



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: November 13, 2019

TO: Members of the Planning Commission

FROM: Greg Stones, Principal Planner
g_stones@ci.lompoc.ca.us

RE: Castillo De Rosas 24 Condominium units
Development Plan Review – DR 19-04
Air Space Condominium Map – LOM 616

AGENDA ITEM NO. 1

A request for a Development Review Permit from Ted Price (applicant/owner) for Planning Commission consideration and recommendations to the City Council for a 24 unit residential condominium project located at 109 South Third Street (APN: 085-150-047) on a 0.95 acre site within the High Density Residential Planned Development (R3PD) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets property development standards for the Zoning District and residential condominiums;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

Staff Recommendation

1. Adopt Resolution No. 921 (19) recommending approval to City Council for a Development Plan (DR 19-04) and;
2. Adopt Resolution No. 922 (19) recommending approval to City Council for a 24 unit Air Residential Air Space Condominium Map (LOM 616); or
3. Provide other direction.

Site Data

1. Property Owner: Ted Price
2. Site Location: 109 South Third Street
3. Assessor's Parcel Number: 085-150-047
4. General Plan Designation: High Density Residential
5. Site Zoning: High Density Residential Planned Development
6. Site Use: Vacant
7. Surrounding Uses/Zoning: North - Commercial (Hotel) / PCD
South - Residential / R3
East - Residential / R1
West - Commercial (Hotel) / PCD
8. Site Area: 41,645 square feet

Discussion:

The project site is currently vacant and proposes to construct three (3) two-story buildings totaling approximately 22,000 square feet to accommodate 24 market rate residential condominiums. Access to the site would be from South Third Street and the project includes various site improvements including landscaping and resident amenities such as a playground and BBQ area. The residential units would include 3 bedrooms, 2.5 bathrooms, living, dining, kitchen, and two car garages. Each residential condominium unit size would range from 1,140 square feet to 1,215 square feet. As part of this project and shown in the attached plan set (Attachment 3), a map (LOM 616) is proposed to create 24 residential air space condominium units (on one lot) which will allow individual condominium units to be sold following map recordation.

The proposal qualifies for a 20% density bonus and one developer concession (waiving of development standards) since 10% of the total units will be reserved for lower income households as outlined in State Density Bonus Law requirements (Government Code Section §65915). The applicant is requesting a density bonus to allow 3 additional residential units, and is requesting one concession in order to reduce the required minimum open space requirement from 6,000 square feet (LMC 17.028.090) to 1,829 square feet.

The project site zoned R3PD is located in a P-D zone (Planned Development District) which is designed and intended to provide for the orderly development of land and permits a flexible design approach to a development of a total community equal to or better than that resulting from traditional lot-by-lot land use development. The Planning Commission recommends to City Council requirements, regulations, limitations, and restrictions either more or less restrictive than those specified elsewhere in the Code (LMC 17.032.060). Therefore, projects in the P-D district must be considered with a recommendation from the Planning Commission to the City Council.

Utilizing the principles of flexible design approach allows the applicant to request an increase in the percent of coverage of land by buildings and structures (LMC 17.032.060) from the required 60% to 75%. In addition, the applicant is eligible to request a reduction in the percent of landscaping (LMC 17.032.060) from the required 40% to 25%. This design is reflected in the overall project layout as shown in the plan set (Attachment 3).

Affordable Housing

As specified in General Plan Housing Element Policy 1.11, at least 10% of residential units will need to be designated for affordable housing. Therefore, the Conditions of Approval for the project require that three (3) of the 24 proposed units be designated as an affordable unit (low/moderate income) within the development.

Parking

The project proposes two car garages for each unit with four (4) off-street parking spaces for guests which is sufficient to satisfy parking requirements for the proposed project. Multifamily units require 2 covered parking spaces per unit, and 1 space after the first 10 units, then 1 additional space for every 5 units thereafter. In addition, residential parking spaces for visitors would also be required to have signage installed in front of those spaces designated for such parking (COA P66).

Landscaping

The site would contain a variety of new drought tolerant landscaping and trees along the South Third Street parkway street frontage. For this parkway, canopy trees are recommended and are conditioned as such. Final landscaping for the project would be reviewed and approved at the staff level, and is conditioned accordingly.

Conformance with General Plan

The General Plan Land Use designation for this property is High Density Residential (HDR) and the stated purpose is:

To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities. (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The proposed project proposes a residential use that is permitted in the land use category at a density of 22 units/acre. Therefore, the project and use is consistent with the General Plan Land Use designation.

Conformance with Zoning Ordinance

The zoning for the site is High Density Residential Planned Development (R3PD) and the stated purpose of this zone is:

To stabilize and maintain the residential character of the district for high density apartment living with substantial space for cooperatively used facilities and open spaces. (Lompoc Municipal Code Section 17.028.010).

The proposed use is permitted within the Zoning District and the project, as proposed and conditioned, would meet the zoning development standards when taking into consideration the eligibility for one concession in order to reduce the required minimum open space and flexible design approach for an increase in the percent of coverage of land by buildings and structures (LMC 17.032.060) and reduction in the percent of landscaping (LMC 17.032.060) as allowed within the P-D zone. A Planning Commission recommendation with final action by the City Council will determine if the requested flexibility to deviate from the code will still meet the purpose of the zone.

Architectural Review

The proposed building incorporates a mission architectural style that is complementary to the surrounding buildings (i.e. multi-family residential and hotels). Architectural features include light smooth stucco and trim, wall tiles, Spanish arches with parapet, rosette features, false tile vents, wrought iron railing by the windows, shutters, vented doors for utility rooms, trim with corbels under the 2nd floor windows, 1 inch wainscoting on first floor, wall trim, Spanish copper wall lightening, recessed elements on the 2nd floor windows, and pitched tile roofing.

Staff review finds that the proposed project, as conditioned, is complementary to the nearby developments while remaining substantially compliant with the City's Architectural Review Guidelines.

Staff Review

A Development Review Board (DRB) and Subdivision Review Committee meeting was held on October 15, 2019. The application was circulated and Conditions of Approval were drafted by each of the departments, providing both standard and project specific requirements as necessary.

The applicant and project representative were present at the meeting and given the opportunity to discuss the draft Conditions of Approval with staff. As conditioned, the project satisfies the development standards of the zoning ordinance and therefore staff recommends that the Planning Commission adopt Resolution No. 921 (19) and Resolution No. 922 (19) approving DR 19-04 and LOM 616 based on the Findings in the Resolutions and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is exempt from review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). No further environmental review is required and a Notice of Exemption will be filed for the project following the Planning Commission action.

Noticing

On November 1, 2019, required notices were mailed by US mail to property owners within 300 feet of the site and a notice was also posted to the project site. In addition, on November 3, 2019, a notice was published in the Lompoc Record.

Appeal Rights

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and fee of \$257.80.

Attachments

1. Resolution No. 921 (19)
2. Resolution No. 922 (19)
3. Vicinity Map
4. Plan Set

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



Christie Alarcon
Community Development Director

PROJECT INFORMATION
 ASSessor PARCEL NUMBER:
 APN: 085-015-047
 ARCHITECT:
 LGS ARCHITECTS, INC.
 109 SOUTH THIRD STREET
 CAMARILLO, CA 93012
 (949) 752-2010

LEGAL DESCRIPTION:
 PARCEL D, BOOK 005, PAGE 7, IN THE CO. OF SANTA BARBARA, CALIFORNIA,
 BOOK OF MAPS
LAND USE/ZONING DESIGNATION/IDR:
 ZONING: R3-PD ZONE
 LAND USE: MULTI-FAMILY RESIDENTIAL

PARKING REQUIREMENTS:
 ALL REGULAR SIZE SPACES, 9'x20' CLEAR INT. DIM.
 COMPACT SPACES 7'x16'
 DRIVE AISLE BACKUP: 25'-0" REQ.; 26'-0" MAIN & 24'-0" SECONDARY PROPOSED
PARKING PROVIDED:
 2 SPACES PER 3 BEDROOM UNITS=48 SPACES
 1 GUEST SPACE/10 UNITS +1 1/5 UNITS=4 SPACES
 52 SPACES REQUIRED

LOT COVERAGE
 MAXIMUM LOT COVERAGE ALLOWED PER LMC SECTION 17.028.070 IS 60%
 41,645 SF + 2,204 FRONTAGE= 43,849 SF
 COVERAGE CALCULATIONS:
 BUILDING 1: 10 UNIT BUILDING (INCLUDING PORCH(S) & PATIO(S))= 9,151 SF
 BUILDING 2: 10 UNIT BUILDING (INCLUDING PORCH(S) & PATIO(S))= 9,151 SF
 BUILDING 3: 4 UNIT BUILDING (INCLUDING PORCH(S) & PATIO(S))= 3,739 SF
 GUEST PARKING 880 SF
 TOTAL= 32,920 SF
 75% TOTAL COVERAGE
 A DEVIATION IS REQUESTED

EXERCISE YARD: 243 SF
 TOT LOT PLAYGROUND: 404.21 SF
 BBQ & PICNIC BENCHES: 356.74 SF
 LANDSCAPE: 3,485.27 SF
 TOTAL LANDSCAPE AREA 11,547.46 SF / 24 UNITS:
 481.14 SF AVERAGE PER DWELLING UNIT

