

Allegro

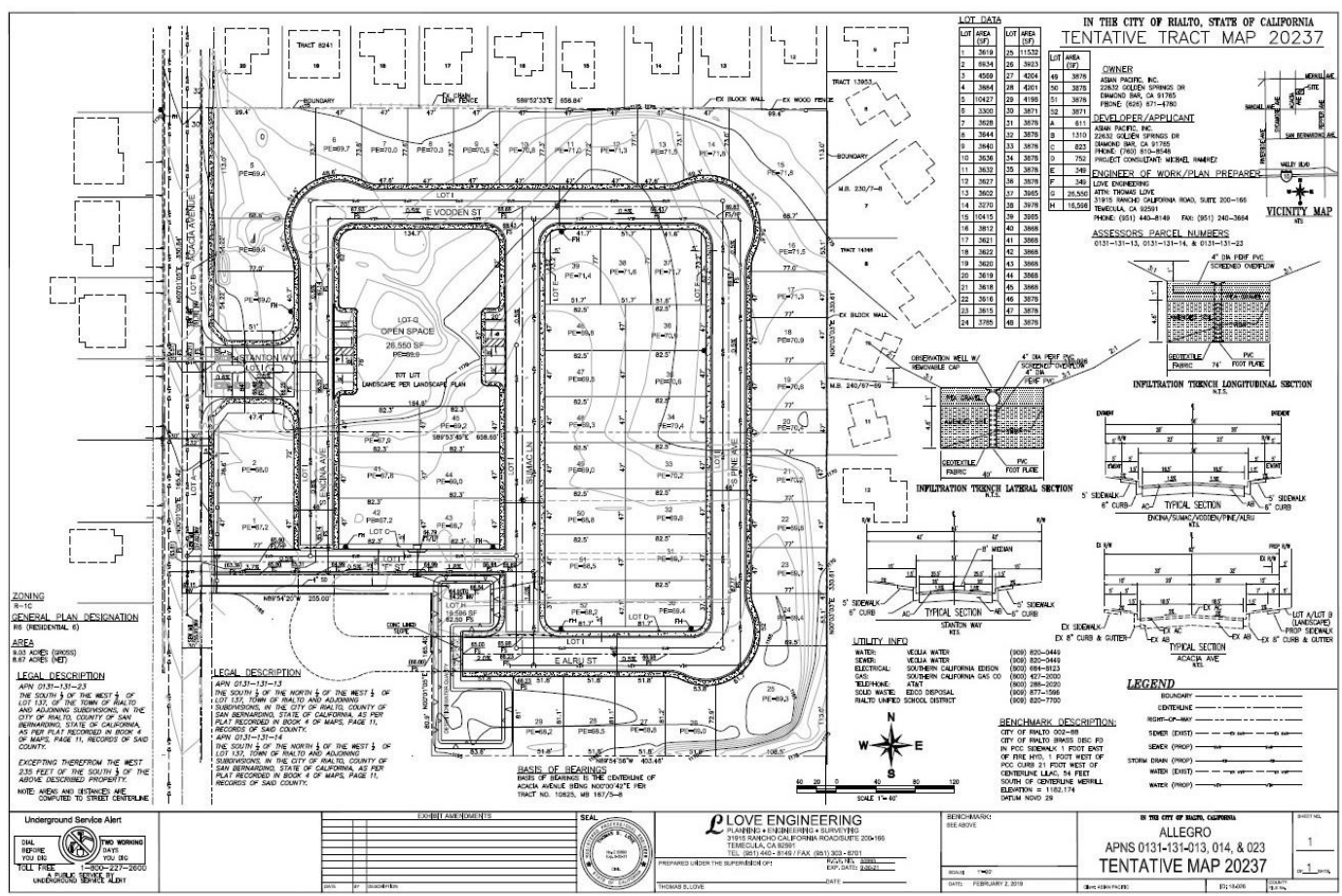
52 Units Project

Aerial Map



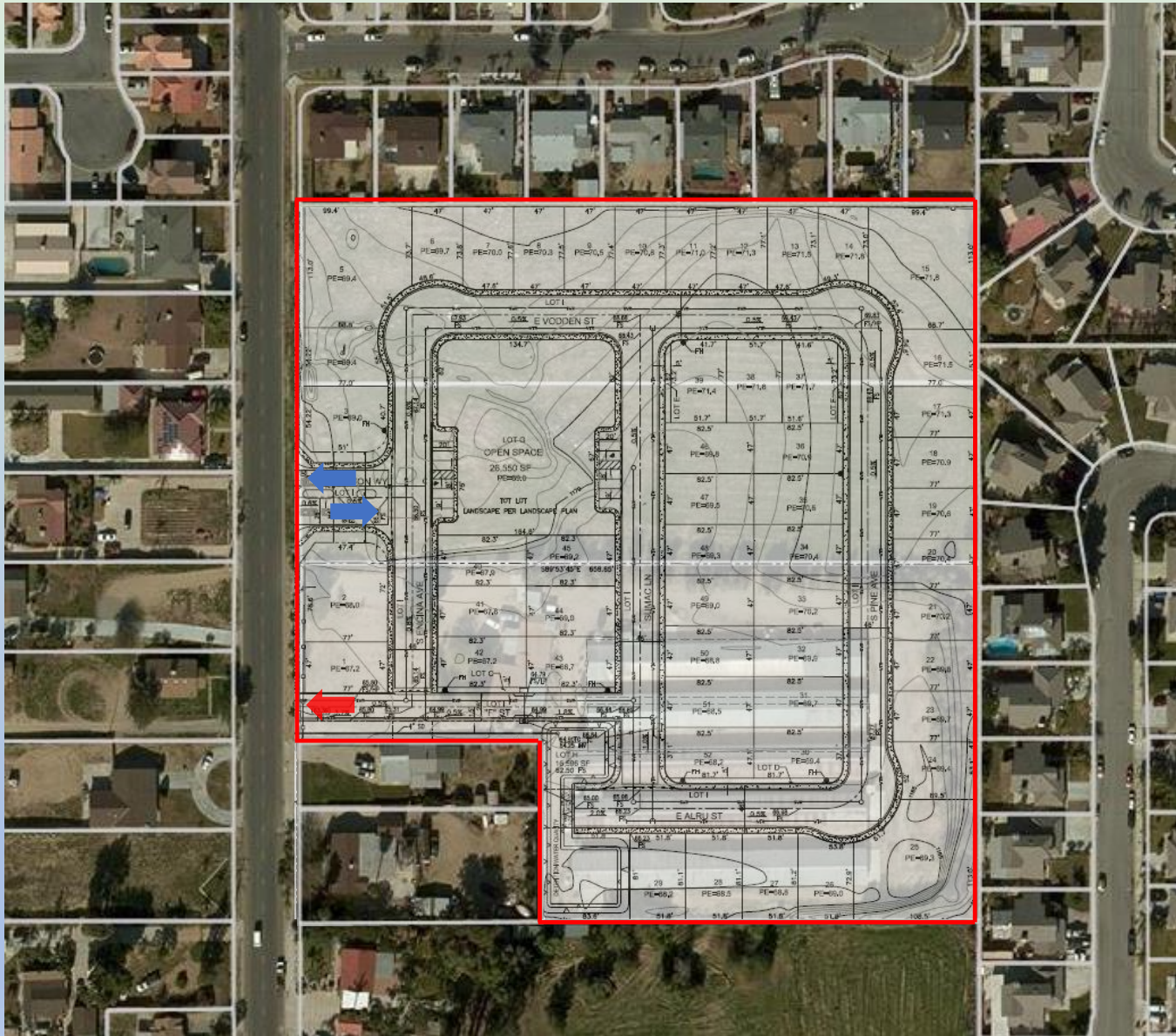
- Site Area: approximately 8.89 gross acres

Proposed Site Plan



- Request zone change to R-3
- Request subdivision reduced from 60 to 52 lots
- Request to change the land use designation to Residential 6 (southerly parcel only)
- Combine open space and increase to larger part
- Design some lots for single-story product

