

# Constellation Road Residences

APN: 097-371-072

3764 Constellation Road  
Lompoc, CA 93436

3/19/2024





**Constellation Land Development, LLC** is a local residential/commercial developer that is investing in Santa Barbara County.

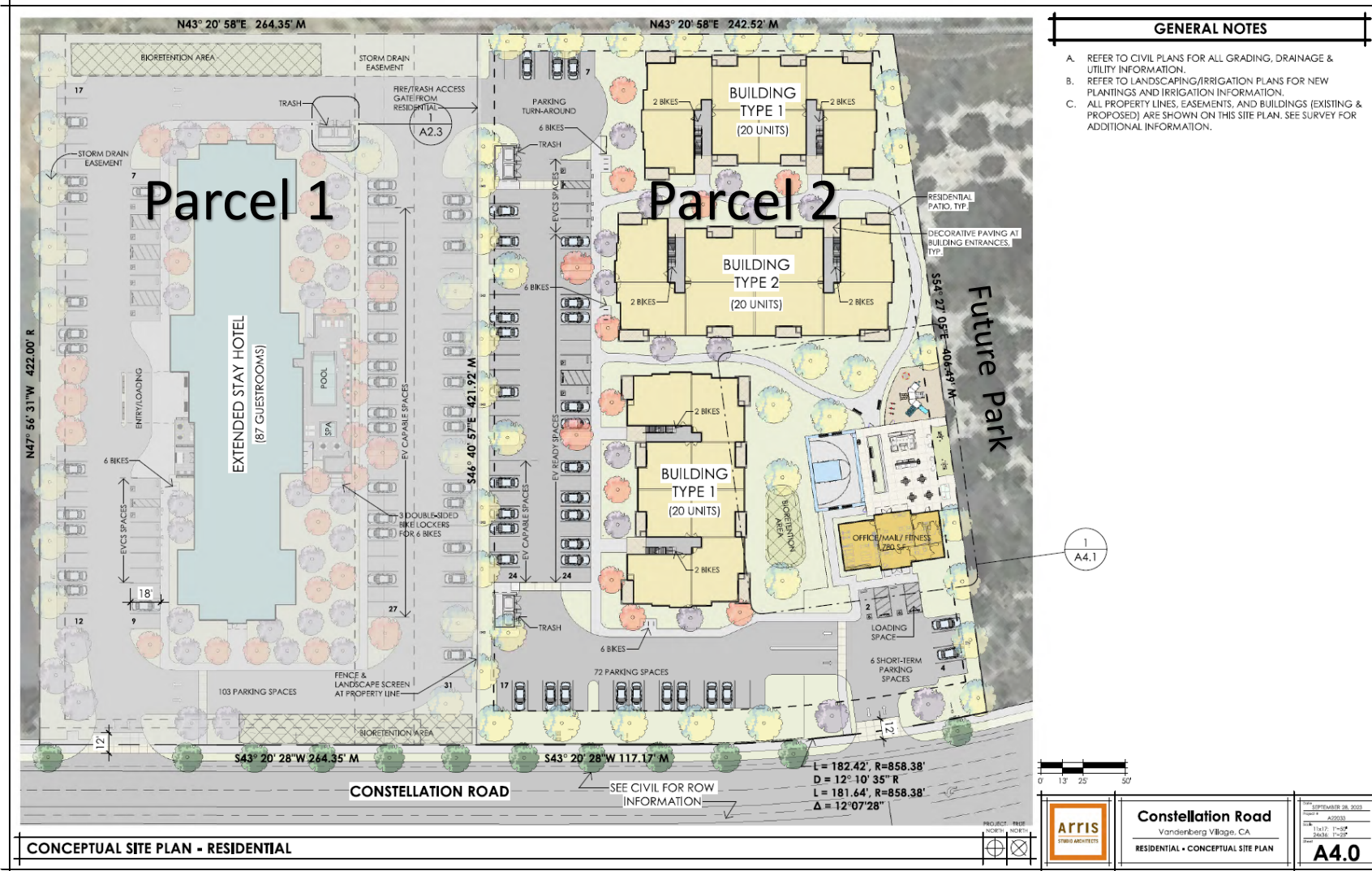
**Constellation Road** - a 60-unit apartment project with an extended stay Hotel at this location.