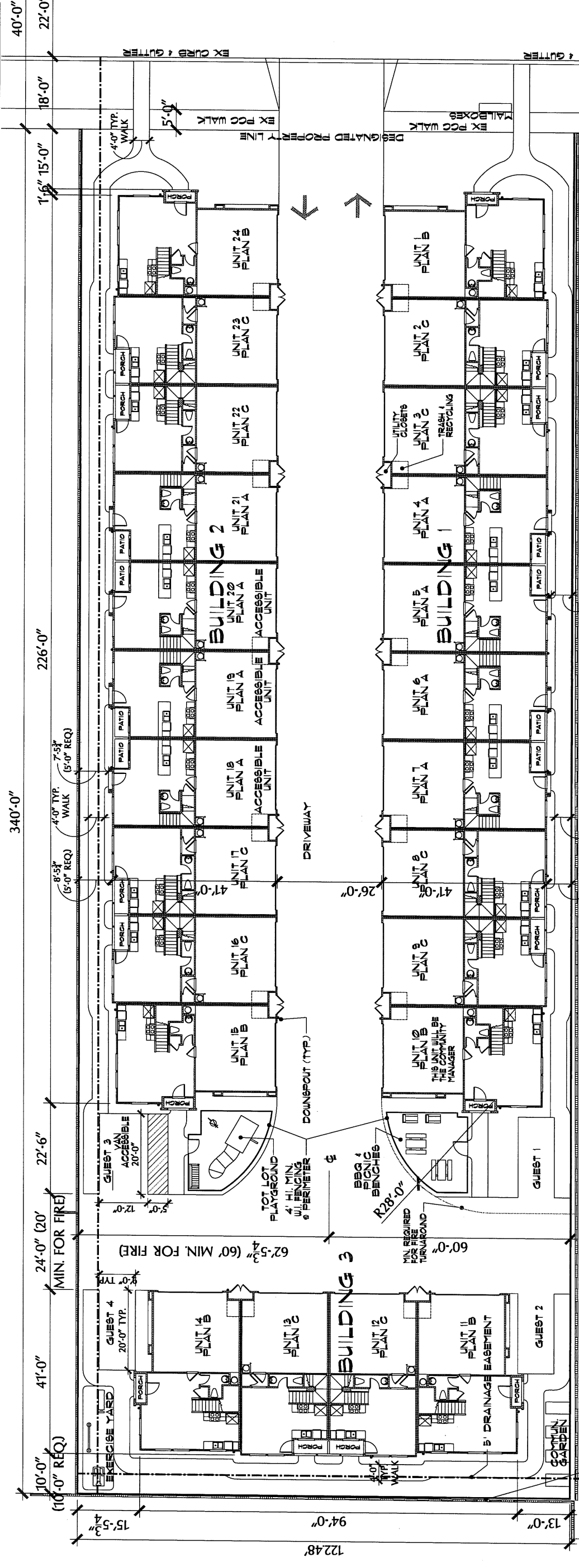
PROJECT DESCRIPTION:
 A COMMUNITY PROJECT LOCATED ON AN EXISTING VACANT PARCEL OF LAND THE PROJECT CONSISTS OF 24 RESIDENTIAL UNITS COMPOSED OF 3 BEDROOMS PER UNIT. THEY ARE 2 STORY ATTACHED UNITS. THERE ARE 3 BUILDINGS ON THE SITE. BUILDINGS 1 & 2 HAVE 10 UNITS PER BUILDING AND BUILDING 3 HAS 4 UNITS. OTHER STRUCTURES INCLUDE A COMMON MAIL KIOSK.

PER ZONING CODE
 FRONT (EAST) 15'-0" REQUIRED, 15'-0" PROVIDED
 SIDE (SOUTH) 5'-0" REQUIRED, VARIES SLIGHTLY W/ 5'-3" MIN. PROVIDED
 SIDE (NORTH) 5'-0" REQUIRED, VARIES SLIGHTLY W/ 7'-7.75" MIN. PROVIDED
 REAR (WEST) 10'-0" REQUIRED, 10'-0" PROVIDED

MINIMUM OPEN SPACE REQUIRED PER LMC 16.36.040(E)(5) IS 40%
 41,645 SF + 2,204 FRONTAGE= 43,849 SF
 X-40=17,540 SF
 TOTAL OPEN SPACE=10,929
 25% COVERAGE
 A DEVIATION IS REQUESTED

LANDSCAPE AREA PER LMC SECTION 17.028.090 OF NOT LESS THAN 250 SF / DWELLING UNIT
 UNIT A PORCH (8 UNITS): 3.83 SF / PATIO 25.38 SF EACH
 UNIT B PORCH (6 UNITS): 19.17 SF EACH
 UNIT C PORCH (10 UNITS): 30.64 SF EACH
 COMMON GARDEN: 7,866 SF
 CONT IN NEXT COLUMN

UTILITIES (EXISTING)
 WATER: CITY OF LOMPOC
 SEWER: CITY OF LOMPOC
 GAS: CITY OF LOMPOC
 ELECTRICITY: CITY OF LOMPOC
 CABLE TV: CITY OF LOMPOC
 TELEPHONE: PACIFIC BELL
BUILDING CODE INFO
 DWELLING UNITS
 OCCUPANCY: GROUP R, DIV. 2
 CONSTRUCTION TYPE: V
FIRE SAFETY PLAN: REQUIRED:
 FIRELANE: 20' PAVED SURFACE, 15% MAX. SLOPE
 ALL WEATHER NON-SLIP SURFACE
 FIRE RISERS: PROVIDED WHERE REQUIRED
 ROOF ACCESS: NON PROVIDED



6" HIGH PERIMETER WALL @ WEST SIDE OF PROPERTY. MATCH THE SURROUNDING WALLS IN COLOR & MATERIAL. PER POLICY 2.3

PREPARED BY:

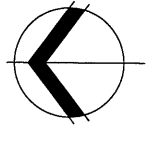


LGS Architects, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (949) 752-2010

© 2019 LGS Architects, Inc.

"CASTILLO DE ROSAS"

SITE PLAN



RECEIVED

OCT 25 2019

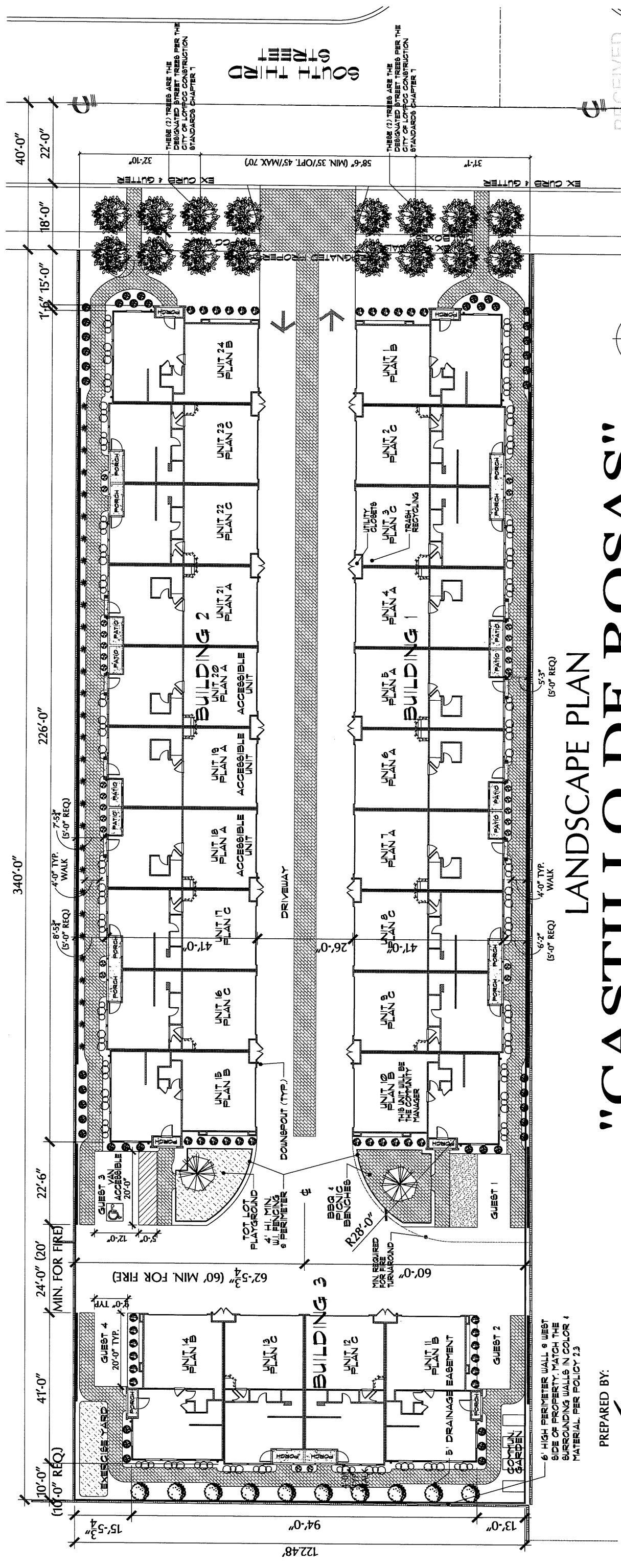
Planning Division

9/13/19

© Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Floor plans are the property of LGS Architects, Inc. and protected by U. S. copyright law. Plans, elevation designs, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction.

LANDSCAPE LEGEND

	TREES:
	FRUITLESS OLIVE
	JACARANDA
	FLOWERING PEAR
	SHRUBS:
	BOUGAINVILLEA
	INDIAN HAWTHORN
	NATAL PLUM
	ROSES
	EVERGREEN JASMINE
	VINES:
	TRUMPET VINE (BLOCK WALLS)
	GROUND COVER:
	GRASS
	BARK
	PAVERS



CASTILLO DE ROSAS

VESTING TENTATIVE MAP LOM 616

"LOT 1 FOR AIRSPACE CONDOMINIUM PURPOSES" BEING A SUBDIVISION OF PARCEL D, 5 PM 7 109 SOUTH THIRD STREET LOMPOC, CA 93436

BOUNDARY AND TOPOGRAPHY

BEARINGS AND DISTANCES SHOWN ARE CALCULATED FROM 65°PM9&10 AND 115°RS/42 AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. BOUNDARY INFORMATION TO BE UPDATED UPON COMPLETION OF A BOUNDARY SURVEY.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER FIELD SURVEY BY JOANN HEAD LAND SURVEYING DATED JANUARY 25, 2019.

