Welcome!
The meeting will begin shortly
Poll Question
Interpretation

1. Click “Interpretation”

2. Click the language that you would like to hear (Spanish is available for this meeting)

3. (Optional) to hear the interpreted language only, click **Mute Original Audio**
Interactive Features of Today’s Meeting

1. Polls
   - Poll 1: Favorites
     - Green
     - Blue
     - Red
     - Orange
     - Yellow
     - Purple
     - Other

2. Question & Answer
   - Q&A icon

3. Raise Hand
   - Hand icon
Agenda

• Overview of the Central Area Specific Plan
• Introduction of Panelists
• Open Dialogue with Panelists
Poll Question
Central Area Specific Plan Project

Zoom Webinar Community Meeting

October 14, 2020

Jill Miller, Senior Planner Community Development Department
The Project Is Located...

Boundaries:
• Boronda Road
• Old Stage Road and the future extension of Constitution Boulevard
• Natividad Road
• Future extension of Russell Road
Project Applications Include…

Environmental Impact Report (DEIR) and Mitigation Monitoring and Reporting Program (MMRP), Specific Plan (SPEC), Rezone (RZ), Development Agreement (DA)
What Would Be Built?

- 3,911 dwelling units
- 489,700 s.f. mixed use commercial Village Center
- 17 parks
- Three schools
- Fire Site
- Library Site
- Other supporting uses (open space, well sites, etc.)
# Housing (ask the Panelist!)

## Density Break Down

<table>
<thead>
<tr>
<th>District</th>
<th>NE - A</th>
<th>NE - B</th>
<th>NG - A</th>
<th>NG - B</th>
<th>NG - C</th>
<th>VC - A</th>
<th>VC - B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>District Density Range</strong></td>
<td>5 - 6</td>
<td>7 - 8</td>
<td>8 - 9</td>
<td>9 - 10</td>
<td>14 - 16</td>
<td>18 - 24</td>
<td>24 – 31*</td>
</tr>
<tr>
<td><strong># of Units</strong></td>
<td>652</td>
<td>715</td>
<td>512</td>
<td>315</td>
<td>532</td>
<td>656</td>
<td>529</td>
</tr>
<tr>
<td><strong>% Of Units</strong></td>
<td>16.76</td>
<td>18.3</td>
<td>13.1</td>
<td>8.0</td>
<td>13.6</td>
<td>16.8</td>
<td>13.5</td>
</tr>
<tr>
<td><strong>Net Acres</strong></td>
<td>108.59</td>
<td>89.33</td>
<td>56.94</td>
<td>31.46</td>
<td>33.23</td>
<td>27.35</td>
<td>17.08</td>
</tr>
<tr>
<td><strong>General Plan Density Ranges</strong></td>
<td>1 - 6</td>
<td>8 - 15</td>
<td>15 - 24</td>
<td>30 – 40*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>General Plan Required Density Ranges</strong></td>
<td>-</td>
<td>35% - 45% of units 7 – 14 du/nra = 39.4% (1,542)</td>
<td>-</td>
<td>15% - 25% of units 16 – 24 du/nra = 16.8% (656)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Commercial Conversion for up to 214 additional units in VC**
- **Numbers shown without Density Bonus**
- **Accessory Dwelling Units are additional**
### Housing (continued) - Inclusionary

<table>
<thead>
<tr>
<th>Required Inclusionary Units Per Option Based on 3,911 Dwelling Units</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Very Low Income (50% of median)</strong></td>
<td>20%</td>
<td>15%</td>
<td>12%</td>
</tr>
<tr>
<td>Ownership or rent (157 units)</td>
<td>Not required</td>
<td></td>
<td>8% rental (313)</td>
</tr>
<tr>
<td><strong>Lower Income (80% of median)</strong></td>
<td>8% ownership or rent (313)</td>
<td>Not required</td>
<td>4% rental (157)</td>
</tr>
<tr>
<td><strong>Median Income (100% of income)</strong></td>
<td>Not required</td>
<td>6% all ownership (235)</td>
<td>Not required</td>
</tr>
<tr>
<td><strong>Moderate income (120% of median)</strong></td>
<td>4% all ownership (157)</td>
<td>6% all ownership (235)</td>
<td>Not required</td>
</tr>
<tr>
<td><strong>Workforce income (160% of median)</strong></td>
<td>4% all ownership (157)</td>
<td>3% all ownership (117)</td>
<td>Not required</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>782</td>
<td>587</td>
<td>470</td>
</tr>
</tbody>
</table>

NOTES: 1) No affordable housing plan shall be required if the applicant proposes to pay in-lieu fees or rental housing impact fees to satisfy the requirements of [Article 17-16(a)] of the Inclusionary Housing Ordinance.
Housing (continued)

✓ Build out to occur over 20-30 years

✓ Housing for Approximately 14,353 Residents

✓ New Urbanism Development

✓ Path System/Connectivity

✓ Pedestrian Friendly

✓ Narrow Streets

✓ Traffic Calming Features

✓ Crime Prevention Through Environmental Design (CPTED)
Mixed Use Village Center (ask the Panelist!)
Vehicular Circulation (ask the Panelist!)
Environmental Impact Report Process

1. **Start**
   - Notice of Preparation
   - **9/7/17 – 10/9/17**

2. **EIR Scoping Session**
   - **9/27/17**

3. **Public Review Draft EIR**
   - **6/27/20 – 8/11/20**

4. **Public Meeting**
   - **9-2-20, 9-29-20, 10-14-20**

5. **Response to Draft EIR Comments, Final EIR & MMRP**

6. **Planning Commission Hearing**

7. **Notice of Determination/City Council Hearing**
Rezone
What is a Development Agreement?

• A tool for vesting certain development rights prepared pursuant to Government Code Section 65864:
  • Policies
  • Regulations
  • Ordinances
  • Funding Mechanisms
Project Timeline/Next Steps

- DEIR and Specific Plan 45-Day Public Review Period: June 27 – August 11, 2020
- Traffic and Transportation Commission: July 9, 2020
- Housing Subcommittee Meeting: August 11, 2020
- Planning Commission Study Session: September 2, 2020
- Library and Community Services Commission: September 9, 2020
- City Council Study Session: September 29, 2020
- Community Meeting: October 14, 2020
- Planning Commission Target: October 21, 2020
- City Council Target: November 17, 2020

Poll Question
Open Dialogue with Panelists

Question & Answer

Raise Hand

Graphics from Zoom
Questions? Ask the Panelists!

Land Use:
Jill Miller, Senior Planner

Public Works:
Andrew Easterling, Traffic Engineer

Housing:
Megan Hunter, Community Development Director

Development Team:
Hugh Walker, Stonebridge Homes
Thank you!
We invite you to take our anonymous feedback survey
Additional Information
McKinnon Street Roundabout:

Plan View

Overhead View/Preliminary Rendering
Urban 7 units per acre