

Arbor Crest

Project Facts

- ❖ *Montclair, CA*
- ❖ *106 Detached Homes*
- ❖ *10 Acre Site*
- ❖ *10.6 Du/Ac*
- ❖ *Redevelopment Project*



Arbor Crest is located in Montclair, California, in the County of San Bernardino. The site is nearly 10 acres and contained an assemblage of properties in a typical infill scenario. The site is well located in a growing region of the county. The site plan for the property included the development of 106 single family detached homes plotted in an alley loaded configuration. Entitlements for the site included a specific plan amendment, tentative tract map, mitigated negative declaration and variances from the subdivision code. South Coast worked with the Redevelopment Agency to purchase a blighted property for inclusion in the development. The complexity of the project was multiplied by the assemblage of numerous parcels under separate ownership and several complex easement and jurisdictional issues. South Coast teamed with an investment company to finance the project. The project was sold to a merchant home builder who implemented the South Coast design.