Conceptual Aerial/TTM Overlay



- Relocate the driveway to ensure the headlights do not point directly to the neighbor's house

Preliminary Plans



CORAL S903

B ELEVATION
CRAFTSMAN

LAPIS S915

A ELEVATION
SPANISH

PEARL S913

C ELEVATION
ITALIAN

MOONSTONE S914

D ELEVATION
CALIFORNIA PRAIRIE

SDK | ATELIER

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ALLEGRO
RIALTO, CALIFORNIA
JOB # 109-19116
DATE: AUGUST 20th, 2019

STREET SCENE

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Plan 1 – Floor Plan



SECOND FLOOR



FIRST FLOOR

CORAL - S903

3 BEDROOMS / 2.5 BATHS / LOFT
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	735 S.F.
SECOND FLOOR	999 S.F.
TOTAL	1,734 S.F.

PORCH	70 S.F.
GARAGE (2 CAR)	437 S.F.
COVERED PATIO	150 S.F.

SCALE: $\frac{3}{8}" = 1'-0"$

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DATE: AUGUST 20th, 2019

- CORAL S903 -
FLOOR PLAN

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Plan 1 - Elevations



FRONT ELEVATION

CORAL - S903 - B

DRAFTSMAN

DATE: 08-11-17



RIGHT ELEVATION

CORAL - S903 - B

DRAFTSMAN

DATE: 08-11-17

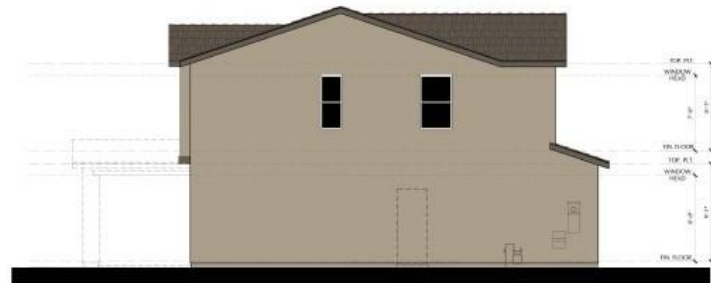


REAR ELEVATION

CORAL - S903 - B

DRAFTSMAN

DATE: 08-11-17



LEFT ELEVATION

CORAL - S903 - B

DRAFTSMAN

DATE: 08-11-17

Plan 2 - Floor Plan



SECOND FLOOR

LAPIS - S915

3 BEDROOMS / 2.5 BATHS / LOFT
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	976 S.F.
SECOND FLOOR	1,203 S.F.
TOTAL	2,179 S.F.

PORCH	87 S.F.
GARAGE (2 CAR)	428 S.F.
OPT. COVERED PATIO 1	150 S.F.
OPT. COVERED PATIO 2	280 S.F.



FIRST FLOOR

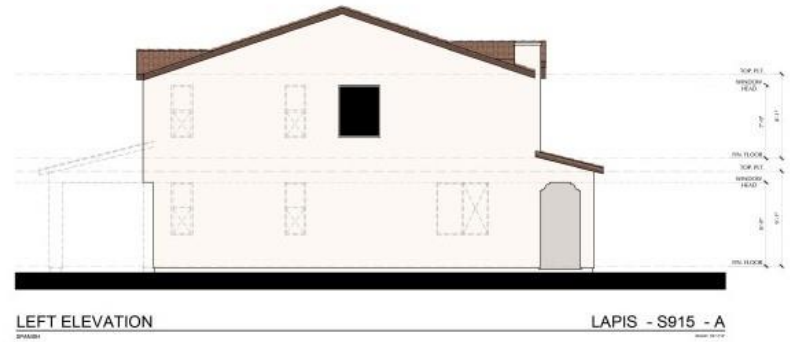
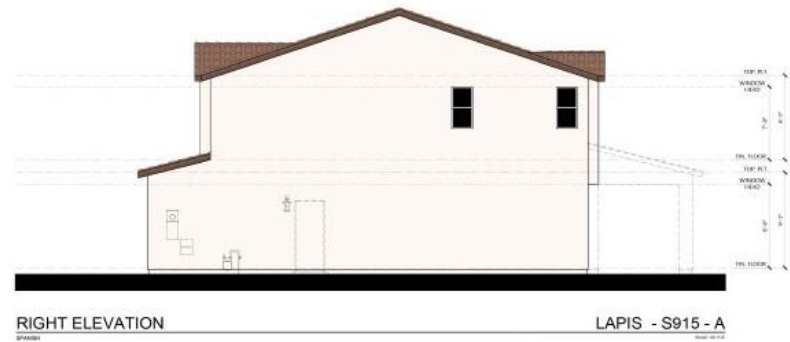
SCALE: $\frac{1}{4}'' = 1'-0''$