BENCHMARK

BENCHMARK ON SITE "T.B.M." - SET 5/8" REBAR WITH ALUMINUM CAP "J.H.L.S. CONTROL" AT SW CORNER OF SUBJECT SITE DRIVEWAY RAMP.
ELEVATION = 500.00 FEET.
DATUM: ASSUMED.

GEOTECHNICAL ENGINEER

PACIFIC COAST TESTING, INC.
P.O. BOX 8835
SANTA MARIA, CA 93466

FLOOD ZONE

ZONE X, AREA OF MINIMAL FLOOD HAZARD

DESIGN NOTES

- 1. ASSESSMENT PARCEL NO.: 085-169-047
- 2. GROSS SITE AREA: 0.96 ACRES +/-
- 3. NET SITE AREA: 0.96 ACRES +/-
- 4. EXISTING ZONING: R3PD
- 5. WATER SUPPLY: CITY OF LOMPOC WATER
- 6. SEWAGE DISPOSAL: CITY OF LOMPOC SEWER
- 7. ELECTRIC: CITY OF LOMPOC ELECTRIC
- 8. CABLE TELEVISION: SOUTHERN CALIFORNIA GAS COMPANY
- 9. GAS: SOUTHERN CALIFORNIA GAS COMPANY
- 10. FIRE PROTECTION: CITY OF LOMPOC FIRE DEPARTMENT
- 11. EXISTING PARCELS: 1
- 12. PROPOSED PARCELS: 1
- 13. EXISTING DRAINAGE: 1

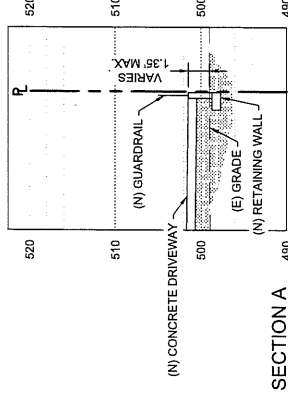
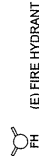
SHEET FLOWS FROM NORTH TO SOUTH ACROSS PROPERTY.

PRELIMINARY EARTHWORK ESTIMATES

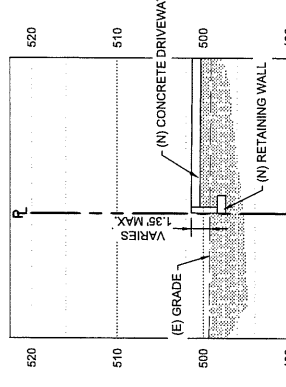
- MAX. CUT DEPTH: 2.50 FEET
- MAX. FILL DEPTH: 1.35 FEET
- CUT: 300 CUBIC YARDS
- FILL: 400 CUBIC YARDS

LEGEND

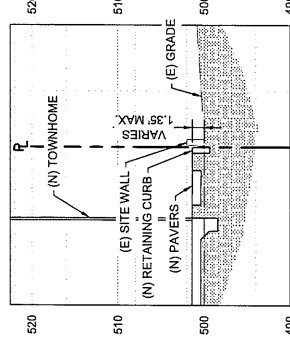
- CO CLEANOUT
- E EXISTING
- FF FINISHED FLOOR
- FL FLOWLINE
- FS FINISHED SURFACE
- INV INVERT
- P PROPOSED
- SDCO STORMDRAIN CLEANOUT
- SL SEWER LATERAL
- SS SANITARY SEWER
- TC TOP OF CURB
- TG TOP OF GRATE
- W WATER
- WS WATER SERVICE



SECTION A
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



SECTION B
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



SECTION C
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

Ashley & Vance
ENGINEERING, INC.

210 East Coia Street
Santa Barbara, CA 93101
(805) 962-9966 • (805) 545-0010
www.ashleyvance.com
CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any other use, reproduction or publication, in whole or in part, without the written consent of Ashley & Vance Engineering, Inc. is prohibited. Visual contact with these plans and specifications shall be maintained at all times. The Engineer or Record shall be responsible for the accuracy of the information provided and the acceptance of these resistances.

Engineer of Record:



CASTILLO DE ROSAS
ENGINEERING SITE PLAN

RECEIVED

Project: _____

Revisions: OCT 25 2019

1	AS	AS	AS
2	AS	AS	AS
3	AS	AS	AS
4	AS	AS	AS

Planning Division

Proj. Engr.:	MES	Phone Ext.:	164
Proj. Mgr.:	JOS	Phone Ext.:	160
Date:	6/11/2019	Scale:	PER PLAN
ASV Job No.:	181945	Sheet Size:	24 x 36

SHEET 1 OF 2

Plan Prepared By:

The use of these plans and specifications shall be limited to the original site for which they were prepared. Any use of these plans for any other site, such as, reproduction or publication by any method, in whole or in part, without the written consent of Ashley & Vance Engineering, Inc., is prohibited. Visual contrast with these plans shall be maintained. The user shall be responsible for the accuracy of the information and the acceptance of these restrictions.

Engineer of Record:



CASTILLO DE ROSAS
ENGINEERING SITE PLAN

RECEIVED

Project:	CASTILLO DE ROSAS
Revisions:	
Rev. No.	Rev. Description
1	10/25/2019
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

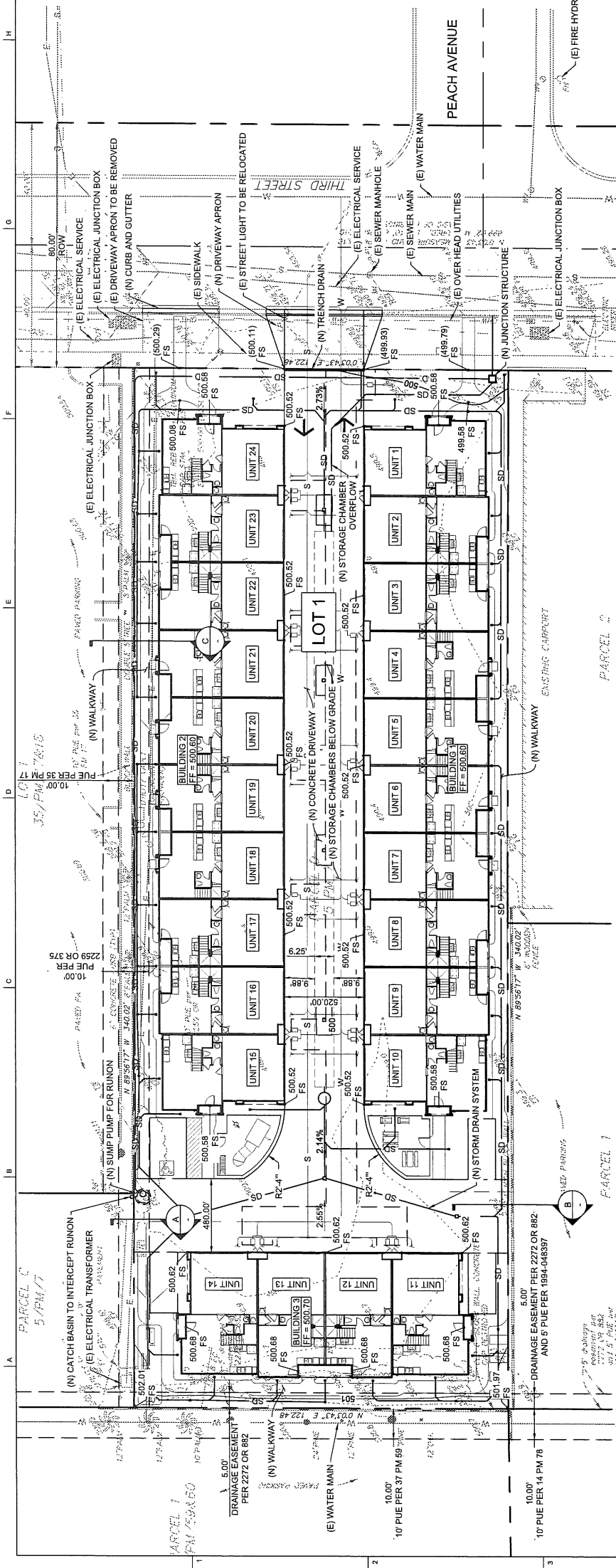
Engineering Division

Proj. Engr.: MEA Phone Ext.: 104

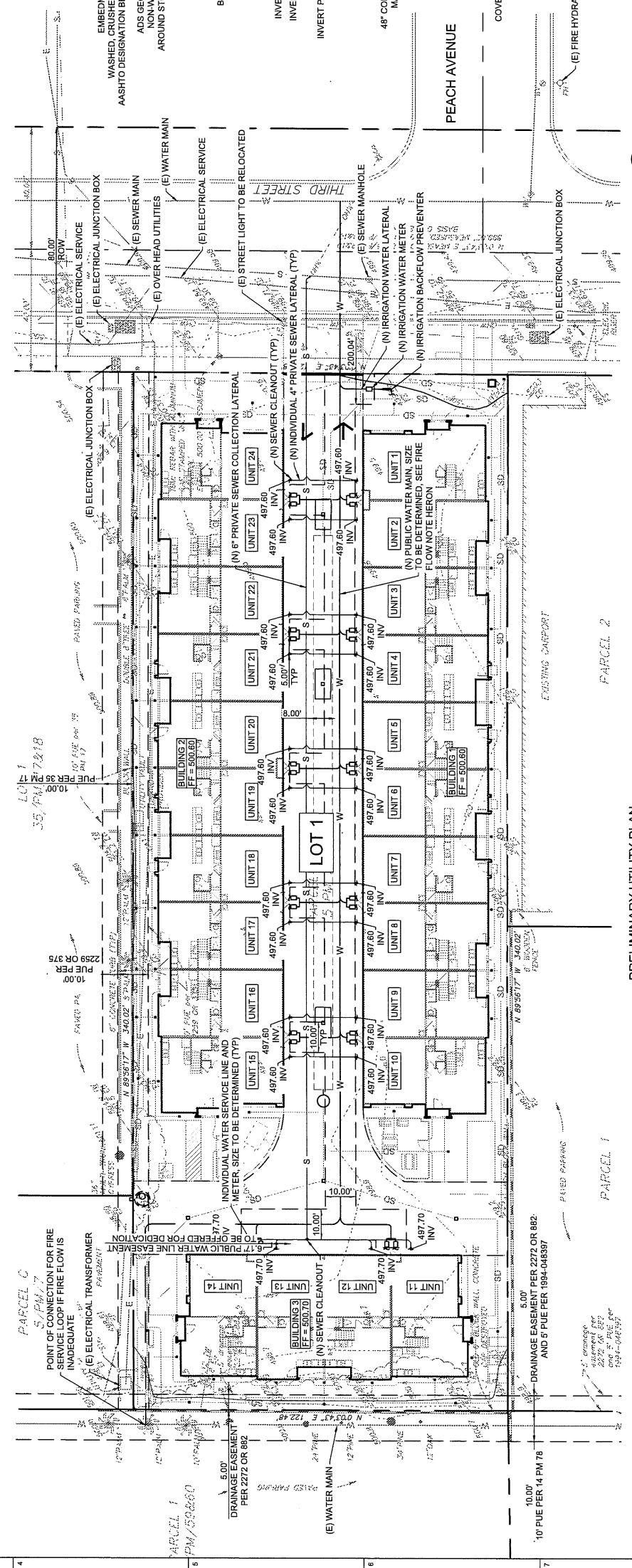
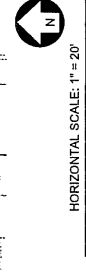
Prof. Engr.: JVA Phone Ext.: 100

