

From: [kevin lee](#)
To: [City Council](#)
Subject: Shell Recharge, 29 Wildwood Ave.
Date: Friday, November 15, 2024 8:35:54 AM

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Hello Joshua,

We are writing to you regarding the Shell Recharge Station. Our family lives right across the street from the site at [REDACTED]. We have endured the noise and light pollution of the gas station operating 24/7. We are strongly opposed to the Recharge Station operating 24 hours a day. We also request that the electrical equipment be placed underground vault and at least 50 feet from any residence. Lastly, it would be a great convenience if an air compressor was installed and maintained at this location.

Thank you,

Kevin Lee & Lise Dahms

From: [Jeffrey Gould](#)
To: [City Council](#)
Cc: [REDACTED]
Subject: EV charging Hub at 29 Wildwood Ave.
Date: Friday, November 15, 2024 8:38:42 AM

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Regarding your November 18 meeting, Regular agenda item Item 4 ..

From: Mr. Jeff Gould, Acting President: 'Electric Vehicle Association - East Bay Chapter' ..

To: Piedmont City Council Members

Dear Council Chair & City Council Members,

I submit the following comments regarding the proposed 'Shell Recharge' EV charging facility:

Representing East Bay Electric Vehicle Association members and myself I'm writing in support of the 14-stall, 24/7 EV charging station proposed at 29 Wildwood, Piedmont CA including the set-back variance that allows for its aesthetically enhancing timber canopy structure.

This EV charging station will be essential in advancing local EV use by prospective as well as current 'clean air' electric vehicle drivers. It will help our region meet one of the most significant barriers to EV adoption, which is having unlimited access to EV charging infrastructure.

A safe, well-organized, well lit, always available space to charge when it is needed is indeed the cornerstone for encouraging the move to electrification of transportation. For this facility to succeed it must meet such goals.

. I understand your concerns about the 24/7 hours of operation for this facility but having been in contact with many EV users in my 10 years of driving them I can say that our reasons for doing so reflect the best, most respectful intentions.

I can assure you adopters of non-combustion vehicles are focused upon very specific environmental concerns and promoting responsible behaviors across the board.

-- For these reasons, we encourage your approval of this project.

Thank you for your time and consideration.

Sincerely,

Jeff Gould

President: East Bay Chapter – Electric Vehicle Association

From: [Kelli Reid](#)
To: [City Council](#)
Subject: Re: Nov. 18 Council Meeting, Agenda Item #4
Date: Friday, November 15, 2024 11:12:18 AM
Importance: High

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Please see link below to change.org petition with 36 signatures in favor of proposed 24/7 ultra-fast EV charging hub at 29 Wildwood in Piedmont:

<https://chnng.it/HGPRZJDR6Y>

Thank you.
Kelli Reid
[REDACTED]

From: [Vanessa Oklejas](#)
To: [City Council](#)
Cc: [Conna McCarthy](#); [Rosanna Bayon Moore](#); [Tom Ramsey](#); [Betsy Andersen](#); [Jen Cavanaugh](#); [Jennifer Long](#); [REDACTED]
[REDACTED]
Subject: Comments for 29 Wildwood Shell EV Hub
Date: Friday, November 15, 2024 11:48:30 AM

[EXTERNAL] This email originated from an **external source**. Please use judgment and **caution** when opening attachments, clicking links, or responding.

Dear Mayor Cavanaugh and City Council Members:

My family and I live at [REDACTED] Like our neighbors, we are supportive of the EV charging hub site and appreciate the efforts that have gone into developing this project at community, municipal, county and corporate levels. We are also appreciative of the thoughtful deliberation and recommendation by the Planning Commission to require the EV charging hub to maintain the historical operating hours of 6 am - 10 pm.

There is a natural tension between a busy EV charging hub (and reduced greenhouse emissions) and a quiet, serene neighborhood. I'm proud to say that we, the local residents have largely embraced the opportunity to have a EV charging hub in the neighborhood. We have done so even though, due to lack of information (see below) and sub-optimal environmental impact studies, we actually don't really know what the impact will be to our neighborhood (e.g., noise levels, traffic). As Shell hurries to build this and several other EV charging hubs throughout the US, my neighbors have consistently attempted to engage in dialogue with city planning officials to find a responsible path forward for this project- one that helps to fairly weigh the relative risks and rewards for our community. Rather than characterize the neighborhood's consistent request to limit the hours of the EV charging hub to 6 am to 10 pm as a "wasted opportunity", in the words of one planning commission member, I would characterize it as a "realized opportunity"- one that demonstrates a sustainable path forward for the growth similar projects throughout the US. After all, if it's true that this is one of few rapid EV charges hubs in a low density residential area, then it's in everyone's best interest that the operation of this EV charging hub doesn't exert undue burden on the local community, otherwise there is little incentive for other communities to adopt and grow the chain of EV charging hubs, which would undermine the whole idea of EV charging hubs.

