

# Apollo Way Residences

APN: 097-371-075

3965 Apollo Way  
Lompoc, CA 93436

3/19/2024





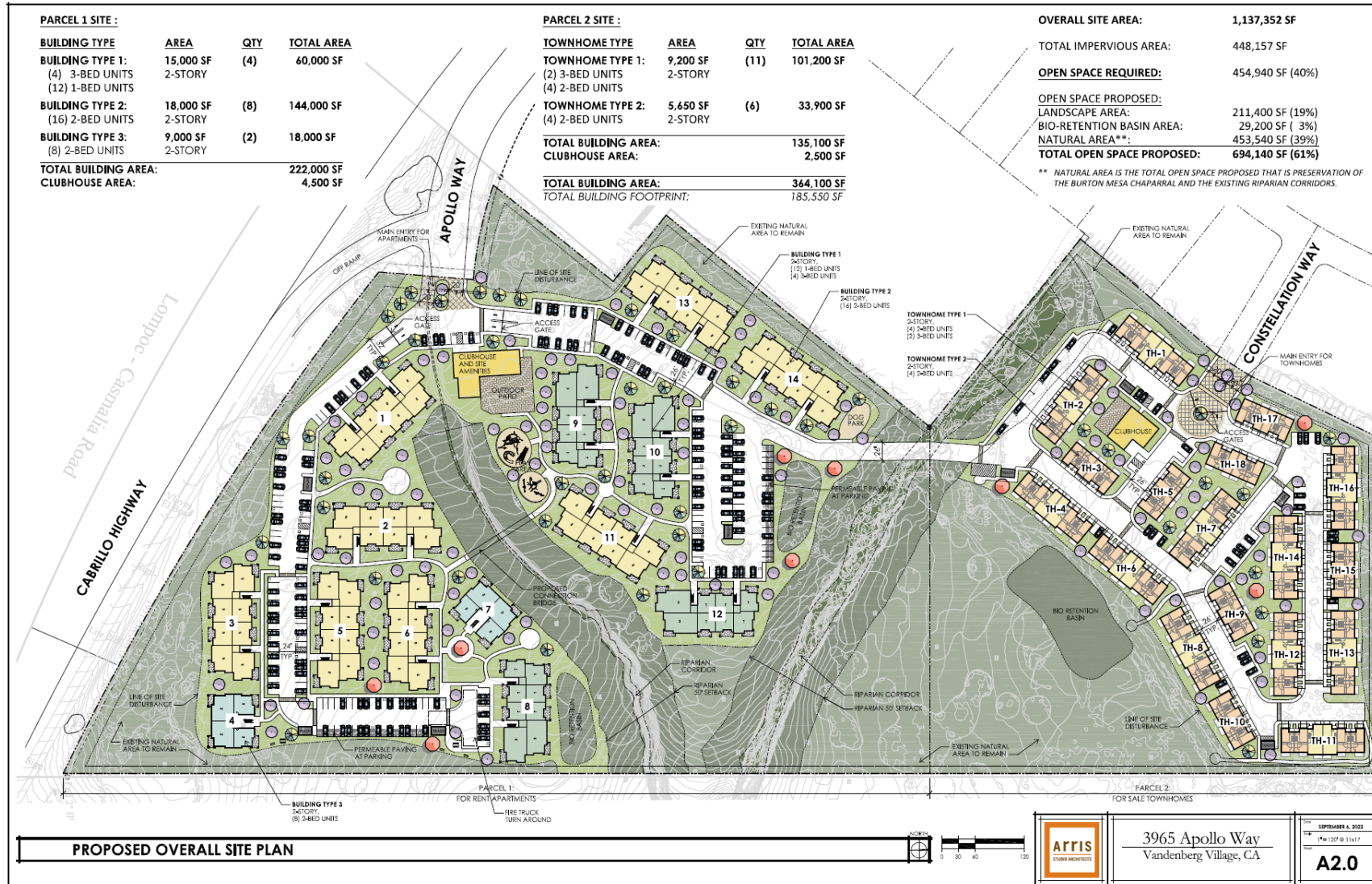
**PD Apollo Way LLC**, is a local residential/commercial developer that is investing in Santa Barbara County.

