

Item 1
DR 20-07 & LOM 624
La Purisima Court
Planned Residential
Development

Planning Commission Meeting
February 14, 2024

Project Location

930 North V Street



Project Description

- Subdivision consisting of 20 lots (18 residential lots and two common lots)
- Two-story homes approximately 2,440 square feet in size
- Covered parking, landscaping, screening, and amenities

Project Description & State Density Bonus and Provisions

- A 26% Density Bonus request
- Provide 2 units for lower-income households to meet Lompoc Municipal Code Section 17.324.030(A)(1) and Policy H-1.7 of the City's Housing Element
- Pursuant to Government Code Section 65915 the reduction of development standards to lot area/lot width/lot depth/lot coverage and side yard setbacks are allowed for the project

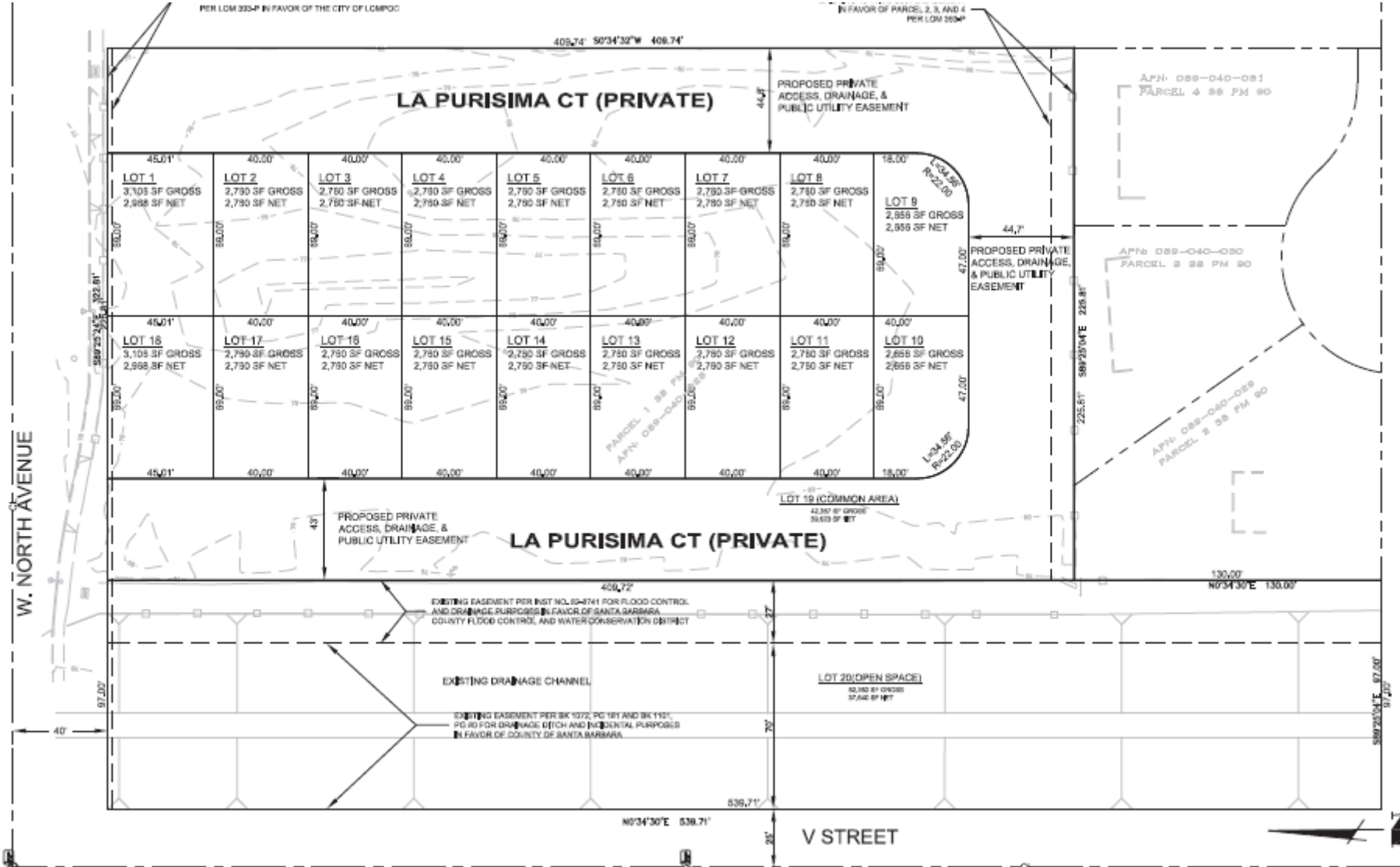
Project Description & State Density Bonus and Provisions

