

Special City Council Meeting November 1, 2022 Council Questions

ITEM 4.2 Castro StrEATs Outdoor Dining Program in the Pedestrian Mall and Extension of the Suspended Sidewalk Café Requirements and Fee Waivers

1. What about the suspension of the Outdoor MV Program? Have you heard from businesses that wanted it to continue?

Out of 7 businesses that had been operating under the Outdoor Mountain View program (program expired December 31, 2020) only two had expressed concerns about the loss of outdoor space (use of private parking lots- One was a restaurant use and the other a studio use).

2. Was there a way to allow them to go forward with outdoor dining in other areas?

For the restaurant use, the Outdoor Mountain View program was the only path forward to allow the continued use of a private parking lot for business operations.

3. How have food trucks fared during the pandemic?

Staff have not had the opportunity to engage with the food truck vendors as of yet and are unclear as to the impacts on their livelihood during the pandemic.

4. Have the number of licenses changed?

The number of business licenses pre-pandemic to today for mobile food vending have increased in Mountain View. 16 registered Mountain View food vendors in 2019, there are now 22 registered Mountain View food vendors in 2022.

ITEM 4.3 Sailing Lake Access Road Improvement, Construction, Project 21-53-Amend Contract and Accept Construction

1. Please explain briefly how this project fits into our SLR protection plan.

The Sailing Lake Access Road project is one of 14 capital improvement projects recommended in the City's 2021 Sea Level Study Update report. The work performed on the Sailing Lake Access Road included raising its elevation, improving the structural integrity, and repairing seepage issues. The road is needed to provide access to trucks to deliver fill materials for Ponds A1 and A2W as part of the South Bay Salt Pond Restoration Project (as well as provide access for park users and City maintenance). The Salt Pond Project will raise and improve the City's levee system located on the southern boundary of the two ponds.

ITEM 4.4 Multi-Family Housing Revenue Bonds-1100 La Avenida

1. Where is this project in the development process? When can we expect 1100 La Avenida to be built and opened?

This development is working through its building permits now and Eden seeks to begin construction in Q1 2023. Construction is expected to be completed in Q3 2024, with lease up beginning Q3/Q4 2024.

ITEM 4.5 Rengstorff Avenue Grade Separation, Project 22-27-Authorize Cooperative Agreement and Appropriate Funding

1. While this is not being discussed at the council meeting, can you please refresh my memory on funding for construction of our grade separation projects. I seem to recall that funding was secured from the federal government. Is that the case? Does the funding come to us, or does it go through another agency?

At this time, the only committed funding sources for the construction of both grade separation projects are VTA’s 2016 Sales Tax Measure B Caltrain Grade Separation Program and City funds allocated in the 5-Year CIP. Both projects also qualify for CPUC Grade Separation funding (\$5 million each) but this funding is not guaranteed. Neither project has secured federal or state funding. What you may be recalling is that the Metropolitan Transportation Commission (MTC) selected both grade separation projects as regional priorities for federal and state funding. This action does not guarantee any grant funding for these projects, but it does secure MTC’s support for the projects’ grant applications, which can improve our odds in a grant competition.

