



# City of Rialto

## Legislation Text

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**File #:** EDC-21-0867, **Version:** 1

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For Economic Development Committee [November 17, 2021]

TO: Honorable Economic Development Committee Members

APPROVAL: Marcus Fuller, City Manager

FROM: Daniel Casey, Acting Community Development Manager

Costanzo Investments - Mixed Use Development at Riverside Avenue and San Bernardino Avenue

### **DISCUSSION:**

Costanzo Investments, the applicant proposes to develop a mixed-use project consisting of commercial retail and for-sale residential uses at the southeast corner of Riverside Avenue and San Bernardino Avenue. The project site consists of two (2) parcels of land totaling approximately 18 acres in size. The west half of the project site is currently zoned Retail Commercial (R-C) in the Gateway Specific Plan and the east half is currently zoned Office Park (O-P) in the Gateway Specific Plan.

Features of the proposed development include:

- +/- 8-acre shopping center on the west half of the site consisting of:
  - +/- 60,000 square feet of floor area for commercial uses
  - 2 Major Anchors
  - Inline Shops
  - 3 drive-thru uses
  - Car Wash
  - Decorative entry from Riverside Avenue
  - 300 - 600 Jobs
- Residential development on the east half of the site consisting of:
  - +/- 85-145 dwelling units
  - Mix of detached single-family and attached townhomes
  - Projected Home Pricing \$430,000 - \$600,000

The proposal will require City Council approval of a General Plan Amendment and a Specific Plan Amendment to change the land use and zoning designations of the east half of the project site to accommodate the proposed residential uses. Additionally, the proposal will also require City Council approval of Conditional Development Permit applications for the drive-thru uses and the car wash use, as well as City Council approval of Precise Plan of Design applications for both the shopping center development and the residential development. The applicant will also be required to submit

the necessary environmental documentation, in accordance with the California Environmental Quality Act (CEQA).

Costanzo Investments will conduct a presentation during the meeting, a copy of which is attached as **Attachment No. 1**.

**RECOMMENDATION:**

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

Attachments:

1. Proposed South Rialto Mixed Use Development - EDC Presentation