| Zoning Code Development Standard | Development Utilizing State Code Provisions |
|--|---|
| Lot Area minimum - 7,000 <u>sq.ft.</u> | Lot Area proposed - 2,656 <u>sq.ft.</u> at its smallest |
| Lot Width minimum - 50 feet | Lot Width proposed - 40 feet |
| Lot Depth minimum - 90 feet | Lot Depth proposed - 69 feet |
| Lot Coverage maximum - 40% | Lot Coverage proposed - 45% |
| Street Side yard setback minimum - 10 feet | Street Side yard setback - 5 feet for two lots |
| Guest parking spaces - 9 feet wide | Guest parking spaces - 8 feet wide (compact 7') |

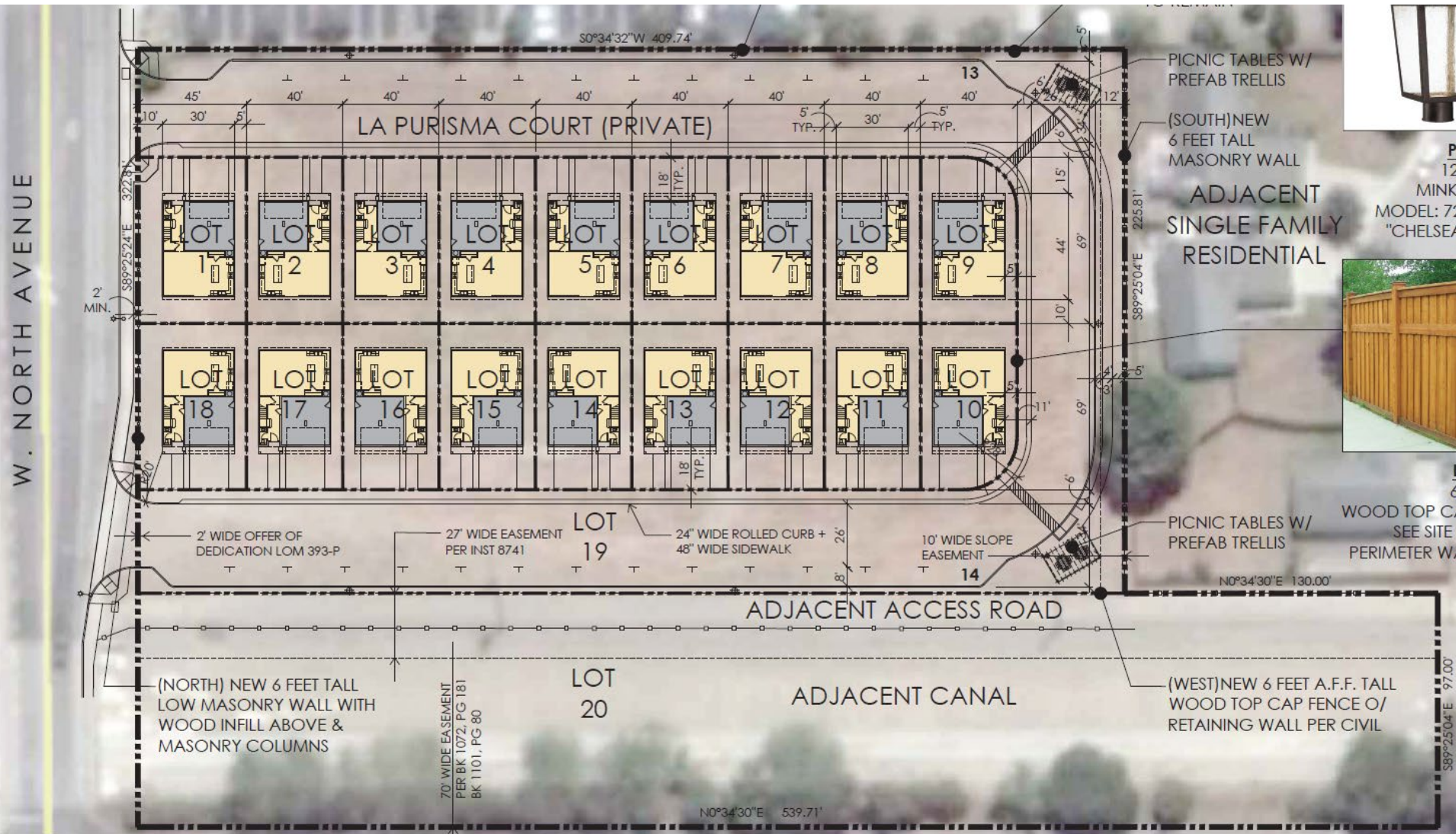
Existing Site



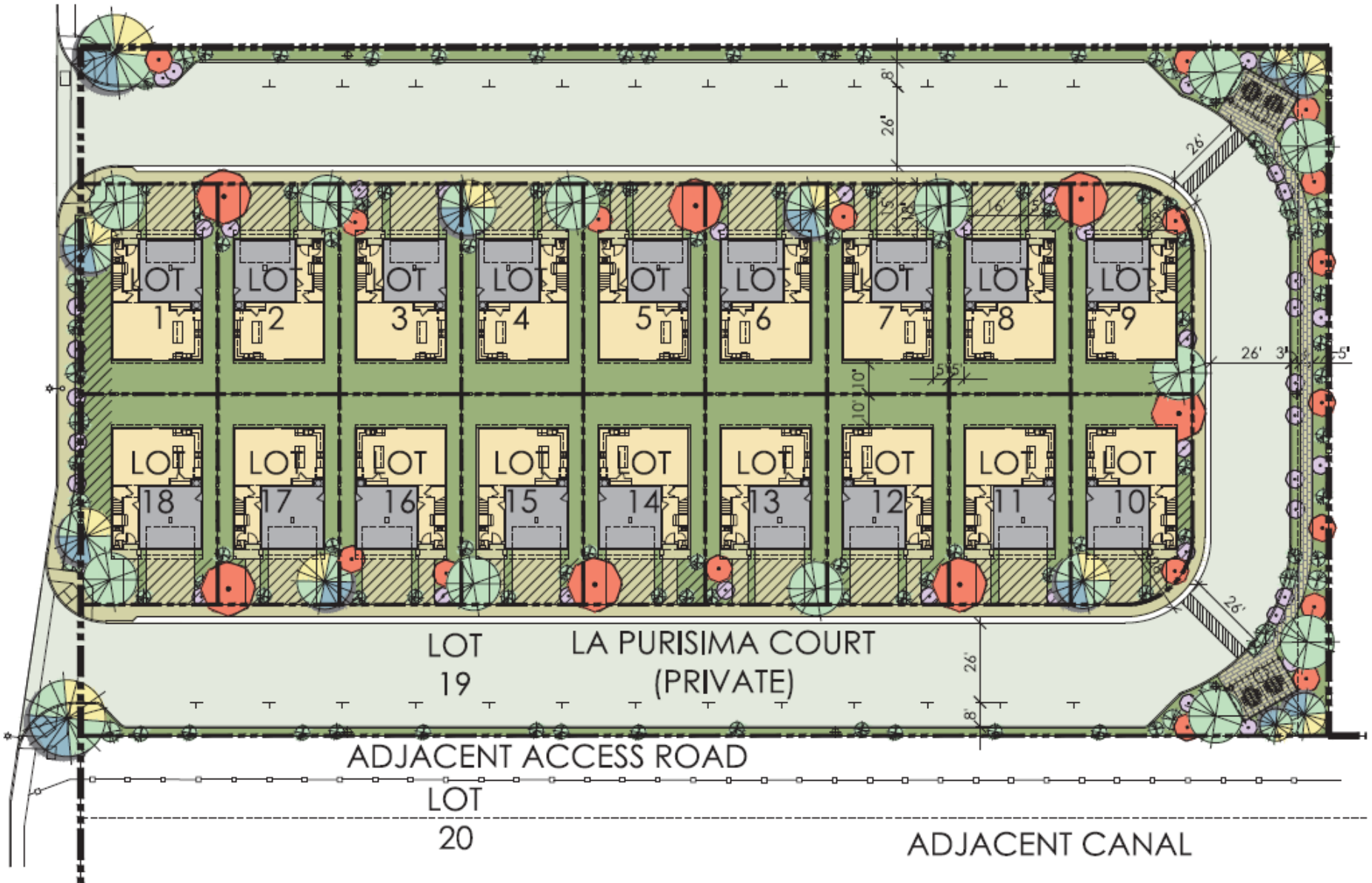
Site Plan (Tract Map)



