

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Monday, January 23, 2023 8:13 AM  
**To:** Brian Popovich  
**Subject:** Public Comment 1/24 FW: Agenda item 2

-----Original Message-----

From: Kelly Wilmer <[REDACTED]>  
Sent: Saturday, January 21, 2023 7:48 AM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: Agenda item 2

Dear City Council,

You are already experiencing an extreme shortage of rental property in the City and property for sale. By expanding local rent control measures further than the State, you will exacerbate these problems. I encourage you to study very closely what has transpired in Santa Monica. Wealthy tenants in rent controlled apartments not moving. Some of the highest rents in the country. The cost of administering the program is 7 million dollars a year. Tenants and homeowners pay.

You should be encouraging building condos for homeownership and apartment buildings close to the downtown corridors.

There is a wide range of available rentals in City of Ventura where they have permitted and built 100's of apartments already. Last time I checked, 1 beds \$1500+.

Promote ADU buildings and discount some of the local fees, invest in your community and the future the right way.

Sincerely,  
Kelly Wilmer

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Monday, January 23, 2023 8:14 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: GHG Emissions Reduction Ordinance

-----Original Message-----

From: Phil White <[REDACTED]>  
Sent: Sunday, January 22, 2023 6:07 PM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Cc: James Vega <james.vega@ojai.ca.gov>  
Subject: GHG Emissions Reduction Ordinance

Dear Mayor and City Council Members,

I am writing to express my support for a clean GHG Emissions Reduction Ordinance with no exemptions. The seriousness of the global warming / climate change crisis demands immediate action at all levels of government. Electrification of buildings is an important action needed as soon as possible.

When I was on the County Planning Commission, I was proud to be a part of the effort in 2020 leading to the County adopting a Climate Action Plan including a commitment to implement a Reach Code. Last year the County approved the County Reach Code details and adopted the final language to honor the commitment made in 2020.

Since 2020, I have been a member of the Ventura County Climate Emergency Council (CEC), advising the Board of Supervisors on climate action. With respect to the details of the County's Reach Code, as a member of the CEC, I was asked not to include review of the Reach Code development in CEC recommendations I proposed. I respected that request and have had no input into the details.

I am proud of the Board of Supervisors for taking this big step. Ordinances change, and I do expect the County to eventually remove in future years the exemptions to all-electric construction that were included in the initially - adopted language. I support that direction.

I do want to clarify the record about my position on Reach Codes without exemptions. I understand that your Council has been informed by Jeffrey Starkwhether about my position, stating that since I didn't publicly object to exemptions in the County's Reach Code, I must think they are okay. Mr Starkwhether's contention is incorrect.

Here is my position: I do support all-electric construction ordinances without exemptions. I urge your Council to make this refinement to Ojai's code. Ojai can be and should be a strong leader on addressing the climate emergency we face, setting the example for cities around the world.

Thank you for all you do !

Phil White  
Ojai

Sent from my iPhone

## Brian Popovich

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:28 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: New submission from Contact Us Via E-mail

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**From:** Kristy Rivera <kristy.rivera@ojai.ca.gov>  
**Sent:** Monday, January 23, 2023 12:33 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** FW: New submission from Contact Us Via E-mail

Kristy Rivera  
Administrative Assistant



City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)

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**From:** JodyKaylor [REDACTED]  
**Sent:** Monday, January 23, 2023 12:22 PM  
**To:** Kristy Rivera <[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)>  
**Subject:** New submission from Contact Us Via E-mail

**Name**

Jody Kaylor

**Address**

Ojai, CA 93023  
United States  
[Map It](#)

**Email**

[REDACTED]

**Comments:**

To: Mayor Betsy Stix and members of the City Council  
For: City Council Meeting of 1/24/2023  
Re: Agenda item 3, repeal ordinance 934

Looking at the development deal before us. I could easily point to water usage, traffic flow and spiraling housing costs as reasons for asking you to reject this deal tonight, and I do, yet I also point to the questionable aspects of the deal from the start, and for its duration.

My understanding is that the deal was accepted based on the developer's word that the residents of the Cottages and Troy Lodges were earning average incomes. An official correct canvas of income levels should have been done. Why? 1. Because most residents living there may indeed have low, very low or acutely low income levels. And 2. The Affordable Housing Replacement Ordinance requires like-to-like replacements and this development seeks to build the more posh residences on the Cottages/Troy land and the lower income places on S. Montgomery by the power plant, in price ranges that are not like-to-like.

Questionable too is why the cottages and lodges don't have historical preservation status. As it was mentioned at the meeting last July, something about how that was avoided doesn't seem to be on the up-and-up. And where has the legally required upkeep been? I don't live there but, I can see broken windows from my house!

I hear that this developer wants a legacy of ongoing income for his children. That's commendable. That's a win for them. To make this transaction consensual though, Ojai needs a win on water, the environment, legal and overt procedures and rents that Ojai residents can actually pay. Please reject this deal tonight.

If it's not on the up-and-up. Send it up and out.

Thank you,  
Jody Kaylor

## Brian Popovich

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:28 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: New submission from E-Mail all City Council Members & Mayor

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**Sent:** Monday, January 23, 2023 12:33 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** FW: New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant



City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)

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**From:** P. LynMiddleton [REDACTED]  
**Sent:** Sunday, January 22, 2023 7:22 PM  
**To:** Kristy Rivera <[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)>  
**Subject:** New submission from E-Mail all City Council Members & Mayor

**Name**

P. Lyn Middleton

**Email**

[REDACTED]

**Subject**

City Council Meeting/ Cottage of Flowers and Rent Control

**Message**

Hello, thank you for your service and happy for the new city council members.

I would ask you all to reconsider the former committee decision re the Cottages of the Flowers, Mallory Cabins and Montgomery Street dwellings.

These places are important in providing affordable housing . They need TLC from the owner but they are wonderful, historic , affordable places for people to live.

Also re rent control, Ojai needs to have in place ways for stability for the people renting. So rent increase regulations, proper maintenance, and leases that protect the people renting. This is all a bit late for rents have skyrocketed pushing people out of their homes.

There is a 6 unit building now next to us that is for sale (corner of Matilija and Blanche) The rents have always been reasonable and renting plus the rentees have always been quiet and respectful of us and other surrounding properties as all is very close. This could continue to be a place of reasonable rent. But who knows?

Thank you for your time and please think clearly in the short and long term impact of decisions.  
P. Lyn Middleton

## Brian Popovich

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:29 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: New submission from E-Mail all City Council Members & Mayor

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**From:** JasonGray [REDACTED]  
**Sent:** Saturday, January 21, 2023 3:01 PM  
**To:** Kristy Rivera <[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)>  
**Subject:** New submission from E-Mail all City Council Members & Mayor

<b>Name</b>
Jason Gray
<b>Email</b>
[REDACTED]
<b>Subject</b>
Grand Ave. bike lanes
<b>Message</b>
<p>When Grand Ave. comes up for repaving please consider how its use is changing:</p> <p>Bicycle use on Grand Ave. has grown tremendously in recent years. A wonderful thing! It's obviously not going to stop growing, and will likely continue increasing. But vehicle use has also grown, with more aggressive driving practices and/or speeding making it increasingly dangerous.</p> <p>The practice of simply painting bicycle logos on the pavement, and even adding good signage to increase drivers awareness, is not enough to increase safety. It is quite apparent from recent statistics showing the great increase in traffic accidents involving bicyclists and pedestrians everywhere that more needs to be done.</p> <p>As you all know Grand Ave. between Signal St. and Mercer Ave. has no room for bicyclists when vehicles park on both sides of the street. I would like to propose a simple and fairly inexpensive solution, perhaps not loved by some of the residents on the street, but one that would benefit a much larger number of people than the total of those residents and would greatly increase safety.</p> <p>If one lane of parking were taken away, preferably the north side of the street, this would make room for actual bikes lanes. I say the north side because the south side is generally dipped more toward the gutter, capturing more water flow for instance, and making bike travel near the gutter a little more unwieldy. There likely wouldn't be enough room added for full, hard separation from traffic that can be done with a wider street, but even softer separation and actual bike-lane striping would be very beneficial. Soft separation might just be slightly raised bumps underneath the painted striping. Anything that slows traffic and keeps drivers more aware and separated from bicyclists is good.</p> <p>To me the easiest and most logical reconfiguration would be a westbound bike lane against the north side curb, an eastbound bike lane against the south side parking strip (with a little more separation from the doors of parked vehicles), and traffic lanes in the middle as normal. A more bold reconfiguration that specifically focuses on traffic-calming might include easily adding artificial curves in the street by swapping the one parking lane back and forth from the south to the north sides perhaps every couple of blocks.</p> <p>Thank you for your consideration and for having a forward-thinking vision for our community. FYI I am a homeowner on Mercer Ave.</p>

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:29 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: Comment : FW: New submission from E-Mail all City Council Members & Mayor

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**From:** Kristy Rivera <kristy.rivera@ojai.ca.gov>  
**Sent:** Monday, January 23, 2023 12:52 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** Comment : FW: New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant



City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)

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**From:** MarcyToscher [REDACTED]  
**Sent:** Monday, January 23, 2023 12:51 PM  
**To:** Kristy Rivera <[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)>  
**Subject:** New submission from E-Mail all City Council Members & Mayor

**Name**

Marcy Toscher

**Email**

[REDACTED]

**Subject**

Becker Projects

**Message**

Dear Mayor and Council,

Please reverse your votes for approval of four Becker Projects.

