



County of Monterey Board of Supervisors

PLN030204-AMD2 UCP East Garrison, LLC

June 25, 2024
Agenda Item No. 8





Hearing Overview

- Background
- Project Scope
 - Specific Plan Amendment
 - Pattern Book Amendment
 - Vesting Tentative Map
 - Combined Development Permit Amendment
- Public Comment
- CEQA
- Recommended Actions



Background

- October 4, 2005 – Board of Supervisors Actions
 - Certified & Adopted the Final Subsequent Environmental Impact Report
 - General Plan and Zoning Amendment
 - Adopted the East Garrison Specific Plan
 - Approved Combined Development Permit
 - Consented to the Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey and East Garrison Partners I, LLC

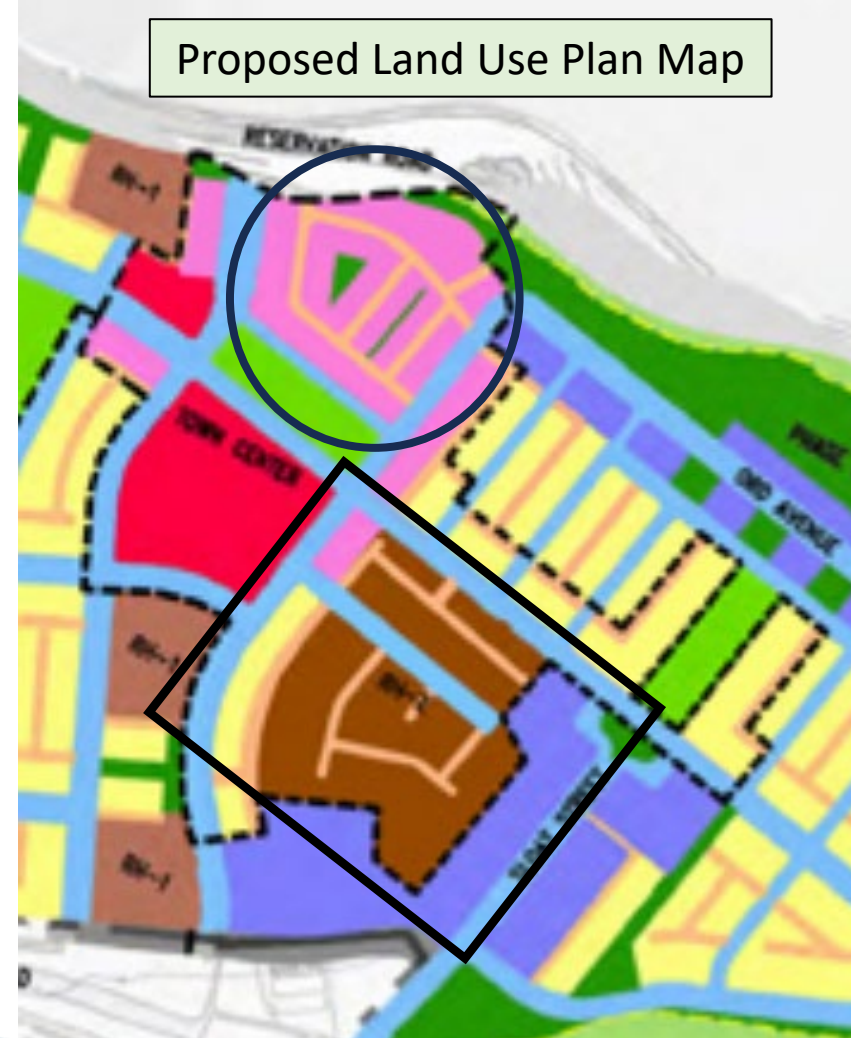


East Garrison Specific Plan Amendment

Existing Land Use Plan Map



Proposed Land Use Plan Map





East Garrison Specific Plan Amendment

EGSP as Approved	Phase 1	Phase 2	Phase 3	Town Center
RM	333	406	227	-
RH-1	65	65	-	-
RH-2	-	-	150	-
Live/Work	-	-	65	49
Town Center (Res)	-	-	-	40
Subtotal	398	471	442	89
Total	1,400			

