandates that could make compliance harder for those who are not yet prepared.

While I fully support efforts to promote environmental responsibility, Reach Codes should be applied **strategically and thoughtfully**, not in ways that unintentionally increase costs or create barriers for homeowners trying to do the right thing.

Thank you for your time and consideration.

Carla Yuan



**Carla Yuan, CPA**  
REALTOR | [REDACTED]



**From:** Lisa Smith [REDACTED]  
**Sent:** Tuesday, November 4, 2025 4:34 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>  
**Subject:** Vote NO on Electrification

[EXTERNAL SENDER]

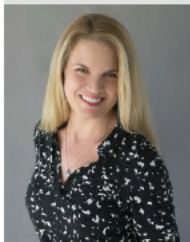
Dear Mayor and Council,

I write to urge you to approve Item 10 with No Mandatory Reach Code Requirements. These requirements only create unnecessary costs and complications for homeowners. I ask that you please consider:

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4. Right now there is a HUGE backlog at PG&E. We are adding fuel to a fire. Can you imagine your hot water heater going out, and you have to get an upgrade to your panel before you can get hot water? People will have to wait months for PG&E to catch up. This will be a disaster.

Respectfully, we know REACH codes are an important tool in addressing environmental safety, but they should be implemented when necessary, not in an arbitrary way that increases costs and complicates work for homeowners.

Thank you,



**Lisa Smith**  
Realtor®

**kW** BAY AREA  
ESTATES  
KELLERWILLIAMS®

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**#1 REAL ESTATE COMPANY** in the country for  
Agent Count | Closed Units | Sales Volume

[REDACTED]  
[REDACTED] [REDACTED]

**From:** Pamela Berg [REDACTED]  
**Sent:** Tuesday, November 4, 2025 4:52 PM  
**To:** Council <[Council@losgatosca.gov](mailto:Council@losgatosca.gov)>; Pamela Berg [REDACTED]  
**Subject:** No on Electrification Requirements

[EXTERNAL SENDER]

Dear Mayor & Council,

I urge you to approve item 10 with No Mandatory Reach Code Requirements. These requirements only create unnecessary costs and complications for homeowners, who are already burdened by the high costs of living here in an uncertain environment.

I'm concerned about more costs and delays, and impact home hardening projects.

PG&E is a total pain to deal with already, and this could create more delays and costs.

Los Gatos should not get ahead of the region and state agencies that have more expertise and ability to evaluate this.

Thank you,

Pamela Berg

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**PAMELA BERG**

REALTOR® | [REDACTED] [REDACTED]

**kW** BAY AREA  
ESTATES  
KELLERWILLIAMS®

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**#1 REAL ESTATE COMPANY** in the country for  
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[REDACTED]  
[REDACTED]