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

**Constellation Road** - a proposed 60-unit apartment project with an extended stay Hotel next door.

The proposed projects 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 Acres

Parcel 1 – 17.11 AC  
Current Land Use/Zoning:  
RES-20/DR-12  
Proposed Residential

Parcel 2 - 9 AC  
Current zoning:  
General Commercial (C-2)  
Proposed Residential

Zoning Request:  
Parcel 2 – C-2 to DR-12

Potential - 313 units  
Proposed - 302 Units

# Project Site

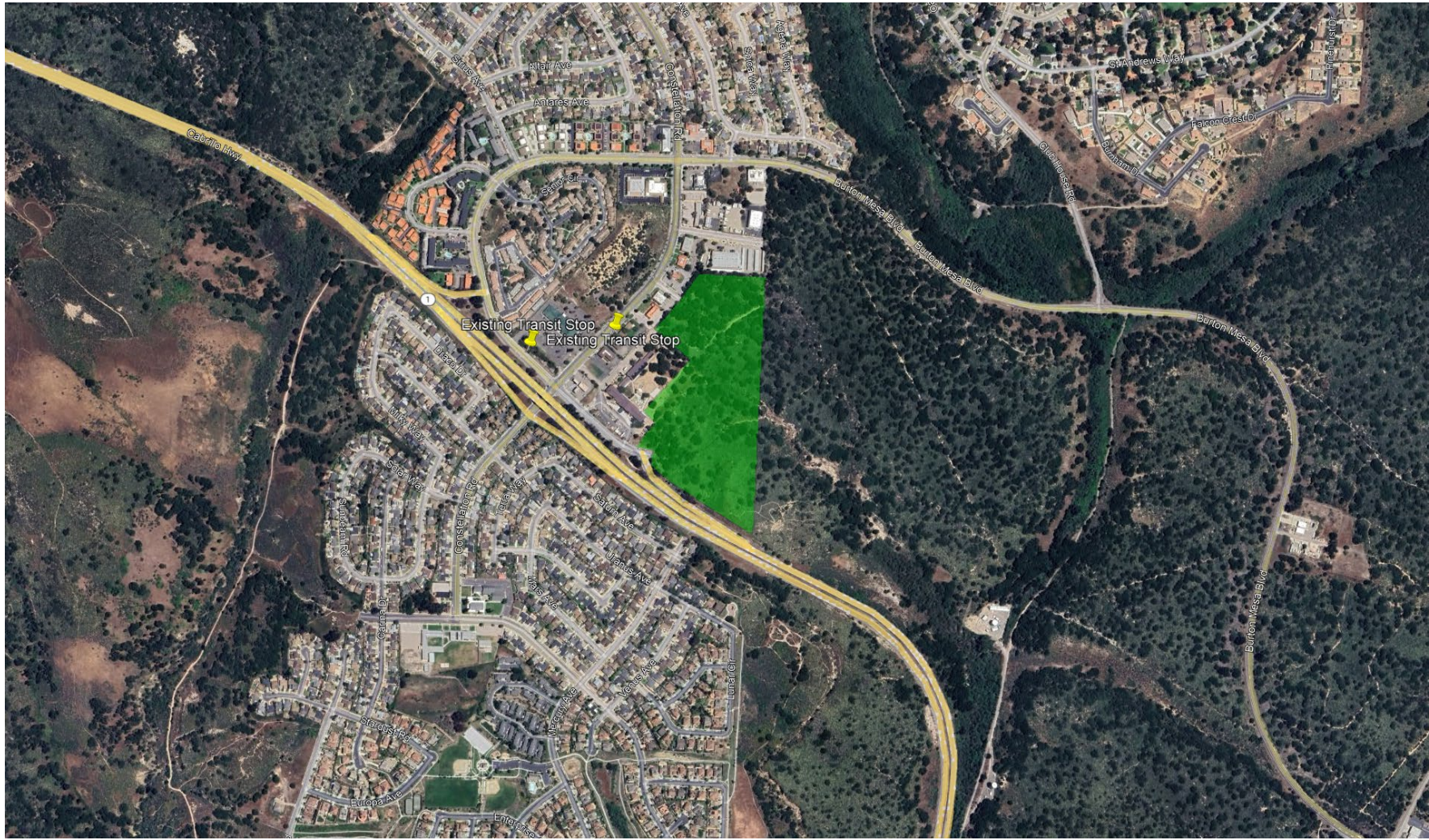
3965 Apollo Way  
Lompoc, CA

## Adjacent Land Uses

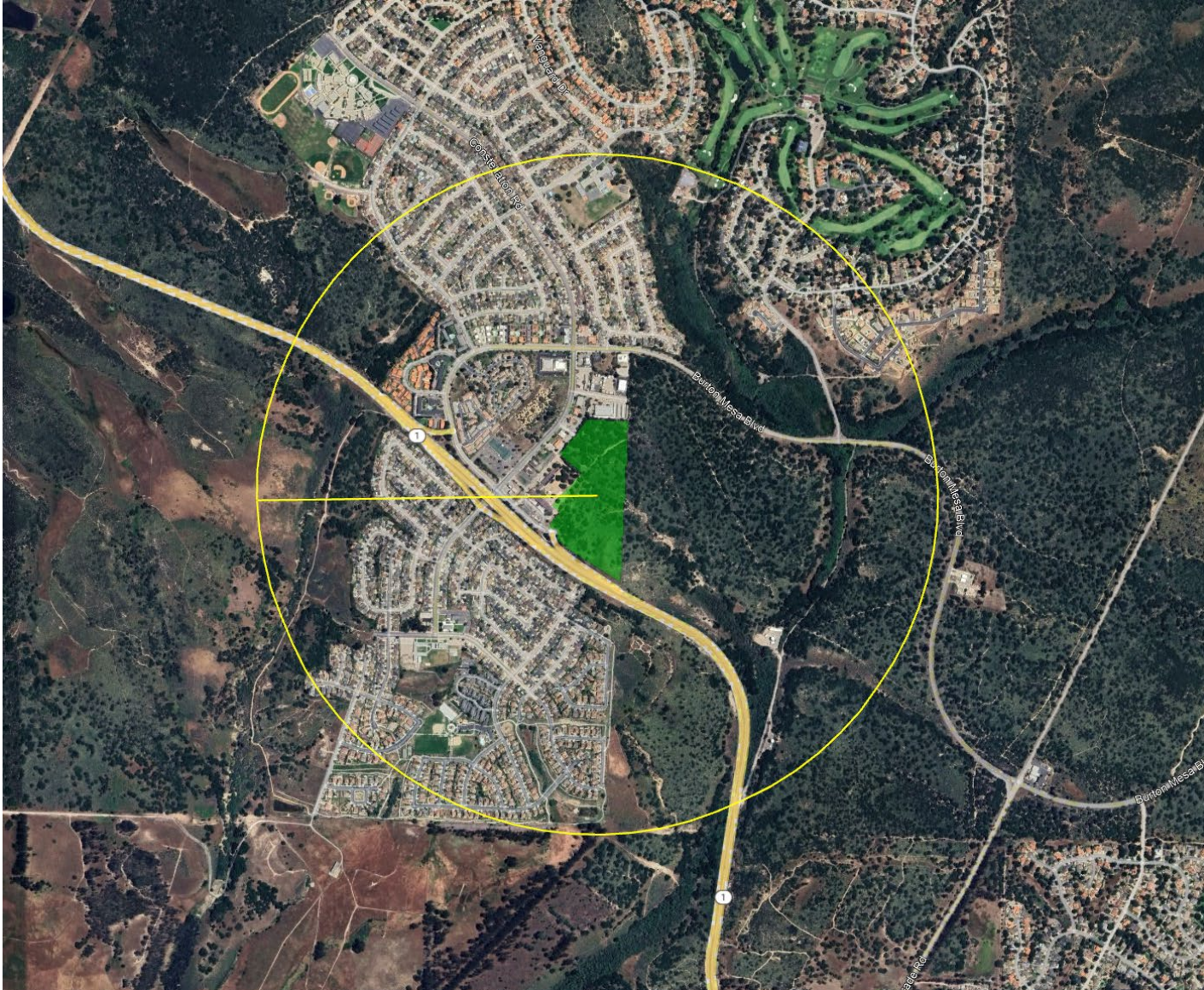
North & West:  
General Commercial  
(C-2)

East:  
Other Open Lands  
(RMZ-100)  
Conservation Easement

West  
Single Family Residential  
(7-R-1)