EGSP as Amended	Phase 1	Phase 2	Phase 3	Town Center
RM	332	405	192	61
RH-1	65	65	-	-
RH-2	-	-	-	79
Live/Work	-	-	-	119
Town Center (Res)	-	-	-	66
Subtotal	397	470	192	325
Total	1,384			

Proposed Use	Approved Project	Proposed Amendment	Difference
Residential (dwelling units)			
Single-Family	780	919	Increase of 139 units
Townhouse	227	150	Decrease of 77 units
Live/Work Rowhouse	197	119	Decrease of 78 units
Affordable Apartments	196	196	N/A
Total	1,400	1,384	Decrease of 16 units
Carriage Units (dependent on water availability)	70	70	N/A
Total (including Carriage Units)	1,470	1,454	Decrease of 16 units
Non-Residential (square feet)			
Commercial (incl. Community Courtyard)	75,000	30,000	Decrease of 45,000 sf
Library/Sheriff	4,000	4,000	N/A
Fire Station	7,000	11,200	Increase of 4,200 sf***
Arts/ Cultural/ Education (incl. Chapel)	100,000	100,000	N/A
Total	186,000	145,200	Decrease of 40,800 sf

PARKING REQUIREMENTS

LAND USE CATEGORIES	LAND USE DESCRIPTION	MINIMUM OFF-STREET PARKING REQUIREMENT	
RM	Residential Medium	2 per unit (1)	
RH-1	Residential High 1	2 per unit	
RH-2	Residential High 2	2 per unit (4)	← Decrease by .25
TC (non-residential, including Chapel)	Town Center	1 per 250 sf of building space (3)	
TC (residential)	Town Center	1.5 per unit (3)	← Increase by .25
TC (Fast Casual Restaurant)	Town Center	1 per 80 sf of building space (3)	
LW	Live/Work	2 per unit	↑ New Requirement
CL (concrete buildings)	Cultural Land Use	1 per 1,000 sf of building space	
CL (Theater and Battle Simulation Building, or their replacements)	Cultural Land Use	2 per 250 sf of building space (2)	
PU	Public Use	1 per 250 sf of building space (3)	
P	Parks	None	
OS	Open Space	None	

NOTES (1) Accessory (carriage house) units require a minimum of 1 additional parking space. (2) On-street parking along Ord Avenue and Sloat Street may be counted towards the parking requirement. (3) Excluding truck bays. (4) Most RH-2 units to have a third off-street surface space



Existing and Proposed Height Limits

HEIGHT LIMITS						
LAND USE CATEGORIES	DESCRIPTION	A	B	C	D	E
RM (detached single-family)	Residential Medium	2 stories plus a 3rd floor tower (note 1)	12 feet	11 feet	NA	35 feet
RM (attached townhouse)	Residential Medium	3 stories	12 feet	11 feet	NA	45 feet
RH-1	Residential High 1	3 stories	12 feet	11 feet	NA	45 feet
RH-2	Residential High 2	4 stories	12 feet	11 feet	11 feet	50 feet (note 2)
TC	Town Center	3 stories	16 feet	11 feet	NA	45 feet (note 3)
LW	Live/Work	3 stories	12 feet	11 feet	NA	35 feet
CL	Cultural Land Use	2 stories	12 feet	NA	NA	35 feet
PU	Public Uses	2 stories	16 feet	NA	NA	45 feet
P	Parks	1 story	NA	NA	NA	25 feet
OS	Open Space	1 story	NA	NA	NA	25 feet

RH-2	Residential High 2	4 stories	12 feet	11 feet	11 feet	50 feet (note 2)
TC	Town Center	3 stories	16 feet	11 feet	NA	45 feet (note 3)
LW	Live/Work	3 stories	12 feet	11 feet	NA	35 feet