Date: 8/11/2019 Scale: PER PLAN

AAV Job No.: 181845 Sheet Size: 24" x 36"



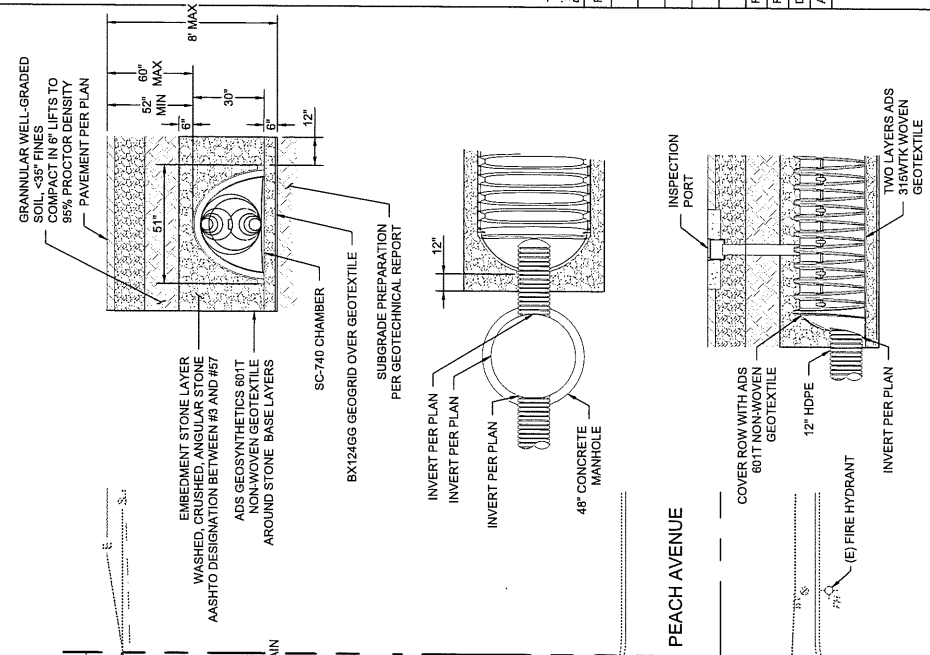
PRELIMINARY GRADING AND DRAINAGE PLAN



PRELIMINARY UTILITY PLAN



1 STORAGE CHAMBER DETAIL



OWNER/SUBDIVIDER

T.N. AND ASSOCIATES
TED PRICE
1235 FLYNN RD., SUITE 405
CAMARILLO, CA 93012

PREPARED BY

JASON GOTTS, PE
ASHLEY AND VANCE ENGINEERING
210 EAST COTA STREET
SANTA BARBARA, CA 93101
(805) 962-9966 X160

LEGAL DESCRIPTION

PARCEL D OF PARCEL MAP LOM-P-148 IN THE CITY OF LOMPOC RECORDED IN BOOK 5, AT PAGE 7 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER COUNTY OF SANTA BARBARA STATE OF CALIFORNIA.

OWNER'S CERTIFICATE

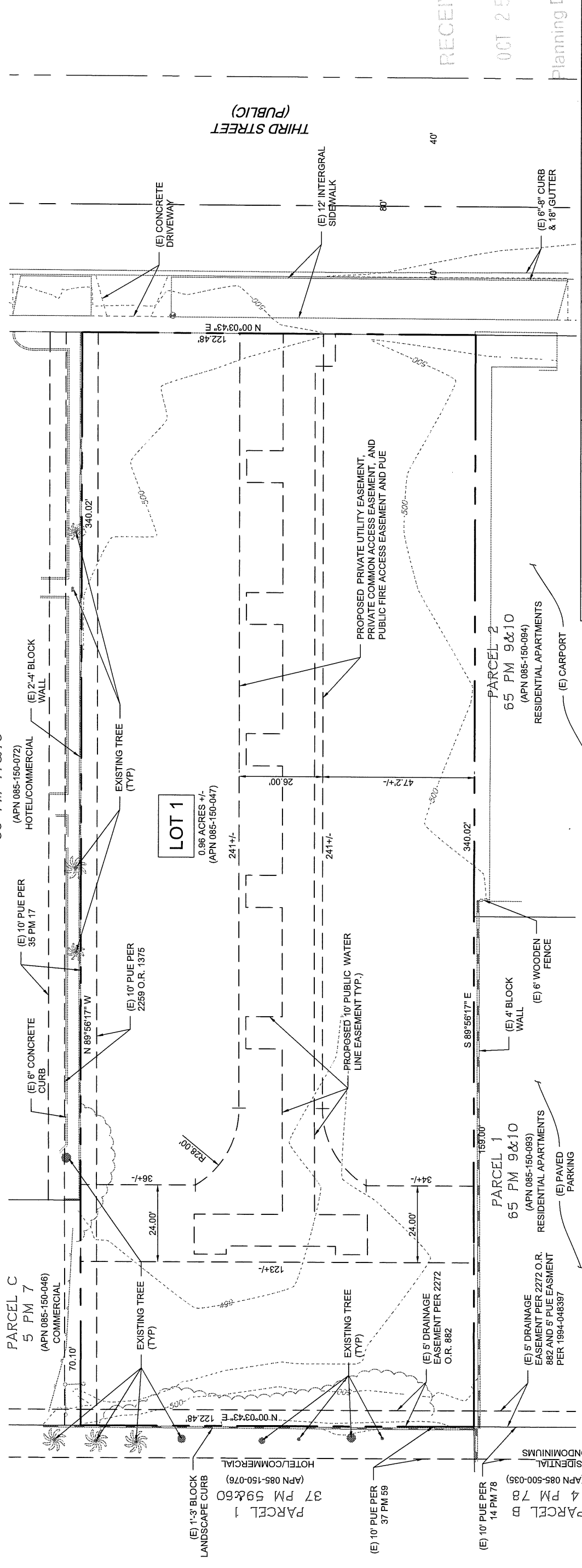
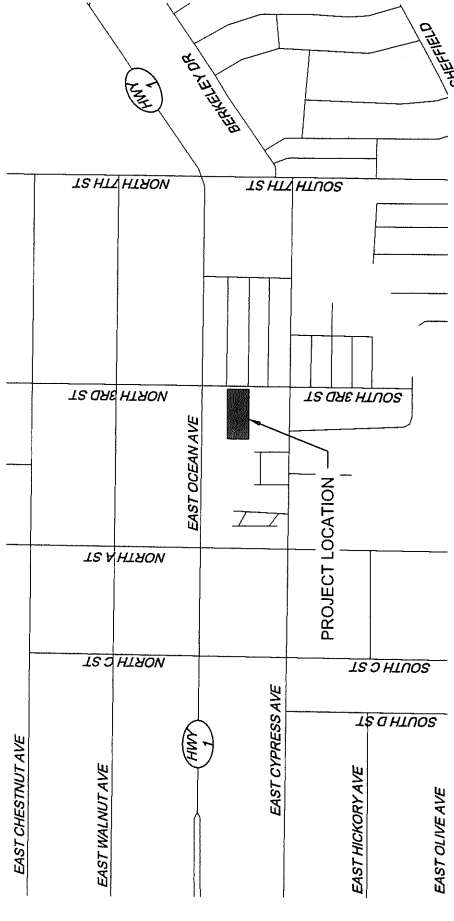
WE HEREBY CONSENT TO THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP, AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DESIGN OF THIS SUBDIVISION WILL IN NO WAY CONFLICT WITH EASEMENTS REQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THIS SUBDIVISION.

**CASTILLO DE ROSAS
VESTING TENTATIVE MAP LOM 616
"LOT 1 FOR AIRSPACE CONDOMINIUM PURPOSES"
BEING A SUBDIVISION OF PARCEL D, 5 PM 7
109 SOUTH THIRD STREET
LOMPOC, CA 93436**

VICINITY MAP
NOT TO SCALE



DESIGN NOTES

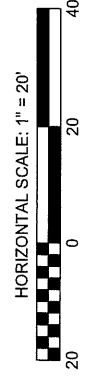
- GROSS SITE AREA: 41,645 SF +/-, 0.96 ACRES +/-
- EXISTING ZONING: R3PD
- PROPOSED ZONING: R3PD
- GENERAL PLAN DESIGNATION: HPR
- EXISTING USE: VACANT
- PROPOSED USE: 24 RESIDENTIAL AIRSPACE CONDOMINIUMS
- WATER SUPPLY: CITY OF LOMPOC WATER
- SEWAGE DISPOSAL: CITY OF LOMPOC SEWER
- ELECTRIC: CITY OF LOMPOC ELECTRIC
- INTERNET: CITY OF LOMPOC BROADBAND
- CABLE TELEVISION: TAP TV
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- FIRE PROTECTION: CITY OF LOMPOC FIRE DEPARTMENT
- EXISTING PARCELS: 1
- PROPOSED PARCELS: 1

BOUNDARY/TOPO

BEARINGS AND DISTANCES SHOWN ARE CALCULATED FROM 65/PM/9&10 AND 115/RS/42 AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. BOUNDARY INFORMATION TO BE UPDATED UPON COMPLETION OF A BOUNDARY SURVEY.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER FIELD SURVEY BY HEAD LAND SURVEYS DATED JANUARY 25, 2019.