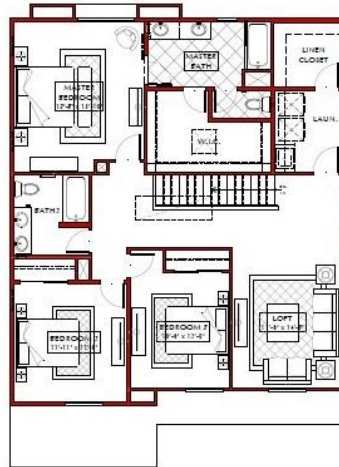
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JOB # 109-19118
DATE: AUGUST 20th, 2019

- LAPIS S915 -
FLOOR PLAN

Plan 2 - Elevations



Plan 3 - Floor Plan



SECOND FLOOR

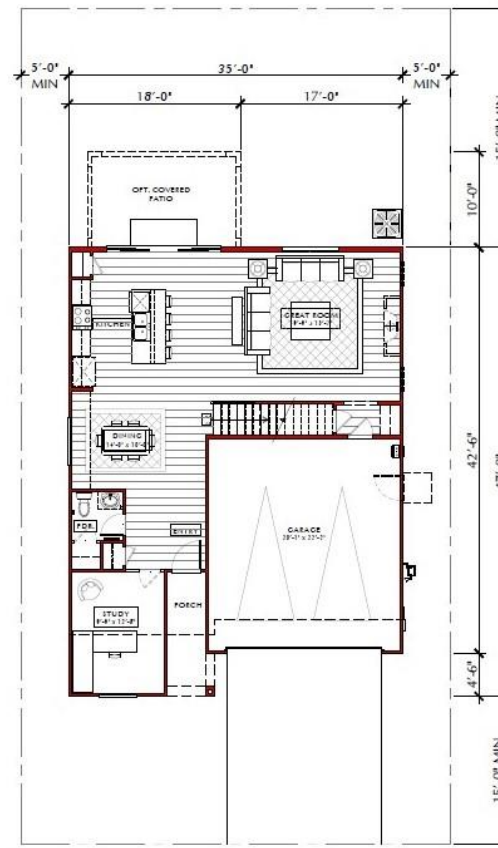
PEARL - S912

3 BEDROOMS / 7.5 BATHS
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,039 S.F.
SECOND FLOOR	1,342 S.F.
TOTAL	2,381 S.F.

PORCH	36 S.F.
GARAGE (2 CAR)	461 S.F.
OPT. GARAGE (1 CAR)	230 S.F.
OPT. COVERED PATIO	160 S.F.



FIRST FLOOR

SCALE: 1/4" = 1'-0"