HEIGHT LIMITS						
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RM (attached townhouse)	Residential Medium	3 stories	12 feet	11 feet	NA	45 feet
RH-1	Residential High 1	3 stories	12 feet	11 feet	NA	45 feet
RH-2	Residential High 2	3 stories	12 feet	11 feet	11 feet	45 feet
TC	Town Center	4 stories (note 2)	16 feet	11 feet	11 feet	50 feet (note 3)
LW	Live/Work	3 stories	12 feet	11 feet	NA	45 feet
CL	Cultural Land Use	2 stories	12 feet	NA	NA	35 feet
PU	Public Uses	2 stories	16 feet	NA	NA	45 feet
P	Parks	1 story	NA	NA	NA	25 feet
OS	Open Space	1 story	NA	NA	NA	25 feet

RH-2	Residential High 2	3 stories	12 feet	11 feet	11 feet	45 feet
TC	Town Center	4 stories (note 2)	16 feet	11 feet	11 feet	50 feet (note 3)
LW	Live/Work	3 stories	12 feet	11 feet	NA	45 feet



East Garrison Specific Plan Amendment – Pattern Book

- New Lot Types
 - Live/Work Rowhouse
 - Hamlet
- New Unit Type
 - Live/Work Rowhouse
- New modern “Spanish Revival”
Architectural Style for the Town
Center Mixed-Use Building

Architecture



View of Mixed-Use Building Concept from the corner of Ord Avenue and Sherman Boulevard

Town Center



Affordable Housing

Approved and Built

- 196 Very Low- & Low-Income Units
 - 130 Have Been Constructed
- 84 Moderate Income Units
 - 51 Have Been Constructed
- 140 Workforce II Income Units
 - 70 Have Been Constructed

Required for Final Phase

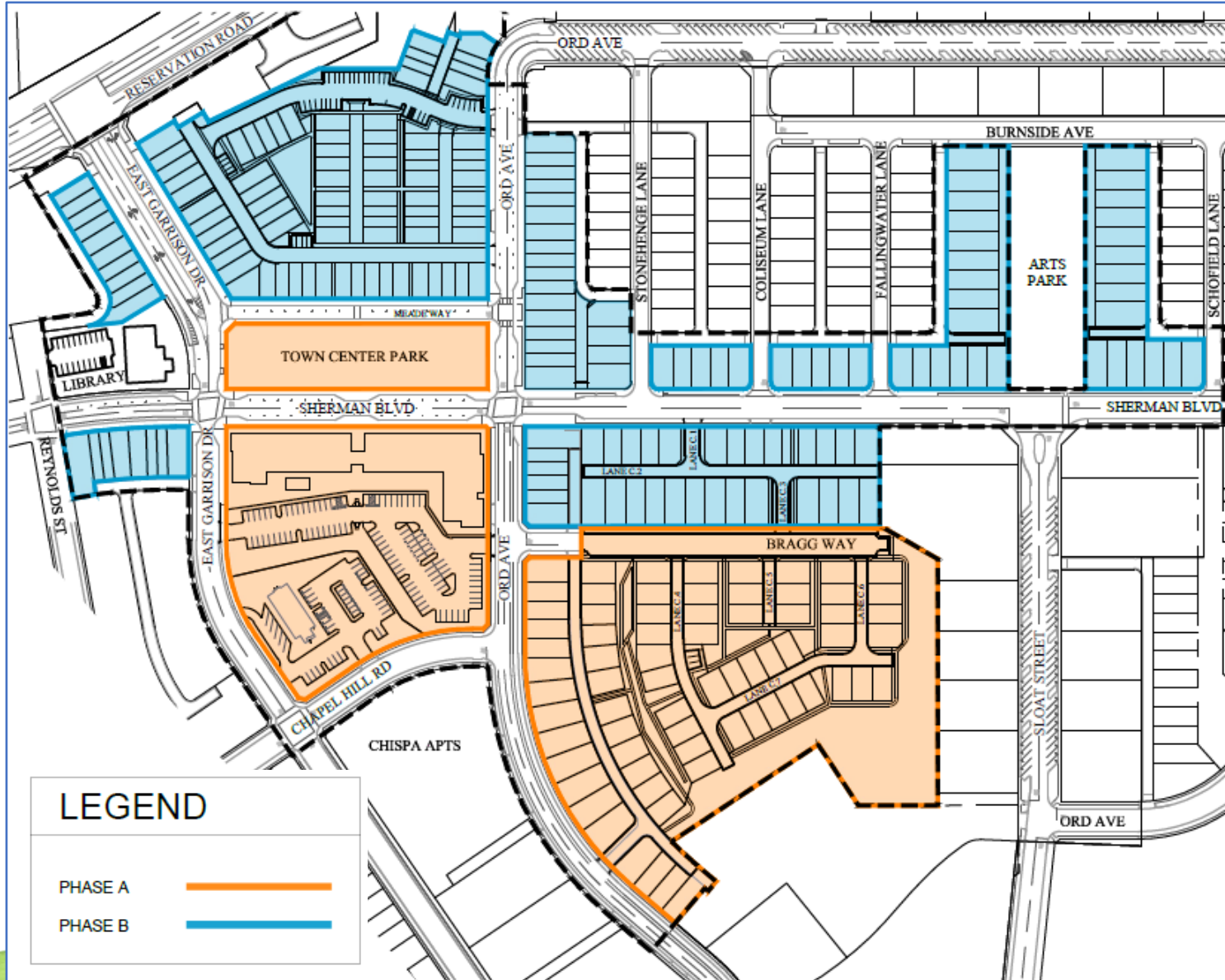
- 66 Very Low & Low Income Units
- 33 Moderate Income Units
- 70 Workforce II Income Units



