



**CITY OF RIVERBANK
PLANNING COMMISSION MEETING
SPECIAL NOTICING OF MEETING PROCEDURES FOR
Tuesday, July 21, 2020 AT 6:00 P.M.**

NOTICE: THIS MEETING WILL BE HELD BY THE FOLLOWING PROCEDURES IN ACCORDANCE WITH THE GOVERNOR'S NEW EXECUTIVE ORDER N-29-20, ISSUED ON MARCH 17, 2020, REGARDING THE OPEN MEETING REQUIREMENTS OF THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT IN AN EFFORT TO HELP AVOID THE SPREAD OF COVID-19, TO MAXIMIZE TRANSPARENCY, AND PROVIDE PUBLIC ACCESS TO CITY COUNCIL MEETINGS.

CITY PLANNING COMMISSION PARTICIPATION STATEMENT

The Governor's Executive Order temporarily waives Brown Act "teleconferencing" provisions, and authorizes City Commissioners to hold public meetings via teleconferencing. The requirement of physical presence of Planning Commission Members, the Clerk, other Personnel, or the public as a condition of participation in or a quorum to conduct a public meeting is waived.

The Chair has the right to stop any uncivil behavior during the meeting.

PUBLIC PARTICIPATION STATEMENT

This meeting will not be physically open to the public. All members of the public will be given the opportunity to provide comments by participating in the meeting telephonically, via email, or by other platforms. Every possible effort will be made to have these technological systems available and in working order.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at aaguilar@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

NOTICE REGARDING NON-ENGLISH SPEAKERS

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission Board shall be in English and anyone wishing to address the Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

CHANGES TO THIS NOTICE OF PROCEDURES

In accordance with the Governor's Executive Order, should the meeting procedures change, the City may use the most rapid means of communication available at the time including, but not limited, to posting the notice of changes on the City's website.

REPLAY OF THE MEETING RECORDING

The video recording of this meeting is usually posted on YouTube within 24-48 hours of the adjournment of the meeting, and as long as there are no technical difficulties.

Please visit the City's website at <http://www.riverbank.org/agendacenter>

FOR QUESTIONS

Contact Donna M. Kenney, Planning & Building Manager at dkenney@riverbank.org or (209) 863-7124, **before 4:00 p.m.** on Tuesday, May 19, 2020.

PUBLIC "LIVE" VIEWING

- Charter Government Channel – 2
- AT&T U-VERSE Government Channel – 99
- YouTube Live Streaming at <https://www.youtube.com/watch?v=7UN98ekdzdk>

PUBLIC COMMENTS

Every effort is made to receive your comments for the record. Please be aware that technology has its potential to fail. If you believe your written comments were not received, please contact the Donna M. Kenney at dkenney@riverbank.org or (209) 863-7124.

Via U.S. Postal Service: Mail comments to City of Riverbank, Attn. Donna M. Kenney, 6707 Third Street, Suite A, Riverbank, CA 95367. (Must be received prior to the meeting.)

Via Email to dkenney@riverbank.org

- Emails before the meeting: (Will be distributed to the Planning Commission)
 - **No later than 5:00 p.m.** on the day of the meeting; and
 - The **subject line** must contain the Agenda Item # and brief title. (e.g., Item 3.1 – **Project Description: Architecture and Site Plan Review No. 02-2020 / Dept. File# 20-0020 – Countryside 1 and 2**)
- Emails during the meeting:
 - The **subject line** must contain the Agenda Item # and brief title. (e.g., Item 3.1 – **Project Description: Architecture and Site Plan Review No. 02-2020 / Dept. File# 20-0020 – Countryside 1 and 2**)

Every effort will be made to read all comments up to (5) minutes, however, this allotted time and reading comments is at the discretion of the Mayor. Comments received during this time will be made part of the record.

Via Telephone:

- Call **(209) 863-7172**; only one call at a time may be received.

The normal allotment of (5) minutes to comment will be allowed; however, this remains at the discretion of the Chair due to the new process of commenting.