1. Despite the best efforts of the previous Council, approval of the projects will result in more displaced low income residents than low income (truly very low income) units created.
2. Little by little, the uniquely "Ojai" elements of the town are being sanitized, urbanized and yuppified. Not exactly what many of the Ojai by choice transplants are happy about or are treasuring. I'm sure many long time Ojai people aren't too pleased either.

3. It is irresponsible to say that your backs are against the wall, decrying a lack of truly affordable low and very low income units, when members of this Council, in collaboration with previous council members and unsuccessful candidates for Council, are spearheading new developments (large scale) in town. Transparency is required here.

3. Please take into account and please be transparent about other developments in the works that directly determine need and availability. I'm al referring to 48 units that will be built on the old Gaslight property. To not talk about Becker in conjunction with VFW/Bryant land, acreage in front of Nordhoff, is misleading at best.

4. Finally, the anti-development petition demonstrates that Council's vote to move forward with four projects is not supported by a large segment of your constituents. It's placing a "pause" on your decision, with a new seated council to consider the wisdom of the approval.

Democracy in action!

Historically, a petition gathered by voters has been used in the past to question other ill-advised Council decisions. I'm referring to the bad decisions to re-authorize the OTID (Council rightly reversed previous decision). Another movement took place forcing reticent Council to rightly enforce our zoning laws and outlaw short term rentals (also a correct decision). Another example is when voters organized to keep large scale private housing development on City Hall property , land which was donated and restricted by deed for public use purposes. Also correct, both legally and environmentally.

The petition that you have before you also urges a reversal. Do the right thing, reverse course or put it to a vote.

5. I have no objection to the conversion of World University. The shell already exists, it can be done quickly, with minimal disruption to the neighborhood. I don't have a position about Montgomery yet as I need to have more information, an EIR performed and truthful disclosure of other properties and unit numbers being contemplated.

Thank you for your service and the time commitment it takes to thoroughly consider all of the issues facing our residents.

Sincerely,

Marcy Toscher  
Ojai

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:30 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: Comment : FW: [!!Spam]New submission from E-Mail Andrew Whitman

-----Original Message-----

From: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Sent: Monday, January 23, 2023 12:54 PM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: Comment : FW: [!!Spam]New submission from E-Mail Andrew Whitman

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: darapaprock [REDACTED]  
Sent: Sunday, January 22, 2023 10:19 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail Andrew Whitman

Name

dara paprock

Email

[REDACTED]

Subject

cottages / becker plan

Message

hi Mr. Whitman, I am a resident of the cottages and I don't know that I can be there at the next council meeting but I'm very concerned about how things ended in the fall. I just wanna make sure that the tenants of the cottages maintained a buyout option if they don't want to live through construction or in a construction zone and that there's plenty of time for that it's standard protocol and I believe it was lost as the negotiations last year went on and on. But I'm not sure. I don't know if the cottages tenants and the Mallory way can get a copy of where things are. I did request it from the management. I'm a resident of the cottages and nobody gave me an answer because I understand there's a couple other things in place right now , however I think that two things are really important. One option for buyout, which had been six months rent returned so that we could move if they begin construction and also so that we can move and maybe even compensate for the inconvenience of the last year of not knowing and confusion , the other thing is possibly an option to buy end. It's clear that the cottages at least will become part of a condo set up and I think that we should have an insider price and possibly some kind of insider deal and option if they are allowed to proceed. I really wish I could be there but I can't necessarily get there early and I don't know that I can log on on time- i I have a

commitment on Tuesday nights in general at 7:30 till 830 and I work also. So I just hope we have representation that really is looking out for the best interest and care for our community. I love my little house and spot that I live. However, already RNs have been raised. I think we're in a bubble here and I feel like it's challenging to amid the cost of living. I am also disabled and so is my son - if I have to move, I have to prove income quite higher than what I actually have unless I can show certain credits and etc. etc. because some of the income changed after I moved in. It was manageable and then our rent was raised the last time I think Becker got pissed I don't know for sure. Nevertheless, it's my hope that he does care for the vacant units and fix them up no matter what in the interim because he's got I believe 3 empty units in these cottages- and in many ways, it's a neglected property, including the inhabited ones or units... And we have substandard electric, I cannot leave my dog alone in the house in the summer because of the risk of power outage if I run an air conditioner. I also have a huge heating bills due to the insufficient windows and doors and this is a small house. I have a one bedroom house and it's very expensive just for utilities, and some of that is due to the lack of improvements and the lack of care from the owners. nevertheless, I hope you advocate for us in particular, I would like to have some sort of outline that shows that the tenants will be compensated if they choose to not live through the chaos of construction that's at standard offering for development corporations to provide the current tenants. I sympathize with both sides of the situation. I certainly understand that this property was an investment property for the Beckers, and that they have a vision for it to that they've been challenging getting through the city Council. They've also purchased other properties to try to include some sort of incentive to allow them to proceed , however it is a very special part of Ojai . The community uses this property and it is an open space. Maybe the city wants to retain some kind of rights to utilize the pathways and waterways I'm sure they are ways to do that that can benefit both parties. and to maintain the atmosphere of a natural surrounding. And I don't want to move if I don't have to but I do need more space and I do need affordable and sustainable living with the rent increases and utility increases. It becomes less and less possible and less I'm driving a lot of miles , and adding to other issues that are environmental and ecological. Anyhow, I look forward to them, your tenure and thank you for reading this very truly

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:30 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: Ojai Bungalows, LP and Greenhawk, LLC development

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**From:** Jinx McCune <[REDACTED]>  
**Sent:** Monday, January 23, 2023 1:39 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** Re: Ojai Bungalows, LP and Greenhawk, LLC development

I have been trying to access the city's contact us form to no avail. It does not permit me to fill out my name and details, just the comment box, hence this email. I am submitting my comments pertaining to the subject above.

While I have come to this issue rather late in the game and as a non City of Ojai resident, I still want to make my thoughts known about this proposed project. Aside from the issues of water scarcity, traffic, insufficient parking, gentrification by replacement of 42 existing truly affordable units with 40 market value units and 20 "moderate" units (the income threshold of which is far above what many current residents could only dream of making-(\$70K pa = \$34/hr) I would like to address the issue of tree removal on proposed project's properties.

As you know, the City of Ojai has an ordinance which prohibits tree removal of specific dimensions and specifies terms for remediation if removed. And while culling of dead trees is a non issue, planting oak saplings and tending to them for 5 years before they are self sustaining requires time, effort and care to combat disease, browsing by deer and damage by pests. Do you honestly think a developer who hasn't maintained their rental properties during 15 years of strategic neglect is going to tend these trees? Not to mention the fact that grading will destroy the mycelial system which feeds, waters and protects the tree root system. The mycorrhizal fungi living in a symbiotic relationship with the tree roots also provide a site wide communication system between the trees which is disrupted by grading, trenching and compacting, thereby threatening the remaining trees. This project would seem to contravene the stated intent and practice of Ojai's community forest management ordinance.

Ojai needs more housing as does most of the larger conurbations of USA, the least expensive the better as unemployment, homelessness, long covid disability and a minimum wage which is not a livable wage seem to be the current state of affairs. This project does nothing to alleviate this predicament. I urge the city council to terminate this development agreement.

Respectfully,  
Jinx McCune

Sent from my iPad

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:31 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: Agenda Item #2 for January 24, 2023 Meeting  
**Attachments:** Rent Control Ojai\_Agenda Item #2.pdf

**From:** Nancy Bush-Baune <[REDACTED]>  
**Sent:** Monday, January 23, 2023 2:06 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** Agenda Item #2 for January 24, 2023 Meeting

Dear City Clerk,

Please find attached our comments to be submitted regarding agenda item #2, Ojai rent control, to be discussed in the January 24, 2023 meeting agenda.

Thank you,  
Nancy and Don Baune  
[REDACTED]

January 23, 2023

City of Ojai

Regarding: January 24, 2023 meeting, Agenda Item 2

Via Email Attention: CityClerk@Ojai.CA.Gov

My husband and I are writing in regards to the City Council's upcoming discussion on adopting local rent control policies for the City of Ojai.

We currently live and work in the City of Los Angeles, which has had various levels of rent control restrictions. Our future plan is to work and live in the City of Ojai. We currently own a property in the City of Los Angeles and have invested in a rental in Ojai that we plan to one day make home. We have experienced the negative results of the long-term effects of rent control within the City of Los Angeles and desire to express our experience for the City of Ojai to consider.