Combined Development Permit Amendment

- Original Approval
 - Subdivide the 244-acre site
 - Use Permit for tree removal
 - Use Permit for development on 30% slope
 - General Development Plan
 - Design Approval
- Amendment –Final Phase
 - Mixed Use Town Center Building
 - 30,000 square feet Commercial Space
 - 66 Affordable Apartment Units
 - 61 Residential Medium Units
 - 79 Residential High Units
 - 119 Live/Work Rowhouses





Vesting Tentative Map

Subdivision of 20.25 acres

- 2 Town Center Parcels
- 140 Single Family Residential Parcels
- 119 Live/Work Parcels
- 2.85 acres in Open Space Parcels
- 3.35 acres in Right of Way Parcels



Successor Agency

- Modification to Disposition and Development Agreement
 - Reduction in Tax Increment Liabilities
 - Designate Final Phase in the Phasing Map
 - Update Product Size and Type
 - Memorialize Phased Timing for Final Phase Completion
 - Final Phase Workforce Housing Obligations
 - Establish Town Center Construction Milestones
- Amend Phase 3 Completion Guaranty
- Amend Moderate Income Inclusionary Housing Agreement
- Amend Workforce II Housing Agreements
- Memorandum of Agreement Between Developer and CHISPA



Public Comment

- Parking
- Height
- Reducing Commercial
- Town Center Park
- Battle Simulation & Theater Buildings
- Town Center Allowed Uses