Via Other Platforms:

At the preparation of this agenda the use of the other platforms are being tested for public participation. Information will be posted when other means of participation are established.



(BY TELECONFERENCE ONLY)

CITY OF RIVERBANK
REGULAR PLANNING COMMISSION MEETING
(**Location closed to the public**)
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA • 95367

AGENDA

TUESDAY, JULY 21, 2020 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE PLANNING DEPARTMENTS OFFICE AND AT WWW.RIVERBANK.ORG)

CALL TO ORDER:

Chair: Mallorie Fenrich

ROLL CALL:

Chair: Mallorie Fenrich
Vice Chair: Joan Stewart
Commissioner: John Dinan
Commissioner: Steve Link
Commissioner: Natasha Basso
Commissioner: Benjamin Reuben, Alternate

Send comments via email to dkenney@riverbank.org
or call (209) 863-7172, or other platforms posted. In the subject line indicate “#1 Public Comment”.

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

1. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission Board.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission Board unless otherwise requested by an individual Planning Commission Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the Planning Commission Board.

2. CONSENT CALENDAR - Continued

Item 2.1: Posting of the Agenda. The Agenda for the July 21, 2020 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website, and emailed to the Library on July 15, 2020. In addition, we had posted the Public Notice along with the staff report and documents for Item 3.1 on the city website on May 6, 2020 for the public to have additional time to review and comment due to the current conditions.

Item 2.2: Approval of the July 21, 2020 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Item 3.1. was published in the Riverbank News on May 6, 2020. The 300 ft. property owner notice of the public hearing was mailed out via US Postal Service on May 6, 2020.

Item 3.1: **Project Description: Architecture and Site Plan Review No. 02-2020 / Dept. File# 20-0020 – Countryside 1 and 2** - The project consists of Architecture and Site Plan Review for (Countryside 1 and 2) 49 and 45 single-family residential detached units with a park and a basin and associated street, sewer, water, and storm drainage improvements. Project location: SW corner of Central and California Avenue (APN 062-022-003) and between Claus Road and Central Avenue (APN062-022-009 and APN 062-022-022). Site Plan Design Review is required for the new residential units. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects pursuant to CEQA Guidelines.

Recommendation: Approval of Resolution #2020-006 to recommend approval of the Architectural Review by roll call vote.

1st _____ 2nd _____

4. PLANNING COMMISSION PRESENTATION (Information only)

5. PLANNING COMMISSION COMMENTS

**6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION
(Information Only – No Action)**

None.

7. STAFF COMMENTS (Information Only – No Action)

Item 7.1: City Council Meeting Update from June 23, 2020

**8. ADJOURNMENT - Regular Planning Commission meeting – August 18, 2020 @
6:00 p.m.**

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 15th day of July, 2020

/s/ Janet Smallen, Sr. CDS, City of Riverbank

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department at (209) 863-7128 or jsmallen@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [28 CFR 35.102-35.104 ADA Title II].

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION

MEETING SCHEDULE: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDA & REPORTS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires agenda title pages to be posted near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents, that are not privileged, may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

Televised/Video of Meetings: Charter – Channel 2; AT&T Uverse – Channel 99

Visit www.riverbank.org to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)

City Hall Hours: City Hall is open Monday – Thursday: 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7128.

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, CA, during normal business hours.



City of Riverbank

6707 Third Street • Riverbank CA 95367
Office: (209) 863-7128 • FAX: (209) 869-7126

This table is not for publication	
PUBLISH DATE: July 8, 2020	TO LEGAL: July 1, 2020
DEPT.: Planning	Riverbank News

NOTICE OF PUBLIC HEARING **CITY OF RIVERBANK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regards to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, July 21, 2020, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matter:

Project Description: Architecture and Site Plan Review No. 02-2020 / Dept. File# 20-0020 – Countryside 1 and 2 - The project consists of Architecture and Site Plan Review for (Countryside 1 and 2) 49 and 45 single-family residential detached units with a park and a basin and associated street, sewer, water, and storm drainage improvements. Project location: SW corner of Central and California Avenue (APN 062-022-003) and between Claus Road and Central Avenue (APN062-022-0`9 and APN062-022-022). Information based on subdivision information. Site Plan Design Review is required for the new residential units.

