

From: Tuttle, Alex
Sent: Monday, April 29, 2024 12:23 PM
To: sbcob; Jacquelyne Alexander
Subject: FW: April 29, 2024 Apollo Way Presentation
Attachments: April 29, 2024 lt .pptx; doc05364720240429103602.pdf

Follow Up Flag: Follow up
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For the hearing tomorrow.



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From: Laurie Tamura <laurie@urbanplanningconcepts.com>
Sent: Monday, April 29, 2024 10:46 AM
To: dvillalo@countyofsb.gov
Cc: Tuttle, Alex <Atuttle@countyofsb.org>; Plowman, Lisa <lplowman@countyofsb.org>
Subject: April 29, 2024 Apollo Way Presentation

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Please post this item for the board meeting tomorrow.

Thank you so much.

Look forward to seeing you tomorrow

Laurie Tamura, AICP
Principal Planner



2624 Airpark Drive
Santa Maria, Ca 93455

805-934-5760 Office
805-431-6713 Cell



We are looking for an Assistant/Associate Planner to join our team.

Apollo Way Residences

APN: 097-371-075

3965 Apollo Way
Lompoc, CA 93436

April 29, 2024





PD Apollo Way LLC, is a local residential/commercial developer that is investing in Santa Barbara County and the Lompoc area.

Apollo Way – a 302 unit townhome/apartment housing development at this location.

The proposed project will help provide a variety of housing for the future expansion of Vandenberg Space Force Base and to help meet the County's RHNA numbers for the 2023-2031 cycle.