FIRM DESIGNATION
SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN)



Engineer of Record:
Prepared By:

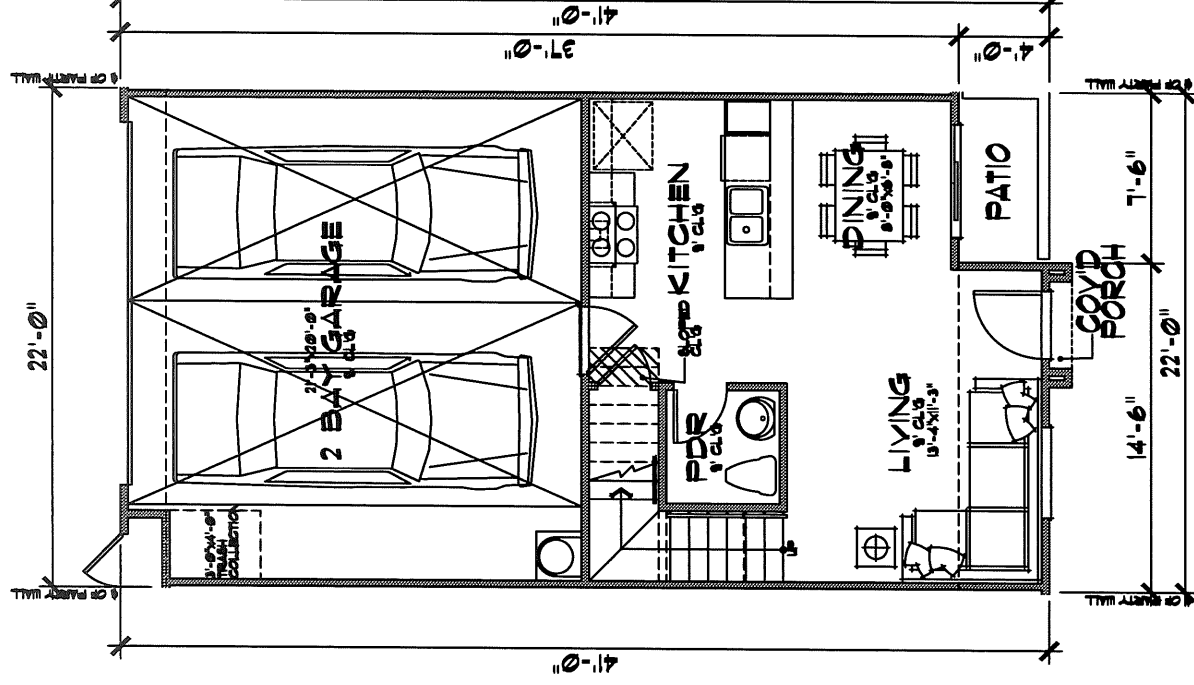


210 East Cota Street
Santa Barbara, CA 93101
www.ashleyvance.com
(805) 962-9966 • (805) 545-0010
CIVIL • STRUCTURAL

DATE: 09.10.2019

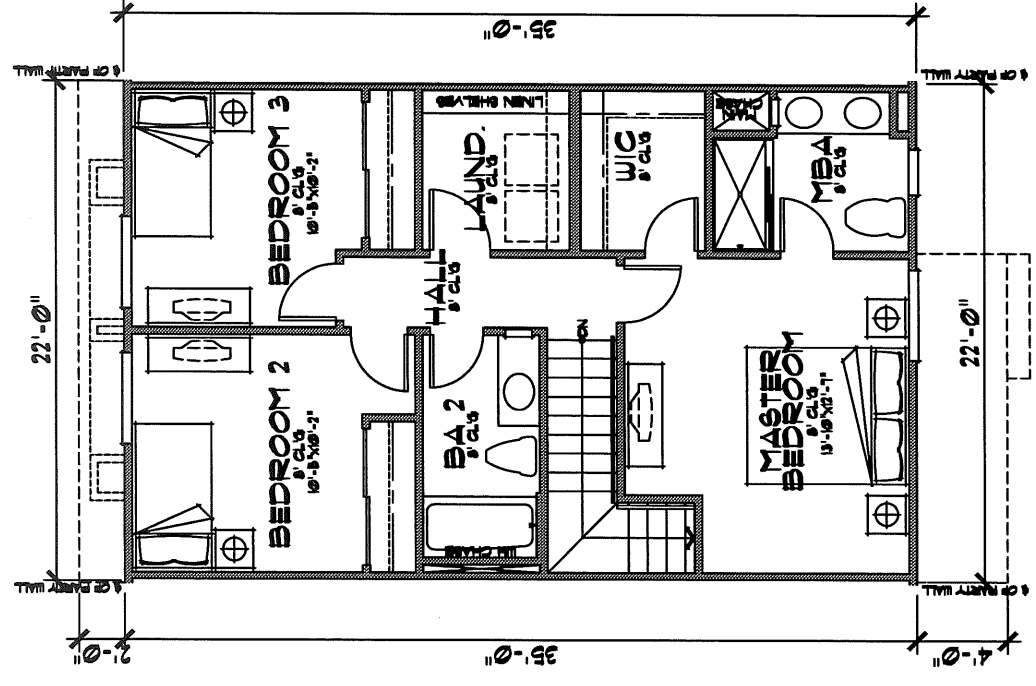
SHEET: 1 OF 1

RECEIVED
OCT 25 2019
Planning Division



PLAN A

FIRST FLOOR	422 SQ. FT.
SECOND FLOOR	720 SQ. FT.
TOTAL LIVING	1,142 SQ. FT.



PREPARED BY:



LGS Architects, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (949) 752-2010
 © 2019 LGS Architects, Inc.

City of Lompoc, California

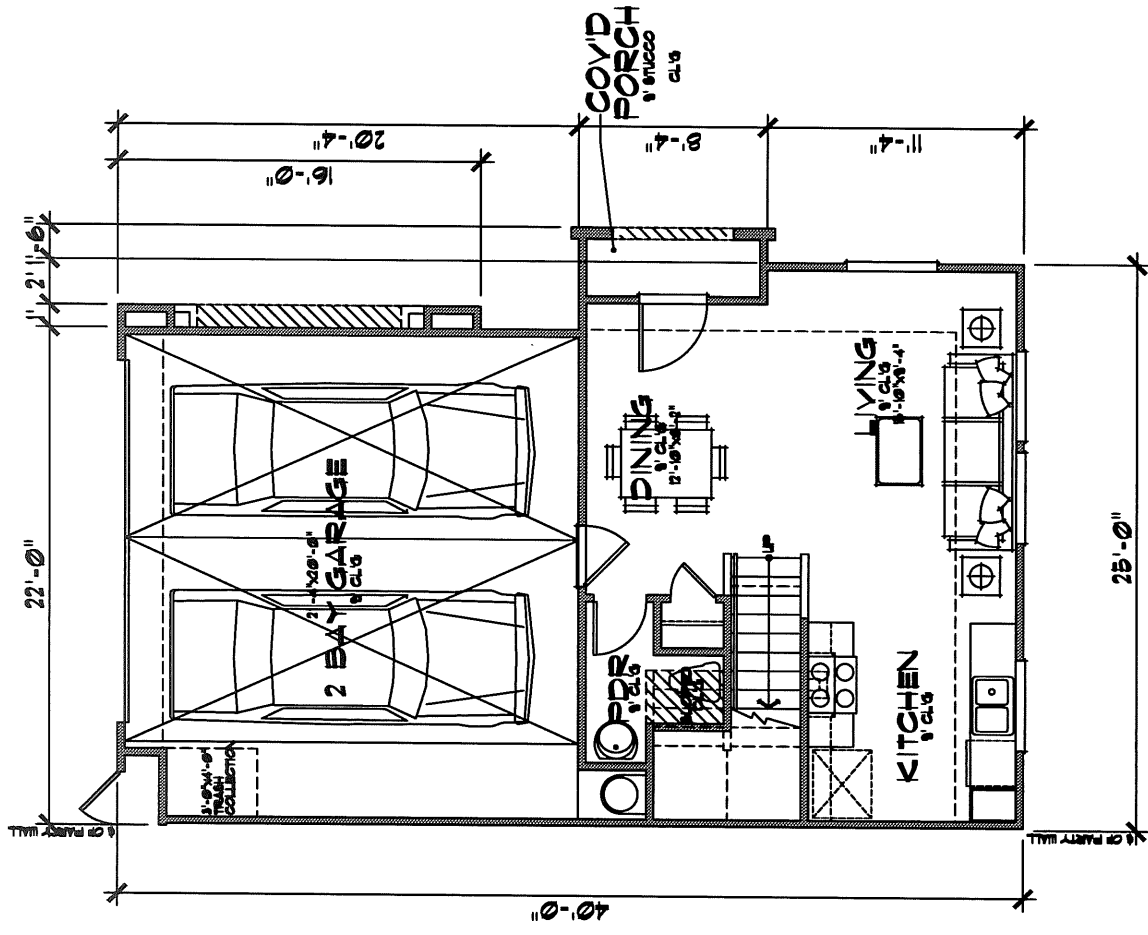
"CASTILLO DE ROSAS"