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects pursuant to CEQA Guidelines.

NEW OPEN MEETING PROCEDURES: This public meeting will be conducted **only by teleconferencing or other technological remote platforms (there is no physical location to attend this meeting)**. "Live" viewing is available by Charter Government Channel – 2, AT&T U-Verse Channel – 99, and YouTube live streaming at <https://www.youtube.com/watch?v=7UN98ekdzdk>. Other participation options may arise by the day of the meeting. Notice will be posted on the City's website.

ALL INTERESTED PARTIES (COVID-19 PROCEDURES): You are invited to participate in this public meeting to express opinions or submit evidence for or against the subject matter being considered in accordance with the Governor's Executive Order by providing written comments via email to dkenney@riverbank.org or by U.S. Postal Service to the City of Riverbank, Attn: Planning, 6707 Third St., Riverbank, 95367.

Comments must be received no later than 5:00 p.m. on the day of the meeting. Written comments will again be received by email at dkenney@riverbank.org and by phone (209) 863-7172 up until the Item for consideration has ended. All comments received during the specified times will be made part of the record. At the writing of this notice, other technological methods to allow better participation of the meeting are in the works. Changes or additions to the methods of providing public comments, will be posted on the City's website, Facebook, and any other communication channels, or you may call (Donna M. Kenney, Planning and Building Manager, 209-863-7124) or email dkenney@riverbank.org for this information **no later than 5:00 p.m.** on the day of the meeting.

Normally, public materials pertaining to the presentation of the subject matter will be made available at www.riverbank.org upon distribution to a majority of the Planning Commission, (typically 72 hours prior to the meeting). Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least 72 hours prior to the meeting. For questions regarding the proposed subject matter contact Planning and Building Manager Donna Kenney at dkenney@riverbank.org, (209) 863-7124.

Published this 8th day of July, 2020.

/s/ Janet Smallen, Sr. CDS, City of Riverbank

AFFIDAVIT OF POSTING

I, Janet Smallen, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA.

Dated this 8th day of July, 2020

/s/Janet Smallen, Sr. CDS, Riverbank, CA

For official use only:

Posted: 7/8/2020	Publish: 7/8/2020	Remove: 7/22/2020
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**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	3.1	July 21, 2020
APPLICATION:	Architecture & Site Plan Review 02-2020 – Countryside – California Avenue and Central Avenue, APN: 062-022-003, 062-022-019, 062-022-022. Architecture and Site Plan Review of single-family dwelling units for 49 lots in the Countryside 1 and 45 lots in the Countryside 2 subdivisions. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.	
OWNER:	McRoy Wilbur Communities 2909 Coffee Road Suite 12A Modesto, CA 95355	
APPLICANT REPRESTATIVE:	Mark Wilbur	
GENERAL PLAN:	Low Density Residential (LDR)	
ZONING:	Planned Development (PD)	
ENVIRONMENTAL DETERMINATION:	The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve the Architecture and Site Plan Review subject to the conditions in Resolution 2020-006 (Attachment 1).	
ACROMYMS:	CEQA – California Environmental Quality Act FT – Feet or foot LDR - Low Density Residential LID - Low Impact Development	

I. EXECUTIVE SUMMARY:

The applicant proposes the architectural review of forty-nine (49) single family residences within Countryside 1 and forty-five (45) single family residences within Countryside 2. Tentative Map 07-2004 to subdivide Countryside 1 and 2 (formerly Hayes 4 Phases 1 and 2) was adopted April 25, 2005. A Development Agreement for Countryside 1 was approved by the City Council on February 28, 2017 with Ordinance No. 2017-003. On- and off-site improvements are currently being constructed. The architectural review of houses for an approved subdivision is not a Project pursuant to CEQA Guidelines.

