

Evergreen Apartments

Acosta/Becerra

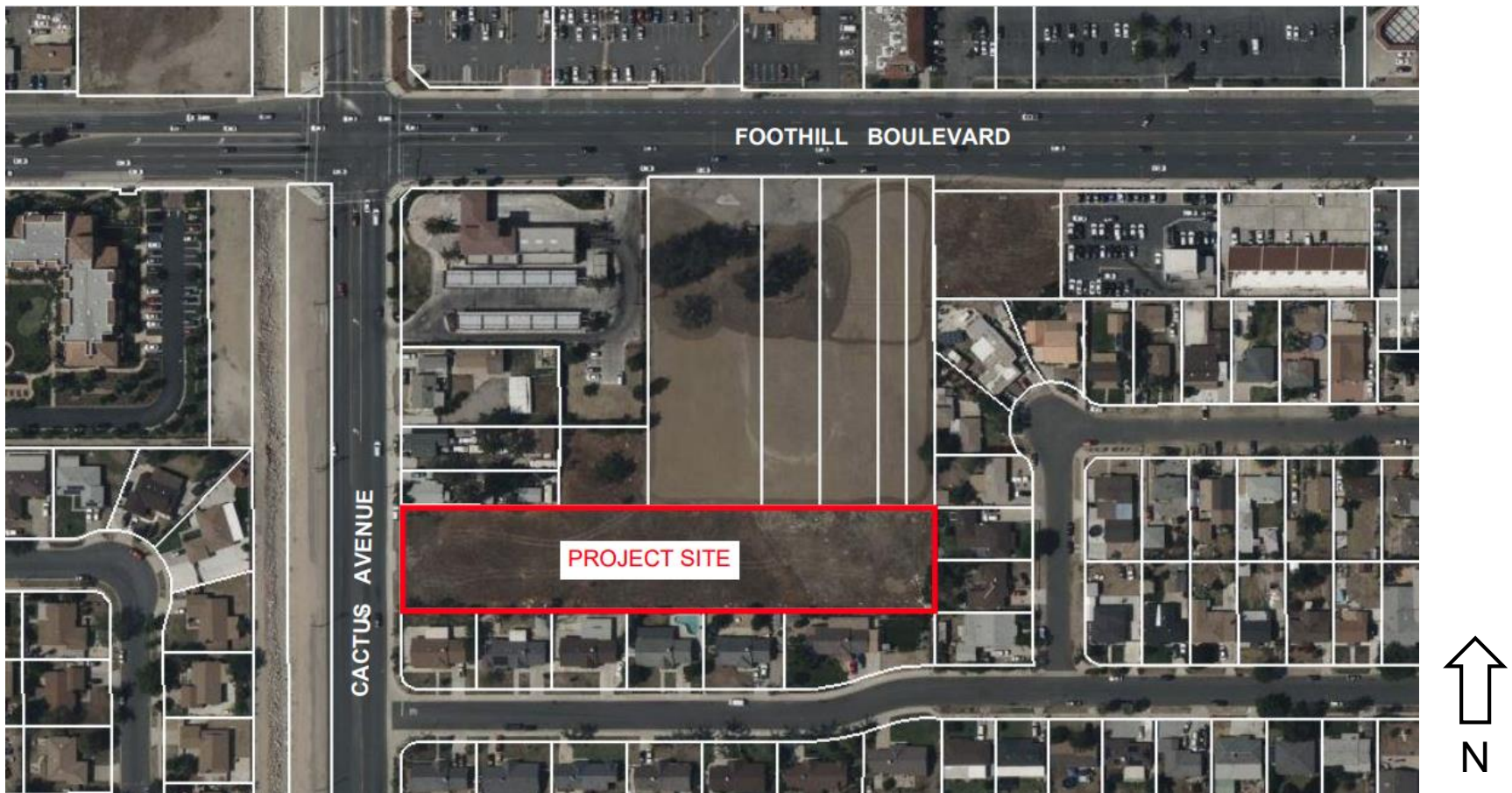
Specific Plan Amendment No. 2022-0001

Precise Plan of Design No. 2022-0025

Environmental Assessment Review No. 2022-0037

Project Site

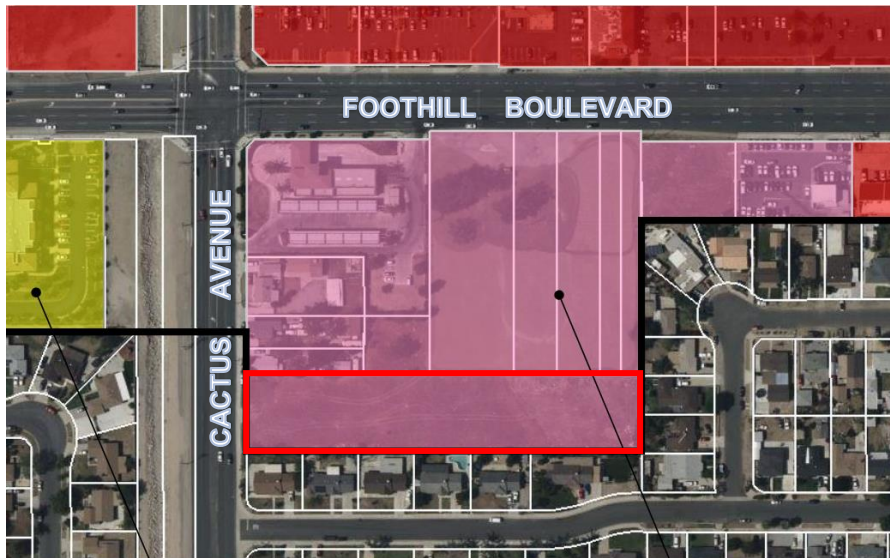
- 1.67 gross acres – One (1) Parcel
- East side of Cactus Avenue approximately 360 feet south of Foothill Boulevard
- Commercial-Mixed Use (C-MU) within the Foothill Boulevard Specific Plan



Specific Plan Amendment

- C-MU land use district permits the proposed project but requires 50-percent Commercial
- Change the land use designation to Residential – High Density (R-HD)
- R-HD land use district permits the proposed project without Commercial component
- Same land use district as existing multi-family development to the west