**Apollo Way** – Proposal for 94 townhomes and 208 apartments market rate housing

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



5.16 Acres

Parcel 1 – 2.56 AC  
Current Zoning:  
General Commercial (C-2)  
Proposed Hotel

Parcel 2 - 2.60 AC  
Current zoning:  
General Commercial (C-2)  
Proposed Residential

Zoning Request:  
Parcel 2 – C-2 to DR-30  
**Potential - 78 units**  
**Proposed - 60 Units**

## Project Site

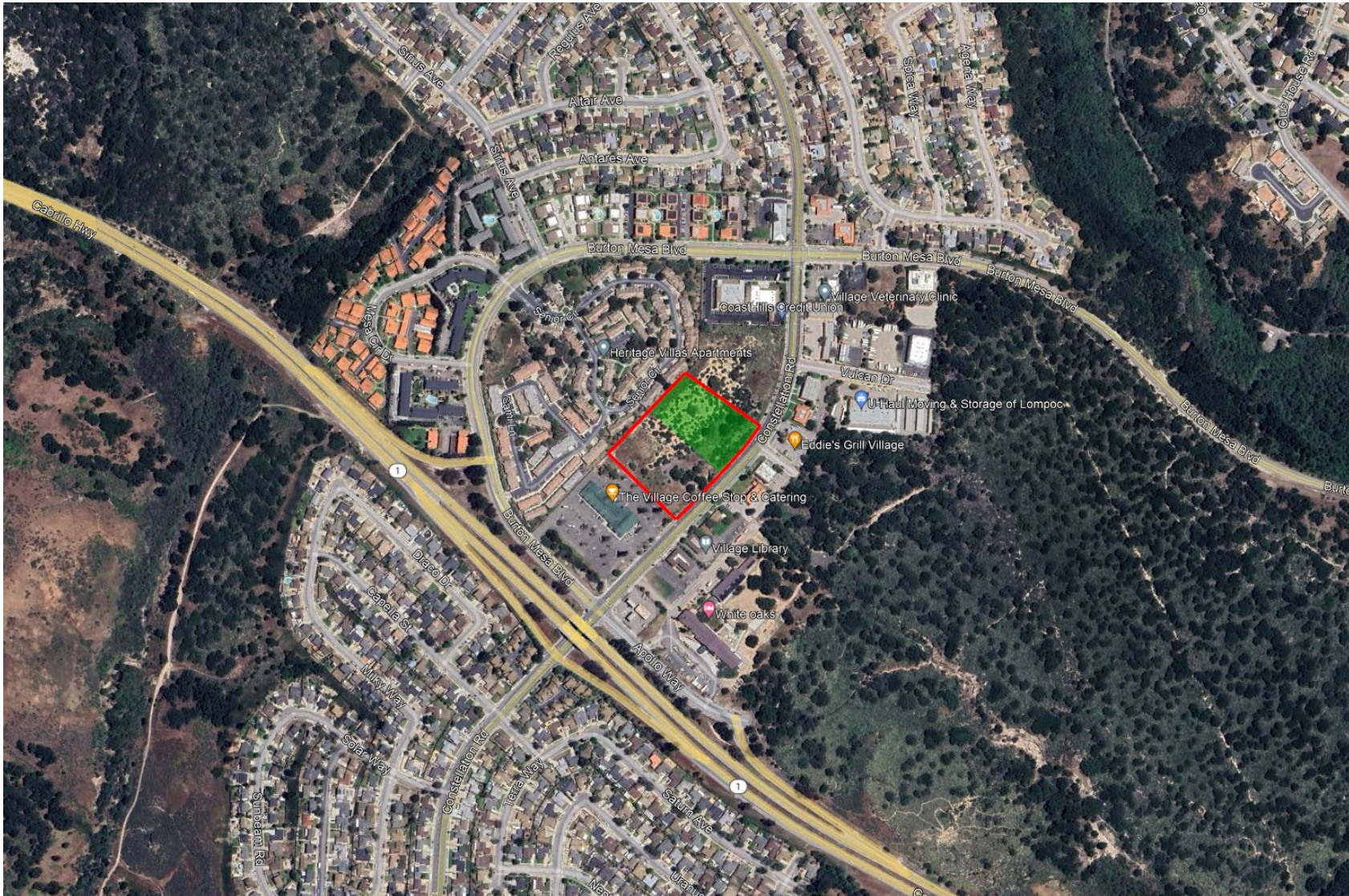
3764 Constellation Road  
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## Adjacent Land Uses