I think it is important to keep the long-term outcome in mind when considering rent control or any other control in a free market system. Our experience with the results of Los Angeles city rent control (which is a stricter and limiting form rent control than the State of California) is as follows:

1. We have seen LA City rent control prohibits an owner's ability to raise the rent and produce enough rental income to offset/cover the costs associated with proper upkeep of the property, proper insurance, proper licensed repairs and maintenance, proper pest control services. Due to this, we see properties that have tarped roofs, graffiti, neglected maintenance, and such have created blight, homelessness, and the desirability of living in the neighborhoods.
2. We have seen rent control limits the owner's ability to keep ahead of rising costs, such as rubbish service, landscape services, maintenance and repair services, replacement of equipment and/or appliances, common area utilities, property and income taxes. Owner's are giving up and no longer able to provide proper services to their residents, resulting in neglected properties, unhappy tenants and a lower standard of living.
3. Investors flee from investing in such properties, there's not enough incentive. The lack of turnover of unit and ownership continue the cycle of properties downgrading and areas becoming less and less desirable over time.

We agree with and restate that rent control will not make housing more affordable for Ojai renters and over the long term will only serve to harm the very individuals that the City is seeking to assist.

Through Assembly Bill 1482 statewide annual rent increases are already capped inclusive of "just cause" eviction requirements, and relocation fees for no-fault tenancy terminations.

The City's own staff report states, "the costs to develop and operate a full rent stabilization program could be substantial..." The Council should not advance extremely costly local measures which will be detrimental to the quantity and quality of the City's rental housing stock and discourage future housing development.

The Staff report identifies no issue to warrant consideration of local rent control within the City.

We suggest that the City should instead consider:

1. Establishing comprehensive outreach and education to the Ojai community to ensure that renters and housing providers are aware of existing state and local protections and programs and their related rights and responsibilities.
2. A local emergency rental voucher program to provide targeted assistance to Ojai's low-income renters.
3. Exploring the development of a voluntary non-binding mediation program.
4. Providing financial education and job placement assistance to help renters to better meet financial obligations.

Thank you and your staff for reading and considering our experience and insights.

Sincerely,

*Nancy and Don Baune*

Property owners: [REDACTED]  
[REDACTED]

January 23, 2023

City of Ojai

Regarding: January 24, 2023 meeting, Agenda Item 2

Via Email Attention: CityClerk@Ojai.CA.Gov

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2. A local emergency rental voucher program to provide targeted assistance to Ojai's low-income renters.
3. Exploring the development of a voluntary non-binding mediation program.
4. Providing financial education and job placement assistance to help renters to better meet financial obligations.

Thank you and your staff for reading and considering our experience and insights.

Sincerely,

*Nancy and Don Baune*

Property owners: [REDACTED]  
[REDACTED]

# Brian Popovich

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:31 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: January 24th Ojai City Council Meeting - Agenda Item 2  
**Attachments:** AAGLA\_Ojai\_012423.pdf

**From:** Max C. Sherman <[REDACTED]>  
**Sent:** Monday, January 23, 2023 4:00 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Cc:** Daniel Yukelson <[REDACTED]>; Danielle Peretz <[REDACTED]>; Martin Makaryan <[REDACTED]>  
**Subject:** January 24th Ojai City Council Meeting - Agenda Item 2

Attached for review is a letter submitted by the Apartment Association of Greater Los Angeles in regard to Agenda Item 2, scheduled for the Council's consideration at the January 24<sup>th</sup>, 2023, City Council meeting.

Thank you for your time and consideration.



**Max Sherman**  
Associate Director, Government Relations  
Apartment Association of Greater Los Angeles

**Los Angeles, California 90005**

The Voice of Multifamily Housing Since 1917 ©

# AAGLA

*"Great Apartments Start  
Here!"*

Max Sherman  
Associate Director,  
Government Affairs  
[REDACTED]  
[REDACTED]

January 24, 2023  
Via Electronic Mail

Hon. Mayor Betsy Stix and Members of the City Council  
Ojai City Council  
Council Chambers, Ojai City Hall  
401 South Ventura Street, Ojai, CA

Re: Discussion of Rent Stabilization and Tenant Protection in Ojai (Agenda Item 2)

Dear Hon. Mayor Stix and Members of the Ojai City Council:

At its January 24<sup>th</sup> meeting, the City Council will discuss rent stabilization and tenant protection options for the City of Ojai. The Apartment Association of Greater Los Angeles (Association) strongly opposes any form of rent control and urges the City Council to reject advancement of any such local measures. Rent Control does not equate to affordability, nor does rent control create more housing. In fact, it will only make housing more expensive and harder to find as the housing supply diminishes. Equally important, implementation and administration of a local rent control measure is extremely costly, and typically paid for by the rental housing providers who are being regulated. We strongly encourage and urge the Council to focus on policies that foster rather than hinder the availability of affordable housing and encourage additional housing production.

Our Association, established in 1917, is a non-profit trade association whose nearly 10,000 members are rental housing providers and property management professionals throughout Los Angeles, Ventura, and San Bernardino counties.

Many of our members are small business, "mom and pop" housing providers and include those within the City of Ojai. They are retired seniors that worked regular "9-5" jobs for decades, and who made sacrifices over the years so that they could afford to make a small investment in a rental property that secures and supplements their retirement income, medical, and other needed costs of living, and at the same time they are providing affordable housing to the members of their community, or in some cases, themselves. Our members chose to make an investment in their community, to house themselves and others, and as a means to provide financial security during their retirement years.

The State's comprehensive rent control and renter protection law Assembly Bill 1482 - "The Tenant Protection Act of 2019" has been in effect since January 1, 2020. This statewide rent control

# AAGLA

*"Great Apartments Start  
Here!"*

law already provides significant protections to renters living in the City of Ojai and throughout the State of California, including limitations on annual rent increases, "Just Cause" eviction protections, and mandatory relocation fees for no-fault tenancy terminations. This State law was the result of extensive negotiations and input from key stakeholders, including both housing providers and renter groups.

Rent control measures never equate to housing affordability and implementation of such regulations will not result in the construction of a single new rental housing unit in Ojai. Over the long term, rent control only exacerbates housing shortages, housing quality declines, and rental prices increase due to the shortages rent control inevitably creates and the resulting lack of available units on the market. Rent control will decrease the quantity and quality of affordable rental housing in the city and will only discourage the development of new rental units. Ojai need only look at the cities of Los Angeles, Santa Monica and West Hollywood for a case study on the ineffectiveness and dangers of rent control. These cities have strong rent control laws yet some of the highest rental and homelessness rates in the state.

We only ask that the Council take a solution-oriented approach by proactively addressing the housing shortage and look at measures that increase the housing supply through promotion of housing development. Rent control does the opposite of this. There are better solutions available that can directly benefit Ojai residents that need assistance such as City-funded rental assistance programs and supportive services. The Association welcomes the opportunity to meet with the City Council and staff to discuss the Council's rental housing concerns.

Thank you for your time and consideration of these matters. If you have any questions, please call me at [REDACTED] or contact me via electronic mail at [REDACTED].

Yours sincerely,

*Max Sherman*

Max Sherman

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:32 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: Agenda item # 4

-----Original Message-----

From: John Brooks <[REDACTED]>  
Sent: Monday, January 23, 2023 11:30 PM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: Agenda item # 4

Dear City Council,

Please make your electrification ordinance better and close the loopholes that the previous council created. In our house we still have natural gas service but our new appliances and car are electric and in the not too distant future rooftop solar will be added.

It's vital for all of us to phase out the fossil fuels that are unhealthy in homes and to the planet. Please take a more principled leadership role.

For new construction it's much easier to begin electric.

Thank you,

John Brooks

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:32 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: 1/24/23 City Council item 2

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**From:** Bill <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 7:37 AM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Cc:** James Vega <james.vega@ojai.ca.gov>; Lucas Seibert <Lucas.seibert@ojai.ca.gov>; Robin Godfrey <Robin.Godfrey@ojai.ca.gov>; [REDACTED]  
**Subject:** 1/24/23 City Council item 2

1/24/23  
To. City Council  
Cc. City manager, planning director, others  
From: Bill Miley  
**Subject: Rent stabilization (item 2, city council 1/24/23j)**

Hello. Some thoughts below.

1. Craft a 4-5 year sunsetted rent stabilization ordinance set at 4% annual increase (maximim) giving the city time to facilitate building of affordable houses for seniors (being pushed out and squeezed) and very low and low to moderate income other folks.
2. As to the number of affordable units? Our New Housing Element can document at lease a need for 500. Reading the charts shows a need for many more.
3. Just this morning i read the Brooking Institute Report dealing with rent control (and stabilization) it shows short term gains for tenants and long term loses for a region's rental housing market. THAT'S WHY THE SUN-SETTING.
4. The need is huge. Our new Housing Element substantiates it. Help of Ojai tries to meet housing needs on-going.
5. Other option, which in the long run may be better, is the city establishes a RENTAL HOUSING RENT SUBSIDIZING FUND. This would create a rent subsidy program for low income folks and families who would apply for rental cost help. The avoids the documented damage to the rental market in the future. The current Housing Trust Fund could be the base. Developing a real estate transfer tax and a documentary tax would generate revenue.

Thank you for considering my opinions.

Bill Miley

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:33 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: City Council meeting 1/24/23. Item 4.

---

**From:** Bill <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 7:13 AM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Cc:** James Vega <james.vega@ojai.ca.gov>; Lucas Seibert <Lucas.seibert@ojai.ca.gov>; R [REDACTED]  
[REDACTED]  
**Subject:** City Council meeting 1/24/23. Item 4.