II. ARCHITECTURE AND DESIGN:

The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances. There are four models (and three variations - Farmhouse, Craftsman, and Cottage) proposed:

Model Number / Total Square Feet	Bedrooms	Bathrooms	Amenities (all models)
1. 1742 sf	3	2	Energy efficient stucco application, vinyl clad windows, front yard landscaping, rear and side yard fencing, color accented window trim and doors, stone accents, tile roofs, metal garage doors with remote control openers, full perimeter rain gutters, covered rear patio, satellite connection.
2. 1868 sf	3	3	
3. 2105 sf	4	2.5	
4. 2118 sf	3	3	

There are eleven color palettes proposed:

	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Comp Roof	Weathered Wood	Weathered Wood	Weathered Wood	Weathered Wood	Moire Black	Resawn Shake
Tile Roof	Alameda Range	Brown Range	Seattle Blend	Slate Range	Brown Gray Range	Arcadia
Main Body	Analytical Gray	Natural Choice	Mineral Deposit	Dorian Gray	Sandbar	Artisan Tan
Siding	Pure White	Smokehouse	Elder White	First Star	Porpoise	Grizzle Gray
Trim	Pure White	Smokehouse	Elder White	First Star	Raisin	Rookwood Red
Front Door	Cordial	Rookwood Sash Gray	Spiced Cider	Jasper Stone	TBD	TBD
Shutters	Classic French Gray	Deep Forest Brown	Homburg Gray	Charcoal Blue	-	-
Stone	-	-	-	-	-	-

	Scheme 7	Scheme 8	Scheme 9	Scheme 10	Scheme 11
Comp Roof	Heather Blend	Weathered Wood	Weathered Wood	Georgetown Gray	Weathered Wood
Tile Roof	Manteca Blend	Del Norte Blend	Hillsborough Blend	Charcoal	Brown Gray Range
Main Body	Useful Gray	Bittersweet Stem	Chocolate Powder	Zircon	Analytical Gray
Siding	Link Gray	Pottery Urn	Hot Cocoa	African Gray	Studio Clay
Trim	Pure White	Downy	Heron Plume	Highly Reflective White	Nuance
Front Door	Sommelier	Roycroft Pewter	Rockweed	Toile Red	Plum Brown
Shutters	-	-	Functional Gray	Outer Space	Plum Brown
Stone	-	-	Ashfall	White Oak	Country LedgeStone

1. Porches, Entries, and Windows – A clear sense of entry and design interest to a home is provided through the inclusion of architectural elements that contribute to a sense of place and activity. All four (4) floor plans include a small front porch and a rear covered patio. In addition, all have a foyer or entry hall at the front door. Large front facing windows provide “eyes on the street” for security.
2. Garage Frontage and Placement – Each dwelling unit has two (2) covered spaces in the garage. For garages accessed from the street, the Development Agreement requires the garage face to be recessed two (2) feet from the primary living area façade. The garage placements are varied to prevent monotonous streetscapes.
3. Driveways and Parking – As noted above, there are two (2) parking spaces in each garage. All driveways have room to park two (2) vehicles and still provide clearance for the public sidewalk. Street parking is permitted
4. Fence and Wall Features – The designs of walls and fences, as well as the materials used, should be consistent with the overall development’s design. Fence and wall color should be compatible with the development and adjacent properties.
5. Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Per the City of Riverbank Standard Conditions, Resolution 2013-014 #22, if the project is a Planned Development, the project shall contain appropriate provisions for joint maintenance of any infrastructure,

roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

III. GENERAL PLAN CONSISTENCY:

The Planning Commission must determine General Plan consistency relevant to the Architectural and Site Plan Review:

1. **Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets.** *The developer has provided residential building designs with garage placements that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*
2. **Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.** *The developer has provided four (4) models with three (3) variations and eleven (11) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details may include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows and foam trim.*
3. **Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods.** *The developer has provided a street-facing front window and a small porch for each unit. Mailboxes will be installed in a heavy use area.*