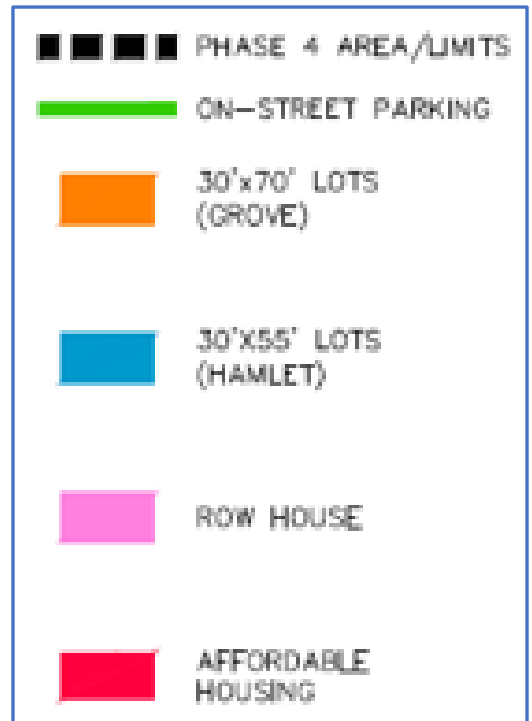
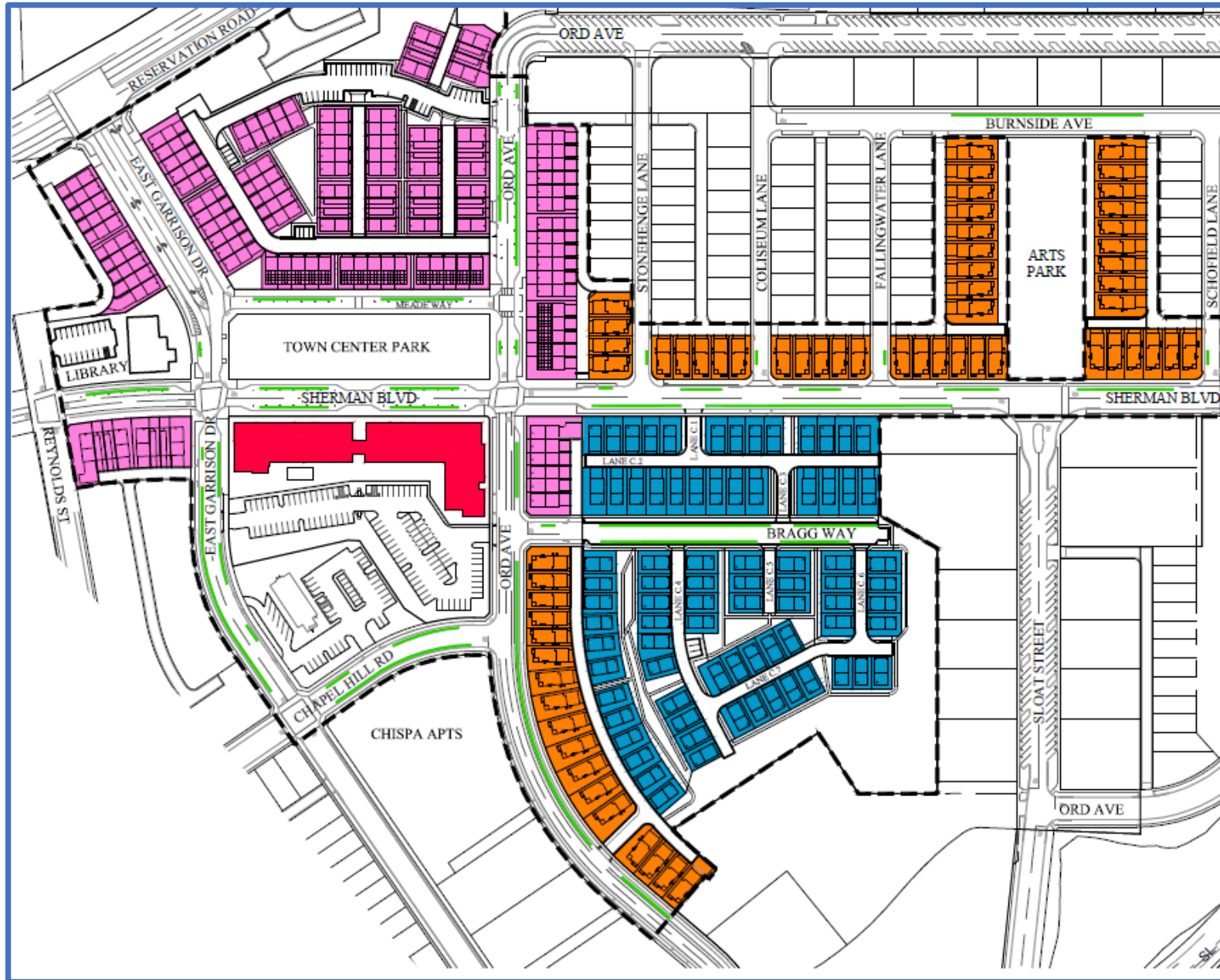


