

Ojai Planning Commission – November 16, 2022

Comment on Public Hearing Item #3 – Appeal of Director Determination (MISC 22-047)

The Planning Director determination and recommendation should be upheld. The applicant requests an exemption based on apparent infeasibility of installing solar photovoltaic on the property. This is an orthogonal and unrelated issue to building this project out with all-electric appliances and following the reach code.

There should be no hardship in this project as it is less expensive to build all-electric. Following the reach code eliminates the costs of adding a gas infrastructure and reduces long-term utility costs. Since this is a new construction, it can benefit from all the cost advantages of building all-electric. The applicant should investigate the various utility and public sector financial incentives for using high-efficiency electric appliances – further increasing cost-effectiveness.

The record provides no basis for the claim of hardship or infeasibility, so should be denied.

Steven Colome, Sc.D.  
Ojai