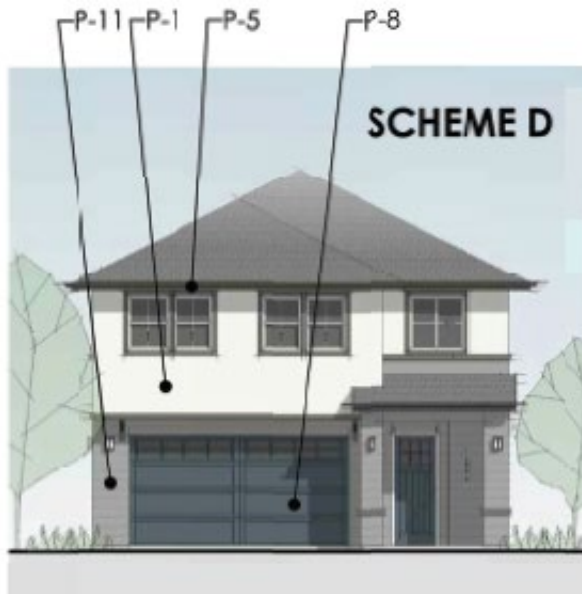
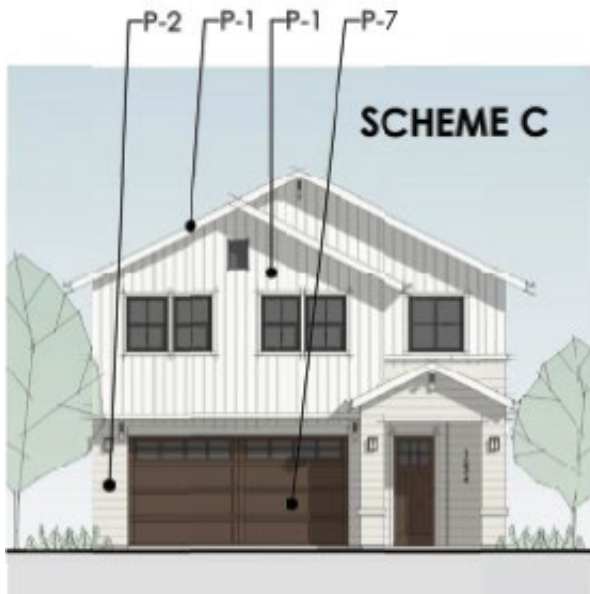
Site Plan