Staff Summary of Parking

Per EGSP as Amended		Proposed Parking							
Land Use	Required Spaces	Garage (2/unit)	Driveway	Guest Off-street	TC Off-street	Chapel Off-street	On-street	Total Spaces	Difference
RM (Grove)	122	122	36	-	-	-	-	158	+36
RH-2 (Hamlet)	158	158	68	3	-	-	-	229	+71
Row House	238	238	110	41	-	-	-	389	+151
Affordable Units	99	-	-	-	48	18	33	99	0
Commercial (Fast Casual Restaurant)	25	-	-	25	-	-	-	25	0
Commercial	112	-	-	26	-	10	-	36	-76
Chapel	14	-	-	-	-	14	-	14	0
Library	16	-	-	19	-	-	-	19	+3
Public Streets	-	-	-	-	-	-	227	227	+227
Total	784	518	214	114	48	42	260	1,196	+412

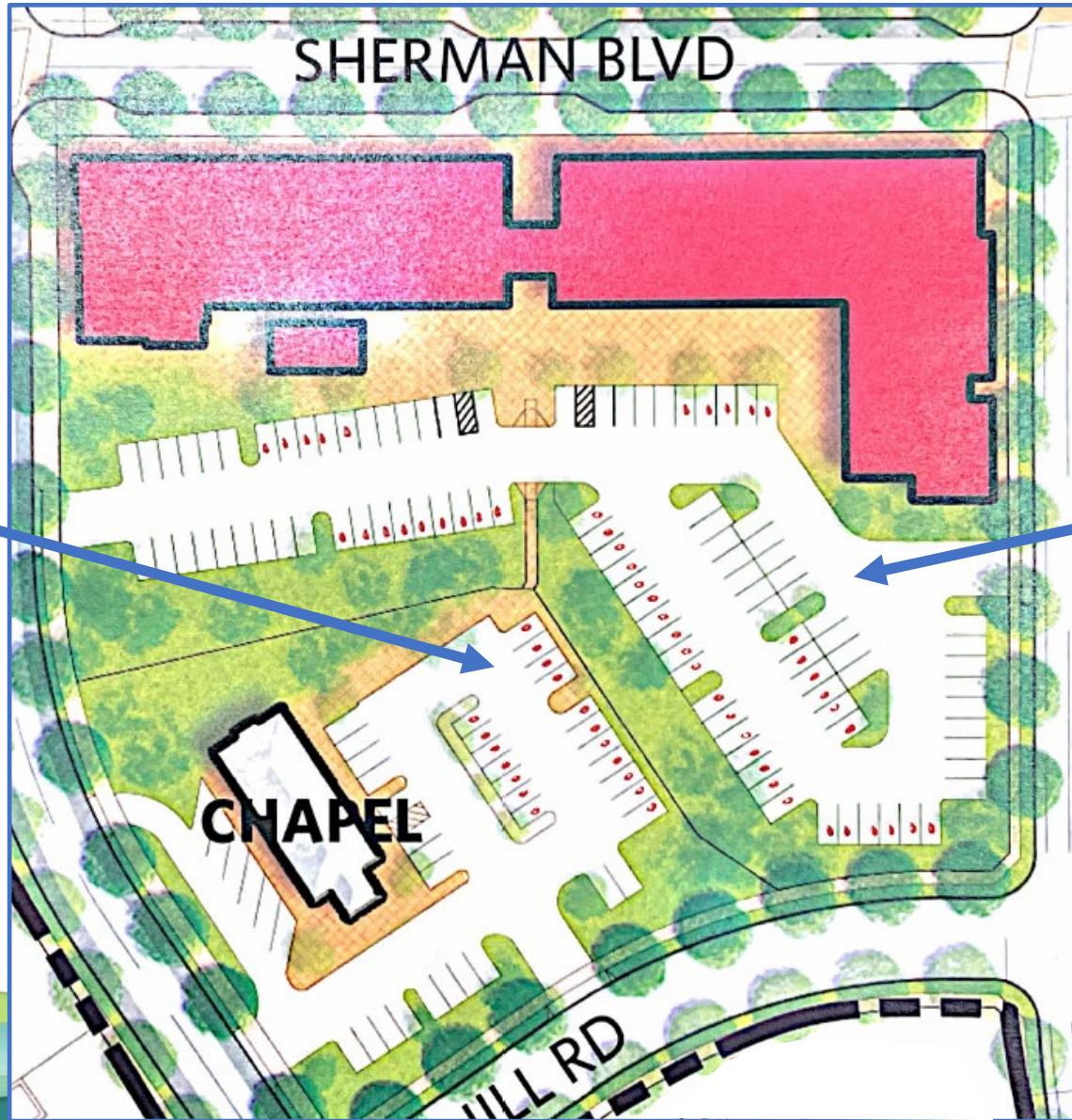


Overall Parking Layout



Affordable Unit Off-Street Parking Concept

- 18 Spaces at the Chapel



- 48 Spaces at the Town Center



Remaining Concerns

- Height
- Reduction in Commercial Square Footage
- Town Center Park
- Battle Simulation & Theater Buildings
- Town Center Allowed Uses
 - Reduces Magnitude of Potential Impacts but Would Not Reduce the Overall Level of Significance
 - Demonstrates the Project Would Not Increase the Severity of Identified Impacts
 - Applicable Mitigations & Conditions Incorporated



California Environmental Quality Act

- Certified & Adopted the Final Subsequent Environmental Impact Report
- CEQA Guidelines Section 15164 Allows Preparation of an Addendum
 - Identifies Modification of Project Scope
