



June 3, 2024

PROJECT DESCRIPTION

SORRENTO VILLAGE

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: Albert D. Seeno Construction Co, Inc.

Developer: Legacy Builders Inc.

Location: James Donlan Blvd, East of Somersville Rd.

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

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

Base Units: 95 (per SB330 Preliminary Application)

Lower-Income: Minimum of 20% (19 units)

SDBL Units: (not the City Density Bonus Program)

SDBL Units, allowed: 35% increase results in 129 units max.

SDBL Units, requested: 29 for a total of 124 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.