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- PEARL S913 -
FLOOR PLAN

8/20/2019 10:10 AM

Plan 3 - Elevations



FRONT ELEVATION

PEARL - S913 - C



RIGHT ELEVATION

PEARL - S913 - C



REAR ELEVATION

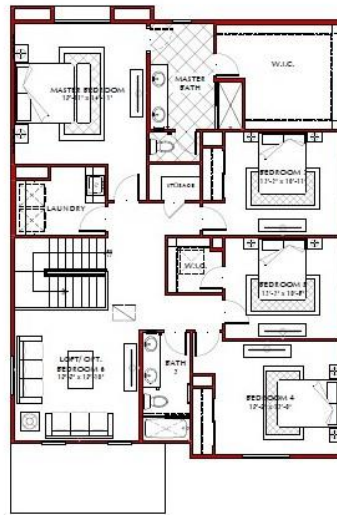
PEARL - S913 - C



LEFT ELEVATION

PEARL - S913 - C

Plan 4 - Floor Plan



SECOND FLOOR

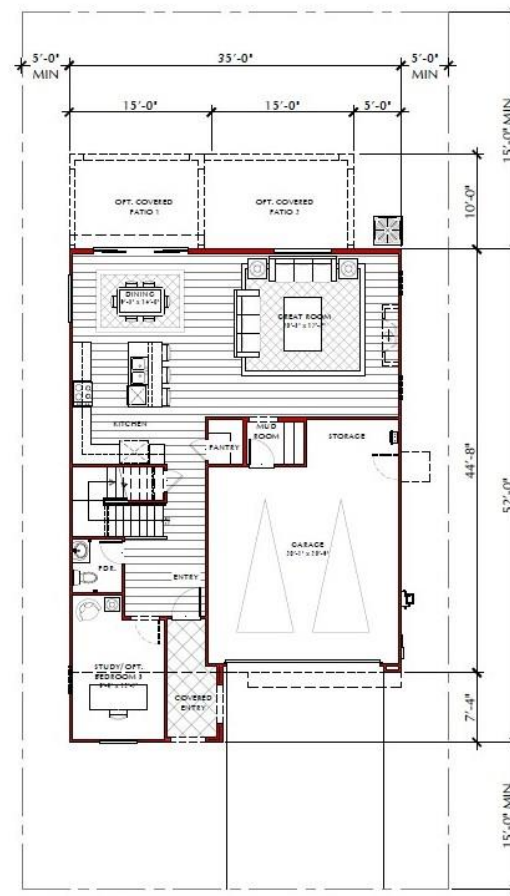
MOONSTONE - S915

4 BEDROOMS / 2.5 BATHS / LOFT
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,123 S.F.
SECOND FLOOR	1,316 S.F.
TOTAL	2,439 S.F.

PORCH	67 S.F.
GARAGE (2 CAR)	480 S.F.
OPT. COVERED PATIO 1	150 S.F.
OPT. COVERED PATIO 2	300 S.F.



FIRST FLOOR

SCALE: $\frac{1}{8}'' = 1'-0''$

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and interior design firm in California.
All drawings are subject to the rules
and regulations of the State of California.
This drawing is not to be used for
construction without the approval of the
architect.

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- MOONSTONE S914 -
FLOOR PLAN

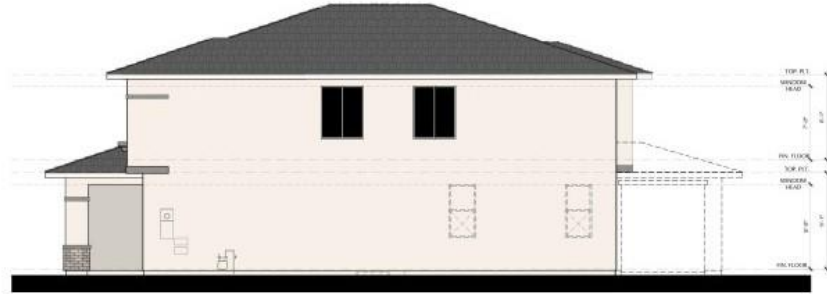
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Plan 4 – Elevations