 - Discloses Reduction in Residential Units & Maximum Allowed Commercial Square Footage
 - Reduces Magnitude of Potential Impacts but Would Not Reduce the Overall Level of Significance
 - Demonstrates the Project Would Not Increase the Severity of Identified Impacts
 - Applicable Mitigations & Conditions Incorporated



Staff Recommendation

- Consider an Addendum, together with the Final Subsequent Environmental Impact Report for the East Garrison Specific Plan Project pursuant to CEQA Guidelines Section 15164;
- Adopt a Resolutions
 - Amending the East Garrison Specific Plan, including Appendix A – Pattern Book;
 - Approving a Vesting Tentative Map to create 2 Town Center Parcels, 140 Single Family Residential Parcels, 119 Live/Work Parcels, 2.85 acres in Open Space Parcels, and 3.35 acres in Right-of-Way Parcels;
 - Amending the Combined Development Permit (Board Resolution No. 05-267) to allow a mixed-use Town Center building (30,000 square feet of Commercial & 66 Affordable Apartments, 61 Residential Medium Units, 79 Residential High Units, and 119 Live/Work Rowhouse Units;
 - Adopting a Mitigation Monitoring and Reporting Plan; and
 - Consenting to the First Amendment to the Amended and Restated First Implementation Agreement between the Successor Agency to the Redevelopment Agency of the County of Monterey amending the Disposition and Development Agreement.