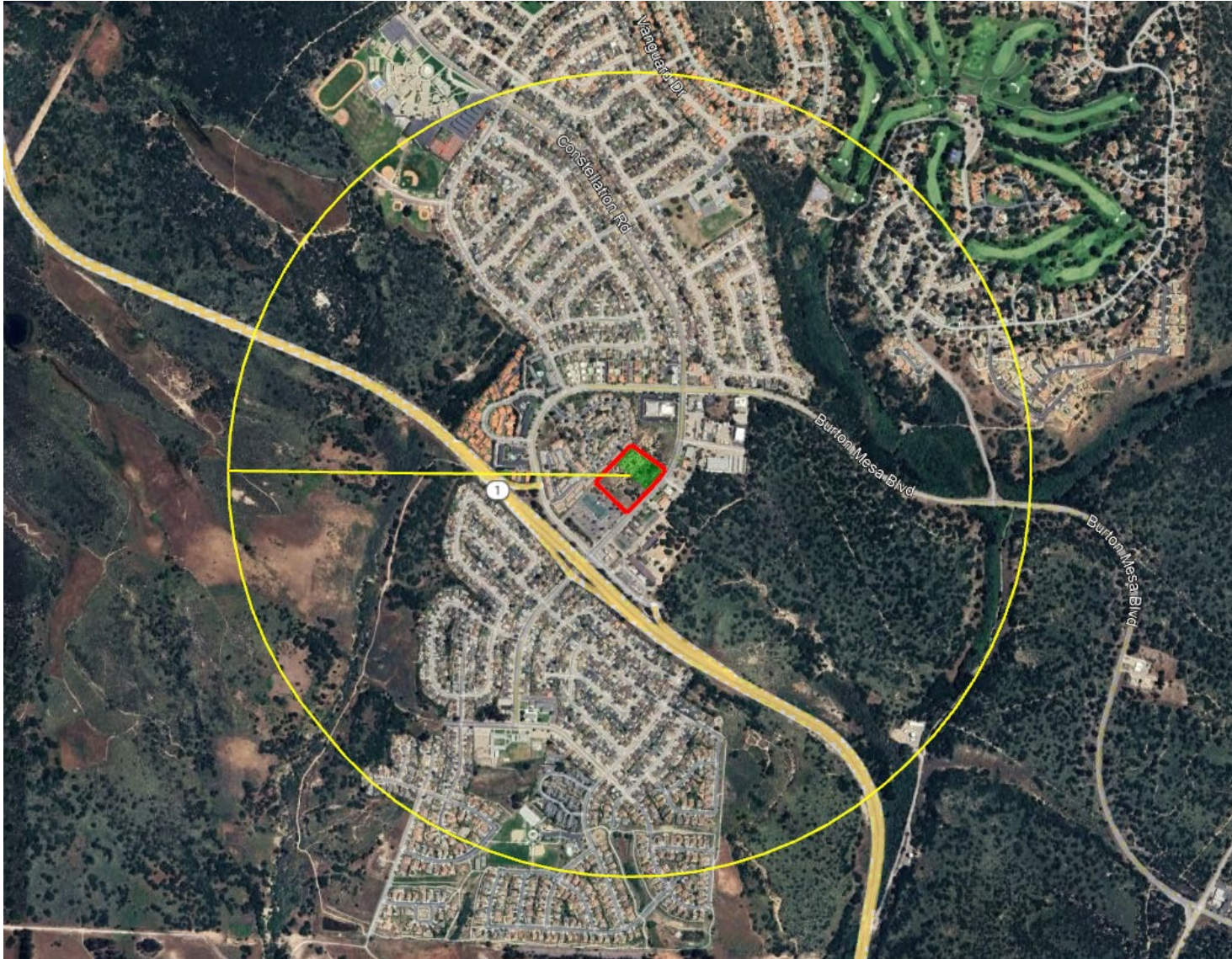
North:  
Future County Park  
(C-2)

East and South:  
General Commercial  
(C-2)

