

# EAST GARRISON FINAL PHASE CONCEPT PROPOSAL (PLN030204 )

Board of Supervisors

January 24, 2023

Agenda Item No. 18

# Action

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

# Background – Project Approvals



- **Approved in October 2005**
- Mixed-use residential development
- Up to 1,470 Residential Units
- Parks & Open Space
- Town Center
- Public Facilities
- Historic Arts District

# Background - Project Status

	Planned	Complete	In Progress	Remaining
<b>RESIDENTIAL HOUSING</b>				
<b>TOTAL UNITS</b>	<b>1,470</b>	<b>994</b>	<b>65</b>	<b>411</b>
Market Rate	940	808	0	172
Workforce	140	70	0	70
Moderate Income	84	51	0	33
Very Low/Low Income	196	65	65	66
ADUs (Optional)	70	0	0	70
<b>COMMERCIAL SPACE</b>				
Town Center (sf)	34,000 (min.)	0	0	34,000
<b>PUBLIC FACILITIES</b>				
Library/Sheriff Office (sf)	4,000	0	0	4,000
Fire Station (sf)	7,000	11,000	Complete	Complete
Historic Arts District (buildings)	23	0	0	23
Parks/Open Space (acres)	38	37	0	1

# Final Phase Proposal Key Elements

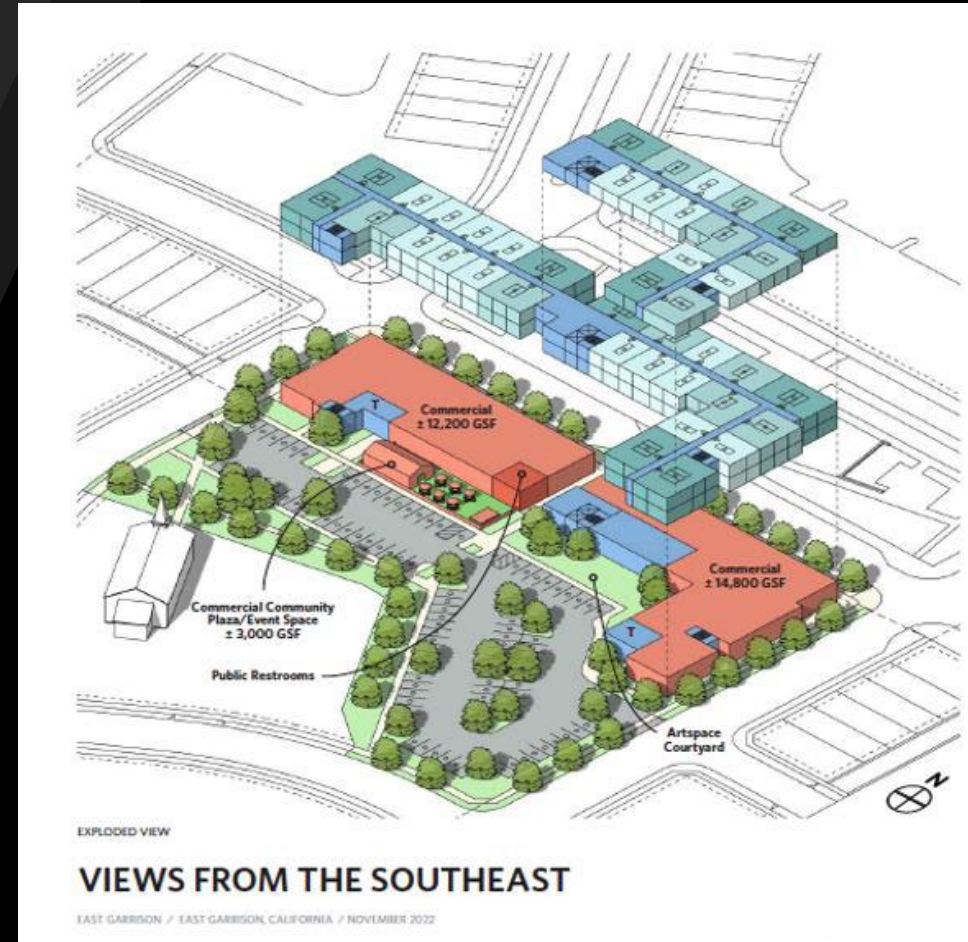
- Modify Housing Mix and Locations
- Co-Locating Phase 3 Affordable Rental Housing with the Town Center





# 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 more single-family dwellings, townhomes and rowhouses by:
  - Placing single-family homes on the original affordable apartment sites flanking Arts Park
  - Infill existing north parcel adjacent to Town Center Park with rowhouses
  - Infill high-density condominium site with compact 2-3 story single-family residences
- 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 designation and 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 Garrison Disposition and Development Agreement
  - Board for Successor Agency
  - Consolidated Oversight Board
  - California Department of Finance
- Subject to CEQA
- Public consultation for all amendments

# Recommendation

- Receive a presentation related to the East Garrison Final Phase Proposal from the Master Developer, Century Communities;
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