



June 3, 2024

PROJECT DESCRIPTION

RIALTO PLACE

This is an SB330 housing development project with a minimum of 20% lower-income units, including shared housing units that could be used for transitional and supportive housing. Additionally, the Project is entitled by-right to bonus units under SDBL, concessions, and waivers. Approvals are being requested for Tentative Map and Design Review (plus non-discretionary approvals under SDBL).

Owner: SPPI-Somersville Inc. & Somersville-Gentry, Inc.

Developer: Legacy Builders Inc.

Location: Somersville Rd, North of James Donlan Blvd.

General Plan Land Use and Zoning: Underlying business park requirements cannot be applied due to HAA and timing of City adoption of an HCD-approved 6th Cycle Housing Element.

Adjacent Uses: W and N – Residential (currently vacant), E – Residential, S – CCSL (certified closed 2002).

Base Units: 130 (per SB330 Preliminary Application of 108, increased by 20%)

Lower-Income: Minimum of 20% (26 units)

SDBL Units: (not the City Density Bonus Program)

SDBL Units, allowed: 35% increase results in 176 units max.

SDBL Units, requested: 44 for a total of 174 units.

SDBL Concessions and Waiver:

Concessions (entitled to 2) = Reserved.

Waivers (unlimited) = Exemptions from development standards that preclude the Project as proposed.

SDBL approvals are not discretionary. Applicant reserves the right to make changes and make other requests under SDBL.