Existing Land Use Designation



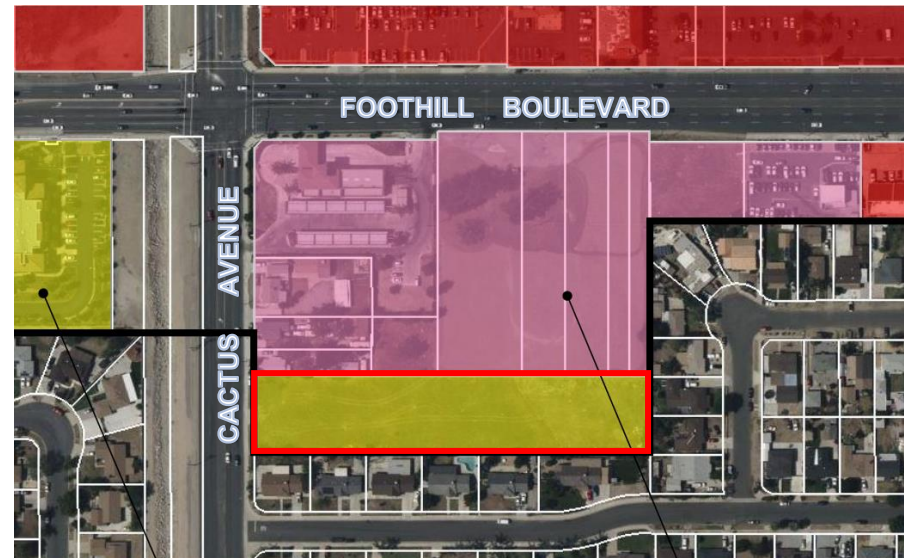
Residential

Commercial Pedestrian
Commercial-Mixed Use
Residential

Commercial-Mixed Use

 Project Site

Proposed Land Use Designation



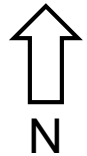
Residential

Commercial Pedestrian
Commercial-Mixed Use
Residential

Commercial-Mixed Use

Site Design

- (8) 2-story buildings around perimeter of the project site
- 26-foot-wide drive aisle centrally located
- 2 car garage for each unit & 15 guest parking spaces provided
- Landscape planters throughout (26-percentage)
- Security and privacy fencing



Floor Plan

- Number of units:
- Unit size:
- Bedrooms/Baths:
- Garage size:
- Balcony size:

Type A

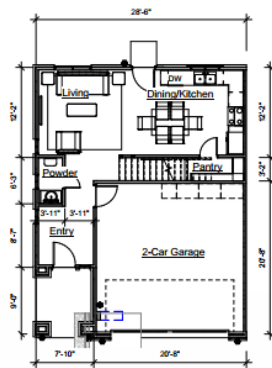
9
 1,585 square feet
 3 Bed / 2 ½ Bath
 2-Car
 99 square feet