West  
Single Family Residential  
(DR-20)  
Heritage Villas



## Amenities within 3/4 mile radius

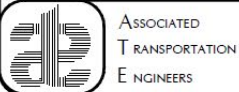
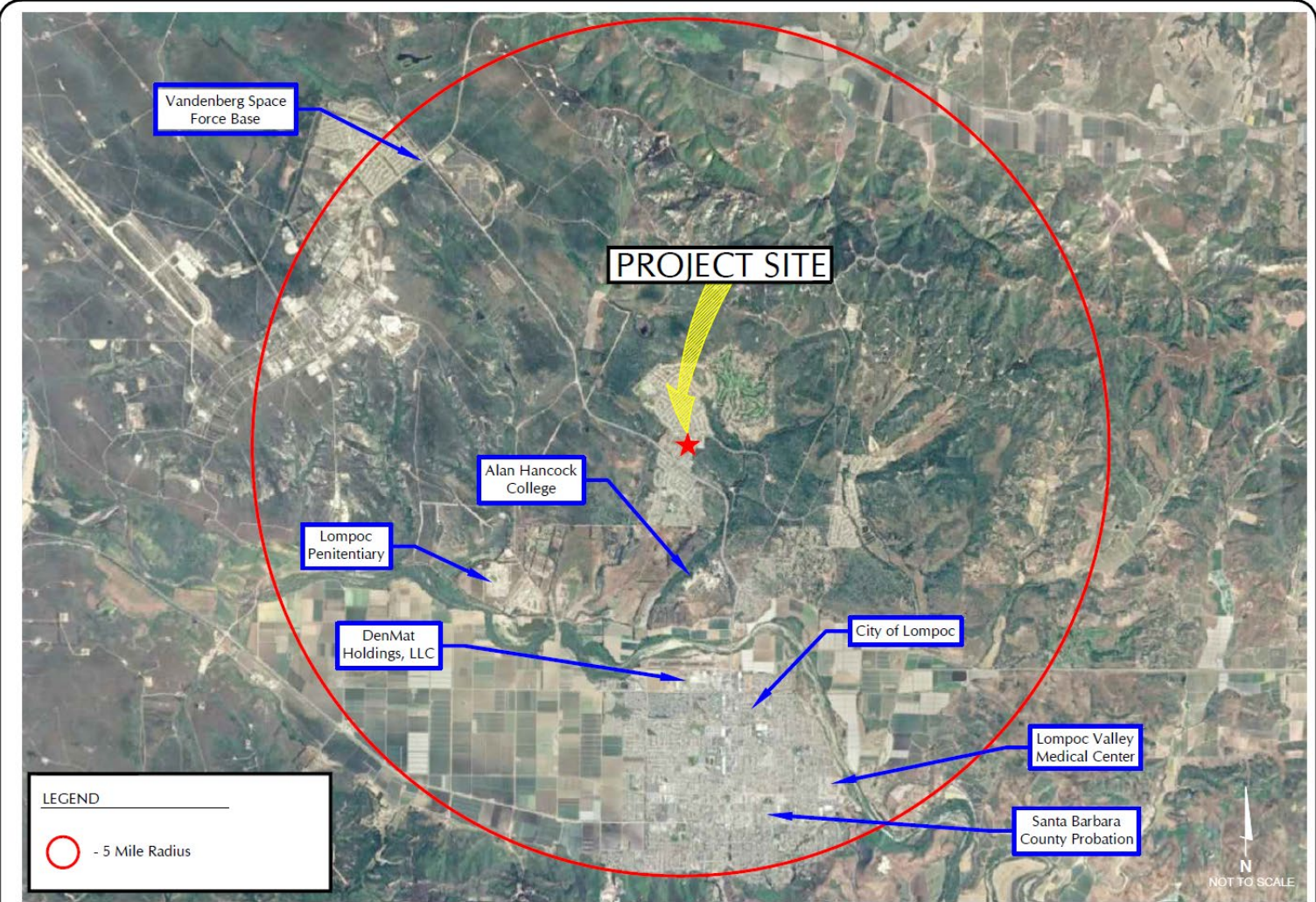


- **Transit**
  - Bus stop across street and in front of Vandenberg Village Shopping Center, COLT bus every Hour
- **Parks**
  - Future County Park – Adjacent to site to the east
  - Providence Landing Neighborhood Park - .48 miles
  - Village Hills Little League Fields - .66 miles
  - Providence Landing Park - .71 miles
- **Markets**
  - Village Market
- **Banks**
  - Coast Hills Credit Union
- **Schools**
  - Buena Vista Elementary (K-6)
  - Maple High School
  - Cabrillo 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

