

EAST GARRISON  
FINAL PHASE CONCEPT PROPOSAL  
(PLN030204 )

Board of Supervisors

January 24, 2023

Agenda Item No. 18



# Background – Project Approvals



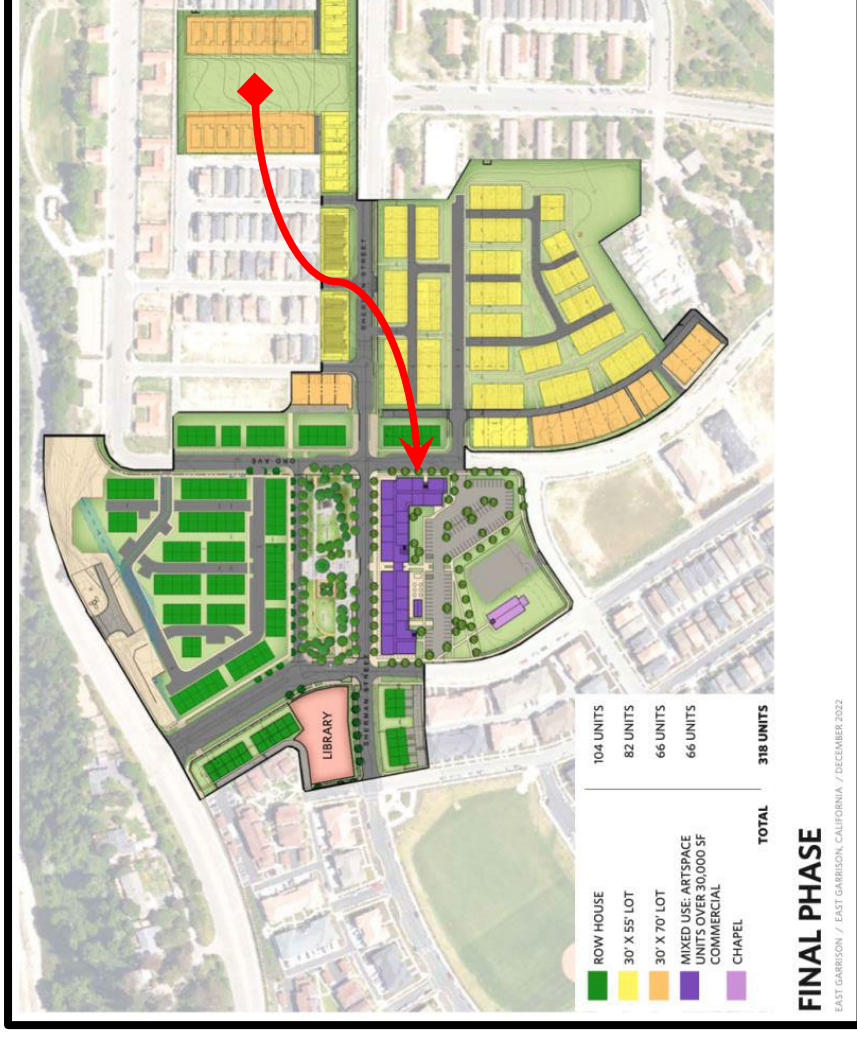
- **Approved in October**
- Mixed-use residential
- Up to 1,470 Residential
- Parks & Open Space
- Town Center
- Public Facilities
- Historic Arts District

# Background - Project St

	Planned	Complete	In Progress
<b>RESIDENTIAL HOUSING</b>			
TOTAL UNITS	1,470	994	65
Market Rate	940	808	0
Workforce	140	70	0
Moderate Income	84	51	0
Very Low/Low Income	196	65	65
ADUs (Optional)	70	0	0
<b>COMMERCIAL SPACE</b>			
Town Center (sf)	34,000 (min.)	0	0
<b>PUBLIC FACILITIES</b>			
Library/Sheriff Office (sf)	4,000	0	0
Fire Station (sf)	7,000	11,000	Complete
Historic Arts District (buildings)	23	0	0
Parks/Open Space (acres)	38	37	0

# Final Phase Proposal Key Elements

- Modify Housing Mix and Location
- Co-Locating Phase 3 Affordable Housing with the Town Center



# Final Phase Proposal – Key Elements con't

- 3 & 4 story mixed use commercial/residential
- Relocating 66 affordable rental apartments
- Stacking apartments above 30,000 sf flexible commercial space



# Final Phase Proposal

## Key Elements con't

- Replace smaller condominiums with single-family dwellings, townhomes rowhouses by:
  - Placing single-family homes on the original sites
  - Affordable apartment sites flanking Arden
  - Infill existing north parcel adjacent to Center Park with rowhouses
  - Infill high-density condominium site with compact 2-3 story single-family residence
- Net reduction of 23 market-rate units

# Final Phase Proposal

## County Process

### Upon submittal of an application

- Amendments to
  - East Garrison Specific Plan
  - General Plan land use designations zoning
  - Land Use Entitlements
- Subject to CEQA
- Public consultation for all amendments

# Final Phase Proposal

## Successor Agency Process

### Upon submittal of an application

- Amendment to the East Garr  
Disposition and Development  
Agreement
  - Board for Successor Agency
  - Consolidated Oversight Board
  - California Department of Fina
- Subject to CEQA
- Public consultation for all  
amendments

# Recommendation

- Receive a presentation related to the East (Final Phase Proposal from the Master Developer Century Communities;
- Direct staff to assign high priority to the East Final Phase Proposal, once submitted to the and expedite permit processing with 200% recovery funded by the Master Developer;
- Authorize the HCD Director or designee to amendments to the Disposition & Development Agreement (DDA) with the Master Developer concurrence with the Successor Agency, and
- Provide additional direction to staff, as appropriate.