From my perspective, neither the risks or rewards (for Piedmont citizens) of 24/7 operation have been adequately addressed. As has already been discussed in earlier emails, the potential site security risks can't really be addressed due to the fact that there are no currently operating Shell EV charging hubs in the US. (Though I'm sure there PPD could weigh in here.)

Similarly, there's no consistent information on the anticipated usage of the EV charging hub by Piedmont residents. On one hand, I recall that during the meeting on 10/28, a Shell employee stated that the expected usage of the EV charging hub would be around 40 cars a day. On the other hand, at the same meeting, proponents of 24/7 operation citing an earlier survey, estimated that as many as 1000 Piedmont residents who, as emergency medical workers, could potentially benefit from overnight EV charging hub services. If 15% of those 1000 citizens needed to recharge their cars 2.5x per week, then that would amount to more than 50 cars utilizing the EV charging hub per day (or potentially between 10 pm and 6 am as

in this scenario). (Presumably, we could expect the actual user base of the EV charging hub to be much larger than this specific sub-population.) My larger point, is that this apparent inconsistency in estimated usage demonstrates a deeper lack of insight into the risks v. rewards of 24/7 operation. I also wish there was more (any?) effort to examine the operating hours, locations, usage statistics of EV charging hubs (rapid charging or otherwise) within a 25 mile radius of 29 Wildwood Ave. That kind of information could be really helpful to make an informed decision going forward.

Sorry for the long email and thank you for reading this.

TL;DR: The onus should be on Shell to provide reasonable estimates of usage, security risks and noise levels before they are given 24/7 operating hour variance.

Sincerely,
Vanessa Oklejas

From: [Kevin Jackson](#)
To: [Anna Brown](#)
Cc: [Joshua Muller](#)
Subject: FW: Asm. Wicks Support
Date: Friday, November 15, 2024 11:38:26 AM
Attachments: [Shell Piedmont EV Charging Hub LOS.docx.pdf](#)
Importance: High

I already forwarded this to Rosanna.

Kevin Jackson, AICP Planning & Building Director
City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611
Tel: (510) 420-3039 Fax: (510) 658-3167

Receive Planning & Building Department news emails by subscribing at:
<https://lp.constantcontactpages.com/su/rMGm1oM/PiedmontPlanBuild> “

From: Lydell.Lauro@shell.com <Lydell.Lauro@shell.com>
Sent: Friday, November 15, 2024 11:29 AM
To: Kevin Jackson <kjackson@piedmont.ca.gov>; Joshua Muller <jmuller@Piedmont.ca.gov>
Cc: [REDACTED]
Subject: FW: Asm. Wicks Support
Importance: High

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Hi Kevin and Joshua

For your awareness, please see the attached letter sent to the Piedmont Mayor with copy to the City Council by Asm. Wicks in support of the project at 29 Wildwood.

Mat, Jeremy and I will be at the meeting on Monday evening. We are cautiously optimistic about receiving approval for the applications for a Conditional Use Permit, Non-Residential Sign Design Review Permit, Design Review Permit, and for a variance from setback requirements. In anticipation of the approvals, how soon after the hearing can we expect to see a turn of the building permits application?

We're eager to get started on the next phase of the project so we can get it open to the residents of Piedmont in early 2025. We know this will be a tremendous amenity for the residents of Piedmont.

Warm regards,
Lydell

Lydell Lauro
Real Estate Development Lead West
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Office +1 (832) 337 9266
Fax +1 (832) 487-1891
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CA DRE# 02049915
NV RED# B.56671
AZ DRE# SA627553000

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STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0015
(916) 319-2015
FAX (916) 319-2115

E-MAIL
Assemblymember.Wicks@assembly.ca.gov



DISTRICT OFFICE
1515 CLAY STREET, SUITE 2201
OAKLAND, CA 94612
(510) 286-1400
FAX (510) 286-1406

November 15, 2024

Mayor Jen Cavanaugh
Piedmont City Council
120 Vista Avenue
Piedmont, CA 94611

RE: Approval of EV Charging Hub at 29 Wildwood Avenue

Dear Mayor Cavanaugh,

I am writing to express my support for the proposed EV Charging Hub Project at 29 Wildwood Avenue in Piedmont. The proposed project, to be voted on November 18, will develop Piedmont's first 360kW, 14-stall electric vehicle charging hub open to the public 24 hours, 7 days a week.

This project will not only help Piedmont reach its target goal of 50% EV ownership by 2030 and 100% by 2050 by providing EV charging infrastructure, it will also help California reach its target goal of 250,000 chargers by 2025. It is increasingly important to prioritize EV charging deployment as it remains a barrier to meeting EV adoption goals.