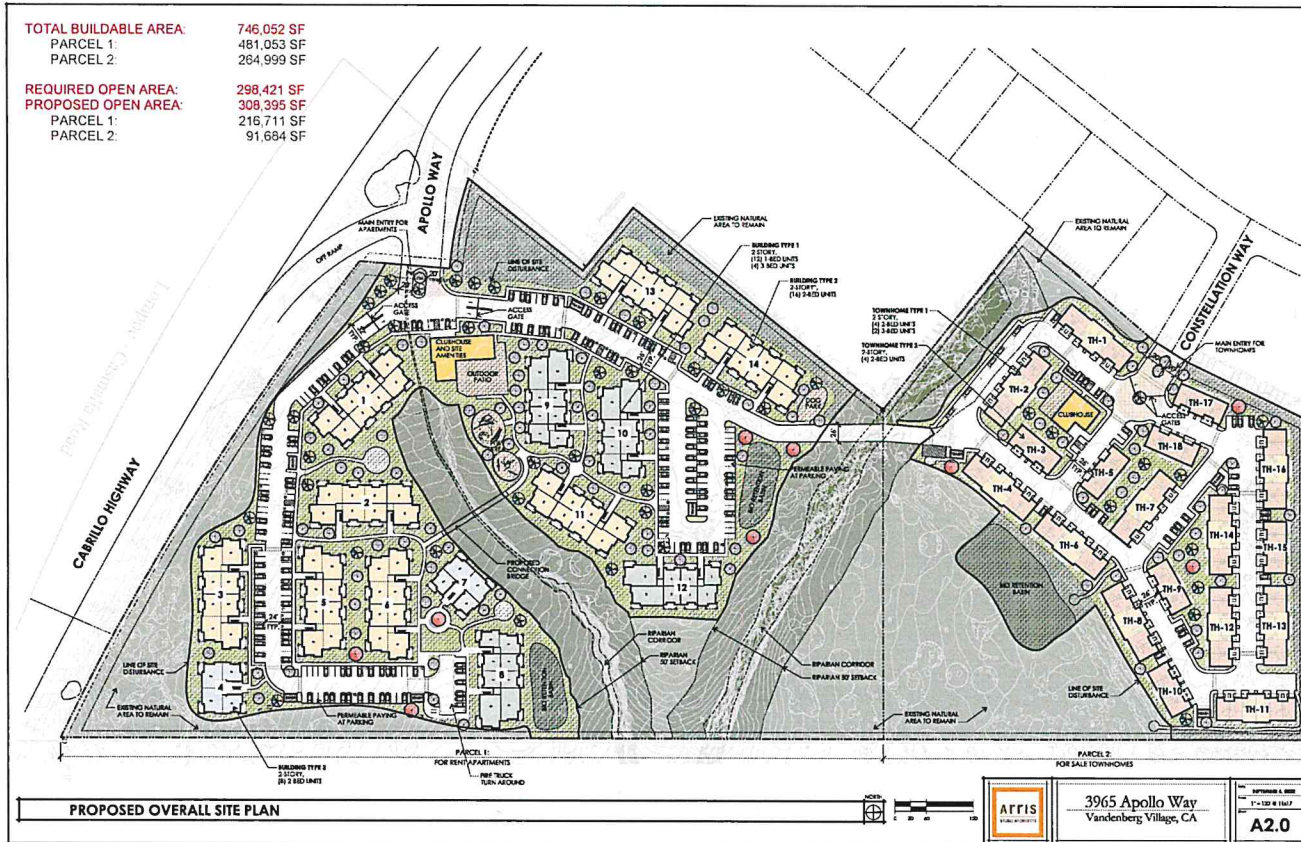
Site Characteristics

Project Site

26.11 AC
 16.5 AC Developable Area
 9.6 AC Recreation

Zoning Request:
 DR-12 and C-2 to
 DR-20/30 and REC

Proposed - 302 Units

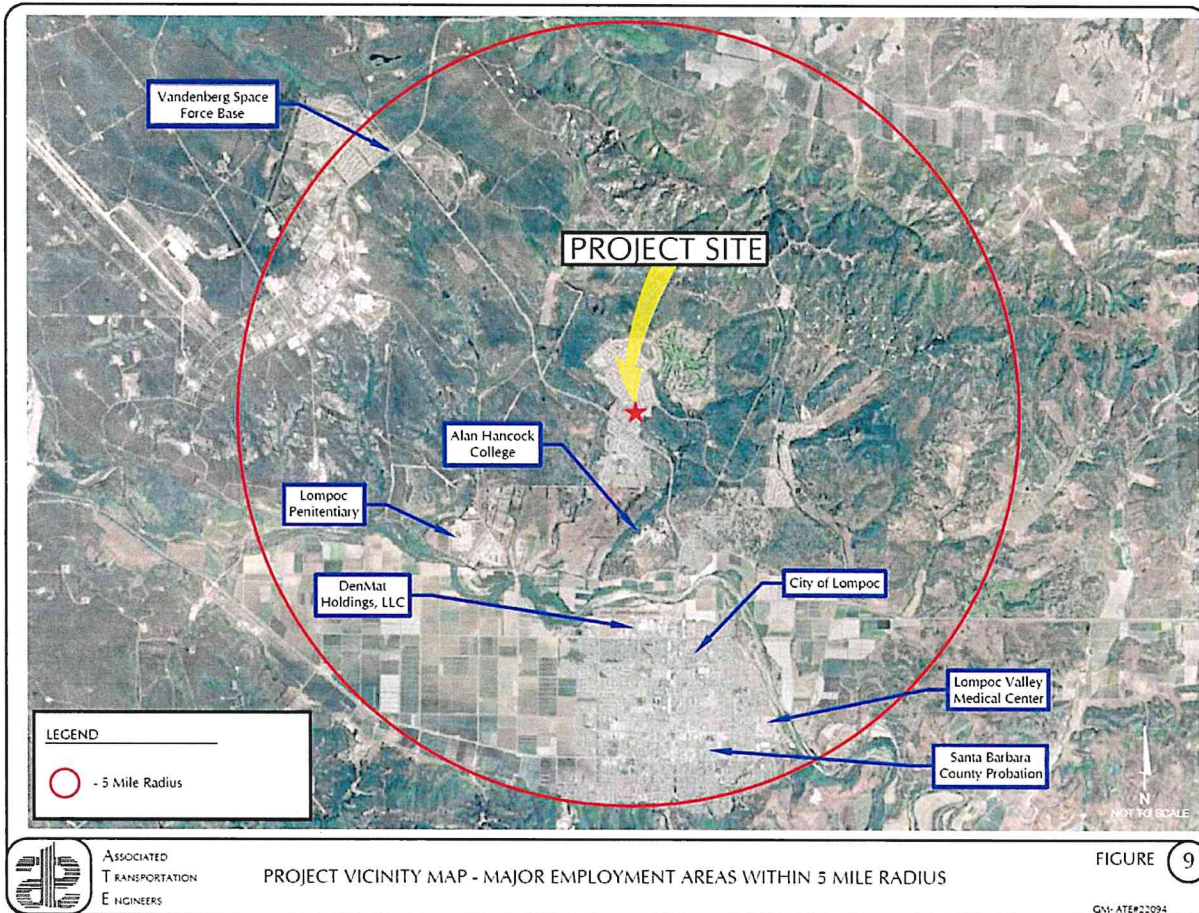


PLEINAIRE
 DESIGN GROUP

BETHEL
 engineering

ARRIS
 STUDIO ARCHITECTS

UPC URBAN
 PLANNING
 CONCEPTS, INC.

