

PowerPoint Presentation



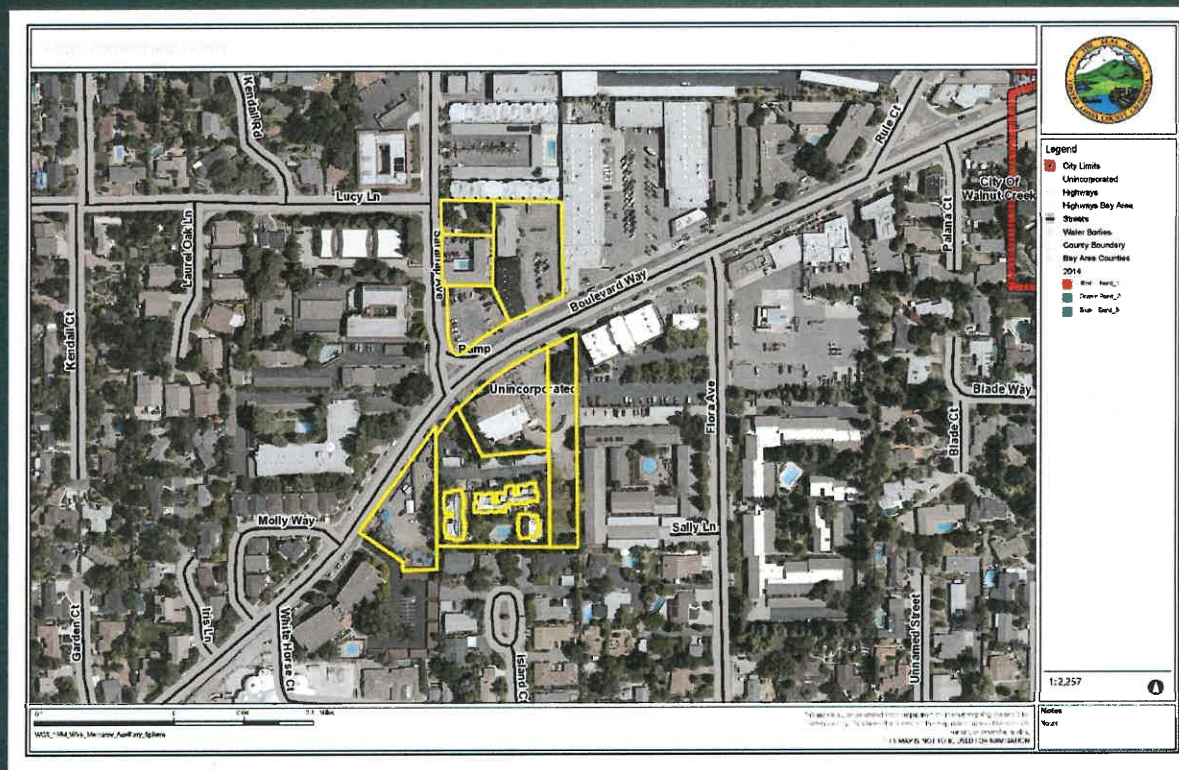
Saranap Village Mixed-Use Project

County Files: #GP13-0003, #RZ13-3224,
#SD13-9359, #DP13-3035

BOARD OF SUPERVISORS

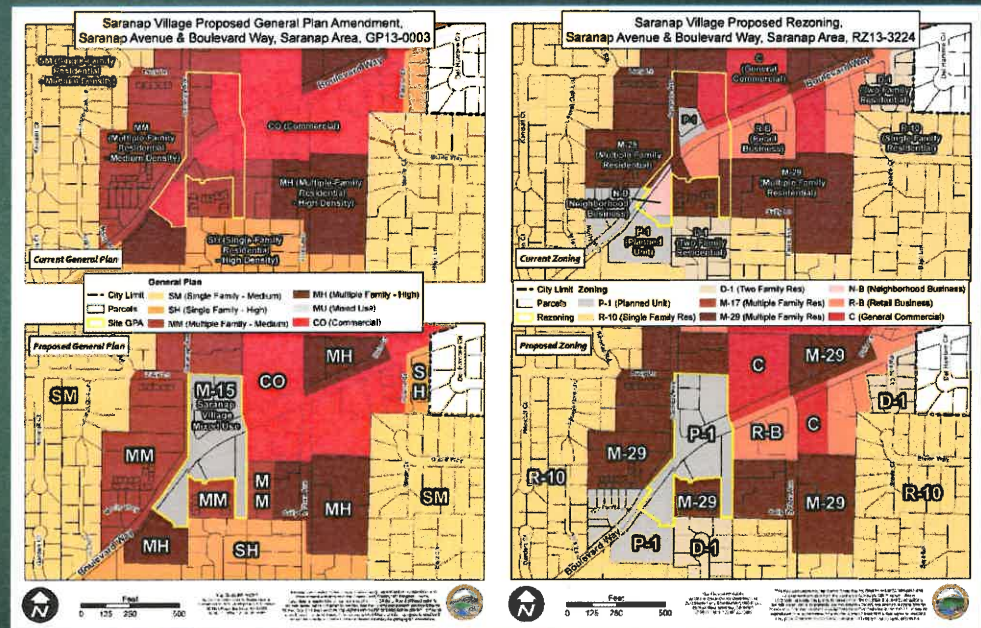
AUGUST 15, 2017

Subject Property and Vicinity



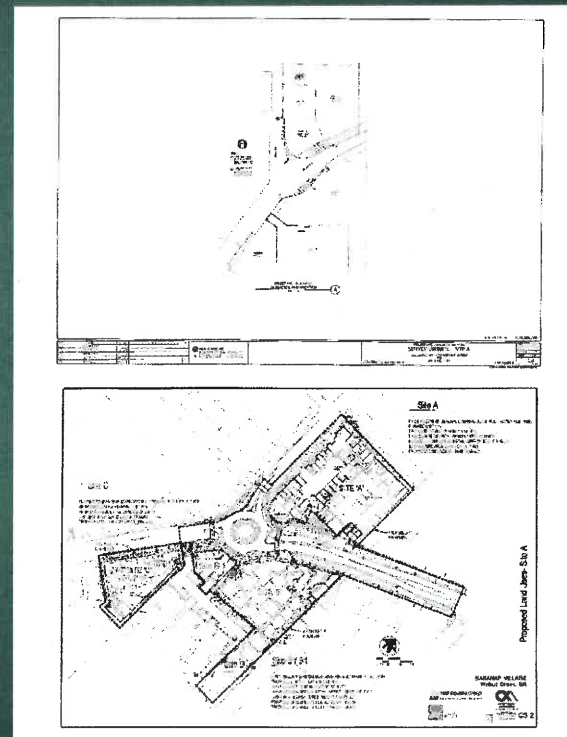
Project Description

- ▶ Amendments to the Land Use Element by way of adding an M-15 designation to the Land Use Map and adding a text description of the new mixed-used designation.
- ▶ Amendments to the Transportation and Circulation Element via a reclassification of Boulevard Way as a "Collector", amending the Roadway Network Map to reflect the reclassification, and a modification to the language of Implementation Measure 5-w.
- ▶ Rezone site to a project-specific P-1 district, with a Variance to allow a mixed-use P-1 district of less than 15 acres.
- ▶ Vesting Tentative Map to subdivide the project site into three parcels, each with multiple condominium units.