FRONT ELEVATION

MOONSTONE - S914 - D



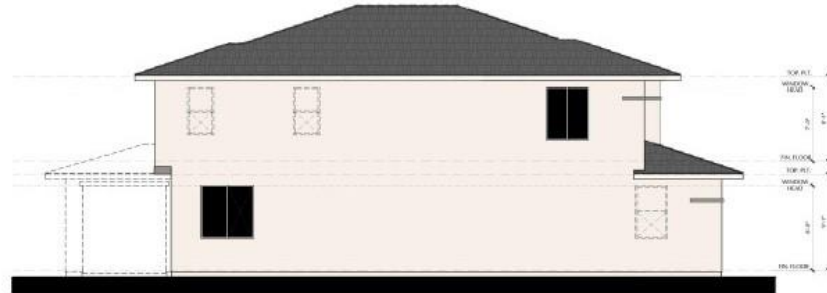
RIGHT ELEVATION

MOONSTONE - S914 - D



REAR ELEVATION

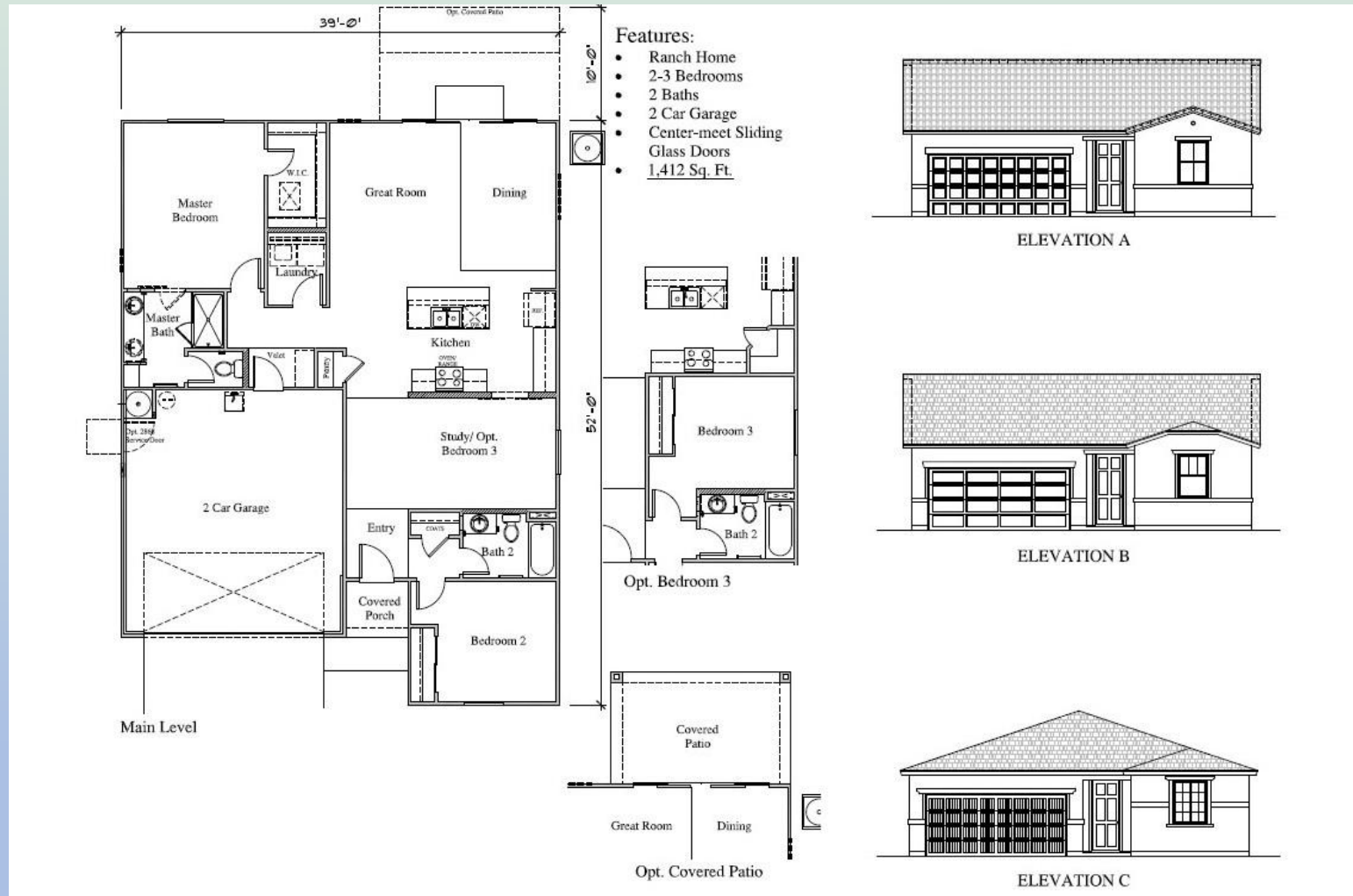
MOONSTONE - S914 - D



LEFT ELEVATION

MOONSTONE - S914 - D

Plan 5 - Single Story Product



Fiscal Impact Analysis

- Stanley R. Hoffman Associates, Inc. completed a Fiscal Impact Analysis (FIA) for the original 60-lot project on April 19, 2019
- The FIA estimates the following for the project:
 - Projected Annual Revenues = \$147,320
 - Projected Annual Cost = \$163,930
 - Annual Deficit = \$16,610 (\$280 per dwelling unit)
 - ❖ Developer will increase the amount to equal to CHRISTOPHER HOMES' \$302 per dwelling unit
- 66.0% of the project's annual costs generate by Police (39.6%) and Fire (26.4%)
- The project will annex in a Community Facilities District to offset/neutralize the annual costs

Neighborhood Meeting

- Neighborhood Meeting
 - January 21, 2020
 - Morris Elementary – 1900 W. Randall Avenue, Colton, CA
 - 93 notices mailed (300 foot radius)
 - 7 residents attended
- 7 comment cards submitted
- Issues Discussed
 - Density
 - Traffic

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

It will cause way to much traffic
on this Street - People SPEED down
this street at all hours -
52 is way to many house for
that area

Matthew Bennett

Name:

Matthew Bennett

Address:

706 S Alacacia St

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

Jewell L. Renfro I presently live at 758 Alameda I object
to the homes being built across the street

Name: Jewell L. Renfro

Address: 758 N. Alameda Ave. Rialto

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

I am extremely against building 52 homes on the lot of land. It was agricultural and I have been told agricultural land will not be changed to R1 on the general plan. There are too many houses, people, cars and children for our already overcrowded schools. They race down the street and it is dangerous. The entrance/petit or

Name: Barbara J Renfro Address: 758 So Acacia Ave