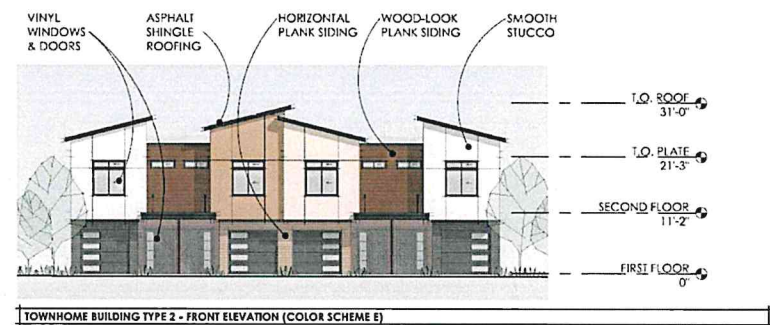
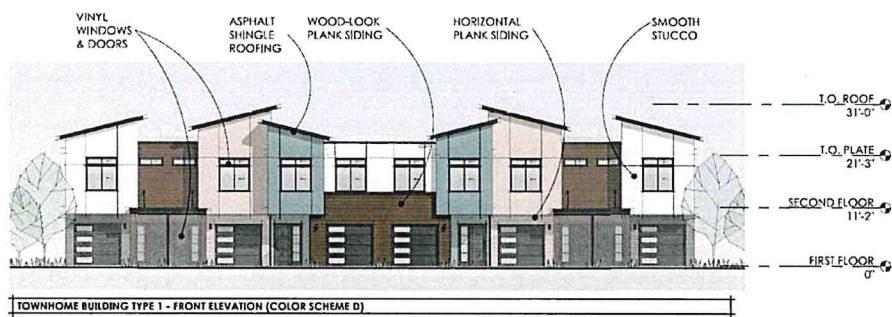


Major Employment Areas within 5 mile radius

- Vandenberg Space Force Base
- Allan Hancock College
- Lompoc Penitentiary
- City of Lompoc
- DenMat Holdings, LLC
- Lompoc Valley Medical Center
- Santa Barbara County Probation

Architectural Concepts

Townhomes



PAINTED STUCCO
SMOOTH FINISH
BENJAMIN MOORE
OC-17 - "WHITE DOVE"

PAINTED SIDING
SMOOTH FINISH
BENJAMIN MOORE
AF-110 - "SECRET"

PAINTED STUCCO
SMOOTH FINISH
BENJAMIN MOORE
705 - "SIOUX FALLS"

PAINTED STUCCO
SMOOTH FINISH
BENJAMIN MOORE
HC-83 - "GRANITE BEIGE"

WOOD SIDING
SHERWIN WILLIAMS
3532 - "HILL COUNTRY"

PAINTED STUCCO
SMOOTH FINISH
BENJAMIN MOORE
OC-17 - "WHITE DOVE"

PAINTED SIDING
BENJAMIN MOORE
HC-164 - "TENDALL CHARCOAL"

PAINTED STUCCO / SIDING
SMOOTH FINISH
BENJAMIN MOORE
AI-125 - "MORTEL"

PAINTED STUCCO
SMOOTH FINISH
BENJAMIN MOORE
951 - "TALE ALMOND"

WOOD SIDING
SHERWIN WILLIAMS
3518 - "HAWTHORNE"

PLEINAIRE
DESIGN GROUP

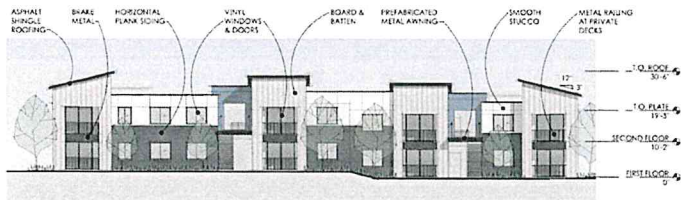
BETHEL
engineering



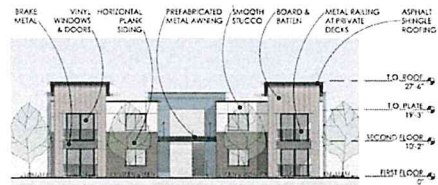
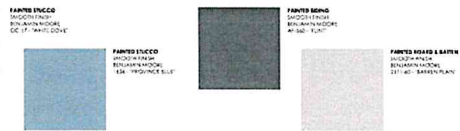
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Architectural Concepts