## Amenities within 3/4 mile radius

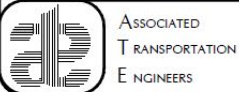
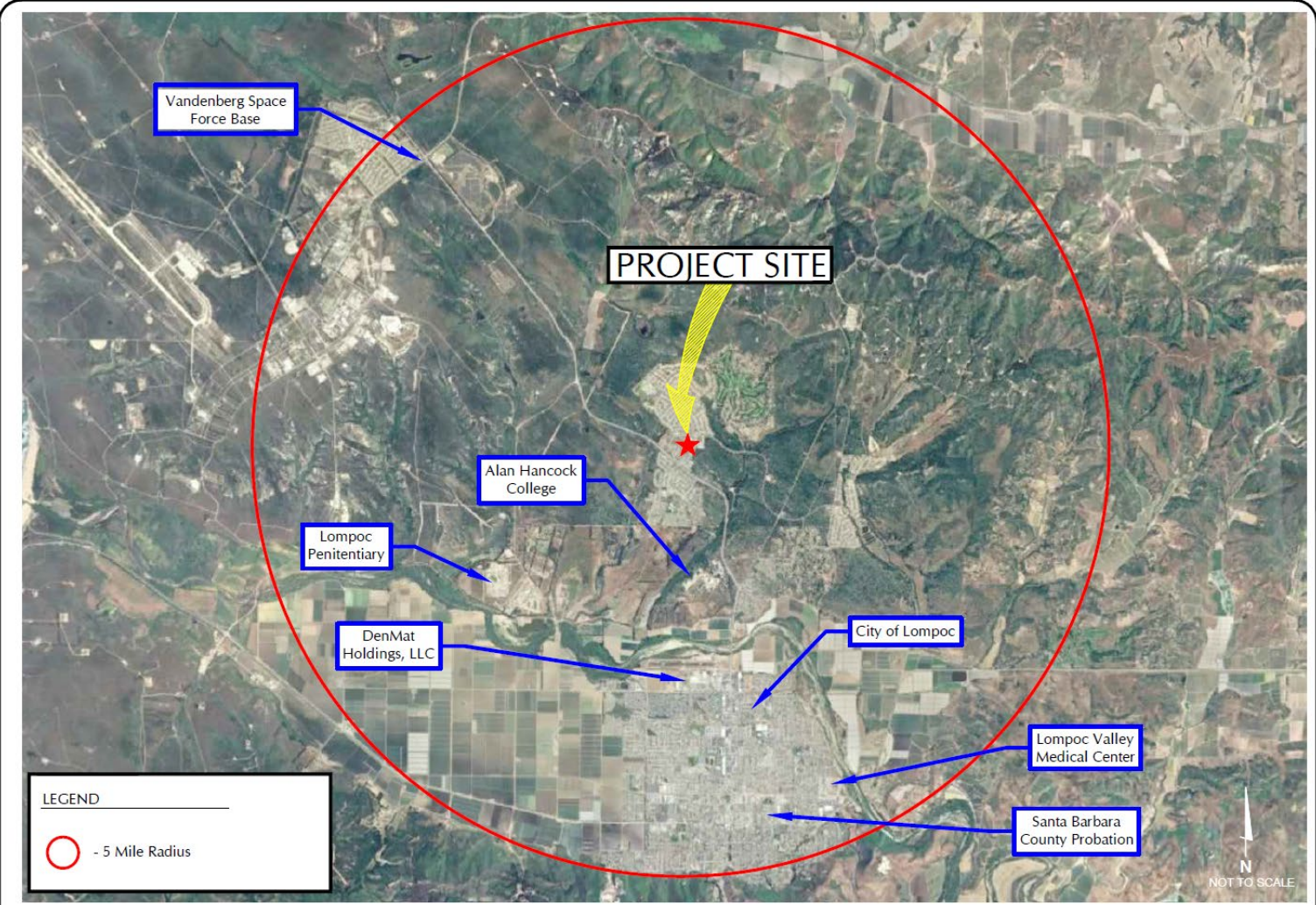


- **Transit**
  - Bus stop across street and in front of Vandenberg Village Shopping Center, COLT bus every Hour
- **Parks**
  - Future County Park – to the west – 0.18 miles
  - Providence Landing Neighborhood Park - 0.31 miles
  - Providence Landing Park - 0.58 miles
  - Village Hills Little League Fields - 0.84 miles
- **Markets**
  - Village Market
- **Banks**
  - Coast Hills Credit Union
- **Schools**
  - Buena Vista Elementary (K-6)
  - Maple High School
- **Libraries**
  - Village Library

There are a variety of local business and restaurants in the immediate area along Constellation Road for residents.

