

From: John Mirsky <johnmirsky@gmail.com>
Sent: Monday, December 05, 2022 3:31 PM
To: Planning <Planning@a2gov.org>
Subject: Support for UDC Chapter 55 Amendments

Planning Commission,

I urge you to approve the proposed amendments to UDC which would:

1. Remove restrictions for installation of solar energy installations in single and two-family zoning districts (agenda item 22-1962); and
2. Prohibit natural gas (NG) connections in all new construction, and substantially renovated or expanded buildings (agenda item 22-1967).

Without such changes, significantly more offsets than the ~ 14% planned will be needed to achieve the A2Zero target of carbon neutrality by 2030 (see p. 120 & 121).

I urge the commission to not stop there. The City needs to also require or provide carrots and/or sticks so that new construction and substantially renovated or expanded buildings are also much more energy efficient [e.g., according / certified to Passive House (PH) standards]] and also low-carbon construction. Simply banning NG connections will still allow code-compliant but leaky (~ 5x more than PH) and poorly insulated structures using high embodied carbon construction to move forward thereby requiring larger than necessary HVAC systems and more (renewable) energy to be generated and transmitted. Net-net, this is hugely wasteful. We need a total systems approach. Resolutions (like the energy commission's and city council's resolution on low-carbon construction) and other words of encouragement are not sufficient.

John Mirsky
Chair, A2 energy commission