Additionally, this EV Charging Hub will benefit residents who may have non-traditional work schedules, face after-hours emergencies, lack time to fully charge at home, or who do not have at-home charging. Furthermore, a [survey](#) of Piedmont voters carried out by FM3 Research in June 2020, found that:

- 4 in 5 of Piedmont voters support expanding access to EV charges in Piedmont;
- Renters are especially supportive of increasing EV chargers in Piedmont;
- 49% of EV owners were likely to use public chargers; and,
- Approximately half of respondents who do not have an EV would be more likely to buy one if EV charges were more widely available and accessible in Piedmont.

I appreciate the time the City Council and the Planning Commission have put into reviewing this proposed project, and I respectfully request your approval of this project with 24/7 operational hours.

Sincerely,

Buffy Wicks
Assemblymember, 14th District

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0015
(916) 319-2015
FAX (916) 319-2115

E-MAIL

Assemblymember.Wicks@assembly.ca.gov



ASSEMBLYMEMBER, FOURTEENTH DISTRICT

DISTRICT OFFICE
1515 CLAY STREET, SUITE 2201
OAKLAND, CA 94612
(510) 286-1400
FAX (510) 286-1406

CC:

Vice Mayor Betsy Smegal Andersen
Councilmember Conna McCarthy
Councilmember Jennifer Long
Councilmember Tom Ramsey
Kevin Jackson, Director of Planning & Building

From: [RICK SCHILLER](#)
To: [City Clerk](#); [Jen Cavanaugh](#); [Betsy Andersen](#); [Tom Ramsey](#); [Jennifer Long](#); [Conna McCarthy](#)
Cc: [REDACTED]
Subject: Shell EV HUB-Additional Comments
Date: Friday, November 15, 2024 9:56:54 PM

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Dear Mayor Cavanaugh and Council,
Scores of homeowners wrote in opposing 24/7 operation and no homeowner supports 24/7. The PC recommended 6am-10pm. Yet Shell did not listen and in Appendix E of the Staff Report wrote: "Shell Recharge has 13 standalone EV charging station sites in development across the country, all of which are proposed for 24/7 operation, including one across the Bay on a similar residential adjacent site on 19th Avenue in San Francisco." Shell confirmed the site is 1500 19th Ave SF; see att images of site and neighborhood.

19th Avenue San Francisco is State Highway 1, a major transportation corridor and a divided six lane thoroughfare with additional parking lanes. Single lane road diet Grand avenue is far from comparable. The "similar residential neighbor adjacent site" at 1500 19th Ave consists of high density zero setback buildings on narrow 25 foot wide lots. This is entirely inconsistent with the essential character of the quiet, manicured tree lined streets adjacent to 29 Wildwood and Piedmont's substantial setback requirements with generous lot frontages.

Shell has no understanding and little concern for the fundamental difference between a dense hardscape San Francisco neighborhood and rustic Piedmont. Other Shell promises as to site maintenance and security are now brought into question as Shell has no other operating EV Hubs in the US. All 13 intended Hub sites are not comparable to 29 Wildwood Piedmont. Additionally Shell has not responded to the many written requests for on-site tire air. All vehicles use tires filled with compressed air regardless of propulsion source.

Regrettably Shell's continued insistence on 24/7 operation and Shell's spurious arguments compel me to conclude Piedmont should not be Shell Recharge's first experiment in the US. Further if the permits are approved and there is non-compliance with the many conditions, Shell will likely defend with unlimited legal resources. Shell has the ability to prevail by filing endless motions and appeals which the City cannot afford to defend. Piedmont cannot prevail in an adversarial relationship with Shell. Shell's application has made it clear that Shell does not understand nor accept the fundamental characteristics of Piedmont and the immediate neighborhoods.

I value and thank you for the extensive time you put into considering this complex issue. Reject the Shell EV Hub application.

Sincerely,

Rick Schiller



Att: 3 images 1500 19th Ave SF



1500 19th Ave



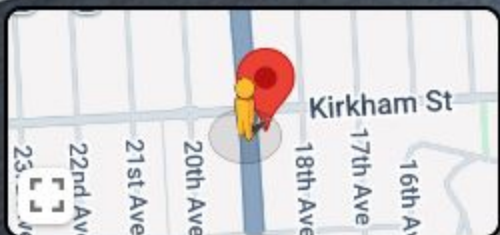
1511 Shoreline Hwy

San Francisco, California



Google Street View

Jan 2023 [See more dates](#)



