

July 16, 2024

Dear Members of the Lompoc City Council,

I am writing to express my strong opposition to the Lompoc Planning Commission's decision to reduce the building size on 1301 E Hickory Ave from 2,250 sq. ft. to 1,040 sq. ft., and to allow the addition of a manufactured home on the property. My husband and I believe this decision will negatively impact our neighborhood's character, our beautiful views, and our property value.

Our neighborhood consists entirely of custom homes, which contribute to the unique and cohesive aesthetic of the area. The introduction of a manufactured home, especially one with a carport, does not align with the standards of our community. In the June 12, 2024 Staff Report, General Plan Policies, specifically Housing Element Policy H1.9, state that the City shall encourage the development of custom-built homes. This policy fits our neighborhood perfectly, and the proposed manufactured home does not.

We have already experienced the detrimental impact of inappropriate development when a previous project took more than three years to complete and became an eyesore. We cannot afford to have another such disruption, especially when it sets a precedent of bending the rules for individual cases that do not benefit the community as a whole.

Ms. Pearson should have been aware of the requirements for these lots prior to signing escrow papers. By signing those escrow papers, she took full responsibility to build within the guidelines. It is unfair and unreasonable to expect the community to accommodate her inability to build within the guidelines set forth for LOM 475. Furthermore, we believe the Planning Commission may have overstepped their own Architectural Review Guidelines P. 14, B, 1.

“Structures should be designed to Harmonize with the existing neighborhood and with the existing on-site structures. New buildings should be compatible with the neighboring houses in terms of proportion, size, mass, and height. Architectural style is not restricted to those in the existing neighborhood but should be compatible.

In light of these concerns, we respectfully urge the City Council to overturn the Planning Commission's decision and maintain the integrity of our neighborhood by upholding the original building size and denying the addition of a manufactured home.

Thank you for your time and consideration.

Sincerely,

Todd & Brenda Hauenstein  
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