**1/24/23**

**To: City Council**  
**Cc: city manager, planning director, others**  
**From: Bill Miley**  
**Subject: 1/24/23 Item 4, city council. Natural Gas reduction (Reach codes)**

Hello. My comments supporting an all electric (reach) code for new construction.

After referencing a bunch of documents i have this these opinions....

1. (Hazardous to health) Studies (past and present) show methane (natural gas) when burned inside homes produces multiple pollutions which can be hazardous to human occupants. Ventilation of gas stove emissions is key to avoiding long term heath problems.

(If no stove ventilator it is suggested open doors and windows to dilute the emissions (burrr in winter and “too hot “ in the summer)

2. (Energy waste) Natural gas stoves are not very efficient. Two references i found tell 13% heat and other 40% heat. Electric is close to 75% and Induction magnetic is about 90%.

3. Builders are now developing large affordable housing projects which are all electric. And have been quoted saying “these cost less than installing gas utilities”.

4. The state of California now has a new law and funding for supporting all electric affordable housing. \$60 million to start.

5. If one believes the science of natural gas-really just methane causing inside and outside pollution and heat inefficiency... supporting an all electric ordinance is logical. I do.

6. All new affordable housing should be all electric. One exception: Number 4 on the exemption list should be retained. Backup generators need non electrical fuel.

7. Our city should use Housing Trust Fund monies to assist low income home owners to convert to all electric with solar.

Thank you for considering my opinion.

Bill Miley

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:36 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: 1/24/23 City Council meeting, Item 3 Becker project

---

**From:** Bill <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 8:39 AM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Cc:** James Vega <james.vega@ojai.ca.gov>; Lucas Seibert <Lucas.seibert@ojai.ca.gov>; Robin Godfrey <Robin.Godfrey@ojai.ca.gov>; [REDACTED]  
**Subject:** 1/24/23 City Council meeting, Item 3 Becker project

1/24/23  
To: City Council  
Cc: city manager, planning director, others  
From: Bill Miley  
Subject: 1/24/23 City Council, Item 3. Becker Group

Hello.

Why, I Believe, the council should place this Referendum document on a future election ballot for ojai voters to decide yes or no. Recommend the March, 2024 California primary.

1. (Super majority) October 25, 2022, the Ojai City Council voted 4 to 1 in favor of adopting a Development Agreement to enable the “Becker Project” to become a city 4 part housing project.
2. (Wide voter representation) The 4 yes votes were by city council members representing the 4 voting districts which cover all residents of the city of Ojai. (7500+) Covering all the registered voters within our city. The no vote was by the city mayor who is elected at large by all voters.
3. (10% + signed) The Referendum petition was signed by 633 people who stated they were registered voters living within the city of Ojai limits.
- 4 The Ventura County Elections office verified 607 (?) as actual Ojai City voters which validated the petition’s purpose.
5. (Who are the decision makers) Who gets to decide whether the Referendum petitioners “rule the day” and get the Project rescinded like they want? Will it be the 607 signers plus Simply Ojai organization leaders and members (200+) ... or the voters of the entire city?

6. (Ambiguous Language) The Simply Ojai Referendum petition (screen shot at end...source: city website). In my interpretation, it implies but does not clearly state:

- a. the 18 the Mallory Way cottages and all 8 of the Cottages Among the Flowers were and are affordable. *They were never designated as affordable before the Replacement Ordinance was applied.*
- b. The Petition fails to mention that the proposed new and rehabbed units will be affordable deed restricted for 55 years at the income levels of 2019 when the resident survey was completed.
- c. Also the Petition fails to state what happens to these “affordable” units if the Development Agreement is voted down. The units will revert to market rate.
- d. The accompanying (required by law) city attorney summary states all the legal requirements. If read and understood, it would eliminate the ambiguities.

7 In our democracy we value allowing the voters to be the final arbitrators of issues.

8. Informational sharing and debate is foundational for democracy and part of the transparency value of our city. That will happen when this is placed on an election ballot.

Thank you for considering my opinions.

Bill Miley

Screen Shot....

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE OJAI CITY COUNCIL. 10/28/22 Rec'd  
City of Ojai

7:52 AM Tue Jan 24

Done Referendum\_Ordinance 934 \_Development Agreement\_Received 10-28-22.pdf Open in Books

CITY CLERK Ordinance No. 934 W.M.

An Ordinance of the City Council of the City of Ojai, Approving a Development Agreement for Ojai Bungalows, LP and Greenhawk, LLC c/o The Becker Group, which entitles development rights for 10 years on four separate properties within the City of Ojai ("Project"). The Development Agreement Amends the Zoning Map and the General Plan and exempts the Project from Environmental Review.

This is a referendum to repeal Ordinance No. 934 W.M. ("the Ordinance"), an Ordinance passed by a majority of the City Council of the City of Ojai, approving a Development Agreement for Ojai Bungalows, LP and Greenhawk, LLC c/o The Becker Group, which entitles development rights for ten years on four separate properties within the City of Ojai ("Project"). The Development Agreement grants retroactive extensions for expired entitlements, amends the zoning map and the general plan, and exempts the Project from the California Environmental Quality Act.

The Project allows for demolition of 18 existing affordable rental housing units, located at 412 Mallory Way (Mallory Way Bungalows); and conversion of 8 existing affordable rental housing units to new market-rate condominiums located at 312 West Aliso (Cottages Among The Flowers); and new housing development at 107 North Ventura Street and 304 South Montgomery Way. The Development Agreement provides for a total of 40 market rate housing units; 20 units of moderate-income housing; 6 units of low-income housing and 1 unit of very low-income housing, as well as a residential relocation and assistance plan.

A "yes" vote is a vote to uphold the Ordinance and to approve the Development Agreement.

A "no" vote is to repeal the Ordinance which would nullify the Development Agreement.

A full copy of the Ordinance and all of the documents that it incorporates by reference is available at [www.cottagesmallory.org](http://www.cottagesmallory.org).

Sent from my iPad

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:37 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

-----Original Message-----

From: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Sent: Tuesday, January 24, 2023 8:51 AM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: JonathanReinbold [REDACTED]  
Sent: Tuesday, January 24, 2023 8:30 AM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Jonathan Reinbold

Email

jdreinbold@gmail.com <REDACTED>

Subject

agenda item #4: reach code

Message

I support the ordinance Greenhouse Gas Reductions Code. The buildings sector is one of the most significant sources of GHGs in the USA. It is also very challenging to decarbonize. The most impactful action to do so is to electrify everything. The electricity sector is far easier to decarbonize than the thermal energy sector.

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:37 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

-----Original Message-----

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Sent: Tuesday, January 24, 2023 8:51 AM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: LeilaGregory-Browne [REDACTED]  
Sent: Monday, January 23, 2023 4:42 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Leila Gregory-Browne

Email

[REDACTED]>

Subject

Ordinance 934

Message

Hello. I strongly urge you to put Ordinance 934 before the voters of the City. We deserve to have a more direct voice about this.

The developers' proposed affordable units might meet the required minimum, but 75% is for moderate income households (\$96-110k annual income, single person) and <4% (1 measly unit) is for very low income. Disgraceful. While it's unrealistic to assume the developers would allot more than 27 "affordable" units, the quantities/percentages need to be better balanced. Ex: 10 moderate (37%), 10 low income (37%) and 7 very low income (26%). DO BETTER, developers!

Thank you for serving our wonderful city.

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 9:37 AM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

-----Original Message-----

From: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Sent: Tuesday, January 24, 2023 8:51 AM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: Barbara and CharlieSnyder [REDACTED]  
Sent: Monday, January 23, 2023 2:32 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Barbara and Charlie Snyder

Email

[REDACTED] >

Subject

Ojai Bungalows/Greenhawk LLC project

Message

We urge the members of the Ojai City Council to listen to the more than 600 signers of the petition regarding this project. Please pass a resolution that this project be brought before the voters at the first available time. This is the only thing which will make any sense to us. Thank you for listening to us.

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 1:11 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: [!!Spam]New submission from E-Mail all City Council Members & Mayor

---

**From:** Kristy Rivera <kristy.rivera@ojai.ca.gov>  
**Sent:** Tuesday, January 24, 2023 1:06:57 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: JeffOtterbein [REDACTED]  
Sent: Tuesday, January 24, 2023 12:16 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Jeff Otterbein

Email

[REDACTED] >

Subject

Electrification of Ojai

Message

Thanks to you all for your forward looking planning to help in electrifying Ojai. The sooner the better and with the least exceptions possible. The time is right, thanks for your actions. Sincerely, Jeff Otterbein

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 1:11 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: [!!Spam]New submission from E-Mail all City Council Members & Mayor

---

**From:** Kristy Rivera <kristy.rivera@ojai.ca.gov>  
**Sent:** Tuesday, January 24, 2023 1:06:57 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: JeffOtterbein [REDACTED]  
Sent: Tuesday, January 24, 2023 12:16 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Jeff Otterbein

Email

[REDACTED] >

Subject

Electrification of Ojai

Message

Thanks to you all for your forward looking planning to help in electrifying Ojai. The sooner the better and with the least exceptions possible. The time is right, thanks for your actions. Sincerely, Jeff Otterbein

## Brian Popovich

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 1:13 PM  
**To:** Brian Popovich  
**Subject:** Fwd: Public Comment: support for item #4

---

**From:** Erica Helson <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 1:11:55 PM  
**To:** cityclerk@ojai.ca.gov <cityclerk@ojai.ca.gov>  
**Cc:** Betsy Stix <[REDACTED]>; Suza Francina <[REDACTED]>  
**Subject:** Public Comment: support for item #4

I'm writing in support of item #4 (Reach Code Ordinance).

