

**DOCKETED**

<b>Docket Number:</b>	22-EVI-02
<b>Project Title:</b>	CALSTART Communities In Charge EV Infrastructure Incentives
<b>TN #:</b>	254026
<b>Document Title:</b>	Bryce Nesbitt, Obviously Inspects Comments - Unbundled parking and Dedicated charging heads
<b>Description:</b>	N/A
<b>Filer:</b>	System
<b>Organization:</b>	Bryce Nesbitt, Obviously Inspects
<b>Submitter Role:</b>	Public
<b>Submission Date:</b>	1/19/2024 3:41:53 PM
<b>Docketed Date:</b>	1/19/2024

*Comment Received From: Bryce Nesbitt, Obviously Inspects*  
*Submitted On: 1/19/2024*  
*Docket Number: 22-EVI-02*

**Unbundled parking and Dedicated charging heads**

*Additional submitted attachment is included below.*

Regarding  
California Energy Commission  
Communities in Charge and CALeVIP.  
Light-Duty EV Block Grant Design Changes  
Dockets No. 22-EVI-01 22-EVI-02 or **20-TRAN-04**

19 January 2024

Dear CEC

Part of my work includes advising apartment owners or managers on capital investments.

In my area the predominant parking style is “**unbundled**”. Meaning you have separate leases for housing and parking. Unbundling started as a green measure regarding car dependence, but these days has since pretty much taken over. But this means that parking is *dedicated* for the parking lease duration. And thus likely ineligible for Communities in Charge funding as written..

Dedicated charging is super convenient for the residents compared to needing to charge then shift a vehicle into their assigned spot, playing “musical cars”. Yet I can’t apply for funding.

I encourage Communities in Charge to rapidly alter the Wave III funding criteria, and permit both dedicated chargers and robust and rugged dumb chargers (especially dumb slow chargers).

In some cases what’s needed for housing business operators is not *funding* to pay for the chargers. Funding may be more or less irrelevant. What’s needed is expert advice early in the process. Each building is different, and the right solution depends on a host of factors. Perhaps then the route to greater uptake among multifamily operators is for CiC to fund consulting and early design up front prior to the formal grant application.

I’ve been called in after an electrician recommended hundreds of thousands of dollars in panel upgrades: needlessly. Funding such electric updates *would* be CiC grant eligible, *but a poor use of public dollars*.

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Reference <https://condowonk.com/blog/f/figuring-out-electrical-vehicle-charging>

A blog post describing a vehicle fire, due to lack of centralized HOA engineering or planning. Their solution? Dedicated charging with rules.

The Canadian company behind the DCC-9, a dedicated spot load sharing device.

Wallbox, a Spanish company doing capacity harvesting

And more

Note soon EV charging will be a necessity for apartment owners, but we are not quite there yet, funding still matters.