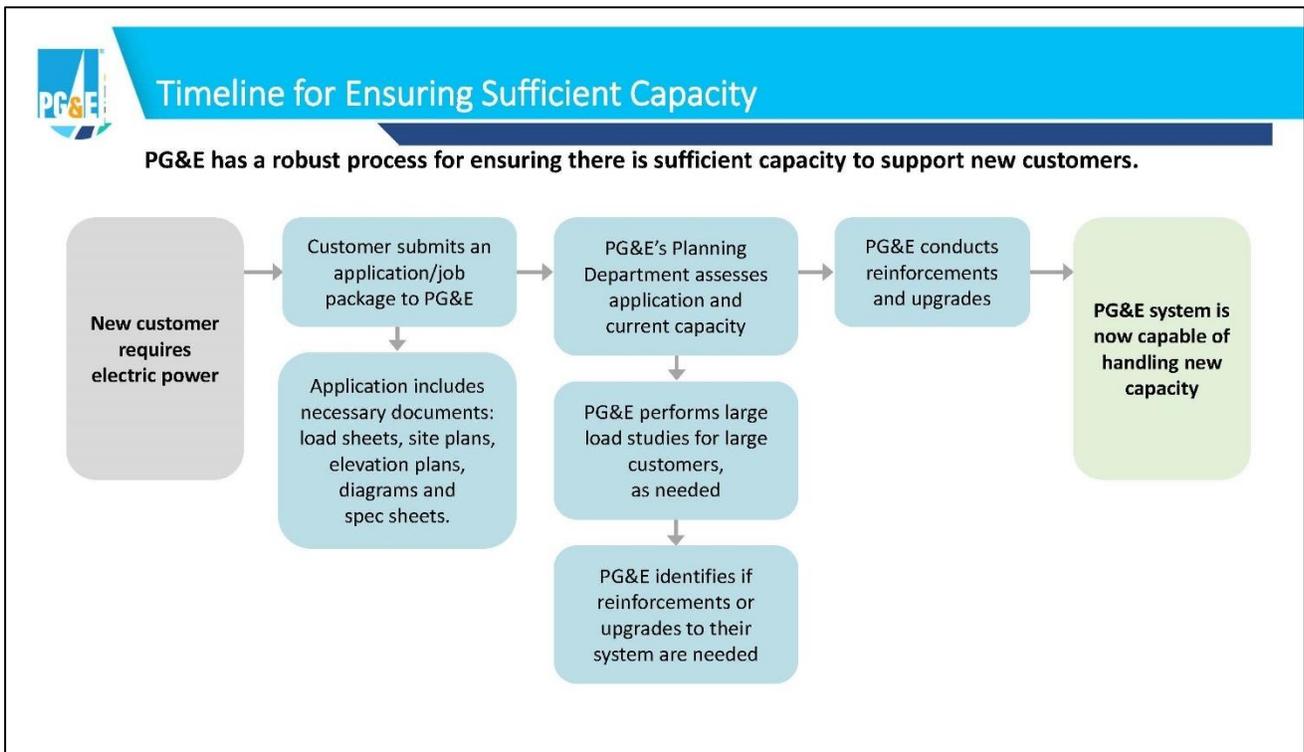
Last month, in coordination with VTA and Caltrain, the City submitted a \$60 million grant application for Rengstorff Grade Separation under the federal Bipartisan Infrastructure Law’s Railroad Crossing Elimination (RCE) Program. Next month, VTA will be submitting a \$25 million grant application for Castro Grade Separation under the State’s Proposition 1B Local Partnership Program on behalf of the City. Competition for both grant programs is very high, and it will be a few months before we know if either of the grant applications was successful.

Caltrain is responsible for the final design and construction of both projects. If the City secures the RCE grant for Rengstorff construction, the City will arrange to pass the grant through to Caltrain. If VTA succeeds with the State grant for Castro, this funding would also be sent to Caltrain.

ITEM 6.1 Ordinances Amending Chapters 8, 14, and 24 of the City Code to Adopt the 2022 California and 2021 International Codes, Incorporating by Reference Other Uniform Codes and Reach Codes

1. How is electrical capacity determined? What is involved in increasing electrical capacity to any given residential unit?

When new customers submit an application to PG&E for electrical power, PG&E analyzes the request and current capacity to determine if upgrades are needed to their system to handle the additional capacity. Below is a diagram provided by PG&E that outlines their process for ensuring sufficient capacity (on page 3).



- I have heard from several residents that their power goes off for periods of time. When there are power interruptions, it is a PG&E distribution issue, or a SCVE/PG&E power supply issue? How do we know we will have enough power and reliable distribution as we consume more and more electric power?

Based on inquiries to PG&E and SVCE, there can be various causes of local power outages, mostly related to the distribution system such as equipment failure, scheduled maintenance, and damage caused by animals, vegetation, storms, and collisions. With the exception of mandated rotating outages due to heat waves and power grid strain, staff is not aware of any power outages in Mountain View due to a lack of electrical power supply.

Based on state guidance, SVCE projects that building electrification will result in a modest 1% increase in demand for electricity and is not anticipated to be a significant driver in power supply concerns. Furthermore, in terms of reliability modern gas appliances perform similarly to electric ones in power outages because by and large all modern appliances, gas or electric, rely on electric systems to operate.

- Attachment 1, pdf page 10, Definition of Nonresidential new construction and qualifying alteration projects. It says, "If either of these criteria are met within a three (3) year period, the project shall be subject to the all-electric building requirements." What two criteria are being referenced? Is it new construction or qualifying alteration?