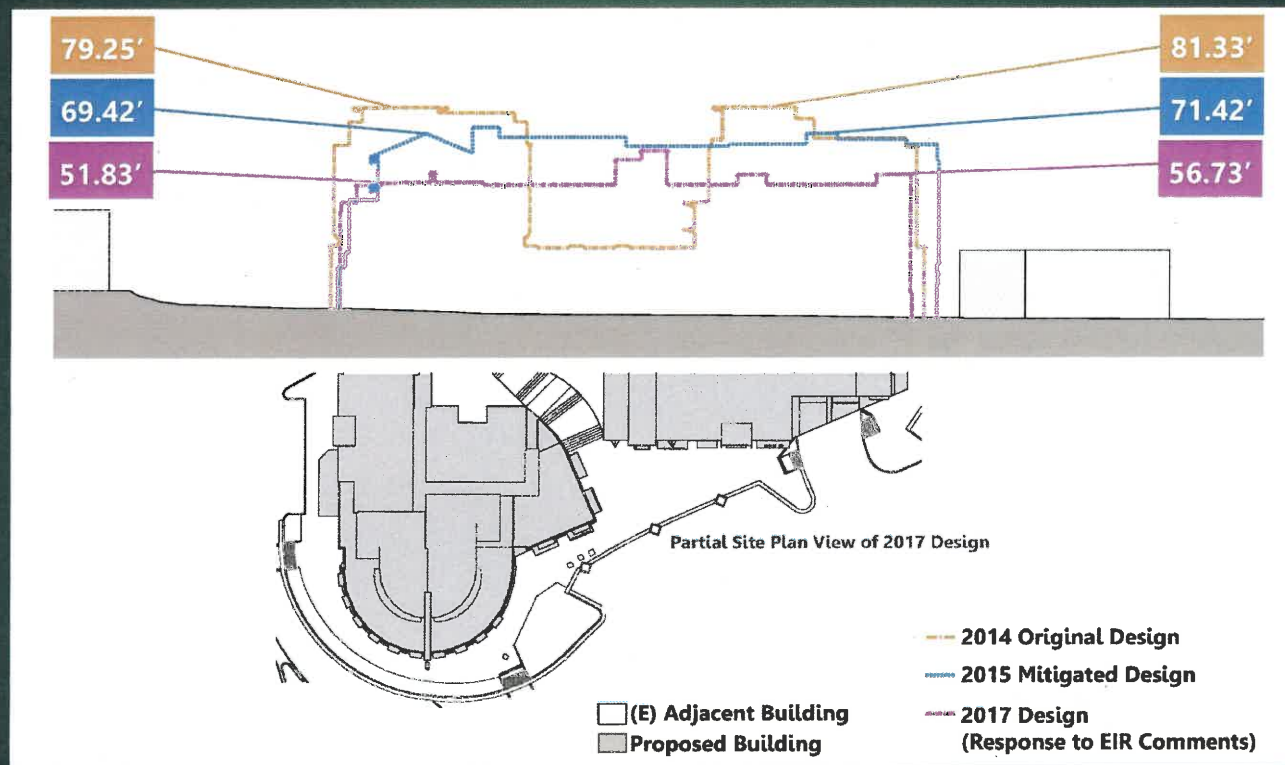


Project Description (cont'd.)

- ▶ Land Use Permit entitlements to allow alcohol sales, an exclusive parking facility, and take out food establishments.
- ▶ Preliminary and Final Development Plan to allow the proposed mixed-use development with associated infrastructure, utility, and roadway improvements.
- ▶ Tree permit to allow the removal of up to 64 trees, and work within the dripline of up to 3 trees.
- ▶ Development Agreement between Contra Costa County and Saranap Village Developers LLC.

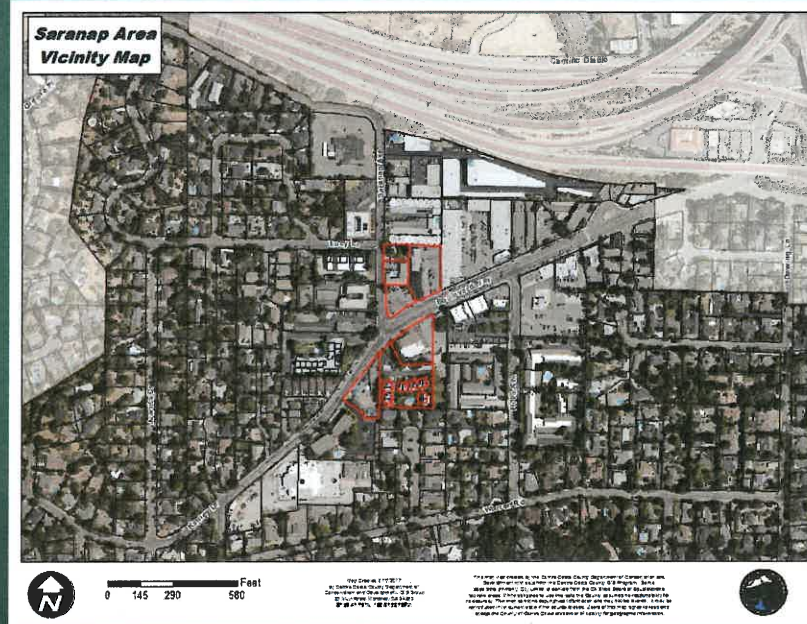


Project Evolution



Commitment from Developer to Contribute \$50,000 Toward a Future Community Planning Process

- ▶ Creation of a long-term plan for development within the commercial portion of the Saranap community;
- ▶ Identification of the desired types, size, overall architectural scheme, and location of future commercial land uses at the eastern extent of Boulevard Way; and
- ▶ Identification of a zoning strategy to encourage and enable the establishment of a community-serving recreational area (i.e. park, open space, or other public facility).
- ▶ Staff will refine the approach and report back to the Board in the future.



QUESTIONS