IV. FINDINGS

The Riverbank Planning Commission must make the following findings in order to approve the project:

1. **The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.** *The proposed project is consistent with General Plan Policies Design-3.2, Design-4.2, and Design-5.2 as discussed above.*
2. **The proposed Architecture and Site Plan Review along with Conditions of Approval is in conformity with both the intent and provisions of the Zoning**

Ordinance, Title 153, of the City of Riverbank Code of Ordinances. *As reviewed by staff, all requirements and conditions conform to both the intent and provisions of the Zoning Ordinance.*

V. ENVIRONMENTAL REVIEW:

The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

VI. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on July 8, 2020 and posted at City Hall North, South, Post Office, Community Center and website on July 9, 2020. In addition, the Applicant posted a Notice of Development Permit Application at Santa Fe Street and Central Avenue on July 9, 2020 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on July 8, 2020. At the time of writing this Staff Report (July 15, 2020), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

VII. RECOMMENDATION:

Approve the Architectural and Site Plan Review based upon the findings contained in Resolution 2020-006.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2020-006
Exhibit A – Elevations and Floor Plans

Respectfully Submitted By:

Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2020-006**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 02-2020
FOR COUNTRYSIDE 1 & 2, CALIFORNIA AVENUE AND CENTRAL AVENUE
APN: 062-022-003, 062-022-019, 062-022-022**

WHEREAS, an Architecture and Site Plan Review application has been received from McRoy Wilbur Communities, Inc with a proposal for 49 and 45 single family dwelling units within the Countryside 1 & 2 subdivisions located at California Avenue and Central Avenue (APN: 062-022-003, 062-022-019, 062-022-022); and

WHEREAS, the Planning Commission held a public hearing on July 21, 2020, to consider Architecture and Site Plan Review 02-2020 and take public comment; and

WHEREAS, the architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets. *The developer has provided residential building designs with garage placements that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*
2. Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan layouts, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood. *The developer has provided four (4) models, three (3) variations (Farmhouse, Craftsman, and*

Cottage) and eleven (11) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan layouts, square footages, roof-lines, and architectural details. These details may include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows, and foam trim.

3. Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods. *The developer has provided a street-facing window and small front porch for each unit. Mailboxes will be installed in a heavy use area.*

WHEREAS, the plans and elevations of McRoy Wilbur Communities, Inc are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project; and
2. The applicant shall build the entire project according to the site plans and elevations on file with the Community Development Department and as presented to the Planning Commission as part of this action; and
3. The Community Development Director shall approve block walls and fencing; and
4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and
5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption; and
6. CC&R documents shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti.
7. Street names shall not be final until Final Map adoption;
8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 02-2020 is hereby approved, subject to those conditions established by Resolution No. 2020-006 and as illustrated in Exhibit “A” Site Plans and Elevations.

Riverbank Planning Commission
July 21, 2020
Resolution No. 2020-006

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 21st of July, 2020; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of _____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Mallorie Fenrich, Chairperson
Planning Commission

Exhibit A – Floor Plans and Elevations

PLAN ONE

1742 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION B



ELEVATION A



ELEVATION C

*All floor plans and renderings are based on the artist's conception and may include optional accessory upgrades and plan options. Please consult your agent for more information and pricing. Variations between elevations may occur due to differences in floor plans.

PLAN ONE

1742 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM | 2-CAR GARAGE



*All floor plans and renderings are based on the artist's conception and may include optional accessory upgrades and plan options. Please consult your agent for more information and pricing. Variations between elevations may occur due to differences in floor plans.

PLAN TWO

1868 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION B



ELEVATION A



ELEVATION C

*All floor plans and renderings are based on the artist's conception and may include optional accessory upgrades and plan options. Please consult your agent for more information and pricing. Variations between elevations may occur due to differences in floor plans.

PLAN TWO

1868 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM | 2-CAR GARAGE



*All floor plans and renderings are based on the artist's conception and may include optional accessory upgrades and plan options. Please consult your agent for more information and pricing. Variations between elevations may occur due to differences in floor plans.

