



City of Rialto

Legislation Text

File #: EDC-21-0473, **Version:** 1

Evergreen Townhomes by George Becerra & Fernando Acosta

DISCUSSION:

Mr. George Becerra and Mr. Fernando Acosta propose to develop a private townhome complex consisting of 21 townhomes and 5 accessory dwelling units. The site is a 1.67-acre parcel of land located on the east side Cactus Avenue approximately 350 feet south of Foothill Boulevard within the Commercial-Mixed Use (C-MU) zone of the Foothill Boulevard Specific Plan. The townhome complex will be under single-ownership and the individual dwelling units will be for rent.

Features of the proposed development include:

- 8 separate townhome buildings
- 3 floor plan types (Ranging in size from 1,200sf to 1,830sf)
- Gated access
- Attached 2-car garages
- 17 guest parking spaces
- Private patios
- Private balconies
- 6 amenities
 - 2 BBQ areas with picnic tables and trellises
 - 2 Playgrounds
 - 1 Outdoor workout area
 - 1 Open grass area
- Decorative block perimeter wall
- Decorative paving
- Contemporary multi-family residential architecture
- Abundant landscaping

The proposal will require the approval of a Specific Plan Amendment to change the zoning of the site from C-MU to Residential-High Density (R-HD), as the C-MU zone does not support solely residential developments. Additionally, the proposal will require the approval a Precise Plan of Design. The applicant will also be required to submit the necessary environmental documentation, in accordance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the EDC review the proposal and provide general direction to the applicant and staff.

Attachments:

1. Location Map
2. Preliminary Development Plan