Google





1500 19th Ave



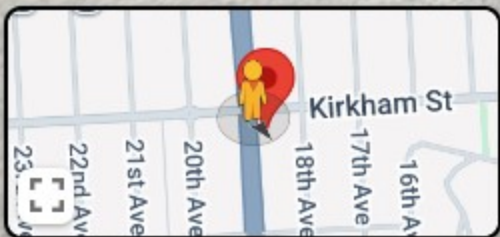
1500 CA-1

San Francisco, California



Google Street View

May 2024 See more dates



Google



1500 19th Ave



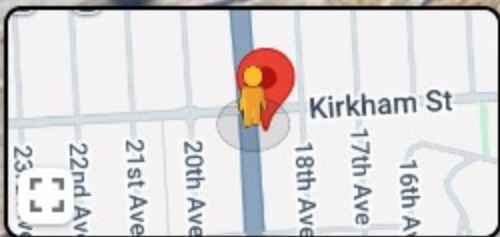
1500 CA-1

San Francisco, California



Google Street View

May 2024 See more dates



Google

From: M.G.
To: City Clerk, Jen Cavanaugh, Betsy Anderson, Tom Ramsey, Jennifer Long, Conna McCarthy
Subject: [REDACTED] Shell EV Hub-Additional Comments
Date: Friday, November 15, 2024 10:50:57 PM
Attachments: [REDACTED]

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Hello Rick,

Thank you for speaking truth to power. If, in almost a year, Shell can't bother themselves to simply provide noise specifications for their proposed power boxes, then they are clearly in no hurry to get approval on their novel proposal on marrying fast charging with a low density residential community!

Let them wait, I sure as hell have had to wait! It was a simple question that remains unanswered!

The Planning Commission's conflation of undergrounding Shell power boxes with PG&E's transformer is collusion of Big Business and local government! If the PC and the CC can't stand up to Shell, then they need to be replaced! These pictures reflect the present status of 29 Wildwood, and there's more of this to come unless the City of Piedmont sets boundaries on what they will tolerate. As of now, Shell is running the PC and CC- what a shame!

Mike Gallagher
Neighbor of Shell!



----- Forwarded message -----

From: RICK SCHILLER
Date: Nov 15, 2024 at 9:36 PM
Subject: Shell EV HUB-Additional Comments
To: cityclerk@piedmont.ca.gov <cityclerk@piedmont.ca.gov>, Jennifer Cavanaugh <jcavanaugh@ci.piedmont.ca.us>, Anderson Betsy <bandersen@piedmont.ca.gov>, tramsy@piedmont.ca.gov <tramsy@piedmont.ca.gov>, jlong@piedmont.ca.gov <jlong@piedmont.ca.gov>, Conna McCarthy <cmccarthy@piedmont.ca.gov>

Dear Mayor Cavanaugh and Council,
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I value and thank you for the extensive time you put into considering this complex issue. Reject the Shell EV Hub application.

Sincerely,
Rick Schiller

Att: 3 images 1500 19th Ave SF

From: [Gia Vacin](#)
To: [City Council](#)
Subject: Public Comment - Item 4, Nov 18 City Council Meeting
Date: Monday, November 18, 2024 4:00:22 PM
Attachments: [image001.png](#)

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Dear City of Piedmont Council Members,

On behalf of the Zero Emissions Vehicle (ZEV) Market Development Office at the Governor's Office of Business and Economic Development, I am writing to express support for approval of the public electric vehicle (EV) charging station at 29 Wildwood Ave.

Transforming this former gas station into state-of-the-art EV charging station not only tells an incredible story in our transition away from fossil fuels, but it also provides a tremendous service to drivers in the community, including the many nearby multi-family housing units and renters of single-family homes that may lack access to at-home charging.

We understand the concerns expressed about the operating hours of the EV charging station, but I strongly encourage you to extend the operating hours to 24/7. Limiting access would be a shift from the location's operating status in its previous use as a gas station; it is also extremely uncommon for public charging and fueling infrastructure to be limited. We believe placing limitations on the public availability of the station could create unintentional hardships for residents and workers who must be able to charge their car when they need to, such as those with non-traditional work hours, late night or early morning travel, or in the event of an emergency. Equitable access for all drivers is critical to our success.

California leads the nation in ZEVs, comprising 1 in 4 new vehicles sold. The Bay Area counties have the highest number of ZEVs in the state, and yet, availability of infrastructure remains among the one of the key limiting factors inhibiting market growth. It is cities like Piedmont that are deploying ZEV infrastructure that will remove this barrier and help California achieve our climate neutrality and pollution reduction goals.

Thank you for being a leader and helping to pave the way toward our 100% clean transportation future.

Sincerely,

[Gia Brazil Vacin](#)

Deputy Director | ZEV Market Development Office
[mobile:](#) (916) 730-6107 | [office:](#) (916) 319-9968



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