Type B

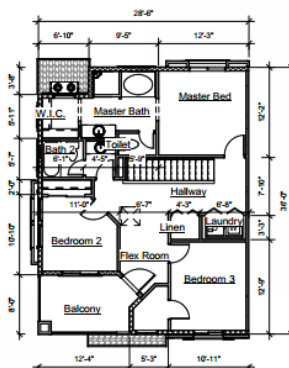
12
 1,830 square feet
 4 Bed / 2 ½ Bath
 2-Car
 38 square feet

ADU

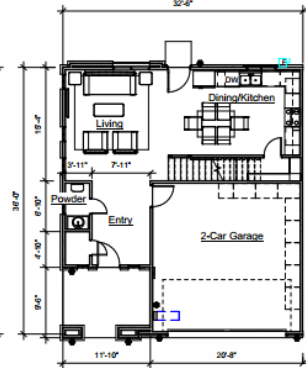
5
 1,200 square feet
 3 Bed / 3 Bath
 1-Car
 Not Applicable



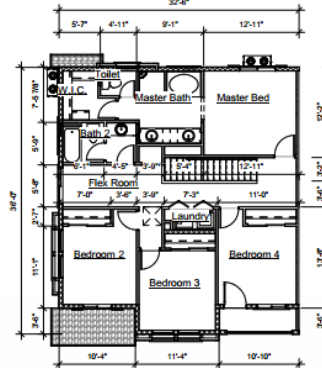
Type A - First Floor Plan
 1/8" = 1'-0"



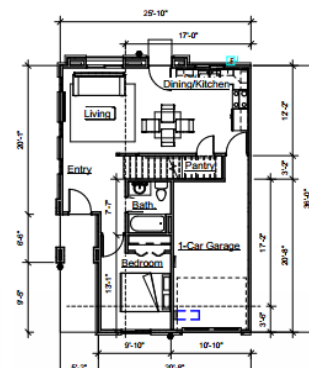
Type A - Second Floor Plan
 1/8" = 1'-0"



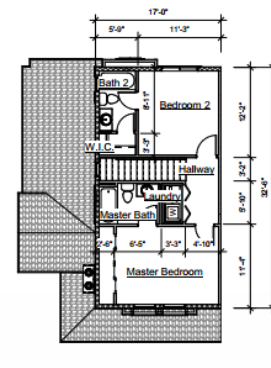
Type B - First Floor Plan
 1/8" = 1'-0"



Type B - Second Floor Plan
 1/8" = 1'-0"



ADU - First Floor Plan
 1/8" = 1'-0"



ADU - Second Floor Plan
 1/8" = 1'-0"



Architectural Design



Front Elevation - Building 1,4,8

1/8" = 1'-0"

BUILDING 1 - COLOR SCHEME "A"
BUILDING 4,8 - COLOR SCHEME "B"



Right Elevation - Building 1,4,8

1/8" = 1'-0"

BUILDING 1 - COLOR SCHEME "A"
BUILDING 4,8 - COLOR SCHEME "B"



Rear Elevation - Building 1,4,8

1/8" = 1'-0"

BUILDING 1 - COLOR SCHEME "A"
BUILDING 4,8 - COLOR SCHEME "B"



Left Elevation - Building 1,4,8

1/8" = 1'-0"

BUILDING 1 - COLOR SCHEME "A"
BUILDING 4,8 - COLOR SCHEME "B"

Architectural Design



Left Elevation - Building 2,7

1/8" = 1'-0"

BUILDING 2 - COLOR SCHEME "B"
BUILDING 7 - COLOR SCHEME "A"



Front Elevation - Building 2,7

1/8" = 1'-0"

BUILDING 2 - COLOR SCHEME "B"
BUILDING 7 - COLOR SCHEME "A"



Right Elevation - Building 2,7

1/8" = 1'-0"

BUILDING 2 - COLOR SCHEME "B"
BUILDING 7 - COLOR SCHEME "A"