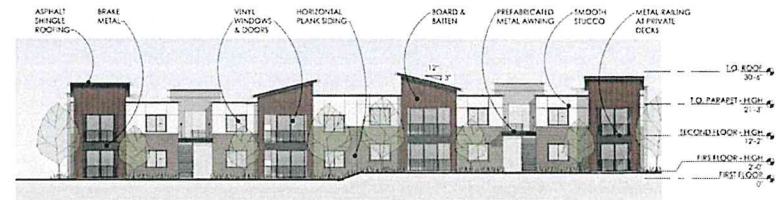
Apartments



APARTMENT BUILDING TYPE 1 - FRONT ELEVATION (COLOR SCHEME A)



APARTMENT BUILDING TYPE 1 - FRONT ELEVATION (COLOR SCHEME C)



APARTMENT BUILDING TYPE 2 - FRONT ELEVATION (COLOR SCHEME B)





Summary

- For Sale and Rental Housing project to be built by an experienced and locally invested family from the Lompoc area.
- The project provides a diversity of housing types with apartments and townhomes.
- The applicant will work with surrounding employers to offer units to their employees at Allan Hancock College, the school district, the Prison and VSFB.
- The Project provides amenities for the residents and pedestrian connections to the existing commercial in the surrounding area.
- The project is not a Builders Remedy project and seeks a rezoning instead.
- The project is an infill site served by the existing Community Service District.
- This project is located off Hwy 1 which is the main corridor between Lompoc and VSFB which are less than five miles away.
- This project is adjacent to the commercial area of Vandenberg Village.
- The project is in conformance with the Comprehensive Plan/Lompoc Area Interpretive Guidelines.
- Project currently ready begin the entitlement process for the Development Plan, Tentative Parcel Map and Board of Architectural Review.

April 26, 2024

Santa Barbara County Board of Supervisors
123 Anapamu Street
Santa Barbara, Ca 93101

Subject: Santa Barbara County Housing Element Rezoning
Apollo Way

Chair Lavagnino and Members of the Board

PD Apollo Way, LLC, owners of the Apollo Way Property, has specialized in providing a variety of businesses in the Lompoc area. Now they are working to provide housing projects. They are committed to working with County staff, decisionmakers, and the community to achieve the best projects possible.

The Apollo Way project was presented at the March 19th Board of Supervisor (BOS) Workshop and at the March 27 Planning Commission (PC) hearing. At that meeting, the PC selected the Apollo Way project as one fo the sites for your consideration.

Over the last year, the applicants have conducted a number of studies on the site. It has been determined that approximately 302 units could be accommodated on the 16.5 acres of developable area. This would consist of 208 apartment units (rentals) in the south portion and 94 townhomes (for rent or sale) in the north portion of the developable area. The remaining 9.5 acres of the site will be designated as REC because of both topographic and biological constraints but will be maintained by the landowner as part of the project.

This project will meet most of the Board of Supervisors Rezone Criteria:

- This project provides a diversity of housing types with apartments and townhomes.
- This applicant will provide housing opportunities for their employees and work with surrounding employers to offer units for staff at the Allan Hancock College, the Prison and the VSFB.
- The project provides private amenities for the residents of the project and will connect trails to the commercial area.
- The project is not a Builders Remedy project and seeks a rezoning instead.

Board of Supervisors
Apollo Way
April 26, 2024
Page 2

- This project is an infill site served by the existing Community Service District.
- This project is located off Hwy 1 which is the main corridor between Lompoc and VSFB both of which are less than five miles away which will help reduce Vehicle Miles Traveled
- This project is adjacent to the commercial area of Vandenberg Village.
- The project is in conformance with the Comprehensive Plan/Lompoc Area Interpretive Guidelines.
- The proximity to a future County Park, Library, transit stops, and the variety of existing commercial in the area will help to encourage the use alternative modes of travel for residents and future guests.

Local Employers: These 302 units will be available for the current employees of the owners hotel and restaurant businesses in the Lompoc area. Also, they will be available to Allan Hancock College, the Prison, and many other employees in Lompoc. The Vandenberg Space Force Base (VSFB) is experiencing growth in both military and contractors. Currently, 80% of the workforce at Vandenberg Space Force Base live off-base and has resulted in challenges in finding suitable off-base housing. VSFB is expecting an additional 500 personnel over the next four years. This project will be added to the list of housing for the expected increase in personnel at Vandenberg Space Force Base.

Vehicle Miles Traveled: Most of the growing businesses in the Lompoc and VSFB are located within a 5-mile radius of this project. This project will be available for those employees working in this area and will help reduce VMT.

Park and Recreations: The family will work with the county on provided trails and other features for public use in the REC area of the project. Also, they can provide help with the proposed park on Constellation Road.

We ask for your support for the land use and zoning change on the Apollo Way project recommended to you by the staff and the Planning Commission.

Sincerely

Pete Simmons
Senior Planner

Attached: Site plan
 Vicinity Map with 5-mile radius