



September 7, 2021

The Honorable Anthony Rendon
Republican Leader, State Assembly
State Capitol, Room 3104
Sacramento, CA 95814

The Honorable Marie Waldron
Speaker, State Assembly
State Capitol Building, Room 219
Sacramento, CA 95814

**RE: SB 9 (Atkins) Increased Density in Single-Family Zones
Oppose (As Amended 08/16/2021)**

Dear Speaker Waldron,

The City of Lompoc writes to express our opposition to SB 9 (Atkins). SB 9 would require cities and counties to ministerially approve, without condition or discretion, a housing development containing two residential units on an individual parcel in single-family zones. Additionally, this measure would require local governments to ministerially approve an urban lot split, thus creating two independent lots that may be sold separately.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry.

While the City of Lompoc appreciates President pro Tempore Atkins' desire to pursue a housing production proposal, as currently drafted, SB 9 will not spur much-needed housing construction in a manner that supports local flexibility, decision making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development.

Specific concerns and how the City of Lompoc will be affected by this bill:

- Lompoc is the most densely populated city on the Central Coast, far more than even beach cities.
- The current infrastructure of the city is not designed, not capable of handling the potential influx of such a heavy concentration of additional dwelling units in the currently developed areas.
- The City has for more than two decades attempted to expand its borders via annexation, but the County and LAFCO refuse to approve any annexations. These annexation requests would allow the City to build the critically needed housing the Lompoc valley.



- The City's goal is to build upwards of 3,000 homes, but this is not something that may happen in the current city limits.
- This draconian type of mandate, which is unfunded, will cause additional harm to the City of Lompoc given its current population density.
- This does not directly address the true issue of lack of housing, and is truly just a small, almost immaterial fix to the real issues, which pertain to LAFCO.

California cities are committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively with you, the author, and other stakeholders on legislative proposals that will actually spur much-needed housing construction.

For these reasons, the City of Lompoc opposes SB 9 (Atkins).

Sincerely,

Jenelle Osborne
Mayor
City of Lompoc

cc. The Honorable Senate President pro Tempore Toni Atkins
Senator Dianne Feinstein
Senator Alejandro Padilla
Assembly Member Jordan Cunningham
David Mullinax Cal Cities Regional Public Affairs Manager (via email)
League of California Cities (Via email: cityletters@calcities.org)