PLAN THREE

A 3D architectural rendering of a single-story house. The house features a gabled roof with a small dormer window. The front facade includes a large two-car garage with a dark door and a small front porch with a white railing. The house is surrounded by a green lawn and some landscaping. The sky is a mix of blue and purple, suggesting dusk or dawn.

ELEVATION B

* All base plans and coverages are based on the actual construction and may include optional recovery upgrades and plan options. Plan details and square footage shown are indicative and may vary. Variations between situations may create differences in base plans.



ELEVATION A



ELEVATION C

PLAN THREE

2105 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM | 2-CAR GARAGE

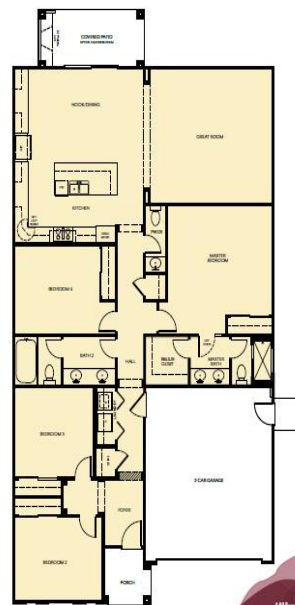
ELEVATION C

ELEVATION B

*All floor plans and markings are based on the architect's conceptual drawing and include optional rooming arrangements and floor options. Floor details are subject to change without notice and may vary. We do not warrant the accuracy of the floor plan.

Floor plan for Elevation C. It shows a large rectangular room labeled 'BEDROOM 2' on the left and a smaller rectangular room labeled 'PORCH' on the right. The rooms are separated by a wall. There is a door opening from the bedroom into the porch. The entire plan is enclosed in a black border.

Floor plan for Elevation B. It shows a large bedroom on the left, a porch on the right, and a set of stairs at the top left. The label 'ELEVATION B' is centered below the plan.



*All these plans and renderings are based on the actual's assumptions and may include optional accessory upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variant construction alternatives may create differences to these plans.



PLAN FOUR

ELEVATION B

* All these plans and considerations are based on the artist's conceptions and may include optional rooming upgrades and plan options. These details and square footage figures are approximate and may vary. Variations between elevations may create differences in these plans.



ELEVATION: A



ELEVATION C

PLAN FOUR

2118 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM | 2-CAR GARAGE

The floor plan for Plan Four is a rectangular layout. The main floor features a large Great Room (18'0" x 12'0") with a fireplace and a large window. To the right of the Great Room is a Kitchen (10'0" x 10'0") with a sink, stove, and refrigerator. Adjacent to the kitchen is a Dining Room (10'0" x 10'0"). The plan includes three bedrooms: Bedroom 1 (10'0" x 10'0"), Bedroom 2 (10'0" x 10'0"), and Bedroom 3 (10'0" x 10'0"). There are three bathrooms: Bath 1 (5'0" x 6'0"), Bath 2 (5'0" x 6'0"), and Bath 3 (5'0" x 6'0"). A central Hall connects the bedrooms and bathrooms. A large 2-Car Garage (12'0" x 12'0") is located at the bottom right. The plan also shows a front porch, a back porch, and a side porch. Two elevations are shown: Elevation B (front) and Elevation C (side).

ELEVATION C

ELEVATION B

*All floor plans and elevations are based on the artist's interpretation and may not be a perfect representation of the actual structure. The floor plan is for informational purposes only and is not intended to be used as a legal document. The floor plan is not a contract and is not intended to be used as a legal document. The floor plan is not a contract and is not intended to be used as a legal document.

Floor plan of the second floor. The layout includes a large bedroom on the left, a bathroom at the top, a living area in the center, and a porch on the right. The text 'BEDROOM' is visible in the large room on the left.



* All these plans and endings are based on the artist's suggestions and may include optional memory triggers and plan options. For details and usage, please consult the artist's manual. Variations between editions may occur due to the artist's plan.