I support an all-electric reach code and removal of exemptions because:

- **Removing gas from buildings is an essential element of any legitimate climate strategy.** This is why the state and federal government are pursuing electrification.
- **Removing gas from buildings benefits public health.** There have been at least 55 peer-reviewed [scientific studies](#) published in the past 50 years linking gas cooking to health harms, including childhood asthma.
- **Building all-electric is more cost-effective for new construction.** Mixed fuel buildings require extra infrastructure, at extra cost.
- **Federal tax credits and local rebates further drive down all-electric capital costs.** See [Rewiring America's Inflation Reduction Act calculator](#) and the [Switch is On incentive finder](#).
- **Current reach code exemptions have made Ojai's reach code meaningless when it comes to addressing climate change.** Staff reports confirm no all-electric building as a result of the code.
- **From 2018-2021, Ojai averaged 6 hours of [SCE outages](#) per year.** Power outages are a concern but their impact is minimal compared to the impacts of climate change. However we must make special accommodations for those medically dependent on electric equipment, such as subsidizing batteries and generators (this is true regardless of all-electric codes).
- **I live in an all-electric home with solar and my energy costs are lower than when I lived in a mixed fuel building with gas.** Note: low-income customers can qualify for reduced utility costs through [CARE/FERA](#).

Thanks,  
Erica Helson

--  
Erica Helson

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 1:51 PM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

-----Original Message-----

From: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Sent: Tuesday, January 24, 2023 1:24 PM  
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
Subject: FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: michael jshapiro [REDACTED]  
Sent: Tuesday, January 24, 2023 1:21 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

michael j shapiro

Email

[REDACTED]>

Subject

Agenda No. 7

Message

I want to add my voice in support of approving a policy for the improved future health and welfare of Ojai residents by being in favor of the various recommendations of phased-in electrical appliances, heat pumps and the eventual phasing-out of all gas utilities in homes and apartments throughout the Ojai City Limits.

Thank you. Michael J. Shapiro - [REDACTED] Ojai. CA 93023. [REDACTED]

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 2:53 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: Item #4 (reach Code Ordinance)

---

**From:** Ruth Cooper <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 2:01:26 PM  
**To:** Ojai City Council <cityclerk@ojai.ca.gov>  
**Subject:** Item #4 (reach Code Ordinance)

I support agenda item #4 *for a clean ordinance that requires all-electric new construction without exemptions.*

*My husband and I, on a middle-class income, are slowly converting our 1955 home to all electric. We are doing it for financial, health and environmental reasons. It would have been great to move into a home that was already set up with the electrical panel, wiring and outlets for an all-electric home. That would have saved us a lot of time and money!*

*Our utility bills are going down with each change we make--we put up solar panels, bought an electric car, and installed a heat pump to heat and cool our house. We have a lovely fireplace that just burns wood, as we capped the gas to it. We will be buying a heat pump hot water heater next--the most efficient water heaters on the market! And we are excited about having cleaner indoor air and a safer kitchen once we switch to an induction range.*

*If California homeowners and renters are going to have to transition to electric anyway, why not make it easier for them by using this ordinance to support all electric appliances in new construction?*

*I only wish we had made the transition sooner. It pains me to think that our gas appliances may have contributed to our son developing asthma.*

*Sincerely,*

*Ruth Cooper*  
[REDACTED]

*Ojai, CA*  
[REDACTED]

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 3:20 PM  
**To:** Brian Popovich  
**Subject:** Public Comment FW: public comment on Item 4 of city council agenda  
**Attachments:** Ojai letter of support.pdf

---

**From:** Gina Goodhill <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 3:11 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** public comment on Item 4 of city council agenda

Hello,

Please see the attached letter of support from Clean Power Alliance regarding Item 4 – First reading and introduction of reach codes ordinance, for tonight's city council meeting.

Thank you.



**Gina Goodhill**  
*Senior Director, Government Affairs*  
*she/her/hers*  
[REDACTED]  
[cleanpoweralliance.org](http://cleanpoweralliance.org)



January 24, 2023

Ojai City Council  
Council Chambers, Ojai City Hall  
401 South Ventura Street, Ojai, California

Dear Honorable Mayor and City Council Members:

Clean Power Alliance (CPA), the Community Choice Aggregator for Ojai and 31 other communities in Southern California, writes in support of the proposed Greenhouse Gas Reductions code that would require all new buildings to be electric (Item 4).

California is on a rapid pathway towards zero-emissions buildings and vehicles. In August 2021, the California Energy Commission (CEC) adopted the 2022 Building Energy Efficiency Standards (Title 24, Part 6) and the Building Decarbonization Assessment. The Building Decarbonization Assessment made clear that California must urgently implement a plan to cut pollution from homes and buildings through aggressive electrification of new and existing buildings to achieve the state's new 2035 carbon neutral goal. The proposed Ojai ordinance is aligned with this goal and allows Ojai to take a leadership role on these state initiatives, without sacrificing customer affordability or grid reliability.

**Reliability:** Clean Power Alliance has taken an active role to ensure that there will be a reliable and clean source of electricity to power the state's transition to a decarbonized future. To date, CPA has procured 1,883 megawatts of renewable energy and 1,089 megawatts of storage, which has reduced more than 2.6 million tons of greenhouse gas (GHG) emissions, while improving system reliability. This has made CPA the third largest purchaser of battery storage in the state and helps ensure reliability for CPA customers even when the sun is not shining, and the wind is not blowing. In addition to adding new resources onto the grid, CPA is part of the state-wide effort to encourage customers to use more energy at "off-peak" or low demand times, and less energy at "on-peak" or high demand times. This will help flatten electricity demand and reduce major energy spikes.

**Affordability:** Zero-emissions buildings are affordable to build, outfit, and operate. All-electric homes are cheaper to build<sup>1</sup> than gas-heated buildings, saving between \$1,500 to \$6,000 in construction costs. Rebates for electric building appliances help bring down the costs of supplying a building with technologies that are powered by electricity. Most recently, in August 2022, the state approved the Equitable Building Decarbonization Program, that will create a

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<sup>1</sup> Synapse Energy, "Decarbonization of Heating Energy Use in California Buildings" <https://www.synapse-energy.com/sites/default/files/Decarbonization-Heating-CA-Buildings-17-092-1.pdf>



statewide incentive program for low-carbon building technologies. These incentives can be used to bring down costs of technologies like electric heat pumps, space and water heaters, and other efficient electric technologies. CPA also has a number of programs to assist low-income customers with paying their electricity bills, providing subsidies of over \$10 million since the onset of Covid-19.

**Green House Gas Emissions:** CPA is proud to provide most electricity customers in the City of Ojai with 100% renewable energy that does not contribute to dirty air or to GHG emissions that exacerbate climate change. Typically, an all-electric building produces about 30-60% the GHG emissions as a mixed-fuel use building<sup>2</sup>. In Ojai however, emissions from all-electric buildings would be closer to 100% greenhouse gas free because almost 90% of the city's residents and businesses receive 100% renewable energy through Clean Power Alliance.

The buildings we construct today will last for decades to come and building them with fossil fuel infrastructure locks in decades of additional fossil fuel emissions. Local cities and counties therefore have an important role in ensuring that they are built to a standard that helps the state meet its goals around clean air, climate change, health and more. That is why we support the City of Ojai approving the proposed ordinance update. CPA looks forward to continuing to partner with the city to achieve their clean energy goals.

Sincerely,

Gina Goodhill  
Senior Director, Government Affairs  
Clean Power Alliance

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<sup>2</sup> Ethree, "Residential Building Electrification in California

[https://www.ethree.com/wpcontent/uploads/2019/04/E3\\_Residential\\_Building\\_Electrification\\_in\\_California\\_April\\_2019.pdf](https://www.ethree.com/wpcontent/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf)

801 S. Grand Ave., Suite 400  
Los Angeles, CA 90017  
[cleanpoweralliance.org](http://cleanpoweralliance.org)

County of Los Angeles	Carson	Moorpark	Simi Valley
County of Ventura	Claremont	Ojai	South Pasadena
Agoura Hills	Culver City	Oxnard	Temple City
Alhambra	Downey	Paramount	Thousand Oaks
Arcadia	Hawaiian Gardens	Redondo Beach	Ventura
Beverly Hills	Hawthorne	Rolling Hills Estates	West Hollywood
Calabasas	Malibu	Santa Monica	Westlake Village
Camarillo	Manhattan Beach	Sierra Madre	Whitter

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 3:41 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: Comment regarding discussion item 4  
**Attachments:** Discussion Item 4 Reach Code - City Council Mtg January 24.pdf

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**From:** Jamie Fleming <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 3:37:37 PM  
**To:** cityclerk@ojai.ca.gov <cityclerk@ojai.ca.gov>  
**Cc:** Jamie Fleming <[REDACTED]>  
**Subject:** Comment regarding discussion item 4

Attached please find my written comments regarding the Agenda Discussion **Item 4** regarding the Reach Code at tonight's January 24 City Council Meeting.