## 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



PROJECT VICINITY MAP - MAJOR EMPLOYMENT AREAS WITHIN 5 MILE RADIUS

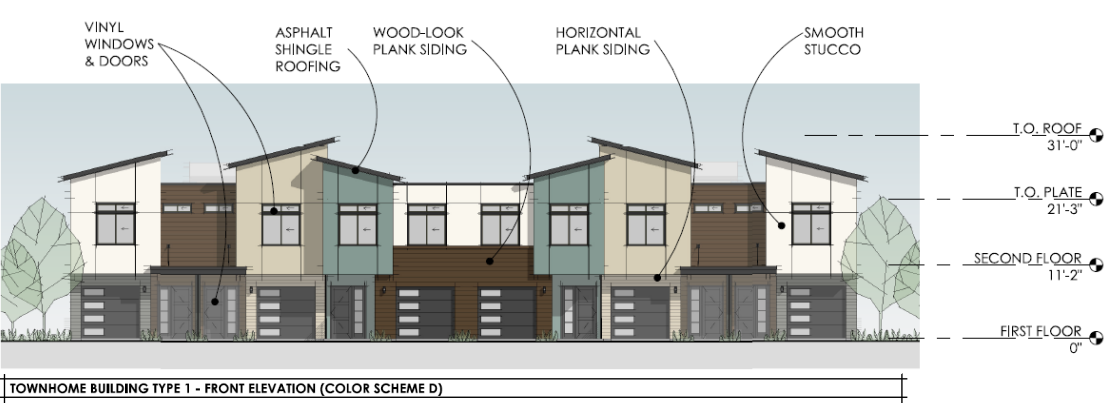
FIGURE 9

GM- ATE#22094

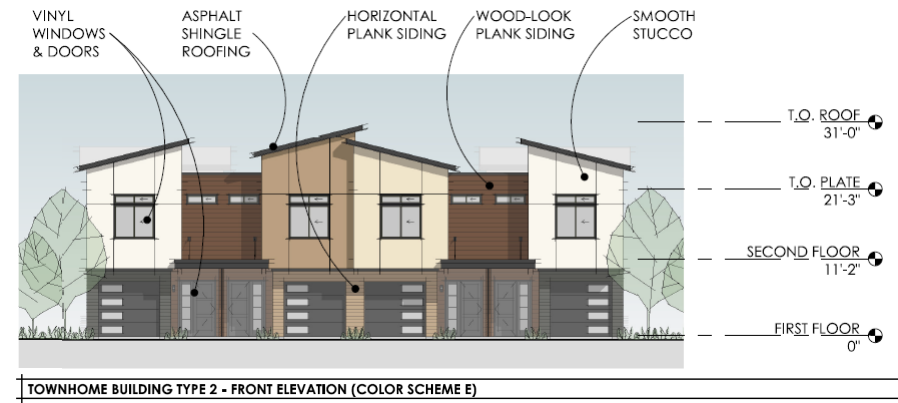
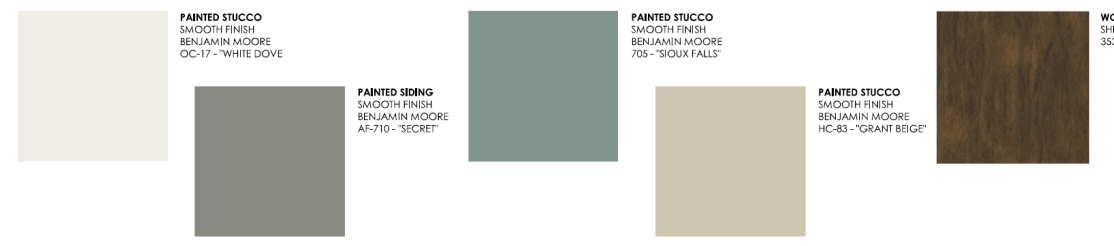


# Architectural Concepts

## Townhomes



TOWNHOME BUILDING TYPE 1 - FRONT ELEVATION (COLOR SCHEME D)



TOWNHOME BUILDING TYPE 2 - FRONT ELEVATION (COLOR SCHEME E)



# Architectural Concepts

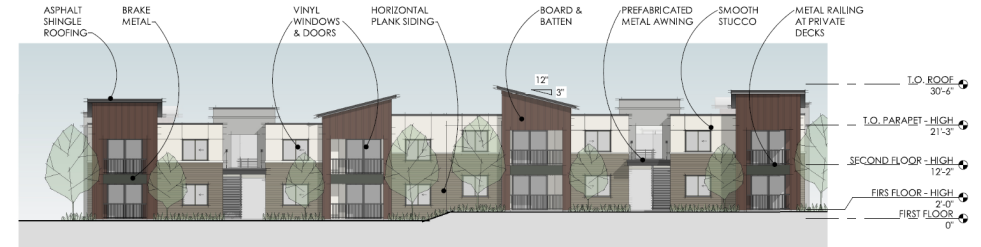
## Apartments



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



APARTMENT BUILDING TYPE 3 - FRONT ELEVATION (COLOR SCHEME C)



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





# Summary

- 100% Rental Housing project from an experienced and locally invested company.
- Close to Amenities – Transit, Parks, Schools, Shopping.
- Based on site analysis, property cannot yield densities above 12 units per acre while meeting most County Zoning Requirements. (Parking, onsite amenities, height).
- Rezoning property to maximum 12 units per acre would allow development of a project that is feasible.
- Project currently approved to initiate the General Plan Amendment/Rezone and begin the entitlement process for the Development Plan, Tentative Parcel Map and Board of Architectural Review.
- Ready to submit application package within 3 months.