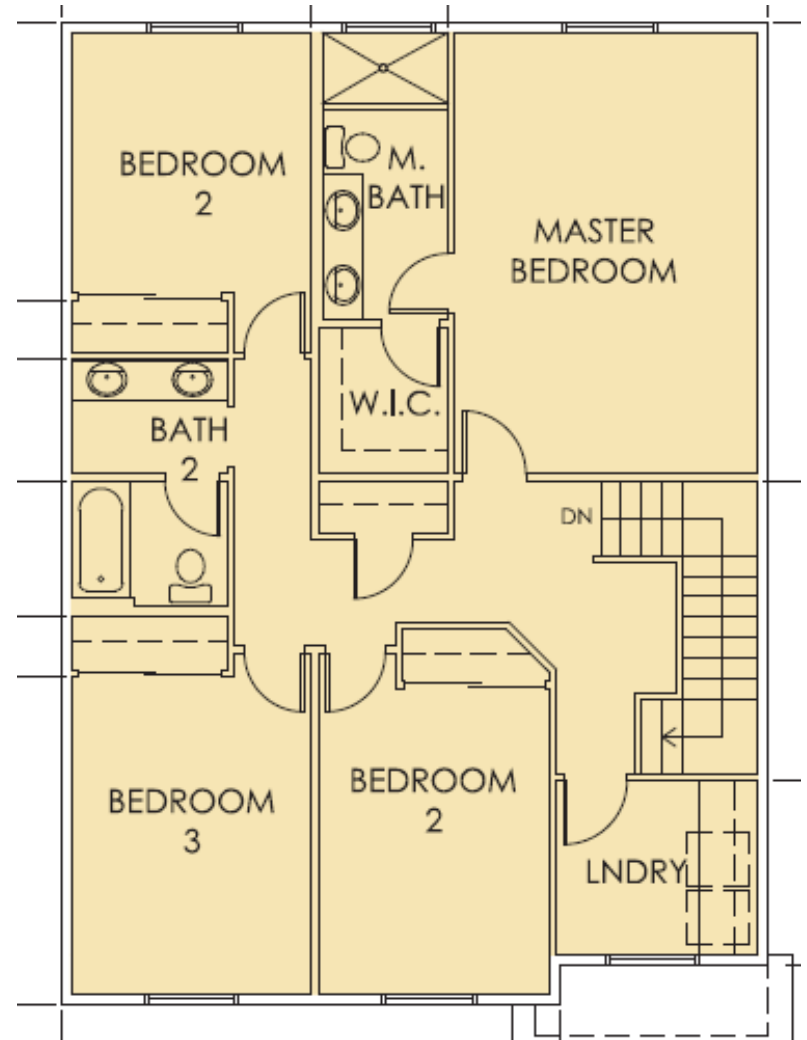
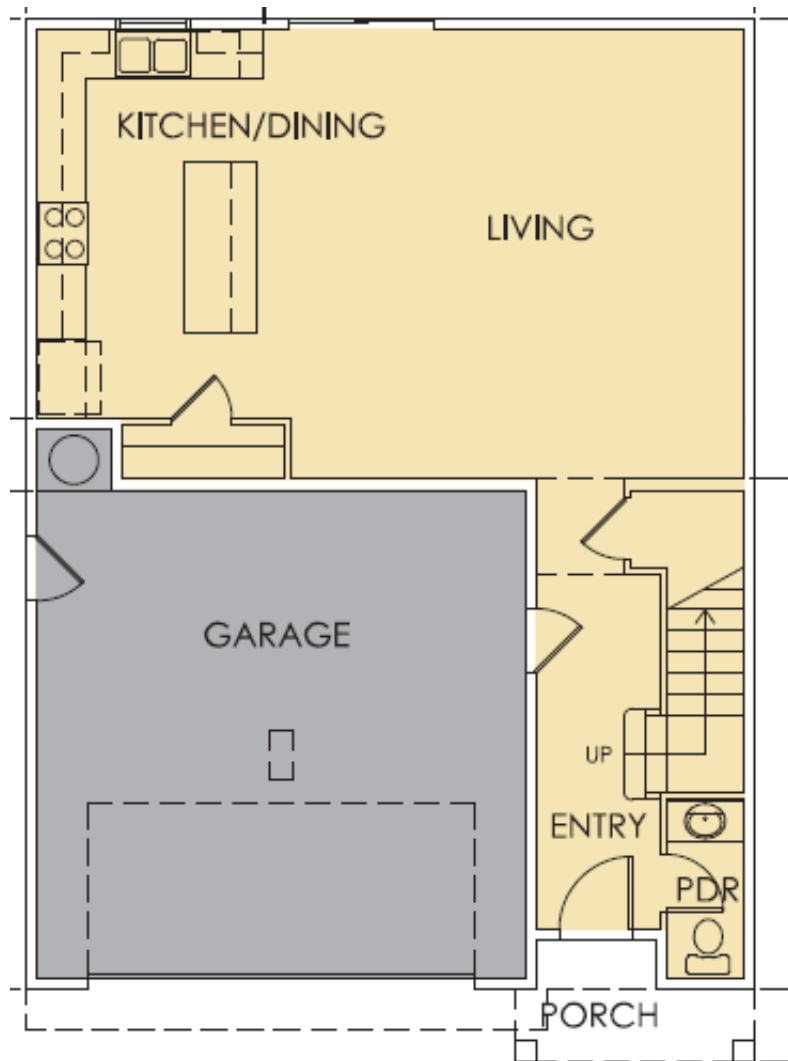
Landscape Plan



Building Elevations



Floor Plans



Staff Recommendation

- Adopt Resolution No. 998 (24) approving LOM 624; and
 - Adopt Resolution No. 999 (24) approving DR 20-07
- OR
- Provide other direction