Jamie Fleming

CEO, Ojai Valley Chamber of Commerce



Regarding PUBLIC HEARING 4 - Reach Code:

I spoke to 11 restaurant owners in Ojai and the Ojai Valley Inn. Not one person thought that eliminating the exceptions pertaining to restaurants was a good idea at this "immediate" present time and they did not understand the hurry to rush this through without taking the time to discuss the impacts this would cause to our local businesses.

I reported to the restaurants and the Inn that the Climate Emergency Mobilization Committee and the Electric Energy Lobby Groups claim that electric induction cooking is a good alternative for professional cooks and that there were professional chefs who endorse induction cooking.

Every restaurant owner and the Inn were not happy by these statements stating that this is not true! Interestingly, most of our restaurants are very familiar with electric cooking appliances and already use electric appliances to cook certain things such as breads and sauteed foods, breakfast menus, etc., but, they made it very clear that restaurants cannot cook all foods at a "professional" level using electric/induction equipment. Our restauranteurs stated that obviously these "special" chefs who are endorsing cooking with electric appliances do not need to cook food on restaurant menus using woks, or to broil meats, cook pizzas, or make rotisserie chicken, etc. There are so many foods that still require gas appliances in a professional restaurant kitchen until the electric cooking appliance technologies improve.

A few examples of the feedback that I received from our local Ojai businesses –

Osteria Monte Grappa - *I absolutely cannot cook at a commercial level without using a gas stovetop. We as restaurant owners and chefs are banging our heads against a brick wall. This is just one of the many regulations that will drive locally owned businesses and employers to throw their hands up.*

Ojai Rotie stated they would not be able to do rotisserie chicken – there are no electric rotisserie ovens.

Live To Eat - *We use woks to cook. Can't use woks on electric appliances.*

Every restaurant stated they can't broil their meats, etc getting the right taste using electric.

Ojai Pizza - *This is not possible and I will not be able to comply - it's that simple. Current pizza induction ovens still burn the cheese and crusts.*

Exotic Thai - *NO, please do not ban gas appliances. We need the high heat gas stoves to work with our woks which is what we use for our stir fry dishes.*

Ojai Valley Inn – *Our restaurants and chefs require gas appliances to "professionally" cook in our kitchens certain items on our menus.*

Marche Gourmet Delicatessen - *Why do they want to do this? To cook the food on our menu professionally, we need to use gas.*

Harvest Moon – *No possible way to professionally cook meals at "restaurant standards"*

*using electric no matter what the chefs say that claim to use electric. Most likely not restaurant chefs!!*

*Hip Vegan – No, electric would not work. We need a flame to cook. Too many regulations in Ojai.*

Each restaurant owner stated that they are in favor of continuing to get their industry more environmentally friendly, but, question why is the City Council making such a radical move so suddenly that will impact our Ojai restaurants.

We should also consider the health issues related to EMF radiation that is emitted by the proposed solution of restaurants using induction electric cooking appliances. After researching this deeper than the pro-electric propaganda, it seems that the radiation levels are actually very high within 12 inches of the cooking source. This may be acceptable to residential cooks because their hands which are the part of the body that is the closest to the cooking source will only be subjected to this radiation for the few minutes while cooking a meal. Whereas, a professional cook in a restaurant is placed in the situation where their hands are exposed to this intense EMF radiation for hours each day as they cook.

The EMF Academy website shows a video of a radiation meter clearly showing the extremely high amounts of radiation within a foot or two of the induction cooking surface when cooking. Alarming even though statements have been made that this radiation won't hurt humans. Really???

The following are excerpts from the EMF Academy website:

*EMF radiation can cause nerve and tissue damage in the hands when exposed over an extended period of time (professional chefs). It can also cause damage to other important systems within the body at high levels.*

*EMF radiation can cause a wide range of symptoms and negative health impacts. One of the main things you may notice when using an induction cooktop are symptoms of discomfort in the hands. You may hold onto the handle of the pan when you're cooking on an induction stove. Therefore, you are connecting yourself with the circuit of electromagnetic energy that is flowing from the cooktop, through the pan.*

***Since you're absorbing this energy through your hand, you may begin to notice pain or a tingling sensation***

*When you touch the pan you are essentially making yourself a part of the current of energy that is already flowing through the pan in order to heat and cook the food.*

*This is a bad thing because you are then taking on any EMF radiation that is circulating through the pan directly into your body. The pan is a conductor of the EMF radiation, and so is your body.*

*As you would imagine, this makes it nearly impossible to avoid coming into contact with the EMF radiation if you are planning on having an induction cooktop.*

It does not seem right that the only available alternative for gas in our professional restaurant kitchens is a technology that may also cause extreme health consequences... especially to the cook's hands over time. Picture sticking your hands into this high radiation field near the cook top while you're cooking for hours in a restaurant kitchen. The technology is too new to really know yet for certain what the long-term effects might be on a cook's hands over time.

Let's not hastily move forward with such drastic restrictions that will affect our own Ojai businesses until we can take the time to focus on discussing this more and together as a community to find smart solutions that help Ojai continue becoming more environmentally friendly without impacting Ojai people and our Ojai businesses..... one careful step at a time, together.

Jamie Fleming

CEO, Ojai Valley Chamber of Commerce

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:06 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: Agenda Item #4 Ojai City Council 1/24/2023

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**From:** S. D. Colomé <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 4:04:46 PM  
**To:** cityclerk@ojai.ca.gov <cityclerk@ojai.ca.gov>  
**Subject:** Agenda Item #4 Ojai City Council 1/24/2023

There is a very timely lead editorial today in the LA Times directly applicable to the discussion tonight on the "Clean Energy Code" (aka reach code or ghg code) titled:

***"Soaring Utility Bill? Blame the instability of fossil fuels. Natural gas spikes underscore the need to shift quickly to renewable energy."***

I encourage you to consider a further change in the name of this code to "Clean Energy Code" as significant benefits beyond GHG reduction are conferred on those who live in an all-electric household, especially those with lower incomes and living in smaller housing units. Following is the text of the LA Times editorial:

"Inflation had already strained household finances. Utility rates had been rising in recent years, but now gas bills are expected to more than double this month, compared with a year ago. Wholesale natural gas prices have tripled since early December and are being passed on directly to customers. Southern California Gas Co. warned its 5.9 million customers to expect "shockingly high" bills, estimating that if they paid \$130 a month last winter, the same level of usage could cost \$315 this year.

This natural gas price shock should serve as a reminder of the inherent instability of fossil fuels, similar to the surge in gasoline prices last year after Russia's invasion of Ukraine. It's the latest illustration of why there are more than just environmental reasons to quickly phase out natural gas, a fossil fuel that pollutes the air and is heating up the planet. It's better not just for our future to use electric heating and cooking appliances fueled by increasing amounts of renewable energy, but for our pocketbooks too.

With the potential for high prices to continue through the winter, SoCalGas is suggesting customers conserve by lowering their thermostats 3 to 5 degrees, turning down the temperature of their water heaters and washing their clothes in cold water, among other steps.

You can't blame utilities for offering tips, but residents are in this position of vulnerability and dependence because our infrastructure is built to promote fossil fuel use. The state has a much

higher percentage of homes with gas appliances than other parts of the country, so Californians are particularly vulnerable when prices shoot up.

So much for the notion of “clean, safe and reliable” energy that the gas company and other fossil fuel companies have touted as they’ve sought to block climate action and fight efforts to electrify homes and businesses. The spike in natural gas prices is also largely responsible for increasing electricity bills for millions of Southern Californian Edison customers by an average of \$11.80 in January, because the utility still relies on gas-fired power plants.

Conservation could certainly help in the short term, and there are customer assistance programs to cut your bill or spread out the costs over the year. But the long-term solution is to get off fossil fuels and divorce ourselves from their volatility.

Authorities say the price spikes are being caused by a confluence of factors, including below-normal temperatures across the West that increased natural gas consumption when there wasn’t enough gas flowing or in storage to meet demand. That’s in part due to repairs on the main pipeline that connects West Texas to Southern California.

Gas company officials say that the unusually high prices are largely out of their control and that they are not profiting from the spikes. But they mostly dismiss concerns that this episode suggests the gas delivery system cannot be counted on to deliver affordable energy for customers to heat their homes when they need it most.

Consumer advocates are calling for an investigation into the price spikes to ensure there is no profiteering or market manipulation. Meanwhile, state Public Utilities Commission officials are considering early distribution of the California climate credit to offer relief to millions of residents that normally see it on their bills in April.”