RECEIVED

OCT 25 2019

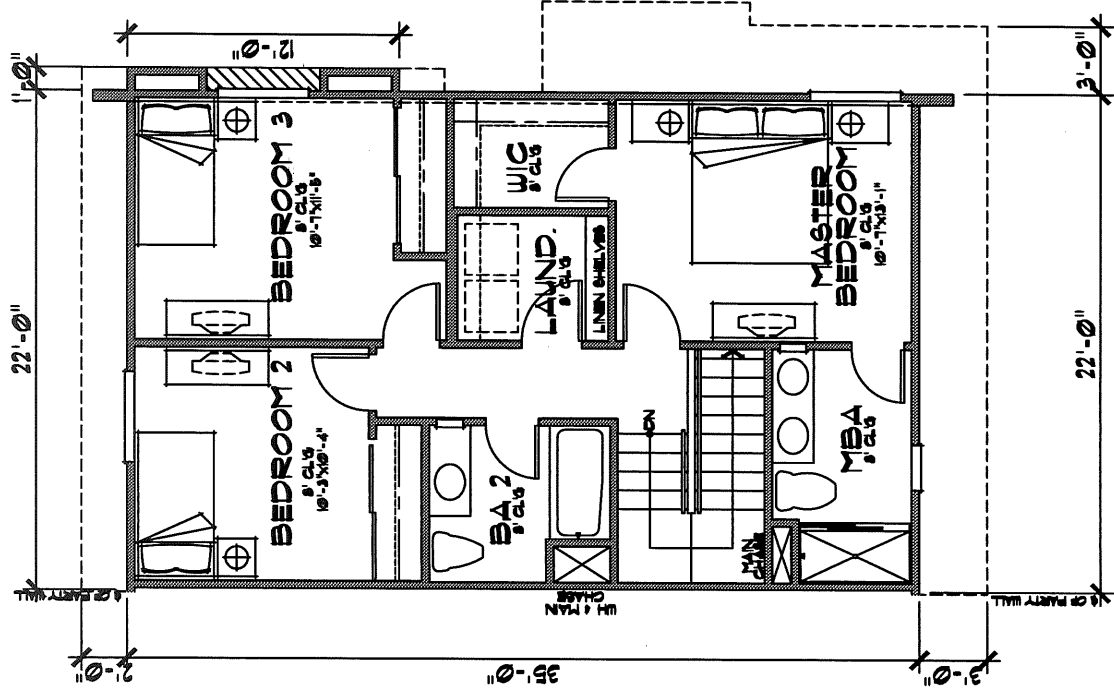
Planning Division

© Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Floor plans are the property of LGS Architects, Inc. and protected by U. S. copyright law. Plans, elevation designs, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction.



PLAN B

FIRST FLOOR 471 SQ. FT.
 SECOND FLOOR 711 SQ. FT.
 TOTAL LIVING 1,182 SQ. FT.



PREPARED BY:



LGS Architects, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (949) 752-2010

© 2019 LGS Architects, Inc.

City of Lompoc, California

"CASTILLO DE ROSAS"

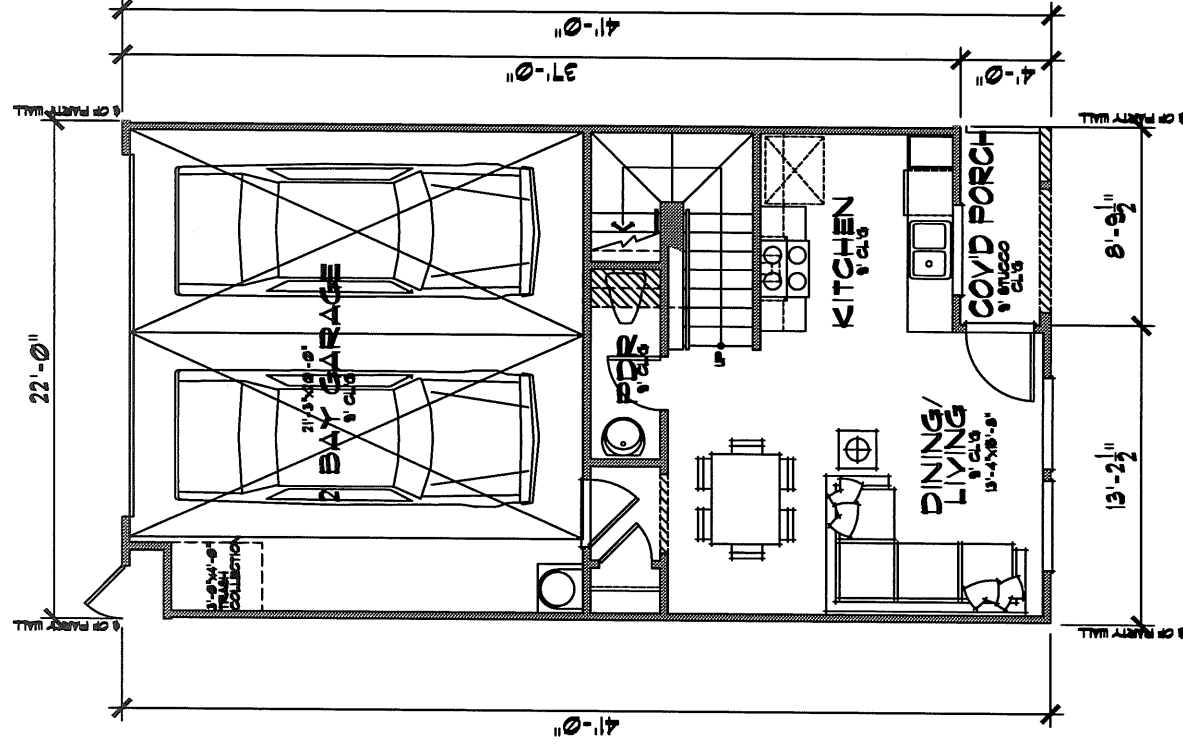
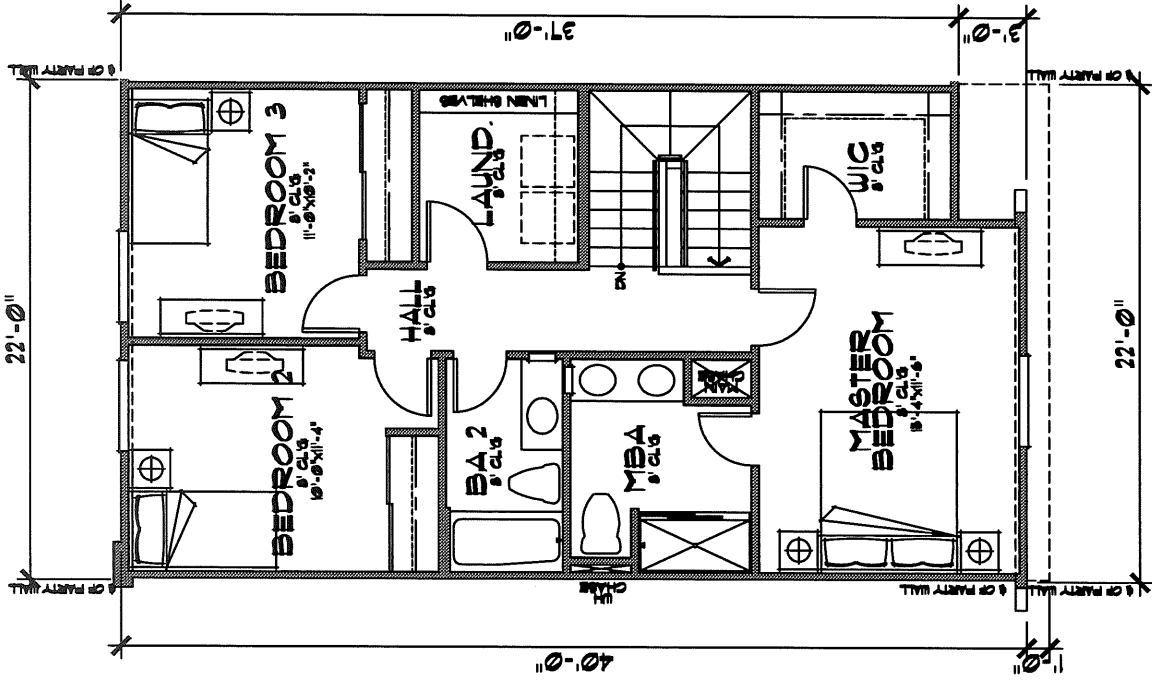
RECEIVED

OCT 25 2019

Planning Division

© Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Floor plans are the property of LGS Architects Inc and protected by U. S. copyright law. Plans, elevation designs, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction

3/21/19



PLAN C

FIRST FLOOR	417 SQ. FT.
SECOND FLOOR	798 SQ. FT.
TOTAL LIVING	1215 SQ. FT.