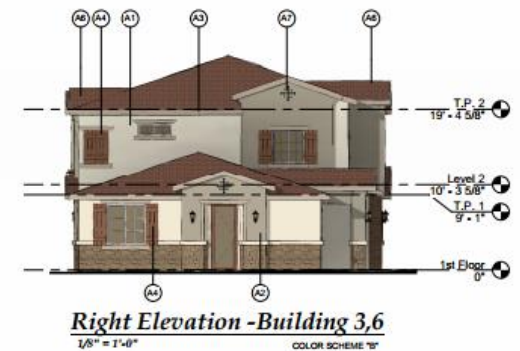
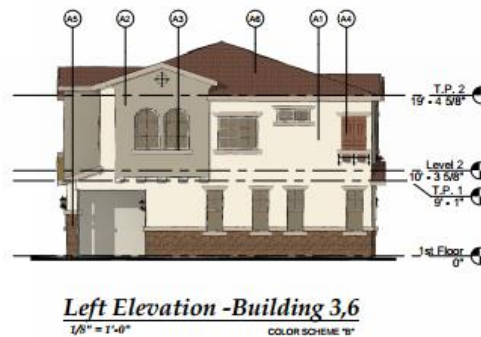
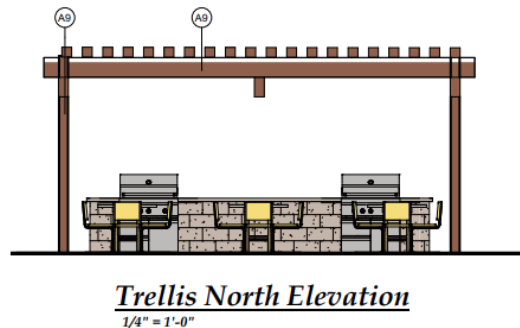
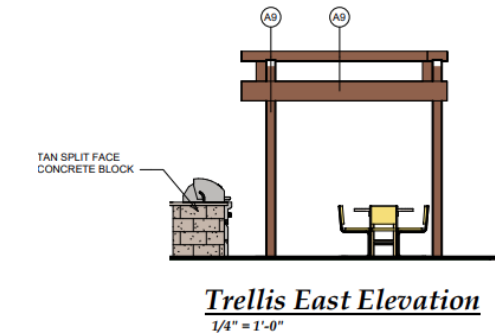
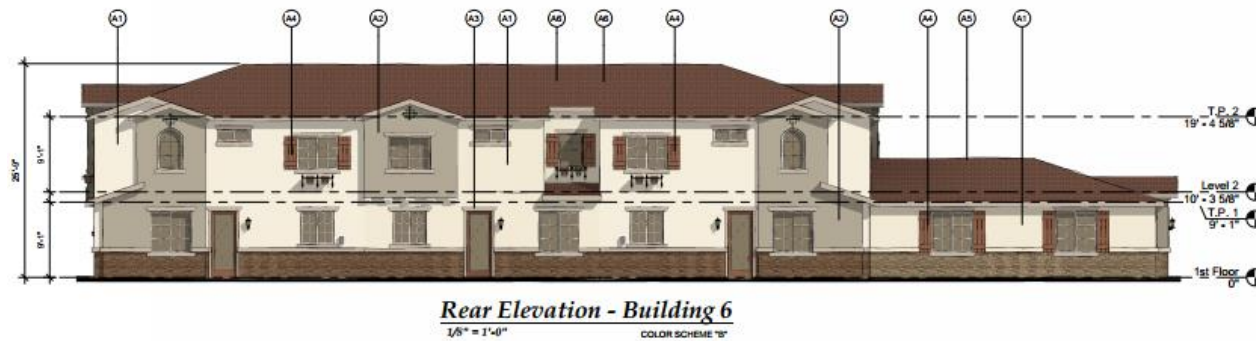
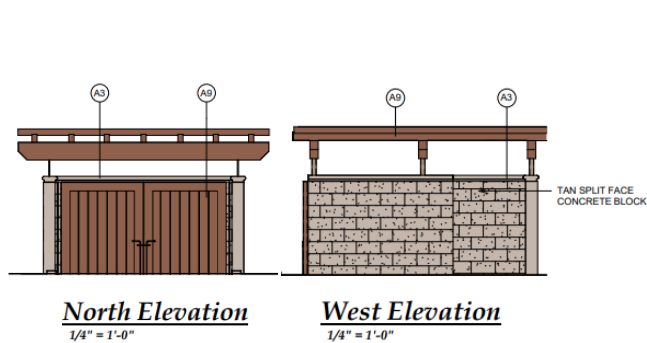
Rear Elevation - Building 2,7

1/8" = 1'-0"

BUILDING 2 - COLOR SCHEME "B"
BUILDING 7 - COLOR SCHEME "A"



Architectural Design



Recommendation

Staff recommends that the City Council:

- Adopt the attached Resolutions **Exhibit K** (EAR2022-0037), **Exhibit L** (SPA2022-0001), and **Exhibit N** (PPD2022-0025) to adopt the Foothill Boulevard Specific Plan Initial Study Addendum No. 1, approve the change of specific plan land use designation from C-MU to R-HD for APN: 0130-013-02, and allow the development of a 21-unit apartment complex with 5 Accessory Dwelling Units on the parcel subject to the findings and conditions therein.