1/24/23, 10:28 AM Los Angeles Times - eNewspaper [2](https://es.sonicurlprotection-sjl.com/click?PV=2&MSGID=202301250004519063018&URLID=1&ESV=10.0.19.7431&IV=22A28690A94BA388442A72FDE43235A2&TT=1674605097266&ESN=LktuHTP95G3zAg7%2BrMLS%2FBzvAG1rwpeBY5M7PddaH3l%3D&KV=1536961729280&B64_ENCODED_URL=aHR0cHM6Ly9lbnV3c3BhcGVyLmxhdGltZXMuY29lL2Rlc210b3AvbGF0aW1lcy9kZWZhdWx0LmFzcHg_cHViaWQ9NTA0MzUxODAtZTU4ZS00OGI1LThlMGMTMjM2YmY3NDAyNzBlJmFtcDtfZ2w9MSo2ODNjMGUqX2djbF9hdypSME5NTGpFMk564oCm&HK=2FB9B343D0BE1DEFF9058296A2386E6BDE895F1B599778081C676304C0EB045C 3/3</p></div><div data-bbox=)

## Brian Popovich

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:10 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: Public Comment Support for 01 24 23 CC Meeting Agenda Item #4

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**From:** Justin Pennington <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 4:08:28 PM  
**To:** cityclerk@ojai.ca.gov <cityclerk@ojai.ca.gov>  
**Subject:** Public Comment Support for 01 24 23 CC Meeting Agenda Item #4

Dear City Council,

I am writing in support of the Reach Codes Ordinance (Greenhouse Gas Reductions Code) (Clean Energy Ordinance)

All-electric construction has shown to be more cost effective. New electric/induction stoves, electric clothes dryers, electric/heat pump water heaters, and heat pump HVAC systems would be installed in new construction homes instead of gas appliances. Once we stop adding new gas appliances in our homes, commercial buildings, and ADUs, we can then focus on providing ways to help our community transition responsibly when it's time to replace their existing gas using equipment at end of useful life to new cleaner more energy efficient electric systems.

As a new father, Health and Safety of our residents and children is also of paramount concern as more and more studies are coming out which show that gas appliances contribute to indoor air pollution which can cause health and respiratory problems especially in children. As an engineer in the industry I can tell you this is already a national movement we are seeing in cities throughout the country.

There will be incentives available this year through the inflation reduction act and other state incentive programs that will directly support the transition from gas to electric appliances and even provide rebates for electric panel upgrades which may be necessary to support the new systems.

Ojai made a bold statement in 2020 to adopt the reach codes and the fact that the majority of new construction ADUs and single-family residences since constructed were not required to comply due to exceptions shows that if we really want to make a difference with action behind our words we need to eliminate the exemptions and adopt the Reach Codes Ordinance.

Thank you,

Justin Pennington

## Brian Popovich

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:13 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: New submission from E-Mail all City Council Members & Mayor

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**From:** Kristy Rivera <kristy.rivera@ojai.ca.gov>  
**Sent:** Tuesday, January 24, 2023 4:11:37 PM  
**To:** Weston Montgomery <Weston.Montgomery@ojai.ca.gov>  
**Subject:** FW: New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant



City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)

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**From:** RebeccaWindinwood [REDACTED]  
**Sent:** Tuesday, January 24, 2023 4:11 PM  
**To:** Kristy Rivera <kristy.rivera@ojai.ca.gov>  
**Subject:** New submission from E-Mail all City Council Members & Mayor

<b>Name</b>	Rebecca Windinwood
<b>Email</b>	[REDACTED]
<b>Subject</b>	Rent stabilization and protecting current residents must be your #1 Priority tonight!
<b>Message</b>	<p>Dear City Council:</p> <p>You were elected by concerned voters who have entrusted you with the care of the City, and thereby, the quality of life for ALL current residents. The DESIRES of ONE wealthy real estate speculator must not supersede the urgent NEEDS of the MANY in Ojai who are unhoused or under-housed, those being displaced by real estate speculators, and those who simply lack the income to afford TRULY affordable housing in what is, or has become, their hometown.</p> <p>The essential issue is this: Ojai is experiencing an immediate, urgent housing emergency that cannot wait any longer for resolution. The basically UNAFFORDABLE housing proposed by the Becker project will not be available for at least two years, and meanwhile, existing low-income tenants will be displaced. Your first priority in tonight's Council meeting, therefore, needs to be RENT STABILIZATION, enhanced tenants' rights, enhanced ability for residents to build ADUs, establishment of a</p>

community think tank to fast-track creating and implementing housing solutions, and collaboration with and support of organizations such as Simply Ojai to more firmly establish and expand their efforts to acquire existing housing for lower-income residents.

It is time to stop focusing so much time on Becker and instead turn your attention to the NEEDS of the voters who elected you. In casting their ballots for you, they have registered their displeasure with the previous Council's possibly unlawful agreement with Becker Corporation, which does NOT meet the needs of the bulk of Ojai citizens. They have also asked you to operate in a more lawful, ethical, fully transparent manner, when moving forward with any future housing initiatives.

Voters have also issued you a mandate, by providing more than the required 10% of voter signatures on their petition calling for a referendum so that THEY can decide on the Becker project's fate. I urge you to put this referendum on the November 2024 general election ballot, so as to give yourselves and the community time to create AND IMPLEMENT more immediate and viable solutions than the Becker project can afford.

It is time to put the Becker project on temporary (referendum) or permanent (rescinding the previous Council's approval) hold and spend your time and effort DIRECTLY ADDRESSING the need for TRULY affordable rental housing in Ojai. That housing MUST be for full-time, current citizens ONLY, rather than inviting in wealthier out-of-towners, some of whom will only occupy their rentals part-time. Ojai does not need more market rate or near-market rate housing for new residents, who will only create a greater demand on our water supply and other infrastructure and hasten gentrification of our little town.

Thank you for considering my thoughts on this urgent matter, and for considering the needs of the MANY, rather than just the desires of a wealthy few.

Respectfully,

Rebecca Windinwood

P.S. Here is a Facebook post, by Ray Powers, about an event you might be interested in attending, as Ray and I will be doing. It is free, and anyone can join. It's about creative models for affordable housing. It is tomorrow, 1/25, from 9-10AM PST (12-1PM EST):

While a near consensus has developed in the US that there is a housing affordability crisis, it has done so while seemingly circumventing a debate about who deserves housing. The UN Declaration on Human Rights is quite clear on this point: housing is a human right and thus all humans deserve housing. This project, Real Estate for Radicals is case study based research on affordable community-owned housing -- co-ops, community land trusts, communes, and squats and their potential to advance housing as a human right. By studying 5 communities and their residents, Graves will consider the extent to which these urban housing communities advance the principles of equality, liberation, and justice for the residents and the larger community. Graves profiles the history, and lived experiences of residents and explores whether community-owned housing could be a viable third way for those seeking a pause or even a break from market-driven real estate.

About the speaker:

Erin Graves is a Senior Policy Analyst and Advisor at the Federal Reserve Bank of Boston. I research housing and other policies that combat and create disadvantage. Graves received a Doctorate in Urban Planning and Sociology from the Massachusetts Institute of Technology and a Masters in Planning from the University of Illinois, Chicago. Graves has published numerous book chapters, white papers and in Housing Policy Debate, Journal of the American Planning Association, City & Community, Urban Education. She also manages the Visiting Scholar program at the Federal Reserve Bank of Boston.

[https://www.eventbrite.com/e/real-estate-for-radicals-tickets-503493381257?fbclid=IwAR09c8w\\_ynKVcys7q3fYKc698nUcE-6RGjl4rdMQuAtRAwimwRSYxKLqnmc&mibextid=Zxz2cZ](https://www.eventbrite.com/e/real-estate-for-radicals-tickets-503493381257?fbclid=IwAR09c8w_ynKVcys7q3fYKc698nUcE-6RGjl4rdMQuAtRAwimwRSYxKLqnmc&mibextid=Zxz2cZ)

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:38 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fw: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Sincerely,

### **Weston B Montgomery**

Interim Events and Communications Coordinator  
City of Ojai - City Manager's Office | 401 S Ventura St. | Ojai, Ca 93023  
(805) 646-5581 ext. 101 | [weston.montgomery@ojai.ca.gov](mailto:weston.montgomery@ojai.ca.gov)

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**From:** Kristy Rivera  
**Sent:** Tuesday, January 24, 2023 4:30 PM  
**To:** Weston Montgomery  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: ChristineBrennan [REDACTED]  
Sent: Tuesday, January 24, 2023 1:54 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Christine Brennan

Email

[REDACTED] >

Subject

Becker development

Message

Dear City Council Members, my name is Christine Brennan. I have lived in Ojai since 1989. I am firmly opposed to the Becker group development plan. I dont think the correct procedures were in place when the original plan went from one location to three.

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:38 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fw: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Sincerely,

### **Weston B Montgomery**

Interim Events and Communications Coordinator  
City of Ojai - City Manager's Office | 401 S Ventura St. | Ojai, Ca 93023  
(805) 646-5581 ext. 101 | [weston.montgomery@ojai.ca.gov](mailto:weston.montgomery@ojai.ca.gov)

---

**From:** Kristy Rivera  
**Sent:** Tuesday, January 24, 2023 4:30 PM  
**To:** Weston Montgomery  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: HerbRogove [REDACTED]  
Sent: Tuesday, January 24, 2023 1:58 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name

Herb Rogove

Email

[REDACTED]>

Subject

Vote NO on removing exemptions on the Reach code

Message

Please use common sense here, and vote NO on removing the Reach Code exemptions tonight. Consider all who are affected - including our restaurants. You need to value our businesses as they provide an important tax base.