PREPARED BY:

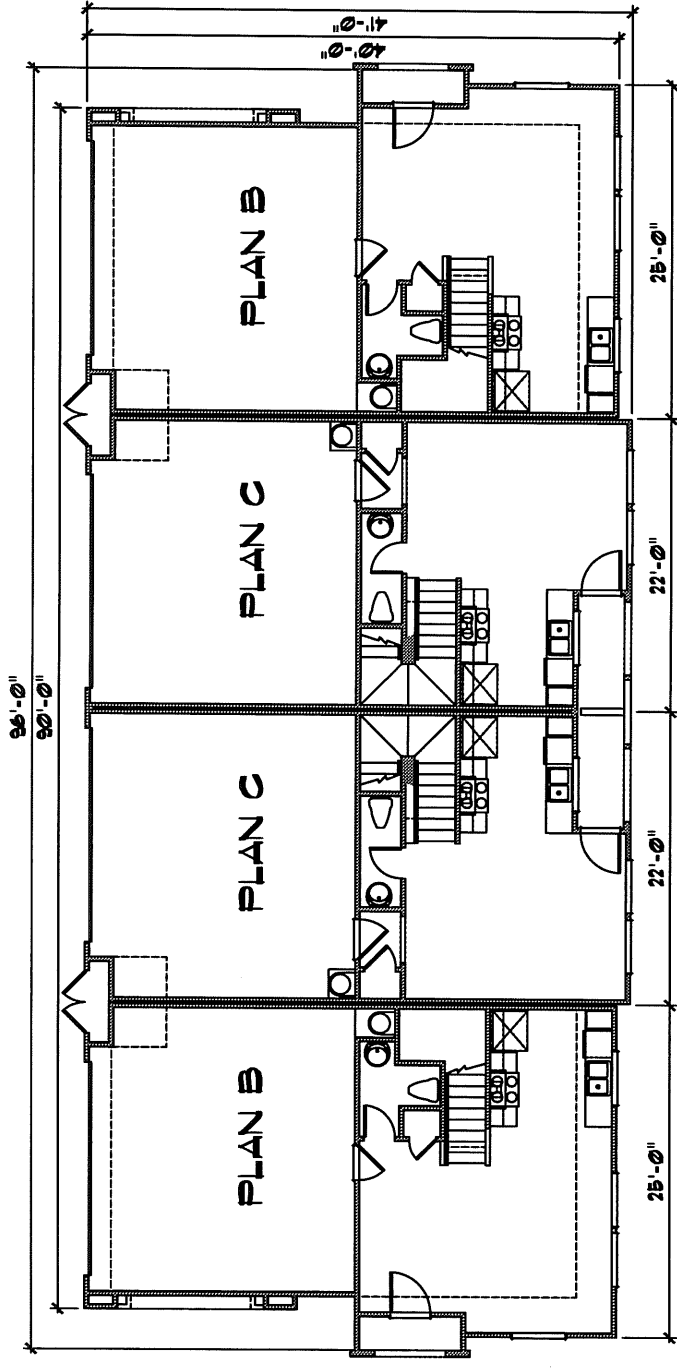


LGS Architects, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (949) 752-2010

City of Lompoc, California

© Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Floor plans are the property of LGS Architects, Inc. and protected by U. S. copyright law. Plans, elevation designs, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction.

RECEIVED
 OCT 25 2019
 Planning Division



FIRST FLOOR PLAN - BUILDING 3

"CASTILLO DE ROSAS"

PREPARED BY: 

LGS Architect, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (805) 792-2010
 © 2019 LGS Architect, Inc.

City of Lompoc, California

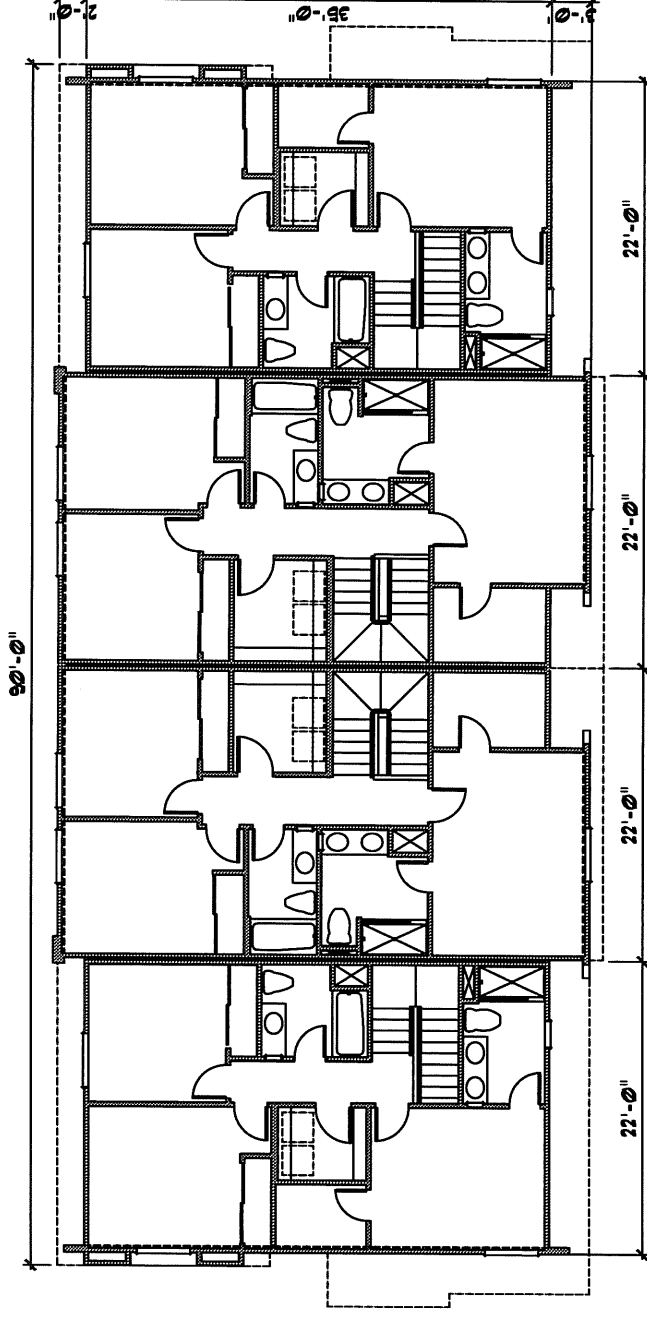
© Floor plans and elevations are an artist's conception and are not intended to show specific details. Floor plans are the property of LGS Architect, Inc. and protected by U.S. copyright law. Plans, elevations, design, materials, and dimensions subject to change without notice. Photos, renderings and illustrations are submitted and may vary in actual construction.

3/21/19

RECEIVED

OCT 25 2019

Planning Division



SECOND FLOOR PLAN - BUILDING 3
"CASTILLO DE ROSAS"

PREPARED BY:



LGS Architects, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (805) 732-2010
 © 2019 LGS Architects, Inc.

City of Lompoc, California

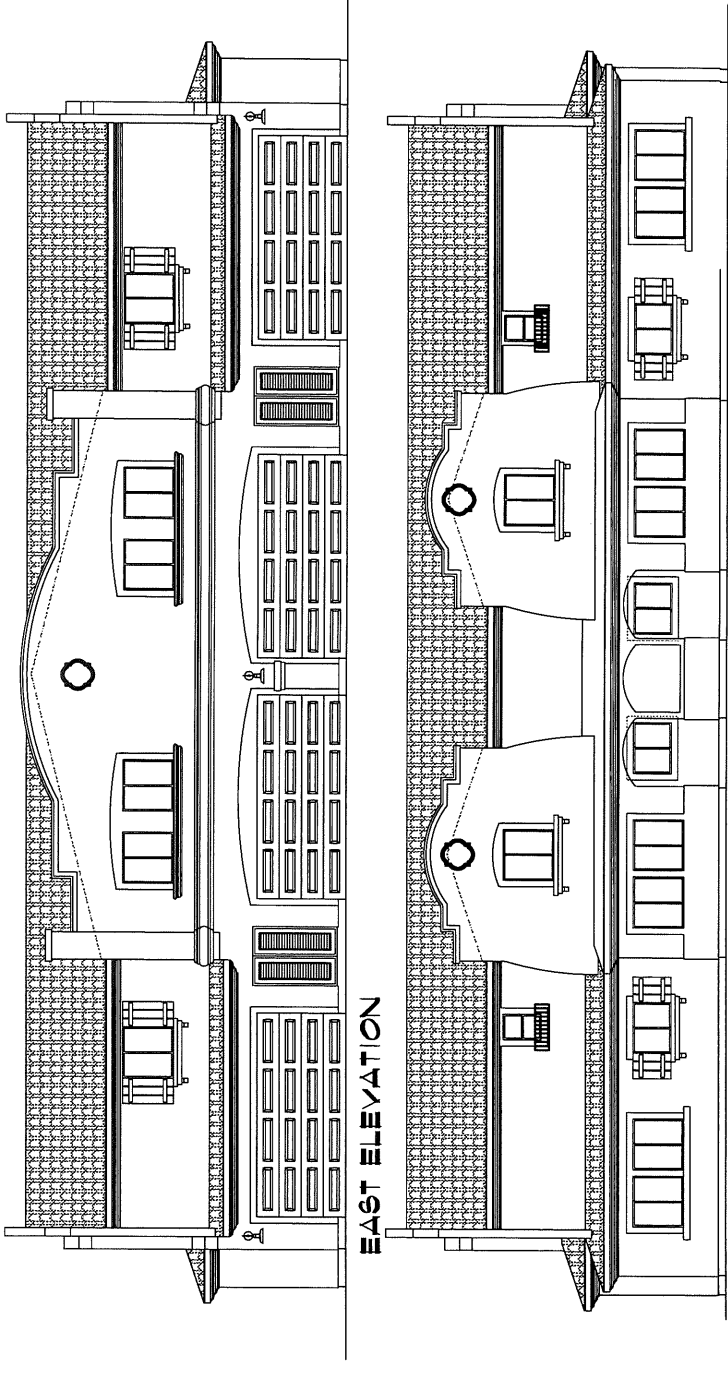
© Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Floor plans are the property of LGS Architects, Inc. and protected by U.S. copyright law. Plans, elevations, designs, materials, and dimensions subject to change without notice. Photos, renderings and illustrations are submitted and may vary in actual construction.

3/21/19

RECEIVED

OCT 25 2019

Planning Division



BUILDING ELEVATIONS - BUILDING 3

"CASTILLO DE ROSAS"

PREPARED BY:



LGS Architects, Inc.
 architecture • land planning • forensic
 architecture
 Comandante, California 95012
 (949) 752-2000

© 2019 LGS Architects, Inc.