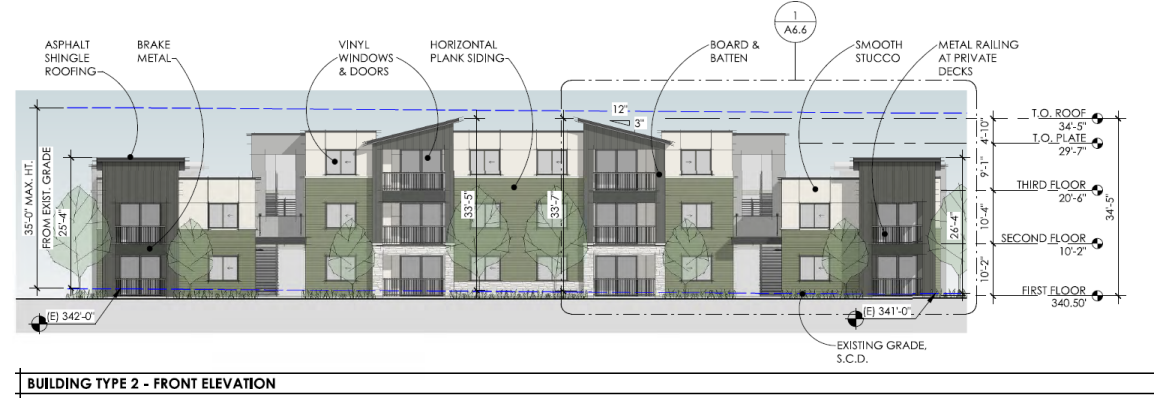
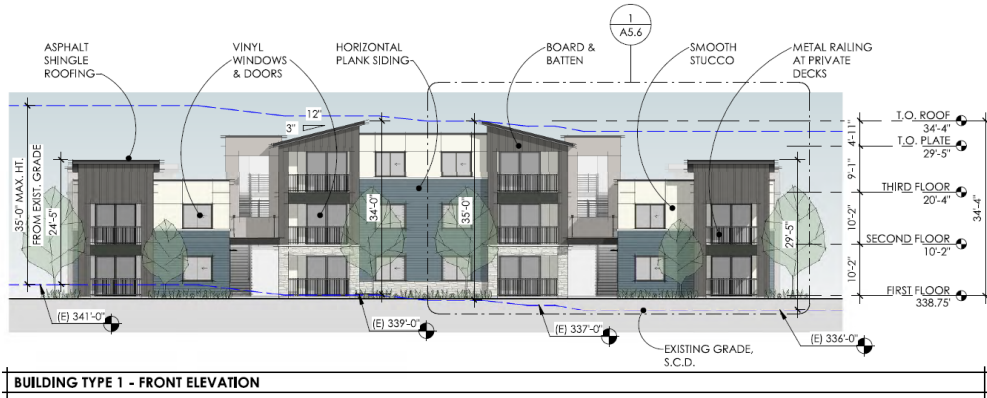
FIGURE 9

GM- ATE#22094



# Architectural Concepts

## Apartments



### SCHEME A - BUILDING TYPE 1

	<b>P7</b> PAINTED STUCCO SMOOTH FINISH BENJAMIN MOORE AF-15 - "STEAM"		<b>P8</b> PAINTED STUCCO SMOOTH FINISH BENJAMIN MOORE 2111-S0 - "STONE HARBOR"		<b>P9</b> PAINTED SIDING SMOOTH FINISH BENJAMIN MOORE 1636 - "PROVIDENCE BLUE"		<b>P10</b> PAINTED BOARD & BATTEN SMOOTH FINISH BENJAMIN MOORE HC-166 - "KENDALL CHARCOAL"
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### SCHEME B - BUILDING TYPE 2

	<b>P4</b> PAINTED STUCCO SMOOTH FINISH BENJAMIN MOORE 1548 - "CLASSIC GRAY"		<b>P11</b> PAINTED STUCCO SMOOTH FINISH BENJAMIN MOORE AF-700 - "STORM"		<b>P12</b> PAINTED SIDING SMOOTH FINISH BENJAMIN MOORE HC-122 - "GREAT BARRINGTON GREEN"		<b>P13</b> PAINTED BOARD & BATTEN SMOOTH FINISH BENJAMIN MOORE 1484 - "ASHWOOD MOSS"
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# Summary

- 100% Rental Housing project from an experienced and locally invested company.
- Close to Amenities – Transit, Parks, Schools, Shopping.
- Project provides on-site recreation and a community space for the residents.
- Project is located along a travel corridor where jobs are located and provides a mixed use with the proposed Hotel on Parcel 1.
- The proposal will provide market rate housing and is requesting a rezone to allow the development to proceed.
- Based on site analysis, property cannot yield densities above 23 units per acre while meeting most County Zoning Requirements. (Parking, onsite amenities, height).
- Rezoning property to maximum 30 units per acre would allow development of a project that is feasible.
- Project has been approved to initiate the General Plan Amendment/Rezone. Working with staff to finalize the Development Plan, Tentative Parcel Map and Board of Architectural Review submittals.