



# MONTHLY MATTERS

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## COVID Status

**Town Meetings - Hybrid  
Masks - Optional Indoors**

## September 2022 Agenda Topics

**Study Session - Sept 6 (@4)  
(note changed date)  
Regular Meeting - Sept 21 (@6)**

### Tentative Agenda Topics -

- Discussion of Priorities for Housing Element Outreach
- Consideration of Creation of City Council Standing Committee to address Housing and Construction Priorities
- Reorganization of Public Works Department Staffing
- Continuation of Variance Hearing for 25 Isabella

## On The Horizon

- **Public Outreach and Engagement to address Feedback from HCD and Priorities for the Housing Element**
- **Consideration of Gas-Powered Leaf Blower Ban**
- **Consideration of All-Electric, w/Exceptions Reach Code**

## Electric Leaf Blowers and Reach Codes



Two items *On The Horizon* for the Town are

consideration of a **ban on gas-powered leaf blowers** and consideration of an **all-electric reach code with exceptions**. These items are tentatively scheduled to be considered by the Council at the October 2022 Regular Meeting as introductory ordinances.

### *Gas-Powered Leaf Blowers*

Prompted by the Town’s Climate Action Plan and State action banning the sale of **gas-powered leaf blowers** (effec. 2024), the Town has been evaluating the potential to ban gas-powered leaf blowers for several years. There have been a number of public meetings on the topic and the City Council has received numerous public comments. However, at the end of the day, there seemed to be public comment in balance on both sides of the issue. As a result, early in 2022, the Council put a pause on the topic and directed the Subcommittee to return in late 2022 with something for the Council to consider for adoption.

Based on the public and Council comments, the Subcommittee provided additional feedback to staff and directed that staff develop a draft ordinance for consideration by the Council. The State has banned the *sale* of new gas-powered small engines beginning in January 2024. The City Council will be considering an ordinance that will ban the use of gas-powered leaf blowers entirely and ban the use of all leaf blowers (gas or electric) on any declared Spare the Air Day. The options that the Council will also consider are *when* that ban goes into effect. It could be

**Town  
Welcomes  
M-Group to  
its Planning  
Team**



The Town's Planning services are provided by contract personnel and not provided by in-house staff. Good City Co. (formerly Neal Martin & Associates) has provided short- and long-term planning services to the community for more than 20+ years. In mid-2022, Good City Co. announced that they will be stepping back from short-term planning services and will gradually step back from long-term planning as well.

After conducting a request for proposal process, the Town selected the services of M-Group to begin providing short-term planning services, beginning September 1, 2022. M-Group brings an extensive array of experienced personnel and services to the table with commitments to collaboration, clear communication, and continuous improvement.

Good City Co. knows this community well and has committed to helping guide the ongoing efforts with the Housing Element update. Good City Co. will gradually transition long-term planning to M-Group.

effective immediately, or it could be effective on a date certain - such as January 1, 2023, or consistent with the State law - January 1, 2024.

### *Reach Codes*

As the State and Town move toward more sustainable solutions, some via State mandate and some via State and local targets, the City Council has considered the adoption of **Reach Codes**. Reach Codes are building codes that move communities toward more advanced or enhanced construction systems that provide additional health, safety and environmental benefits. Reach codes are typically implemented as either prescriptive (required systems) or performance based (requirements that a facility meet a specific energy efficiency measure).



Reach codes can be adopted as prospective codes that require that any new construction be all-electric - an *All-Electric Required* code. Alternatively, reach codes can be adopted prospectively, but include exceptions.

In October, the City Council will be considering adoption of a Reach Code, with Exceptions. The Ordinance being considered by the Council will:

- ◆ Require all new accessory dwelling units to be all-electric;
- ◆ Require new single-family homes to have one dedicated EV Ready Level 1 Circuit and 1 dedicated EV Ready Level 2 Circuit;
- ◆ Require new single-family homes to be all-electric with the following exceptions - pool heaters, and cooking facilities. Other exceptions, such as gas dryers, fireplaces and emergency generators could be considered as well.

For more information on Reach Codes, visit the [Peninsula Clean Energy website](#).