

ATTACHMENT B

Stakeholder Group Comments to Building Electrification

MEETING #1: Pasadena Chamber of Commerce, and Various Organizations

Attendees: Matt Buck, California Apartment Association
Alexandra Cannarella, Apartment Association, California Southern Cities
Jose Cornejo, NAIOP Commercial Real Estate Development Association
Paul Little, Pasadena Chamber of Commerce
Danielle Peretz, Apartment Association of Greater Los Angeles
Blake Perez, Building Owners and Managers Association
Lilly Rocha, Latino Restaurant Association
Carlos Rodriguez, Building Industry Association
Sarah Wiltfong, BizFed Los Angeles County Business Federation

Meeting Date: January 26, 2022

Date:

Input Provided:

- Electrification could be a significant cost impact to smaller restaurants.
- Would appreciate more communication with the building industry – e.g. BIA.
- Electrification may presents issues of equity, and unintended consequences of affordability.
- Concerns of cost of electricity at peak usage times.
- Concerns for tenant improvement alternations being cost prohibitive.
- Ordinance should not discourage housing with added costs.

MEETING #2: Building Industry Association (BIA) of Southern California

Attendees: DeAndre Valencia, Senior VP and Legal Policy Officer

Meeting Date: March 10, 2022

Date:

Input Provided:

- Will the City conduct future outreach to the building industry?
- Recommends an effective date of January 1, 2023 to coincide with the effective date of the new 2022 California Building Standards Code.
- Stated that the multi-family threshold starting at four units might affect/apply to “Mom & Pop” apartment owners.
- Asked whether an appeal process will be available for developers that do not agree with electrification requirements.
- Asked if we have considered adding an exemption for building material and equipment availability due to current issues with supply chain.

MEETING #3: Building Owners and Managers Association (BOMA) of Greater Los Angeles

Attendees: Althea De Pietro Lemken, De Pietro Holdings, LLC; BOMA Board of Directors
Blake Perez, Government Affairs Manager
Aaron Taxy, Director, Government and Public Affairs

Meeting Date: March 14, 2022

Input Provided:

- Consistent with Pasadena's Climate Action Plan, will power generation and acquisition include non-fossil fuel power production.
- Concerned about the cost of implementation and logistics of electrification.
- To be successful, incentives for electrification are needed.
- Not a one-size fits all solution – concerns on electrification for every situation.
- Together with other mandates cost implications on businesses could be significant.
- Concerns with electric grid, blackouts, potential implementation problems.
- Is eliminating natural gas really a solution?
- For the cost exemptions, why the threshold of 1000% per annum?

MEETING #4: Pasadena Building Electrification Coalition

Attendees: Kathy Berlin, League of Women Voters, Pasadena Chapter; National Chapter of the League of Women Voters, Climate Action Committee
Wes Reutimann, Active San Gabriel Valley
Michael Rochmes, Climate Reality Project, Los Angeles Chapter

Meeting Date: March 17, 2022

Input Provided:

- Supportive of the proposal but have desires to broaden applicability.
- Not in favor of exempting single-family dwellings and ADU's.
- Would like ordinance to apply to 'substantial remodels' both residential and commercial.
- Narrow down exemptions for restaurants to only apply to cooking equipment.
- Question the exemption based on operating cost of electrical equipment (versus gas).