The criteria being referenced are in Chapter 8, Section 8.10.20, the definition for **Residential new construction**:

"For the purpose of all-electric building requirements, construction considered as a "new" structure will include additions or improvements to existing structures where greater than fifty (50) percent of the sum total of the following structural elements are added, removed, replaced or relocated: (1) footings and foundation; (2) roof-framing; and (3) exterior walls."

If any of these elements individually or cumulatively exceed the 50% threshold for permits submitted over a three-year period on a property, then the structure is classified as new construction and subject to new construction regulations (e.g., being all electric). This is typical in how the code is applied for other requirements.

4. Attachment 1, pdf page 30, multi-family 3 units + and mixed use. It says “Projects with more than 20 dwelling units, sleeping units or guest rooms ...” What multi-family type of building would have sleeping units or guest rooms separate from the dwelling unit, given hotels are a separate category?

The California Residential and Commercial Code is more general in its terminology of multi-family sites. However, an example of this would be a multi-family site that has separate structures as bedrooms from a separate centralized, shared common areas/kitchen – which the City could define as a boarding house.

5. Attachment 1, pdf page 30 – in the footnote’s battery storage is cited, but where is battery storage in the table? Why is battery storage not mentioned at all in the code except in the footnote? (Battery storage is also included in Attachment 4)

Battery storage is new to the State Code and resides in the Energy/Green Building Codes.

The battery storage requirement is related to new Electric Vehicle and Photovoltaic requirements – to ensure battery up is planned for by installing the wiring and electrical panel capacity needed to accommodate a future outlet installation.

6. Valley Water has asked for consideration of their *Model Efficient New Development Ordinance*. It came up again at the Water Commission last week. Are the components suggested by Valley Water already part of our code?

The majority of requirements from Valley Water’s Model Efficient New Development Ordinance are either (a) part of the current City codes, (b) required by State Code, (c) allowed voluntarily by existing City Codes, or (d) not recommended at this time, as further investigation is needed.

There are two recommendations that have yet to be adopted that staff is not currently recommending. One example of an item that needs further investigation includes requiring hot water recirculation with heat recovery systems in single family homes – which relies heavily on user behavior. This is allowed voluntarily under current code, but further analysis would need to be completed to determine cost implications, access to these systems, etc. Staff proposes to review the recommendations and will address them in future code updates after conducting outreach, discussing with other agencies and assessing feasibility.

7. Where would residents find the latest information on rebates from SVCE for updating existing structures?

Information on available SVCE rebates/incentives for residents are available online at <https://svcleanenergy.org/residents/>.

8. What is the status of electrification for remodels, particularly with respect to cooktops? What % of the structure has to be changed to trigger the requirement for electrification of cooking?

The proposed amendments to the Building Code includes a clarification of what is meant by “new construction.” Building additions and remodels that meet the definition of “new” structure as noted below will be required to be all-electric, which includes cooktops.

Per Chapter 8, Section 8.10.20, the definition for Residential new construction:

“For the purpose of all-electric building requirements, construction considered as a “new” structure will include additions or improvements to existing structures where greater than fifty (50) percent of the sum total of the following structural elements are added, removed, replaced or relocated: (1) footings and foundation; (2) roof-framing; and (3) exterior walls.”

9. What exactly does “PV install and battery storage” mean? How would you explain this to the layperson?

For new single-family residences, “PV install” means rewiring for a photovoltaic panel system for 100% of the new building’s kilowatt energy use – e.g., installing all the conduit, ensuring the electrical panel has a circuit for it, but not actually installing the PV panels. “Battery storage” means accommodating the space and capacity for the amount of battery backup required for the associated rewired photovoltaic system.

10. What exactly does “PV installation rewired to accommodate an all-electric building (100% kWh consumption) and battery storage installation per 2022 CA Codes (Energy and Green)” mean? How would you explain this to the layperson?

Please see the response to Question 9.

11. Why is staff recommending code that differs from the SVCE recommendations for new apartments, mixed-use, hotels and motels and commercial? The table says, “PV install and battery storage” is SVCE’s recommendation and “PV installation rewired to accommodate an all-electric building (100% kWh consumption) and battery storage installation per 2022 CA Codes (Energy and Green)” is the Mtn View recommendation.

The SVCE recommendation does not specify to what standard the PV and battery storage is to be designed. Therefore, to add clarity and ensure that the rewiring and battery system can accommodate 100% of the building’s energy needs, staff is recommending the amendments.