City of Lompoc, California

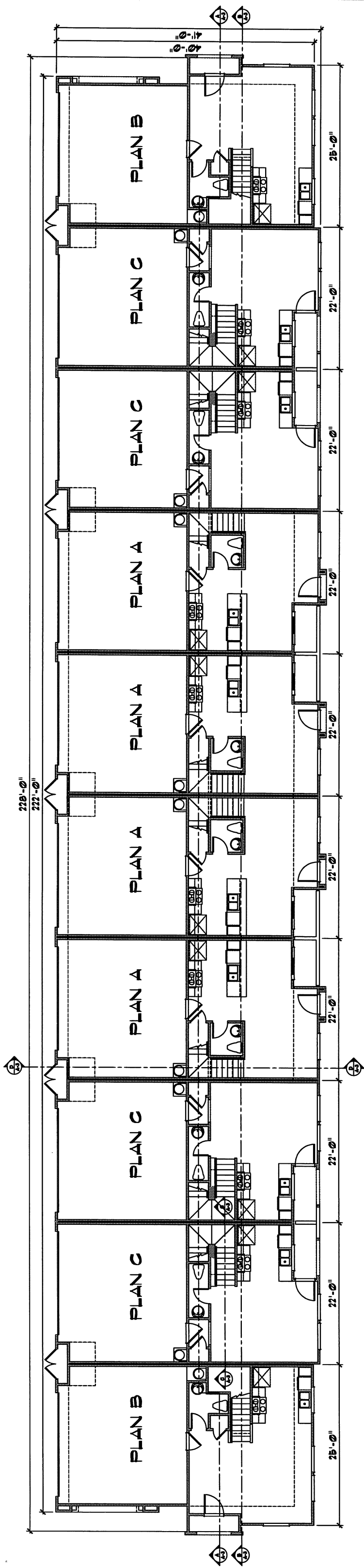
© floor plans and elevations are an artist's conception and are not intended to show specific detailing. floor plans are the property of LGS Architects, Inc. and protected by U.S. copyright law. Plans, elevation designs, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction.

3/21/19

RECEIVED

OCT 25 2019

Planning Division



FIRST FLOOR PLAN - BUILDINGS 1&2

"CASTILLO DE ROSAS"

PREPARED BY:



LGS Architects, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (805) 882-2510
 © 2019 LGS Architects, Inc.

City of Lompoc, California

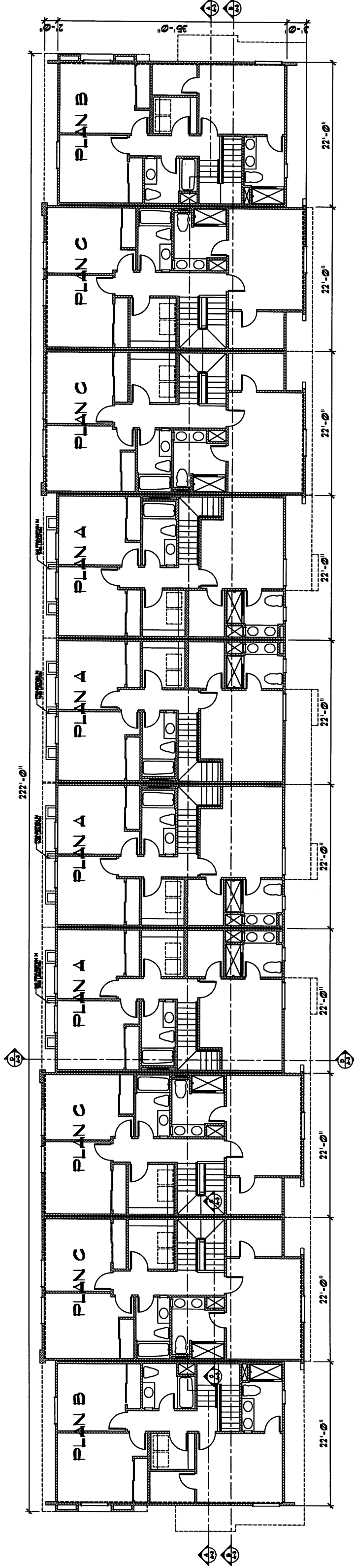
© floor plans and drawings are an artist's conception and are not intended to show specific details. They show the property of LGS Architects, Inc. and prepared by LGS Architects, Inc. Plans, dimensions, notes, and materials subject to change without notice. All rights reserved. All other trademarks are the property of their respective owners.

3/21/19

RECEIVED

OCT 25 2019

Planning Division



SECOND FLOOR PLAN - BUILDINGS 1&2
 "CASTILLO DE ROSAS"

PREPARED BY:


LGS Architect, Inc.
 architecture • land planning • forensic
 1235 Flynn Road, Suite 405
 Camarillo, California 93012
 (805) 752-2010
 © 2019 LGS Architect, Inc.

City of Lompoc, California

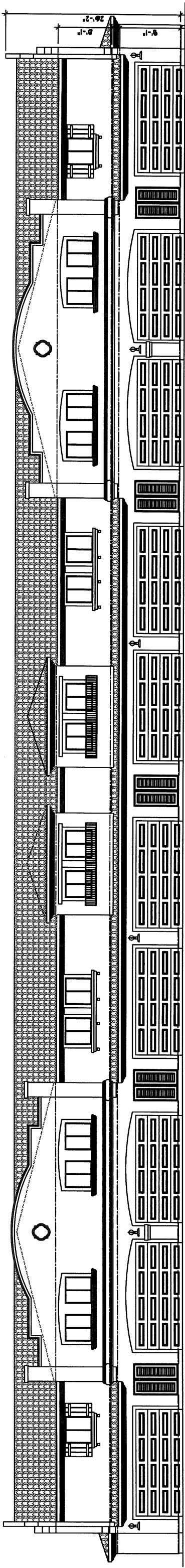
© floor plans and elevations are an artist's conception and are not intended to show specific details. Floor plans are the property of LGS Architect, Inc. and produced by U.S. copyright law. Plans, elevations, designs, materials, and dimensions subject to change without notice. Photos, renderings and illustrations are simulated and may vary in actual construction.

3/21/19

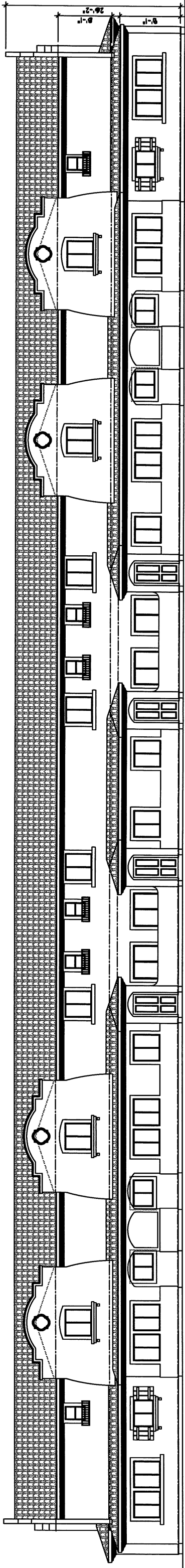
RECEIVED

OCT 25 2019

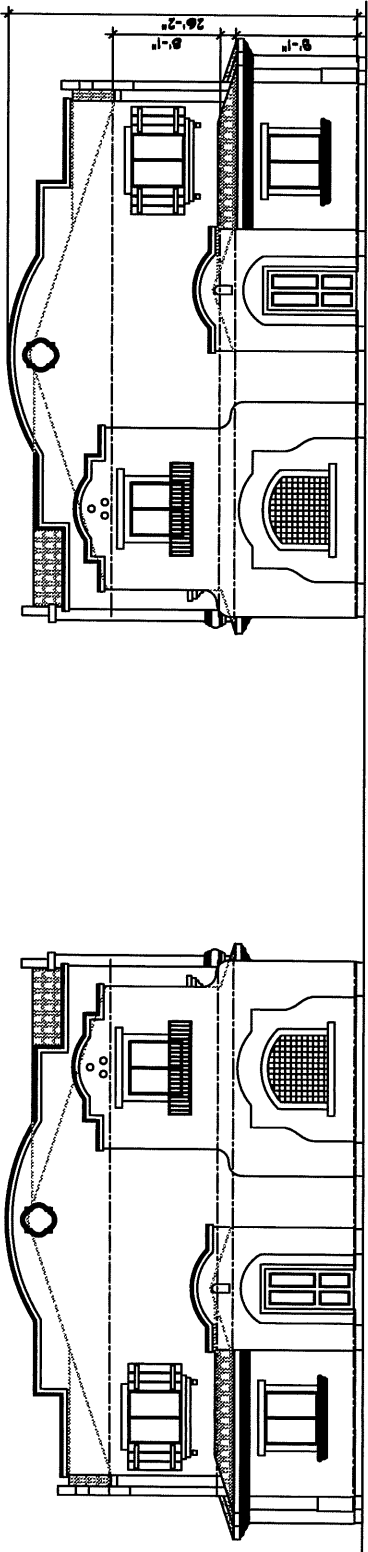
Planning Division



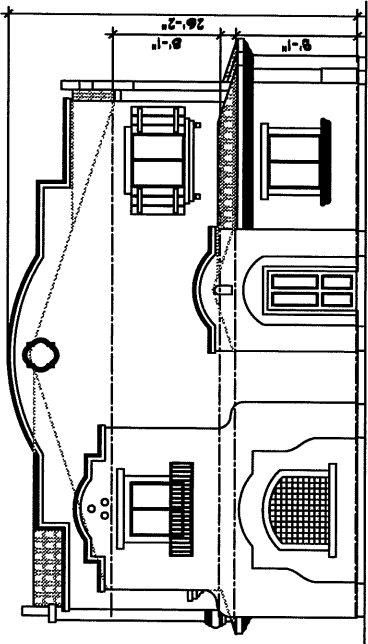
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION




EAST ELEVATION 3/21/19

BUILDING ELEVATIONS - BUILDINGS 1&2
"CASTILLO DE ROSAS"

City of Lompoc, California

© floor plans and elevations are an artist's conception and are not intended to show specific details. These plans are the property of LGS Architects, Inc. and protected by U.S. copyright law. Plans, elevation design, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary for actual construction.

PREPARED BY:

LGS Architects, Inc.
 architecture • land planning • forensic
 1233 Ryan Road, Suite 402
 Carpinteria, California 93013
 805 752-3070
 © 2019 LGS Architects, Inc.

RECEIVED

OCT 25 2019

Planning Division