Herb Rogove and Charlie Franciscus



Ojai

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:39 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fw: [!!Spam]New submission from E-Mail all City Council Members & Mayor

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**From:** Kristy Rivera  
**Sent:** Tuesday, January 24, 2023 4:31 PM  
**To:** Weston Montgomery  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant  
City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
kristy.rivera@ojai.ca.gov

-----Original Message-----

From: JimmyCooper [REDACTED]  
Sent: Tuesday, January 24, 2023 2:59 PM  
To: Kristy Rivera <kristy.rivera@ojai.ca.gov>  
Subject: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name  
Jimmy Cooper  
Email  
[REDACTED]>  
Subject

Support for strong Reach Code  
Message

I want to offer my strong support for a strong Reach Code. Ojai needs to do what it can do to reduce GHG. All electric buildings are cheaper to build than a mixed energy home. We need to plan for non fossil fuel future.

## **Brian Popovich**

---

**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:41 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fw: Public Comment Re: Item #4 Reach Code

Sincerely,

**Weston B Montgomery**

Interim Events and Communications Coordinator  
City of Ojai - City Manager's Office | 401 S Ventura St. | Ojai, Ca 93023  
(805) 646-5581 ext. 101 | [weston.montgomery@ojai.ca.gov](mailto:weston.montgomery@ojai.ca.gov)

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**From:** Kristopher Wallin <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 4:34 PM  
**To:** Weston Montgomery  
**Subject:** Public Comment Re: Item #4 Reach Code

***Gone are the days that we should resort to drilling or burning something to power our planet. Science continues to tell us this is harmful to humanity. Luckily, the sun remains abundant and free...we just need to get out of our own way and harness it.***

***I support agenda item #4 for a clean ordinance that requires all-electric new construction without exemptions. This is necessary for Ojai to take meaningful action to fight climate change.***

***Thank you,  
Kristopher Wallin***  
[REDACTED]

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:41 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fw: Ojai City Council Agenda Item #3 --1-24-23 - Becker Project

---

**From:** S. D. Colomé <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 4:32 PM  
**To:** Weston Montgomery  
**Subject:** Ojai City Council Agenda Item #3 --1-24-23 - Becker Project

I have concerns regarding the use of a 'Development Agreement' to process the four parcels included in the Becker project. This development and the four parcels could and should have been processed through normal development review, individually for each parcel. Instead, using a development agreement takes the project out of normal review and confers onto the developer considerable benefits. In this case, benefits to the developer include extension of permits that had already expired and a ten-year entitlement to develop these parcels, even if conditions or public expectations were to change.

From the time this agreement was presented to the Planning Commission last spring, it was rushed through from the PC to Council with little opportunity to question the behind-the-scenes negotiation that took place. The agreement was negotiated with little to no public-facing discussion, and I am still unclear on what the city gained or gave up in the negotiation.

Since the majority of proposed homes are market rate, this project will do little to provide the type of housing we need for our service workers, seniors, and others who would not otherwise qualify for a mortgage. The few dozen units proposed also would not move the dial at all on affordability of housing in Ojai or the valley.

I encourage the Council to consider canceling the Development Agreement and allowing the developer and owners to process their requests using normal development review to be brought forward as each parcel is ready to begin development.

Steven Colome  
Ojai

## **Brian Popovich**

---

**From:** Kristy Rivera  
**Sent:** Tuesday, January 24, 2023 4:41 PM  
**To:** Weston Montgomery  
**Cc:** Brian Popovich  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Weston, I am resending with Brian included.

Kristy Rivera  
Administrative Assistant



City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)

---

**From:** JoleneHarrington [REDACTED]  
**Sent:** Tuesday, January 24, 2023 2:59 PM  
**To:** Kristy Rivera <[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)>  
**Subject:** [!!Spam]New submission from E-Mail all City Council Members & Mayor

<b>Name</b>	Jolene Harrington
<b>Email</b>	[REDACTED]
<b>Subject</b>	Becker Proposal
<b>Message</b>	<p>Urging the City Council to oppose approval of this pending development, as it does not serve the interests of the community. Affordable housing for the workers and artisans that make our city attractive to tourists and investors is essential and this proposal does not address that problem in any meaningful way (certainly not in their interpretation of "affordable.") Instead the council should focus on real-time solutions, such as rent stabilization. Stop focusing on the needs of single-developers, and look at the community at large! I am all for common-sense development, but this particular proposal only serves the well-to-do (mostly outsiders), and not the community at large. Thank you.</p>

## Brian Popovich

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**From:** Kristy Rivera  
**Sent:** Tuesday, January 24, 2023 4:42 PM  
**To:** Weston Montgomery  
**Cc:** Brian Popovich  
**Subject:** FW: [!!Spam]New submission from E-Mail all City Council Members & Mayor

Kristy Rivera  
Administrative Assistant



City Manager's Office  
City of Ojai 401 S. Ventura St, Ojai, CA 93023  
(805) 646-5581 ext. 100  
[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)

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**From:** JackWeber [mailto:[jackadamweber@gmail.com](mailto:jackadamweber@gmail.com)]  
**Sent:** Tuesday, January 24, 2023 3:13 PM  
**To:** Kristy Rivera <[kristy.rivera@ojai.ca.gov](mailto:kristy.rivera@ojai.ca.gov)>  
**Subject:** [!!Spam]New submission from E-Mail all City Council Members & Mayor

Name
Jack Weber
Email
[REDACTED]
Subject
Rent stabilization, Referendum, REACH CODE
Message
<p>Hi Council Members!</p> <p>I'm excited to work with new, progressive candidates on council, and I worked with others behind the scenes to help get you elected (most of you, anyway, hehe)! So glad you made it. I look forward to meeting/reuniting with each of you, as I have with others since being back in town. I am unable to make it to the meeting tonight but wanted to chime in for what I advocate:</p> <p>Please uphold the Referendum to prohibit the development of the Becker property. Please vote for rent stabilization in our valley; prices are crazy enough even with stabilization and the increasing cost of living. Please require all new buildings be all-electric and eliminate all the various categorical exemptions, which were placed by special interests in previous hearings. I am an ardent climate activist and we HAVE TO MAKE BIG PROGRESS soon, and as an example to other cities and towns, and quite frankly to the world.</p> <p>Much thanks and aloha, Jack</p>

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:47 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fw: City Council Meeting, Jan 24, 2023; Item 3, Development Agreement

Sincerely,

**Weston B Montgomery**

Interim Events and Communications Coordinator  
City of Ojai - City Manager's Office | 401 S Ventura St. | Ojai, Ca 93023  
(805) 646-5581 ext. 101 | [weston.montgomery@ojai.ca.gov](mailto:weston.montgomery@ojai.ca.gov)

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**From:** ka lottes <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 4:45 PM  
**To:** Gail Davis; Gail Davis; Weston Montgomery  
**Subject:** City Council Meeting, Jan 24, 2023; Item 3, Development Agreement

Dear Mayor and City Council Members,

I am writing as an Ojai resident to request that you revoke the Development Agreement for Ojai Bungalows et al. This agreement was negotiated largely behind closed doors and then hurried rapidly through the public review process. While conferring great financial benefit to the developers, the development agreement does not confer equally substantial benefit to the City and its residents. At the very least, it does not even fully replace the existing very low or extremely low affordable housing units. I also question whether the use of a development agreement is an appropriate land use tool in this instance where the project is not complex, and the properties are located in different areas of the city with different development circumstances and histories.

We should start over with a development review process that independently evaluates each of the four properties.

Thank you for your careful consideration of the development agreement.

Sincerely,  
Kathryn Lottes

## **Brian Popovich**

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**From:** Weston Montgomery  
**Sent:** Tuesday, January 24, 2023 4:59 PM  
**To:** Brian Popovich  
**Subject:** Public Comment Fwd: City council comment 1/24/2023

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**From:** Carolyn Goldwasser <[REDACTED]>  
**Sent:** Tuesday, January 24, 2023 4:57:58 PM  
**To:** cityclerk@ojai.ca.gov <cityclerk@ojai.ca.gov>  
**Subject:** City council comment 1/24/2023

Re: Reach codes - I want to suggest that going all electric has definite limitations, such as vulnerability of transmission towers and lines, and the issue of giving a monopoly to one company. Nature favors diversity. When electric power is turned off for any reason, all people should have access to heat, not only those with fireplaces or camping equipment. Creating power resources locally and on a small scale will be better: 10-20 feet tall windmills can make electricity and pump water, and more food can be grown in Ojai valley for mainly local use. Less transport and less long term storage uses less total fuel.

Also: Resurfacing all the streets in Ojai with asphalt ( made from tar sands/fossil fuel) seems counterproductive. Perhaps instead just fill some of the big potholes and let the rain water filter down into the soil and aquifer below, thru the cracks in the old asphalt.

Using less, and wasting less is better. Sincerely, Carolyn Goldwasser

[REDACTED]  
Ojai CA 93023