

From: S Reimers <sreimers54@gmail.com>
Sent: Friday, January 27, 2023 10:46 AM
To: lafco@sblafco.org
Subject: proposed housing development - Bailey Ave. in Lompoc

Hello,

Thank you for the opportunity to comment on the proposed housing project near Lompoc.

I have owned an R3 property in Lompoc for more than 20 years; I bought it and became one of the thousands of weary north to south county commuters. During those 20+ years, I have made many inquiries with the city regarding a second unit on the property that they call "unpermitted." Given that the original house, built in 1905 did not have a permit either, it's surprising that they would deny this potential housing unit any legal existence.

It would be a perfect small home for a single person, but it needs to be rewired. I cannot get a permit to do so.

Inquiries during the last six months, post-approval of the statewide ADU law have been fruitless - staff are polite and sympathetic, but seem unable to provide any support beyond recommending that I hire an architect. They refer one back and forth from planning staff to development staff. They are also terrifically unavailable for consultation.

There is a lot of possible housing infill available in Lompoc, but the city has failed to provide the support we need to make it happen. Having to hire an architect to evaluate a 600 square foot, fully plumbed, heated unit with a working kitchenette is a huge barrier. Lompoc is not known for the wealth of its residents. A city property inspector could probably do the job, but my understanding is that Lompoc has few to no such inspectors on their staff.

Lompoc, please focus on helping current property owners utilize available land and units first!

As to building more commercial property: drive around Lompoc and you will see more empty storefronts from small to department store-sized all over the city. It contributes to the negative perception of a very nice little city - a blighted look. What a waste, and such poor use of existing assets!

Sincerely,
Sheryl Reimers