Cypress & 7th Apartments



PLANNING COMMISSION JUNE 12, 2019 1401 E. CYPRESS AVE.





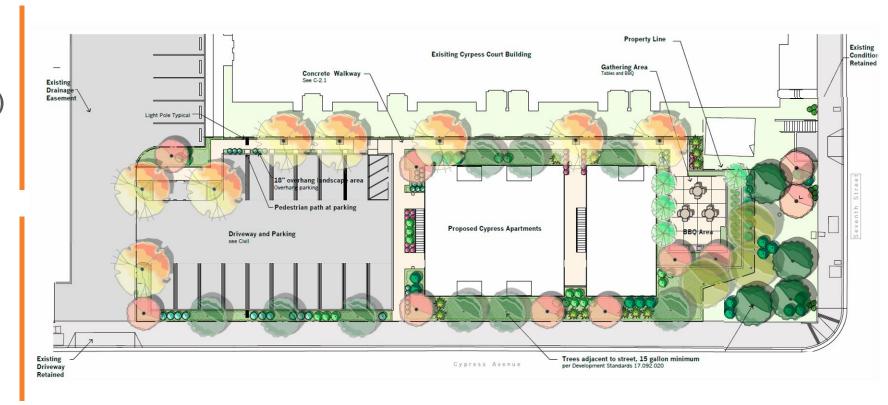




PROPOSED PROJECT

Project info:

- 15 one-bedroom units 706 sf
- Over 7,000 sf open space (42%)
- 1,300 sf outdoor BBQ area
- 16 parking spaces (15 req'd)
- Onsite laundry
- Offsite landscaping



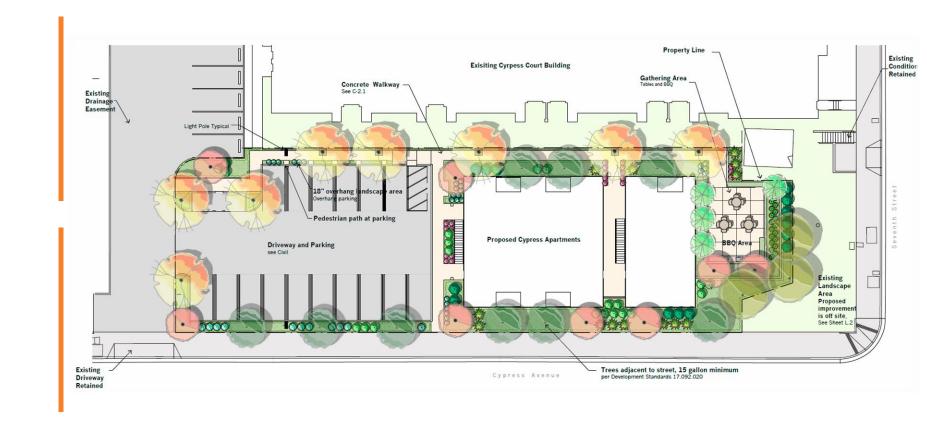
STATE DENSITY BONUS LAW

Project is eligible for:

- 35% Density Bonus
- Up to 3 concessions
- Prescriptive Parking Rates
- I space per unit (15 units)

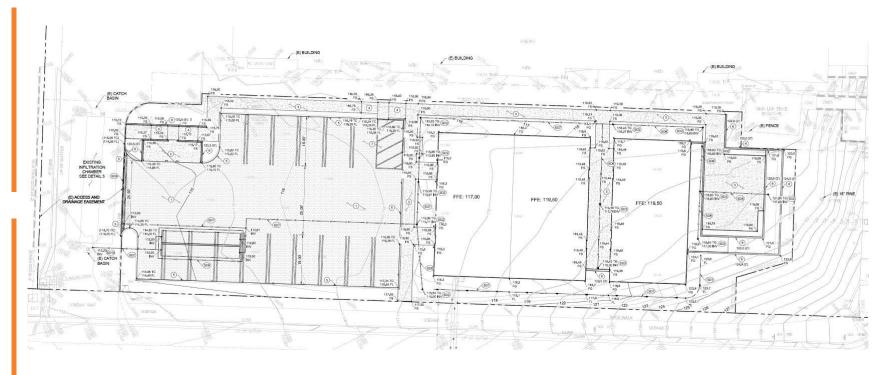
Project requests:

- No additional density requested
- I concession reduced landscape buffer
- Exceeds required parking



STORMWATER MANAGEMENT

- Meets new City/State req's for Stormwater Management
- Significantly increases detention/infiltration capacity of the site
- Reroutes stormwater away from existing structure





South (Cypress Ave) Elevation



West (Entrance) Elevation

BUILDING ELEVATIONS

- Craftsman-style architecture
- Complimentary to Cypress Court
- Varied heights and articulation
- Private patios & balconies

CONCEPTUAL RENDERING E. CYPRESS AVENUE



CONCLUSION

- Conforms to Lompoc Municipal Code & State Density Bonus Law
- Provides new high-quality affordable housing opportunities
- Compatible with surrounding development
- Improves a vacant lot

THANK YOU!





North (Cypress Court) Elevation



East (7th St) Elevation

BUILDING ELEVATIONS

- Craftsman-style architecture
- Complimentary to Cypress Court
- Varied heights and articulation
- Private patios & balconies