will cause a problem with our quality of life and getting out of our driveways. I am not to be under stress.

This is far too many homes being built on the size of the lot and it will cause more overcrowding in our schools.

I am requesting the entrance/petit be moved so that is not in front, in any way, of our houses.

I feel 36-40 homes could be built without impacting the neighborhood in such a negative way.

I bought my home in Rialto in 1978 because it was a nice, small community and I never intended to move from Rialto because I cared for it so much.

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

1) Need to bring down the amount of homes going up.

2) Traffic on acacia will be horrible with so many ~~homes~~ homes going up. Not just at this site but the other 2 sites going in.

Name: Jackie Martin

Address: 591 E Jones St.

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

I FEEL THAT 52 HOMES ARE TOO MANY
FOR SCHOOLS, TRAFFIC FOR STREETS, ETC.
THE LOTS ARE SMALL. -
PLEASE! REDUCE TO 38 TO 42 HOMES MAX. .

FOR SAFETY I FEEL WE NEED 3 ADDITIONAL SIGNAL LIGHTS.
1ST MILL & ACACIA - 2ND RANDALL & ACACIA & RANDALL & EUCALYPTUS

Name: JOE RABAGO

Address: 944 S. ENCINA AVE.

NOTE: WE NEED STREET LIGHTS. -

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

Reduce the number of new homes being built from
52 to 38 to 40 max. I am in favor of
new building/development for the city however hold
builders accountable & responsible for efficient planning.
Too many homes create more traffic, plan for
signal lights instead of stop signs. Also, have
builders compress the dirt on land they are building on.

Name: Clavdia C. Centeno Address: 904 S. Encina Ave.
Rialto

Signals ① Randall & Acacia
Randall & Eucalyptus
Randall & Acacia & Merrill

& more streetlights

Neighborhood Meeting

January 21, 2020

Comment Card

Asian Pacific, Inc. – 52 Single-Family Residences
GPA No. 2019-0007 & ZC No. 2019-0005

I feel its too many homes crammed into the space.
It will cause too much traffic issues

Name: Angel Ramirez

Address: 932 S. Encina Ave